



## Macon, Georgia

### Summit Mixed Use Park (9 Acre Tract)

**3757 Bloomfield Road**

Located across from Macon Mall anchored by  
Macy's, JC Penney, and Belk



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**Summit Mixed Use Park**  
**(9 Acre Tract)**  
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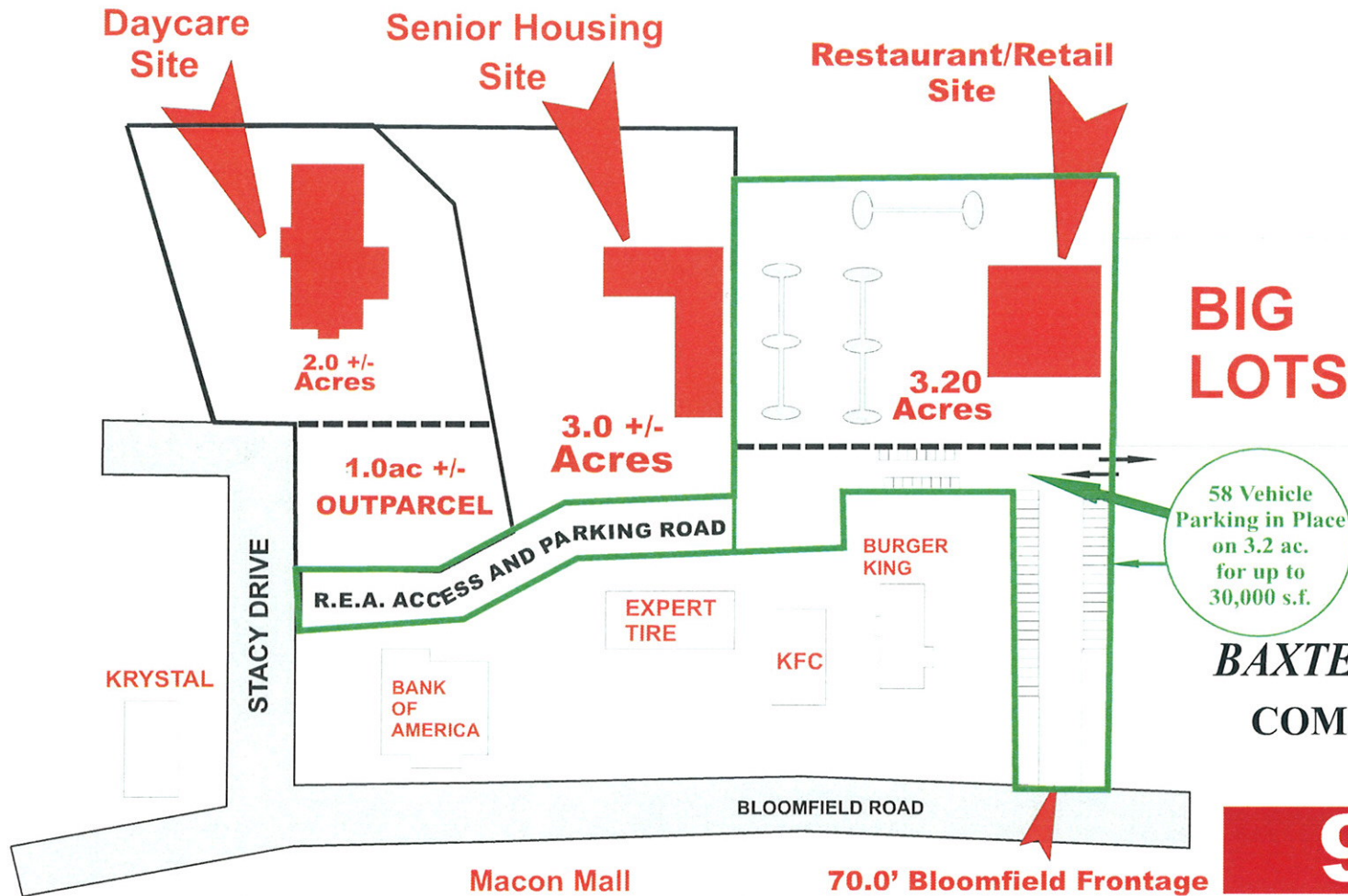


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# Summit Mixed Use Development



**BAXTER EVANS AND COMPANY**  
**COMMERCIAL REAL ESTATE**

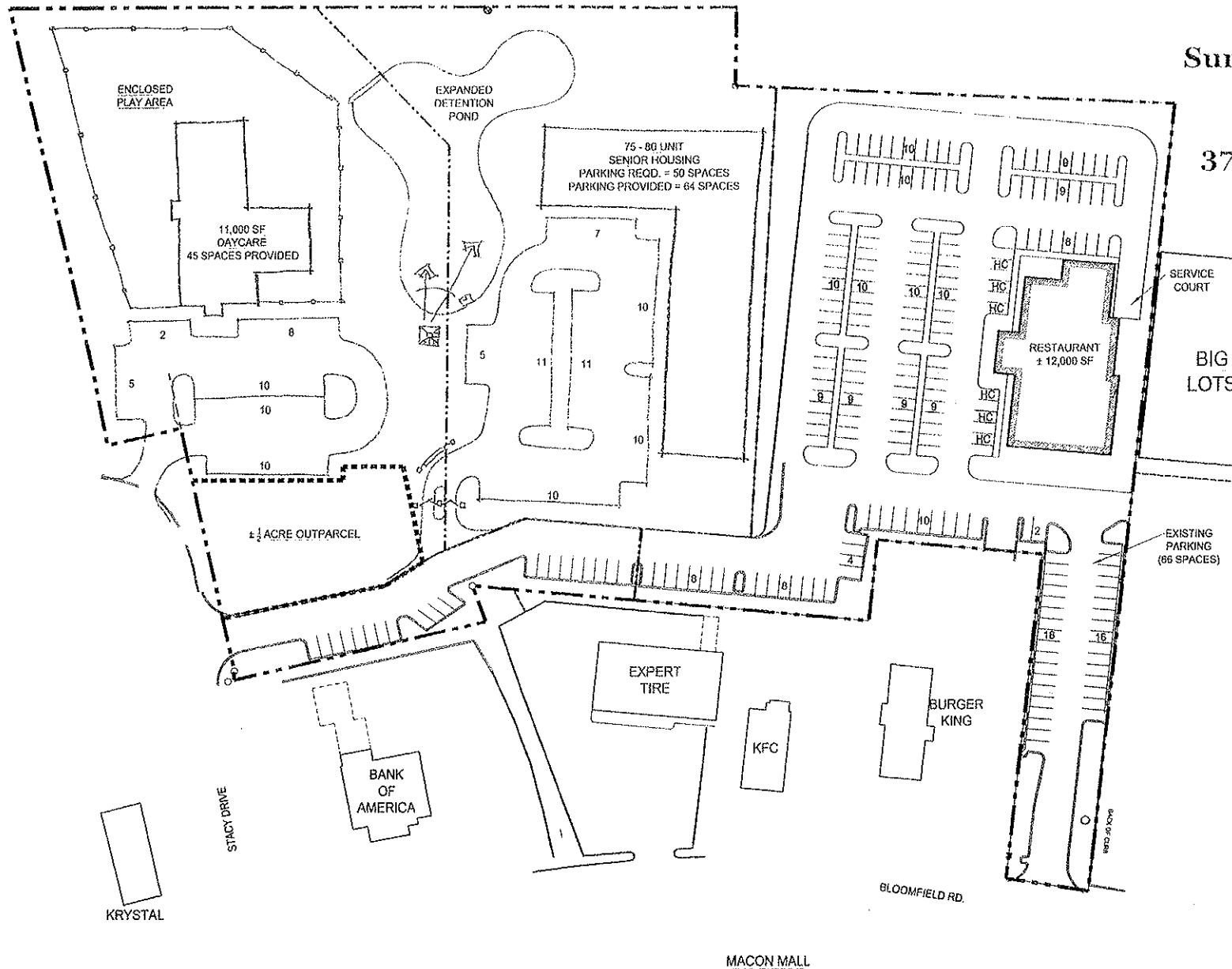
270 N. Rivoli Farms Suite 100

**994-1112**

# Macon, Georgia

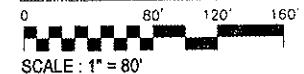
## Summit Mixed Use Par (9 Acre Tract)

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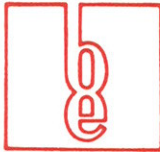


### DEVELOPMENT DATA

TOTAL ACREAGE = 3.20 AC  
TOTAL PARKING ACREAGE = ± 2.70 AC  
TOTAL BUILDING SF = ± 12,000 SF  
TOTAL PARKING ON GREY HWY = 122 SPACES  
TOTAL PARKING PROVIDED = 196 SPACES  
CURRENT ZONING = C-4



PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



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AND COMPANY*

02.15.12

**PRIME COMMERCIAL SITES**

**SUMMIT MIXED USE PARK  
(9.0 AC. +/-)**

**3757 BLOOMFIELD ROAD ACROSS FROM MACON MALL  
ANCHORED BY MACYS, PENNEY AND BELK  
PARCELED OFFERING PRICES**

1.9 Acre Day Care Site @ \$118,500/ac.	\$225,000
.9 Acre Out Parcel Next to Bank of America @ \$185,000/ac.	\$166,500**
3.0 Acre Senior Housing Site (50 Units) @ \$6,000/door; \$100,000/ac.	\$300,000
3.2 Acre Restaurant/Retail Site with parking in place @ \$225,000/ac.	\$720,000*
.20 Acre Bank of America Ground Lease with 20 lighted parking spaces (when sold to Purchaser of adjacent property)	<u>\$100,000</u> */**
TOTAL F.M.V. (PARCELED)	\$1,511,500
Purchase all @ 20% Discount	\$1,210,000
Current Revised Listing Price (all 9.0 acres)	\$1,210,000* (\$134,000/ac.)

**ALL RESPONSIVE OFFERS WILL BE CONSIDERED!**

\*Note: 3.2 acre site includes paved parking for 58 vehicles along R.E.A. roadway; 20 of 28 additional spaces (86 total) leased to Bank of America starting at Stacy Drive with full lighting in place for Bank of America spaces; Bank of America ground lease provides N.O.I. of \$15,000/year; price to Bank of America, or if sold separately \$150,000

\*\*Note: Bank of America ground leased parking lot plus adjoining .50 acre commercial site priced at \$250,000 for 6.0% cap thus including commercial site available to sell/lease separately

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PROPERTY LOCATION SUMMARY: Location across from 1,000,000 s.f. Macon Mall which has experienced new mall specialist ownership and is undergoing a major upgrade and renovation including: all new ceilings and lighting, all new mall floor covering (primarily carpet), sealing vacant mall spaces with solid walls decorated with murals, new main entrance signs, complete landscape replacement program, parking lot upgrades, exciting mid box mall tenants expected during 2012, heightened security and more. Estimated \$10-15 million in overall upgrades!

Site Condition/Improvements/Utilities - All rough graded, all utilities and sanitary sewer at/on site; main drainage connector piping in place; U.G. or parking lot drainage retention required

Access to Arterials: R.E.A. access roadway existing thus providing access to Bloomfield Road and Stacy Drive (signalized mall entrance) as well as R.E.A. access across Summit Center at the Mall to Mercer University Drive and other access cuts on Mercer University Drive and Bloomfield Road

Traffic Exposure: Fully exposed to Eisenhower Parkway headed west (50% of some 23,490 C.P.D.; direct exposure to Bloomfield Road (some 12,470 C.P.D.) and signage exposure for a credit worthy national retailer on Mercer University Drive (some 28,640 C.P.D.)

Zoning: PDC (Planned Development Commercial)

Parking Spaces in Place: 86 paved parking spaces in place along R.E.A. access roadway; 58 parking spaces included and will be deeded with 3.2 acre parcel next to Big Lots

Roadway Signage: A shared pylon sign is proposed on Bloomfield Road and at the Stacy Drive entrance based upon site user needs; a retail user with a certain minimum Moody's credit rating will be allowed a top placement on the existing pylon at the Summit Center at the Mall Mercer University Drive main entrance