



## Macon, Georgia

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

**3757 Bloomfield Road**

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



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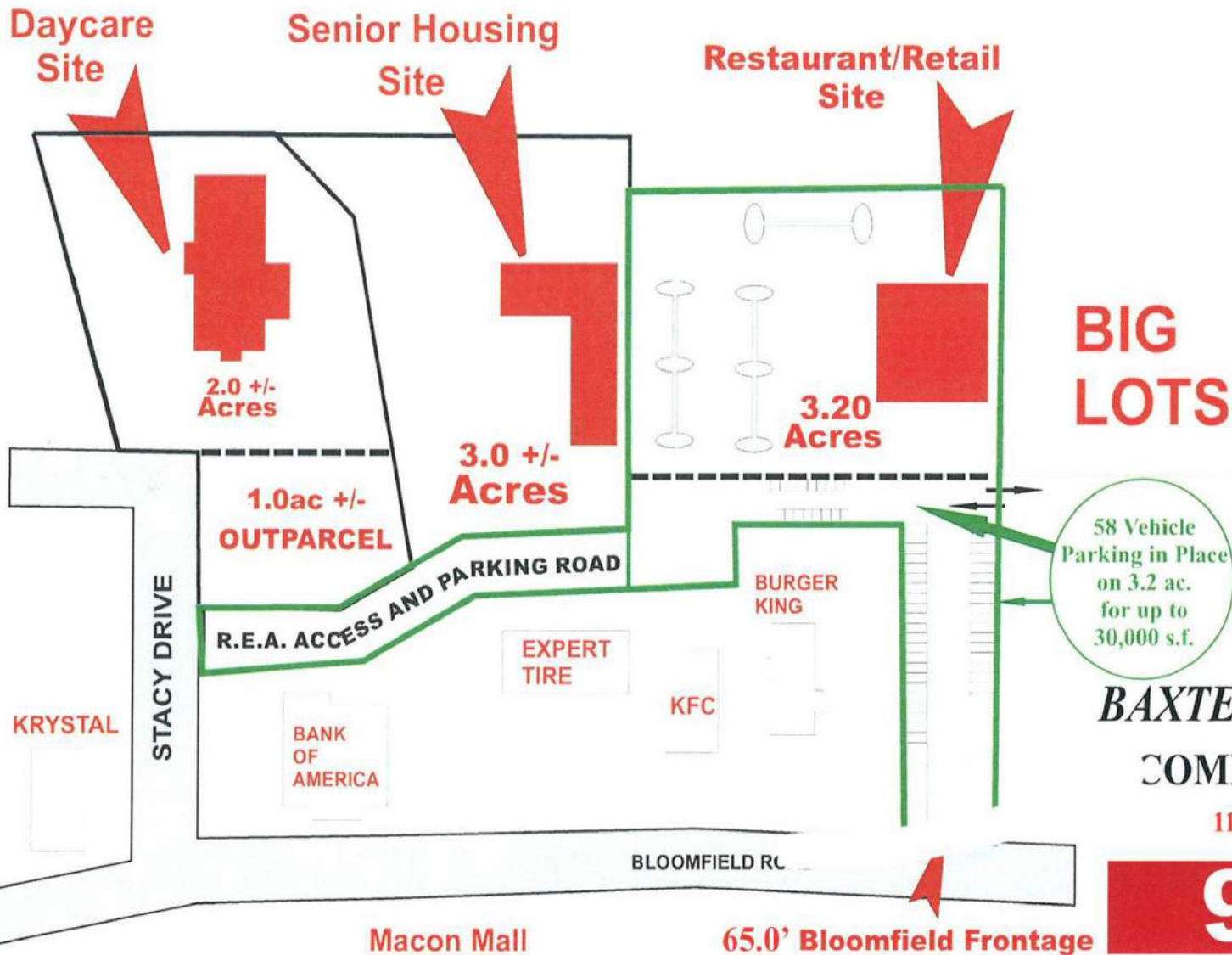
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# Summit Mixed Use Development



**BAXTER EVANS AND COMPANY**  
COMMERCIAL REAL ESTATE

111 Piedmont Circle Forsyth, GA 31029

**994-1112**





**BAXTER EVANS  
AND COMPANY**

04.01.14

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

**3757 BLOOMFIELD ROAD ACROSS FROM MACON MALL  
ANCHORED BY MACYS AND J.C. PENNEY  
PARCELED OFFERING PRICES**

Stacy Drive access at curve on Stacy near parking lot 1.9 Acre Day Care Site @ \$70,000/ac.	\$133,000
.9 Acre Out Parcel Next to Bank of America @ \$100,000/ac.	\$ 90,000
Behind KFC 3.0 Acre Senior Housing Site (50 Units) @ \$5,000/door; \$83,333/ac.	\$250,000
Next to Big Lots 3.2 Acre Restaurant/Retail Site with parking in place @ \$150,000/ac.	\$480,000*
<b>TOTAL F.M.V. (PARCELED)</b>	<b>\$953,000</b>
<b>Purchase all @ 15% Discount</b>	<b>\$810,000</b>
<b>Current Revised Listing Price (all 9.0 acres)</b>	<b>\$810,000 (\$90,000/ac.)</b>

**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.**

**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, heightened security and more.  
Estimated \$10-15 million in overall upgrades!**

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**BAXTER EVANS  
AND COMPANY**

**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 single or 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**