

# SALE

## .81± ACRE DEVELOPMENT SITE

1190 Wesleyan Drive - Macon, Bibb County, Georgia 31210



**SALES PRICE: \$120,000**

### LOCATION OVERVIEW

- Two miles from Interstate 75
- Located at the intersection of Wesleyan Drive & Northside Drive
- Convenient to eateries, shopping, banks, schools & churches
- 7 miles from Downtown Macon

### PROPERTY OVERVIEW

- .81± Acre Development Site
- 153'± Frontage on Wesleyan Drive
- 180'± Frontage on Northside Drive
- All utilities available to the site
- Property Tax Bill: \$1,313 (2023)
- Zoned C-5

**ARTHUR P. BARRY III, SIOR**  
478.731.8000 Cell  
abarry@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 12/18/23

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## TOPO MAP



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### AERIAL PARCEL MAP

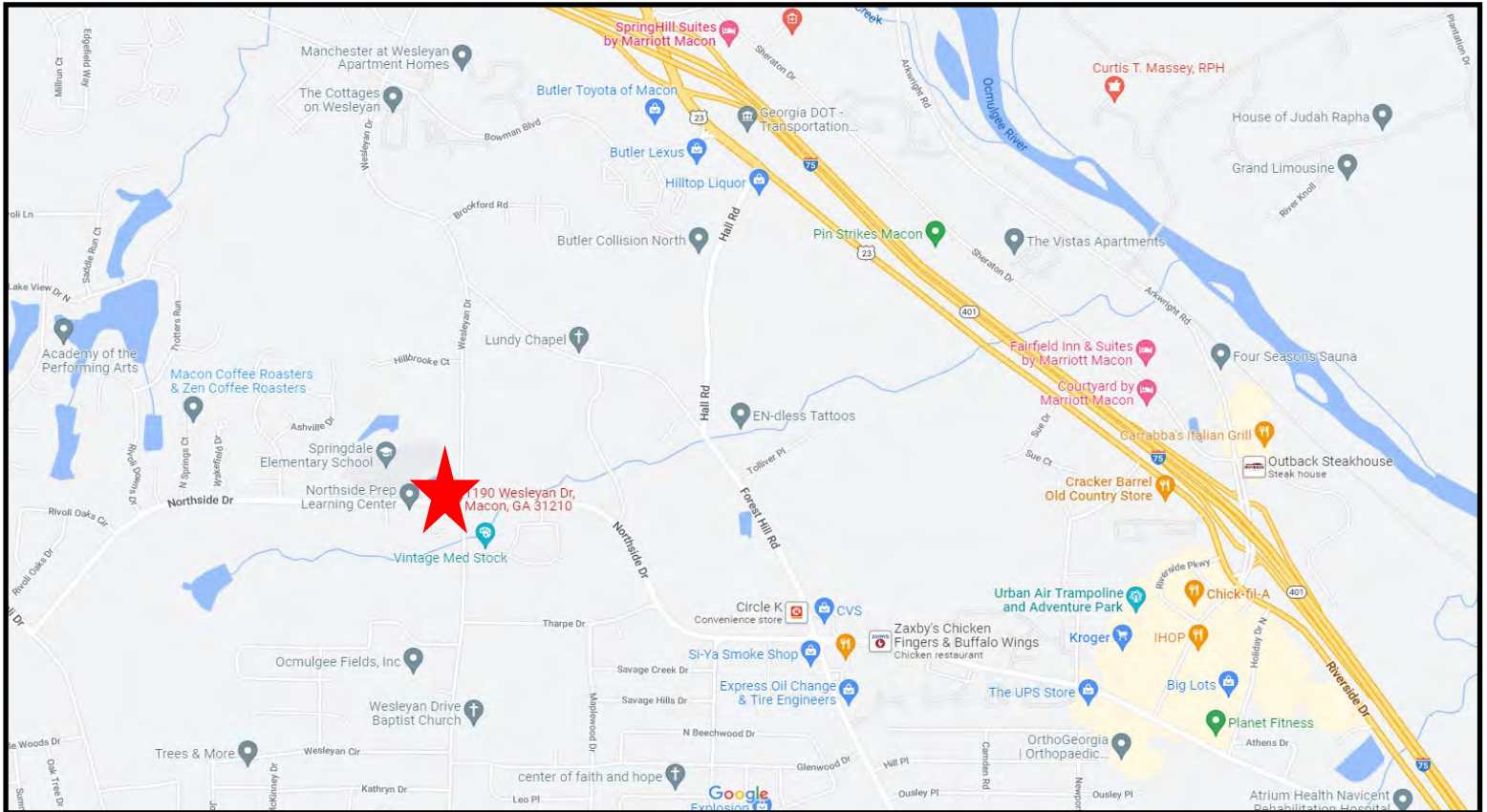


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### LOCATION MAP



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### DEMOGRAPHICS - 1 MILE

1190 Wesleyan Dr, Macon, Georgia, 31210 3 (1 mile)  
1190 Wesleyan Dr, Macon, Georgia, 31210  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.90354  
Longitude: -83.71688

#### KEY FACTS

3,780

Population



Average Household Size

41.8

Median Age

\$92,782

Median Household Income

#### EDUCATION

3%

No High School Diploma



13%

High School Graduate



29%

Some College



55%

Bachelor's/Grad/Prof Degree

#### BUSINESS



109

Total Businesses



885

Total Employees

#### EMPLOYMENT



79%

White Collar



10%

Blue Collar



11%

Services



Unemployment Rate

#### INCOME



\$92,782

Median Household Income



\$51,925

Per Capita Income



\$271,369

Median Net Worth

#### 2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (23.4%)

The smallest group: <\$15,000 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	3.8%	-13.0%	
\$15,000 - \$24,999	5.4%	-3.1%	
\$25,000 - \$34,999	7.4%	-4.0%	
\$35,000 - \$49,999	9.3%	-4.0%	
\$50,000 - \$74,999	15.3%	-0.1%	
\$75,000 - \$99,999	11.3%	+0.5%	
\$100,000 - \$149,999	23.4%	+9.1%	
\$150,000 - \$199,999	7.7%	+3.4%	
\$200,000+	16.1%	+10.8%	

Bars show deviation from 13021 (Bibb County)

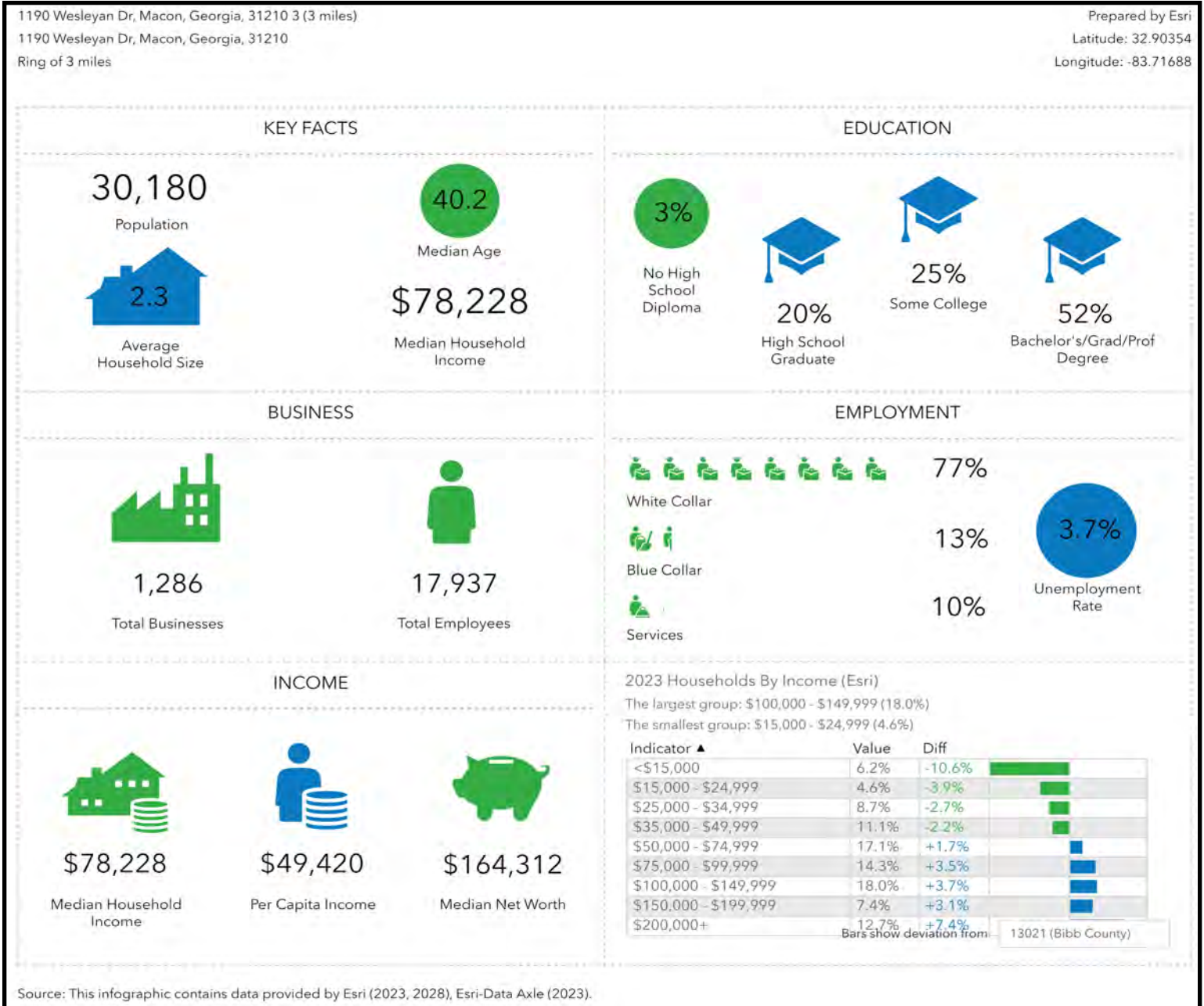
Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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### DEMOGRAPHICS - 3 MILE



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### DEMOGRAPHICS - 5 MILE

