

FOR SALE

5.57± Acre Commercial Development Site

GA Highway 87 & U.S. 341 (Golden Isles Parkway)
Eastman, Dodge County, Georgia 31023



EBERHARDT & BARRY INC



- Located at the intersection of GA Highway 87/U.S. 341 four lane bypass (Golden Isles Parkway) adjacent to Wal-Mart Super Center and Tractor Supply
- 5.57± Acres
- Topography: Graded level
- All utilities available to site
- Zoned Commercial
- Neighbors: Dodge County Hospital, Dodge County Health Department, Medical Office Park, Eastman Drugs, Taco Bell, Sonic Drive-in

SALES PRICE: \$725,000

FOR MORE DETAILS CONTACT:

Created 4/19/17

GUY EBERHARDT - EXCLUSIVE AGENT
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Macon, GA 31201



Hwy 87 & US 341 - Eastman, GA 31023

AERIAL





Demographic and Income Profile

Dodge County, GA
Geography: County

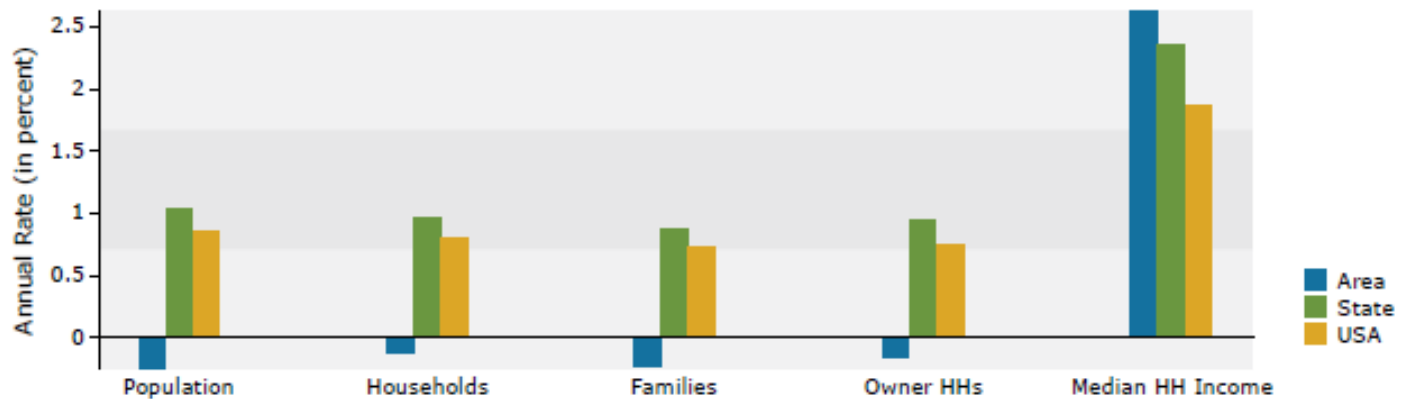
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	21,796	21,367	21,091			
Households	8,177	8,179	8,124			
Families	5,528	5,474	5,407			
Average Household Size	2.43	2.39	2.37			
Owner Occupied Housing Units	5,671	5,357	5,311			
Renter Occupied Housing Units	2,506	2,822	2,813			
Median Age	38.3	39.3	40.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	-0.26%	1.02%	0.84%			
Households	-0.13%	0.96%	0.79%			
Families	-0.25%	0.87%	0.72%			
Owner HHs	-0.17%	0.93%	0.73%			
Median Household Income	2.62%	2.34%	1.86%			
		2016	2021			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		2,086	25.5%	2,174	26.8%	
\$15,000 - \$24,999		1,233	15.1%	955	11.8%	
\$25,000 - \$34,999		818	10.0%	527	6.5%	
\$35,000 - \$49,999		1,171	14.3%	1,205	14.8%	
\$50,000 - \$74,999		1,416	17.3%	1,589	19.6%	
\$75,000 - \$99,999		768	9.4%	872	10.7%	
\$100,000 - \$149,999		505	6.2%	595	7.3%	
\$150,000 - \$199,999		100	1.2%	122	1.5%	
\$200,000+		82	1.0%	85	1.0%	
Median Household Income		\$34,261		\$38,996		
Average Household Income		\$45,942		\$50,372		
Per Capita Income		\$18,348		\$20,175		
	Census 2010	2016	2021			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,355	6.2%	1,281	6.0%	1,187	5.6%
5 - 9	1,308	6.0%	1,269	5.9%	1,207	5.7%
10 - 14	1,339	6.1%	1,248	5.8%	1,274	6.0%
15 - 19	1,862	8.5%	1,557	7.3%	1,578	7.5%
20 - 24	1,445	6.6%	1,400	6.6%	1,189	5.6%
25 - 34	2,632	12.1%	2,815	13.2%	2,639	12.5%
35 - 44	3,048	14.0%	2,735	12.8%	2,644	12.5%
45 - 54	3,171	14.5%	2,989	14.0%	2,877	13.6%
55 - 64	2,621	12.0%	2,774	13.0%	2,775	13.2%
65 - 74	1,767	8.1%	1,977	9.3%	2,233	10.6%
75 - 84	950	4.4%	991	4.6%	1,131	5.4%
85+	298	1.4%	331	1.5%	357	1.7%
	Census 2010	2016	2021			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	14,549	66.8%	14,174	66.3%	13,867	65.7%
Black Alone	6,504	29.8%	6,379	29.9%	6,297	29.9%
American Indian Alone	55	0.3%	63	0.3%	69	0.3%
Asian Alone	101	0.5%	104	0.5%	114	0.5%
Pacific Islander Alone	14	0.1%	18	0.1%	21	0.1%
Some Other Race Alone	358	1.6%	362	1.7%	392	1.9%
Two or More Races	215	1.0%	267	1.2%	331	1.6%
Hispanic Origin (Any Race)	732	3.4%	743	3.5%	771	3.7%

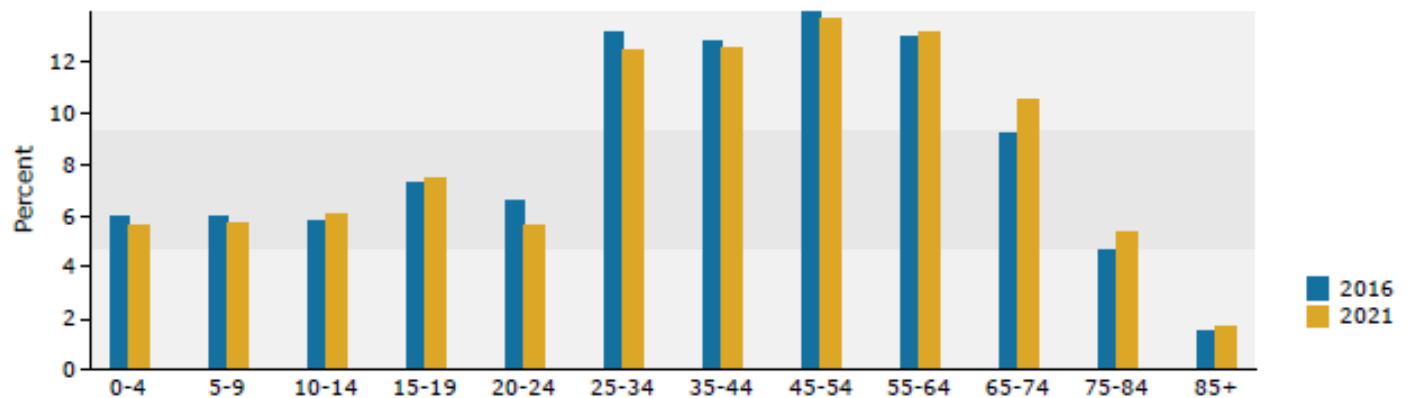
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

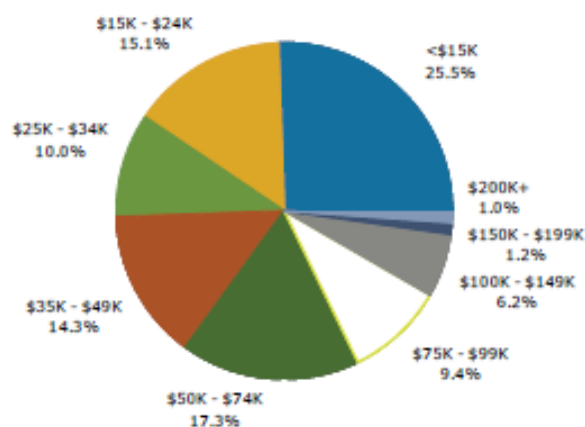
Trends 2016-2021



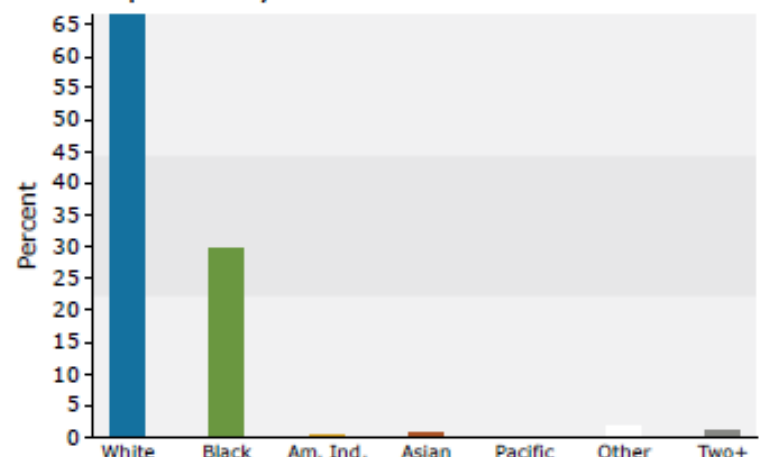
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.5%