

**FOR SALE
OR LEASE**



EBERHARDT & BARRY

PROPERTY VIDEO: <http://dl-investments.thirdwavedev.com/>



102,100± SF VOCATIONAL COLLEGE - FULLY EQUIPPED

18.25 ACRES

LOCATED IN FEDERAL OPPORTUNITY ZONE

**1900 PAUL WALSH DRIVE
MACON, BIBB COUNTY, GEORGIA 31206**

SALES PRICE: \$7,250,000

LEASE RATE: \$52,000/MONTH, NNN (COLLEGE SPACE)

LEASE RATE: \$3.50/PSF, NNN (SHELL SPACE)

FOR MORE DETAILS CONTACT:

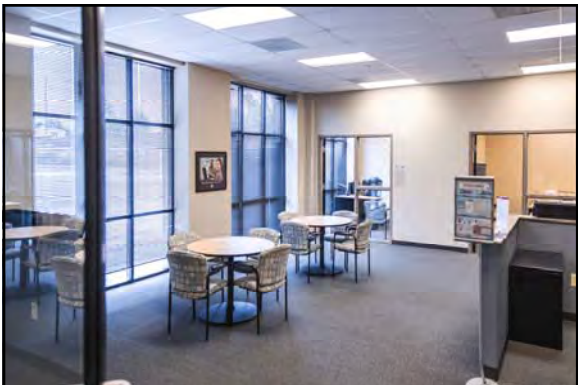
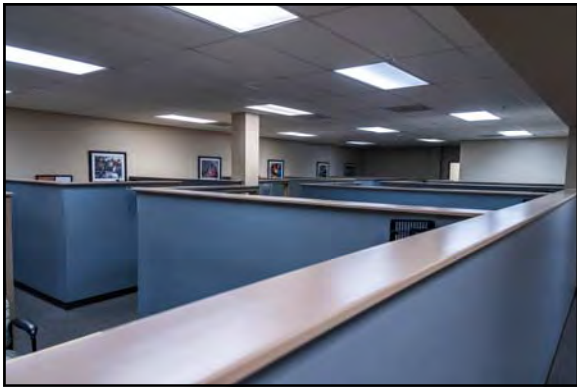
Revised 3/19/19

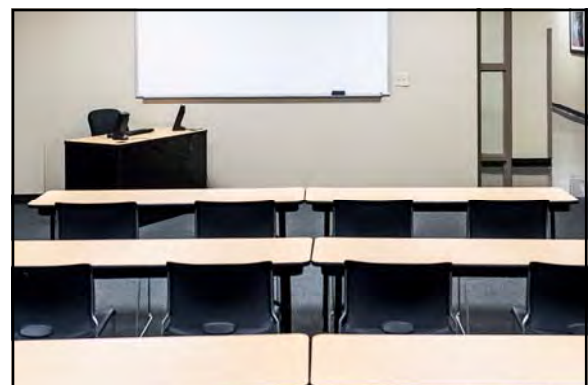
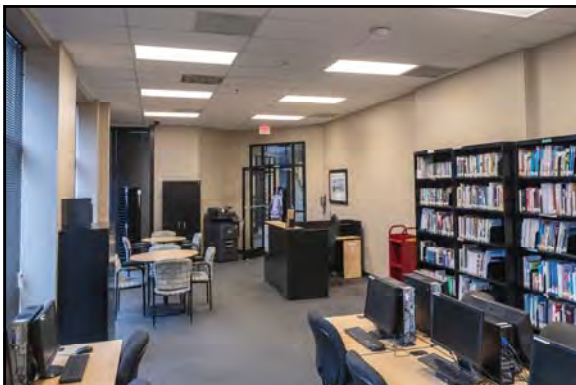
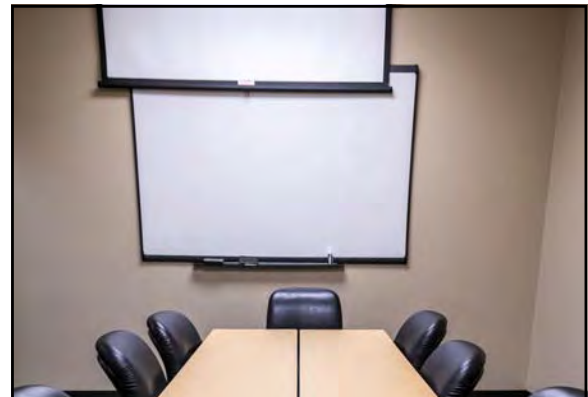
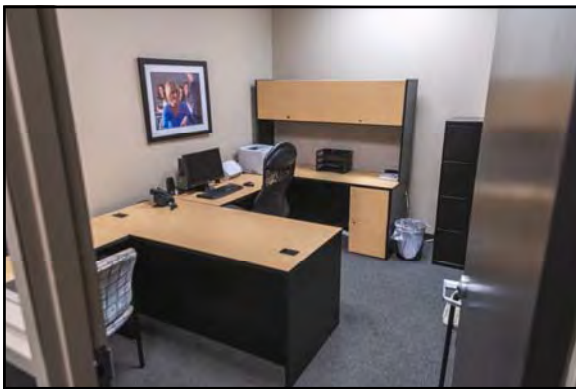
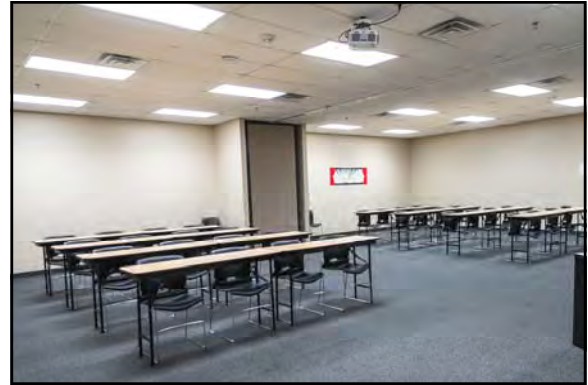
ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

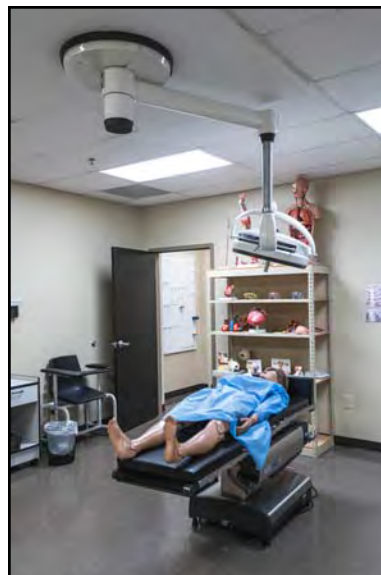
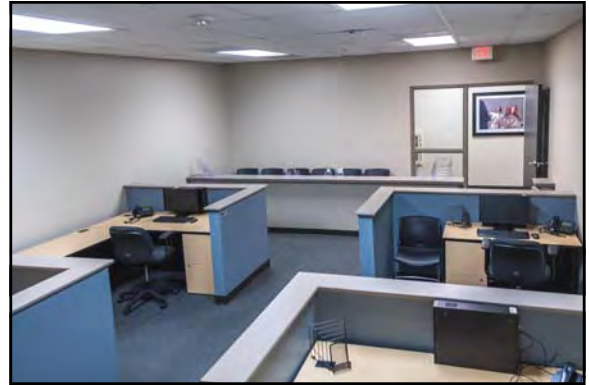
Main 478-746-8171 Toll Free 800-926-0990
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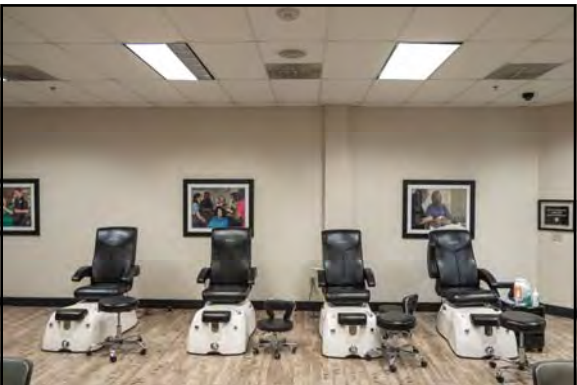
990 Riverside Drive
Macon, GA 31201

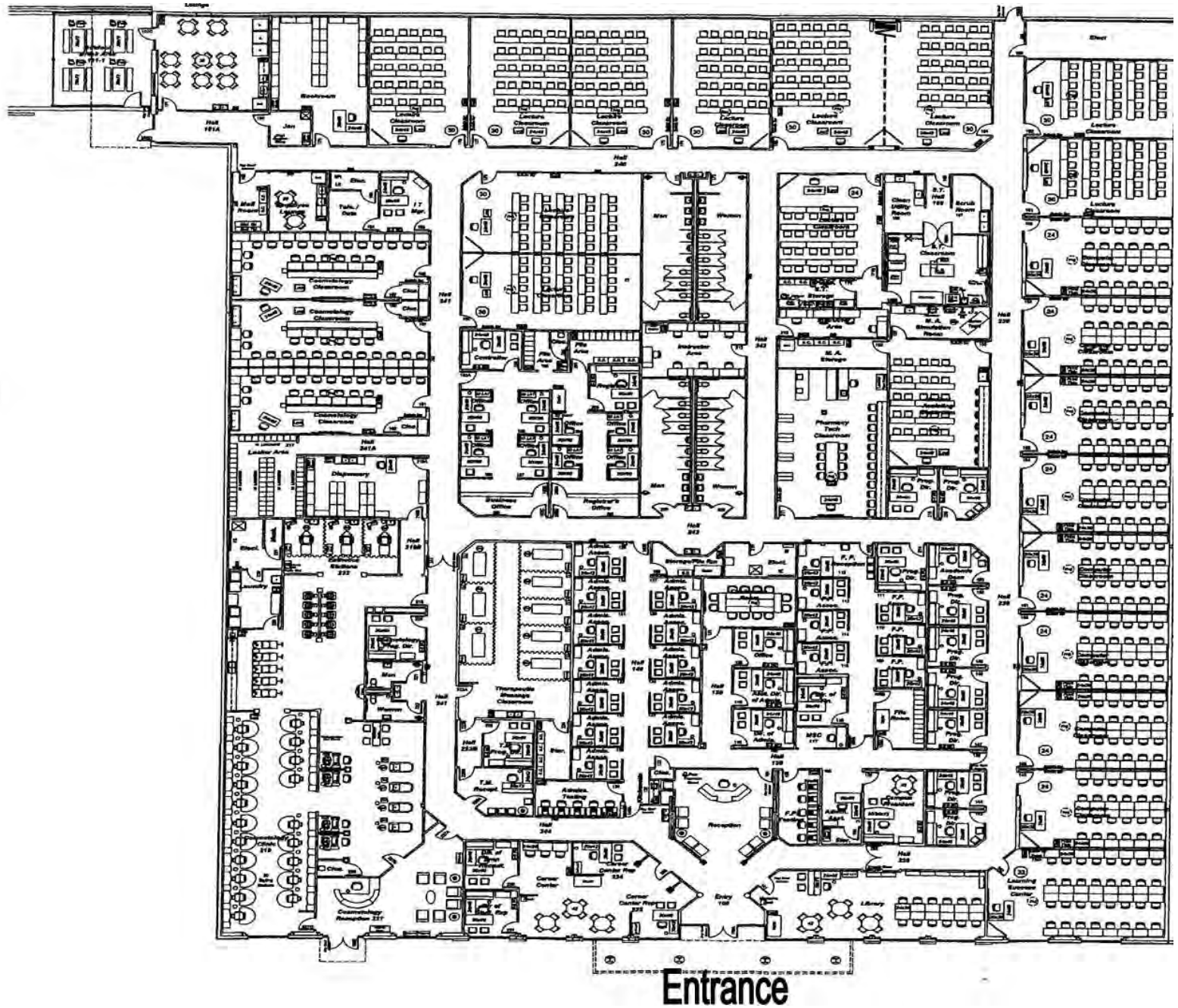
PROPERTY VIDEO:	http://dl-investments.thirdwavedev.com/
BUILDING INFORMATION:	102,100± SF RETAIL / OFFICE SPACE <ul style="list-style-type: none"> - 48,410± SF Vocational College - Fully Equipped - 53,690± SF Expansion Building
TRAFFIC COUNT:	23,500 Vehicles per day
ACREAGE:	18.25 Acres (Building & parking lot)
ADDITIONAL ACREAGE AVAILABLE:	88.05 Acres (Rear wooded lot) Survey Page 9.
WALLS:	Stucco and concrete block veneer.
ROOF:	Metal decking and steel-joint roof support system
LIGHTING:	Fluorescent fixtures
FLOORING:	Vinyl
HVAC:	Central heat and air conditioning
YEAR BUILT:	<ul style="list-style-type: none"> • Interior 2010 • Building 1998
PARKING:	520± Paved parking spaces
UTILITIES:	All public utilities available to site.
ZONING:	C2
TRANSPORTATION:	<ul style="list-style-type: none"> • 1.5 miles to Interstate 75 • 2.8 miles to Interstate 475
SALES PRICE:	\$7,250,000
LEASE RATE:	\$52,000 PER MONTH, NNN (COLLEGE SPACE) \$3.50/PSF, NNN (SHELL SPACE)













SURVEY





SURVEY - 88.05 ACRES



**Building & Parking Lot:
18.25 ACRES**



**Additional Acreage:
88.05 Acres**



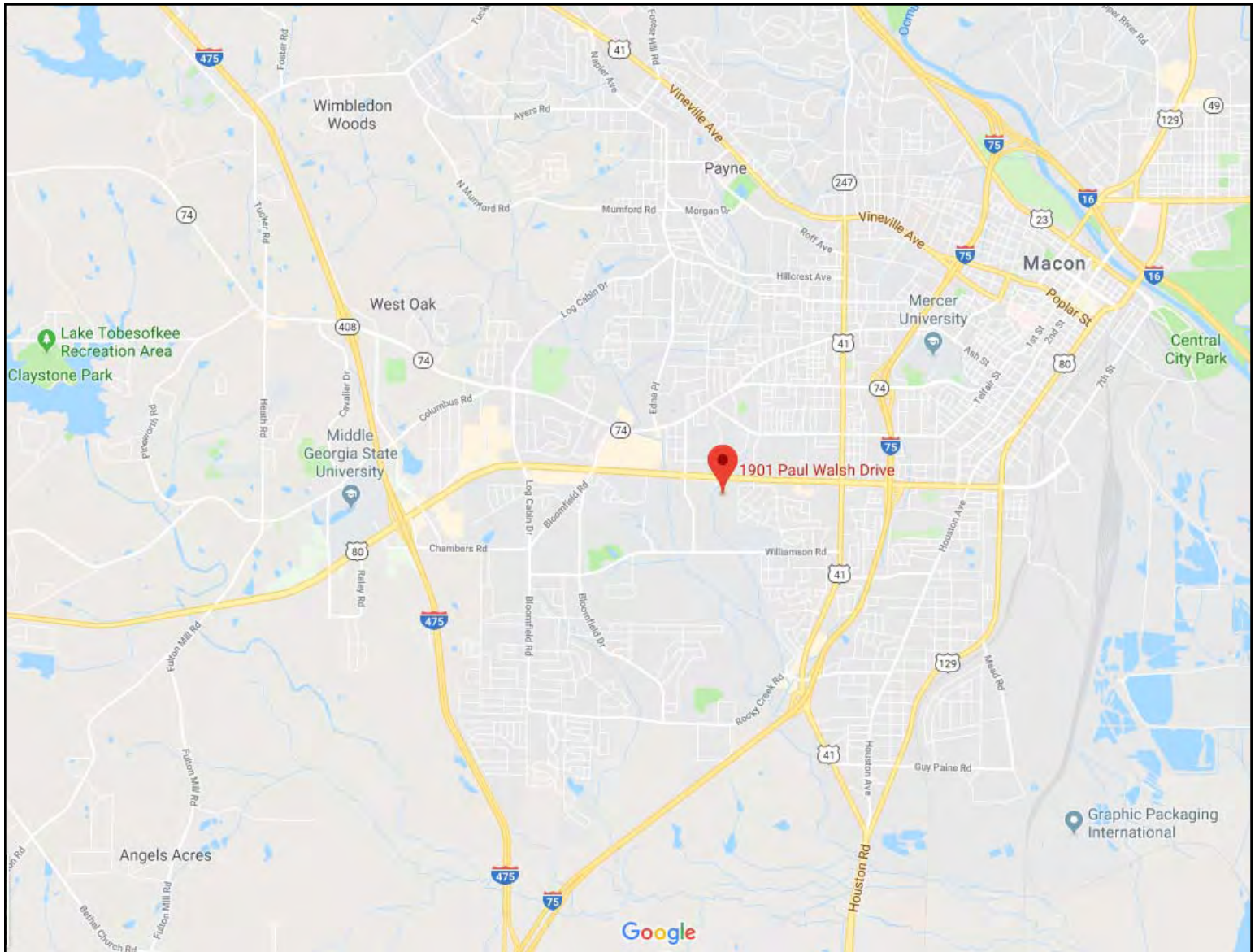




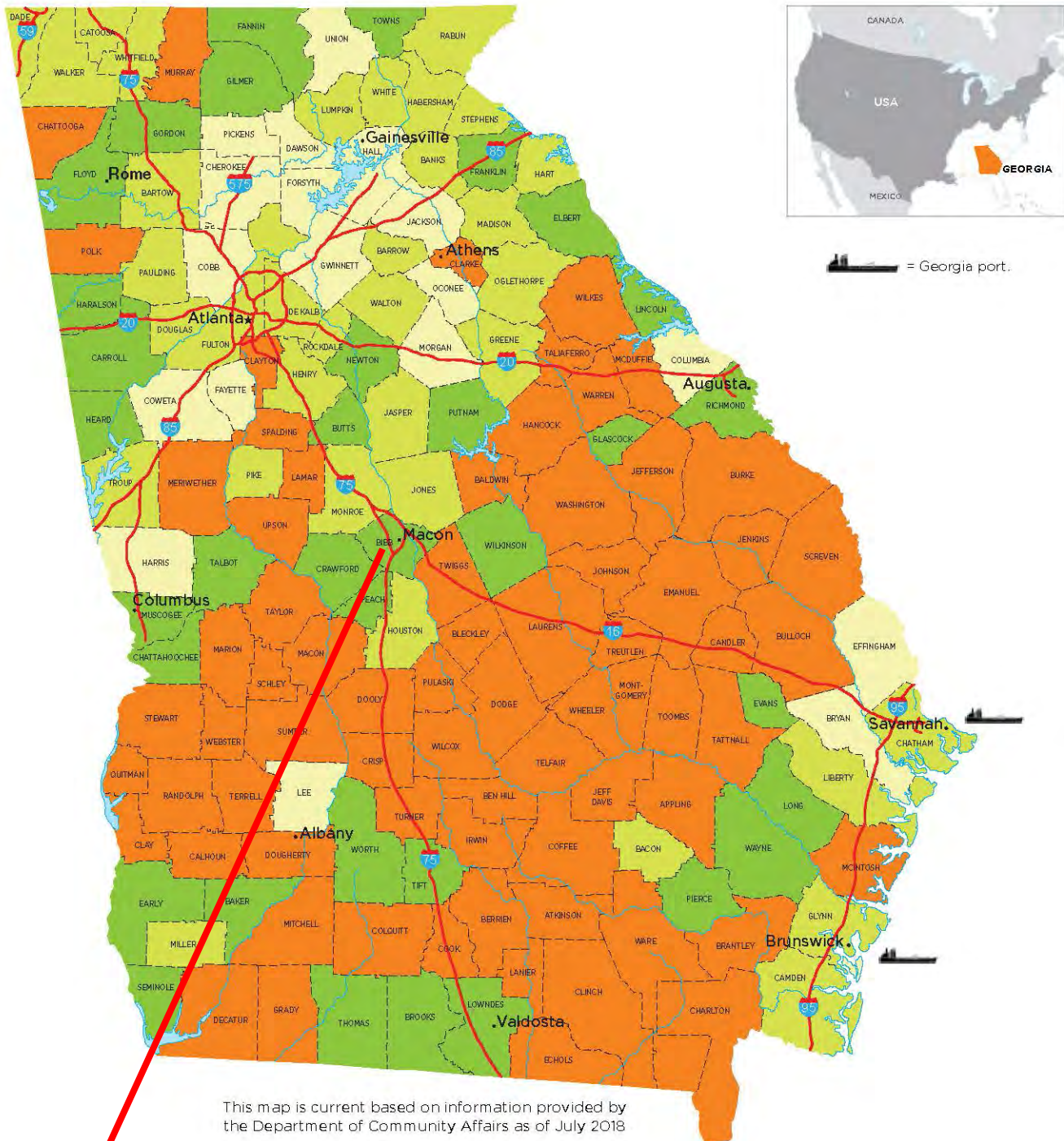
EBERHARDT & BARRY

1900 Paul Walsh Drive - Macon, GA 31206

LOCATION MAP



GEORGIA 2019 JOB TAX CREDIT TIERS



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

Tax credits are applied to Georgia corporate income taxes.

MZ= Military Zone
OZ= Opportunity Zone
LDCT= Less Developed Census Tract



Demographic and Income Profile

Bibb County, GA
Bibb County, GA (13021)
Geography: County

Prepared by Esri

Summary	Census 2010		2018		2023	
Population	155,547		154,432		152,620	
Households	60,295		59,664		58,874	
Families	38,714		37,752		37,018	
Average Household Size	2.48		2.49		2.49	
Owner Occupied Housing Units	33,537		29,024		29,327	
Renter Occupied Housing Units	26,758		30,640		29,547	
Median Age	35.5		36.8		37.7	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.24%		1.10%		0.83%	
Households	-0.27%		1.08%		0.79%	
Families	-0.39%		0.99%		0.71%	
Owner HHs	0.21%		1.52%		1.16%	
Median Household Income	1.62%		1.68%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			11,211	18.8%	10,066	17.1%
\$15,000 - \$24,999			7,796	13.1%	7,416	12.6%
\$25,000 - \$34,999			6,351	10.6%	6,067	10.3%
\$35,000 - \$49,999			7,582	12.7%	7,325	12.4%
\$50,000 - \$74,999			10,233	17.2%	10,186	17.3%
\$75,000 - \$99,999			6,171	10.3%	6,480	11.0%
\$100,000 - \$149,999			6,143	10.3%	6,427	10.9%
\$150,000 - \$199,999			1,897	3.2%	2,103	3.6%
\$200,000+			2,280	3.8%	2,804	4.8%
Median Household Income			\$42,730		\$46,303	
Average Household Income			\$63,193		\$70,549	
Per Capita Income			\$25,339		\$28,151	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

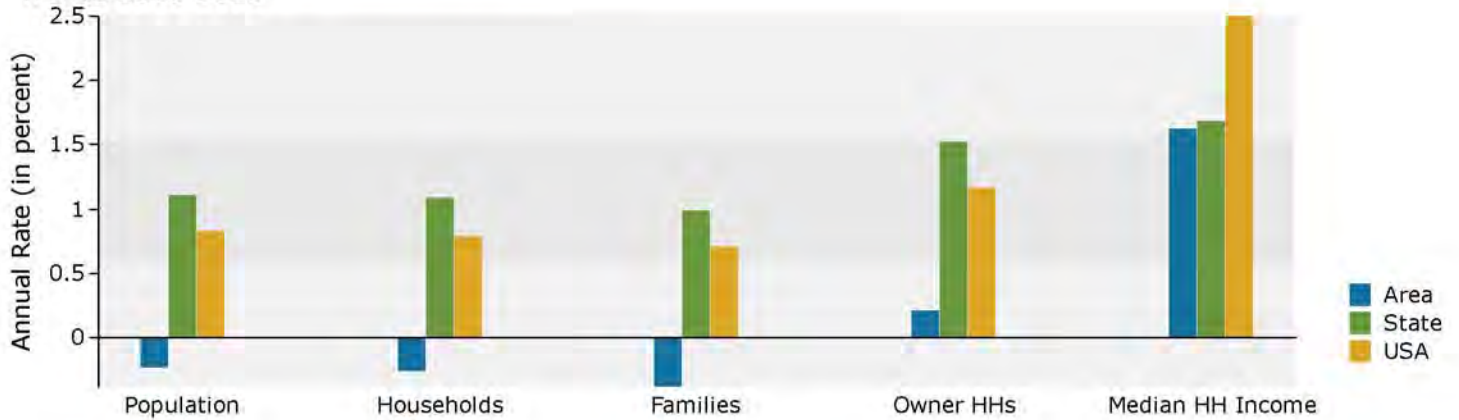


Demographic and Income Profile

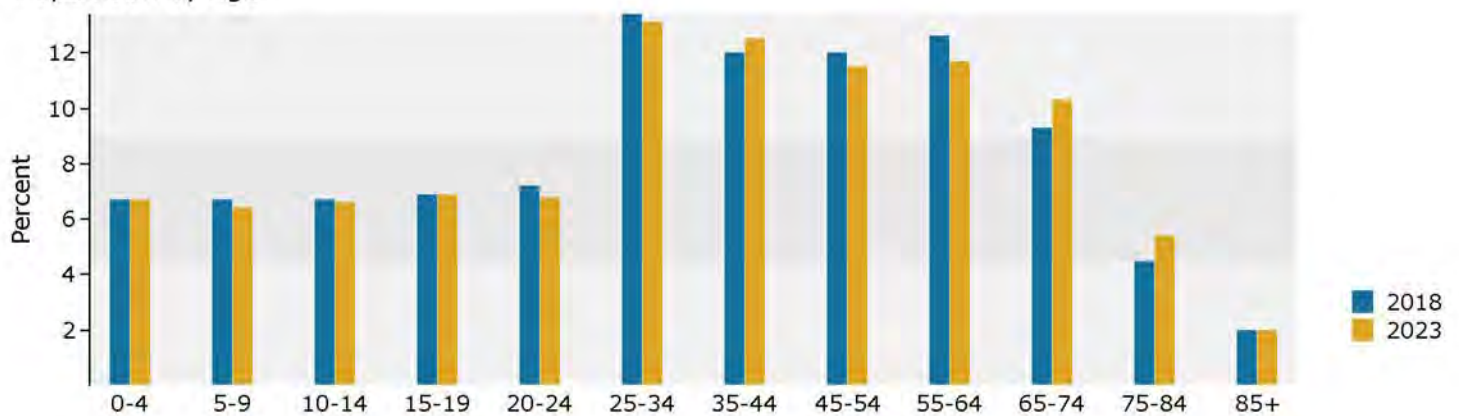
Bibb County, GA
Bibb County, GA (13021)
Geography: County

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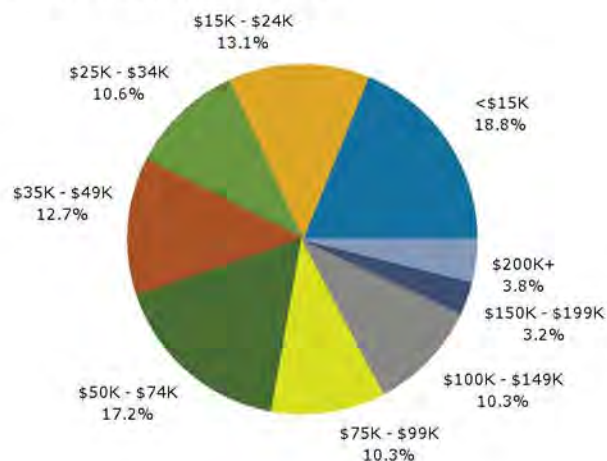
Trends 2018-2023



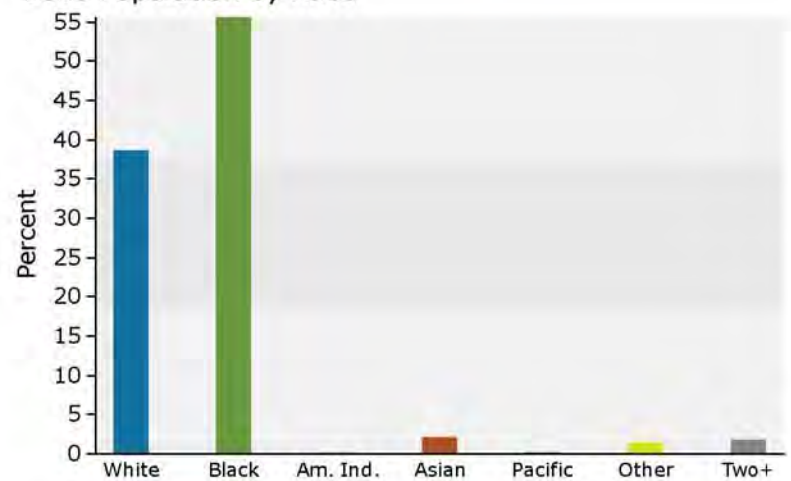
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%