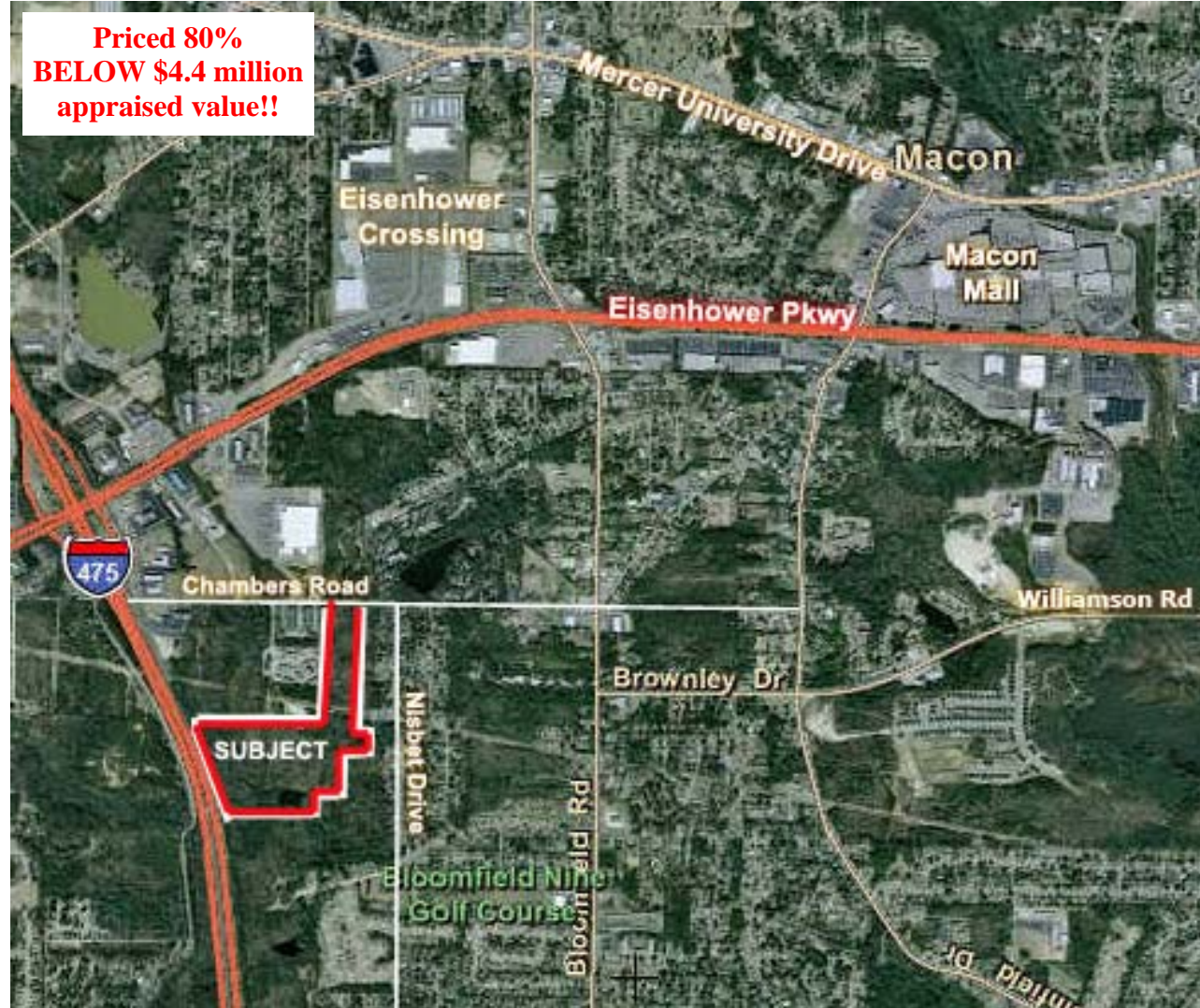


FOR SALE
66.7 Acres READY FOR DEVELOPMENT
Macon, Georgia
(Planned Development Residential + Mixed Use Commercial)



- Excellent Development /Speculative Investment Tract priced at 80% BELOW \$4.4 million appraised value
 - Located at Exit 3 at I-475 and US 80 (Eisenhower Pkwy) 1,410 +/- feet along I-475
 - Zoned PDR for Multifamily Apartments and limited retail stores
 - 14 units per acre density with 3 story apartments. Close to major retail stores and restaurants
 - 2 accredited colleges within +/- 2 miles
 - Meets all HUD requirements
 - Nearby neighbors include: Super Wal-Mart, Eisenhower Crossing Shopping Center, Target, Home Depot, Kroger, Dick's Sporting Goods, Staples Office Supply, Party City, Marshall's, Michael's, Old Navy, hhgregg, Ross Dress for Less, Petsmart, Bed Bath & Beyond, Best Buy, Radio Shack, David's Bridal, Cracker Barrel, Golden Corral, Ryan's, Zaxby's, Sonny's BBQ.
- Within 2 miles, the Mercer Crossing, Eisenhower Pkwy Plaza, Macon Plaza and the Macon Mall.

Contact:

Larry Crumbley, CCIM, CPM, SIOR, CRE

Phone: 478-746-9421 Cell: 478-737-3381

Email: lcrumbley@fickling.com

For detailed property information see

www.lcrumbley.com

Commercial Division

577 Mulberry Street

P.O. Box 310

Macon, GA 31202

(478) 746-9421

(478) 742-2015 FAX

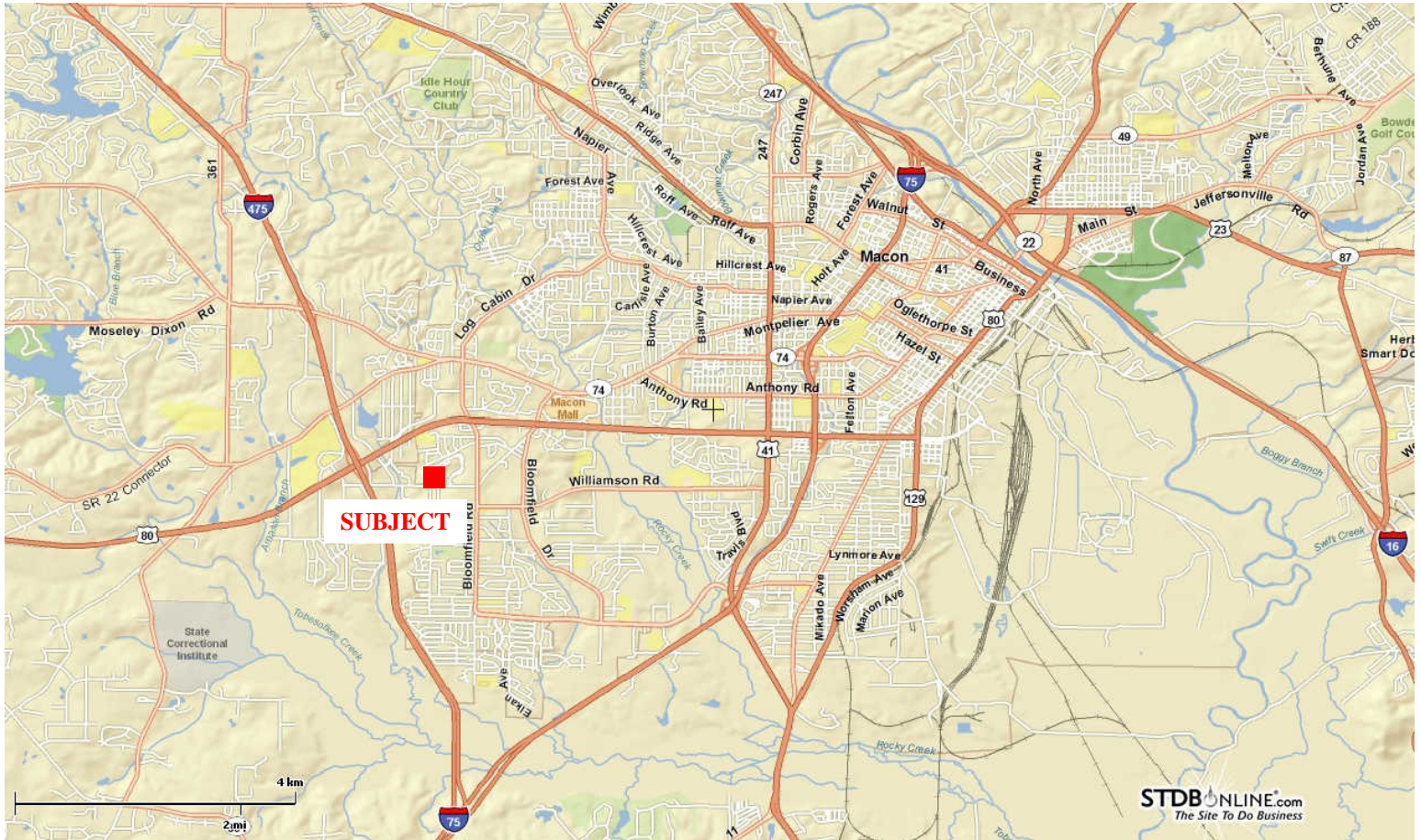


A Full Service Real Estate Company

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

66.7 Acres · Chambers Road & Nisbet Drive · Macon, GA



DEMOGRAPHICS - 2009

	1 mile	3 mile	5 mile
Population	5,032	35,279	87,045
Median Age	32.3	32.6	34.5
Average HH Income	\$42,676	\$41,449	\$46,986

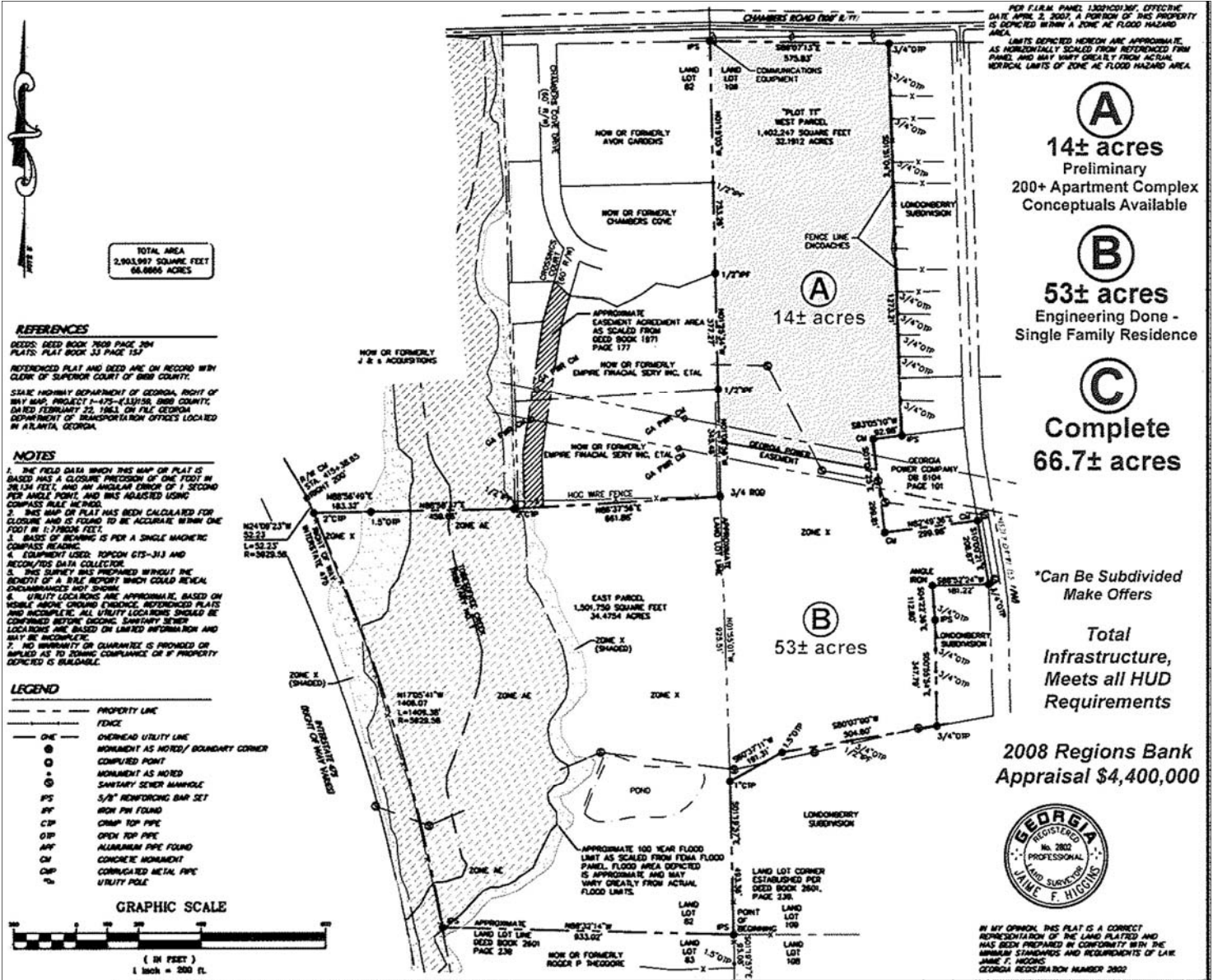


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