

FOR SALE – CORNER LOTS

Eisenhower Parkway (Hwy 80) & Fulton Mill Road
Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D



REDUCED! Tract 1: \$100,000 ~~\$150,000~~

REDUCED! Tract 3: \$150,000 ~~\$200,000~~

CONTACT

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PROPERTY INFORMATION

PARCELS

Property Address: Eisenhower Parkway & Fulton Mill Road
Macon, GA 31206

Frontage: Tract 1 – 260’ Eisenhower, 1,300’ Fulton Mill
Tract 3 - 421’ Eisenhower, 772’ Fulton Mill

Utilities: See Exhibit A-1 & A-2
Tract 1 - City Water & Septic
Tract 3 - City Water & Sewer

Topography: See Exhibit B

Wetlands: See Exhibit C-1 & C-2
Per the GWES Report & Exhibit C-2, some of the zone AE property can possibly be developed

Traffic Count: Eisenhower Parkway: 15,310 VPD
Fulton Mill Road: 7,420 VPD

Notes: Access to all tracts is shown on Exhibit D highlighted in blue. A new round-a-bout is almost complete at this intersection.

SITE

Parcel ID: Tract 1: J009-0139
Tract 3: J009-0140

Lot Size: Tract 1: 2.2 Acres (2.01 Useable)
Tract 3: 6.02 Acres (4.06 Useable)

County: Bibb

Zoning: Agricultural

REDUCED! Tract 1: \$100,000 ~~\$150,000~~

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Demographics 2023	3 Miles	5 Miles	10 Miles
Population	19,543	51,085	156,471
Avg HH Income	\$74,035	\$77,960	\$87,290
Median Age	35.1	35.8	37.3

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Exhibit C-1

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EXHIBIT A-1



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Exhibit A-2

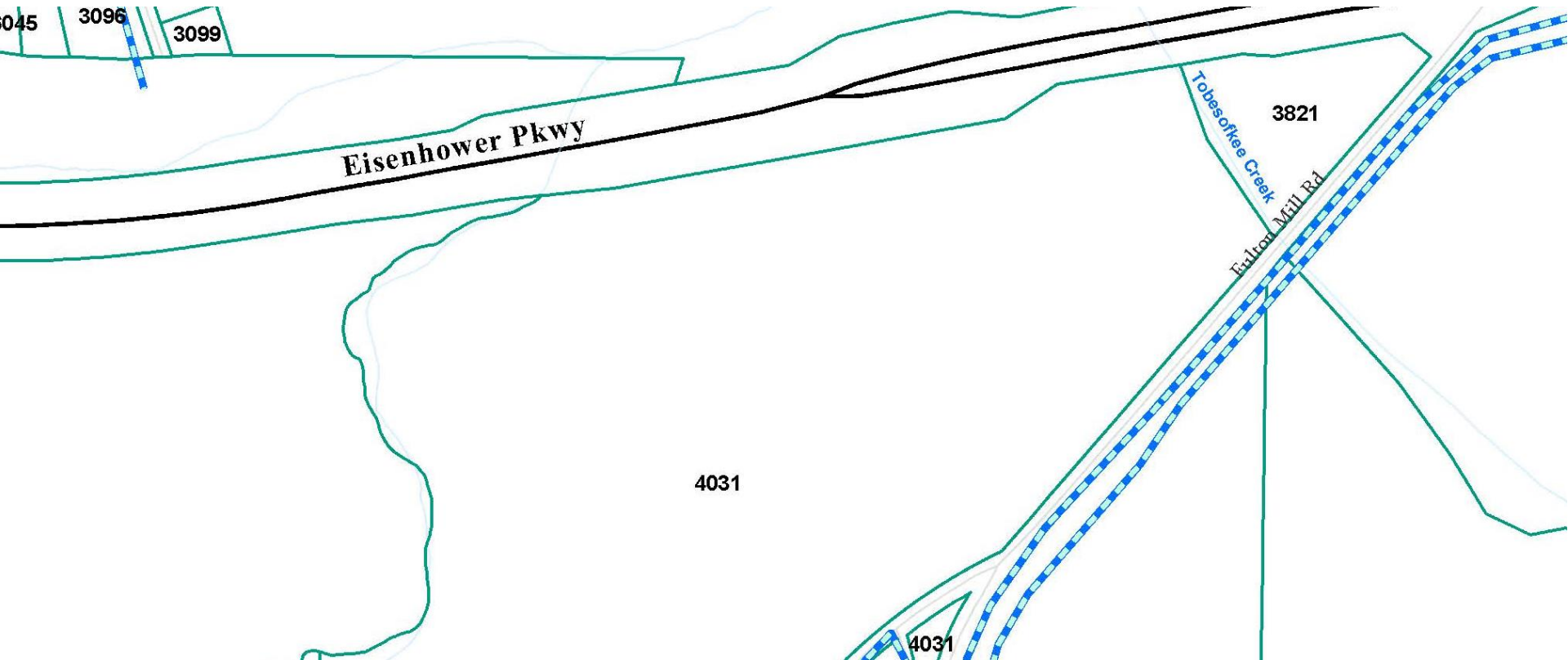
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT A-2



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Exhibit C-1

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Exhibit D

EXHIBIT B



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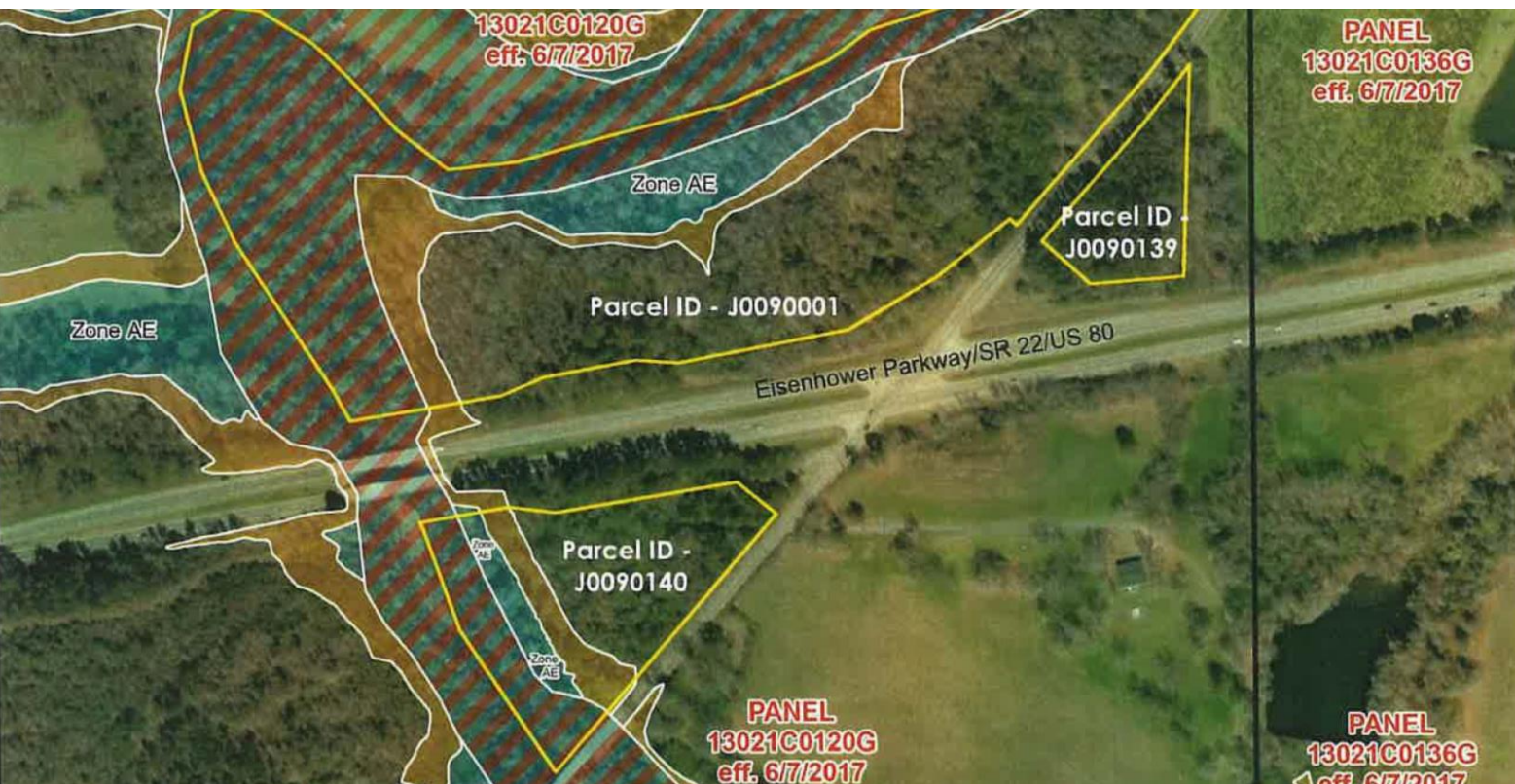
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT C-1



NATIONAL FLOOD
HAZARD LAYER MAP

Elizabeth A E Venable Trust Properties

MAP LEGEND

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance

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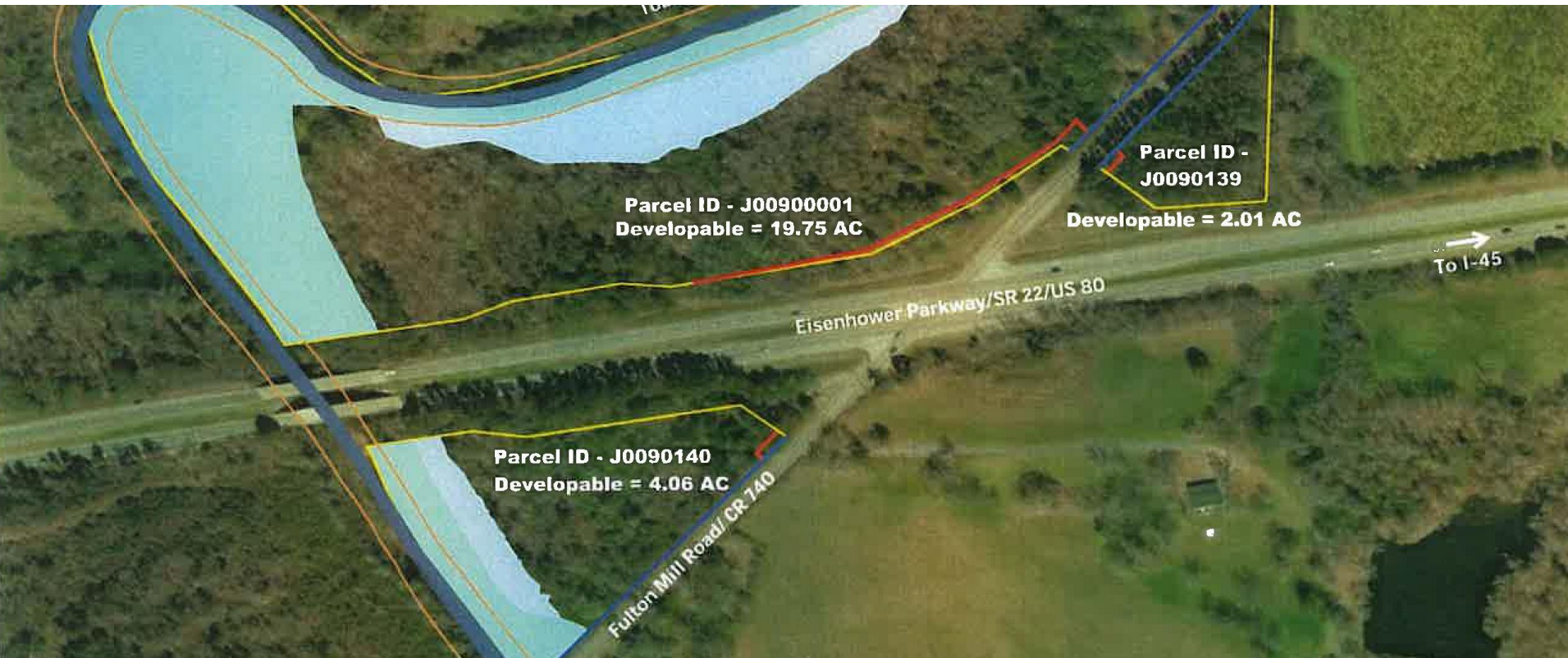
Exhibit B

Exhibit C-1

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Exhibit D

EXHIBIT C-2



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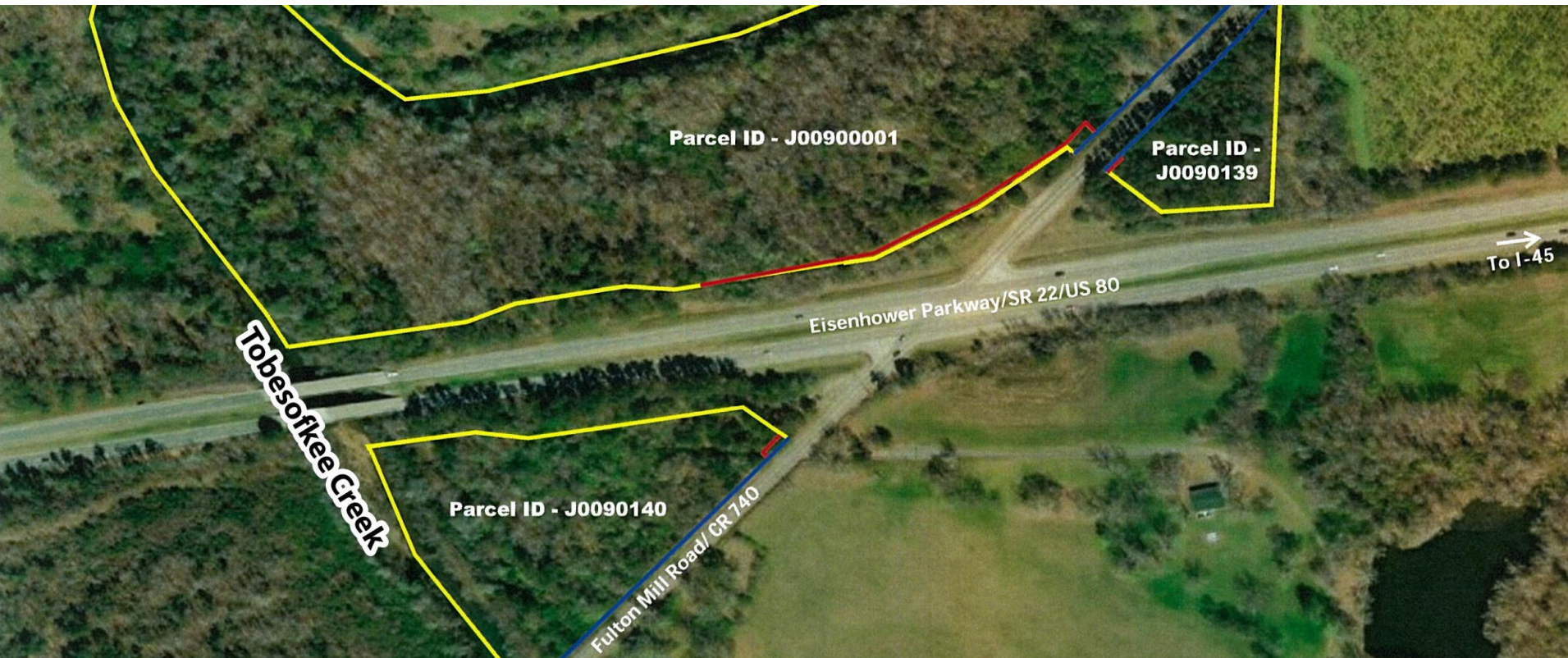
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EXHIBIT D



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