

FOR SALE

17.5 Acre Lakefront Development Site

River North Boulevard / Masters Cove
Macon, Jones County, Georgia 31211



EBERHARDT & BARRY



LOCATION:	River North Subdivision @ the end of Masters Cove
TAX ID:	J57A00 146 - Jones County Parcel
SITE:	<ul style="list-style-type: none">• 17.5± acre beautiful waterfront property; pines and hardwood mixed• Approximately half of the property is affected by Georgia Power transstate electrical overhead service lines.• The underlining ground is grassed and provides gravel access roads to two beautiful lakefront home sites.
ZONED:	PUD (Planned Utilization Development)
TOPOGRAPHY:	Gently rolling to extreme
UTILITIES:	All public utilities available to site except sanitary sewer. Sanitary sewer may be available with addition of private lift station.
TAX BILL:	\$2,043.27 (2017)

SALES PRICE: \$120,000

Contact Information - Exclusive Agents:

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Coldwell Banker Commercial

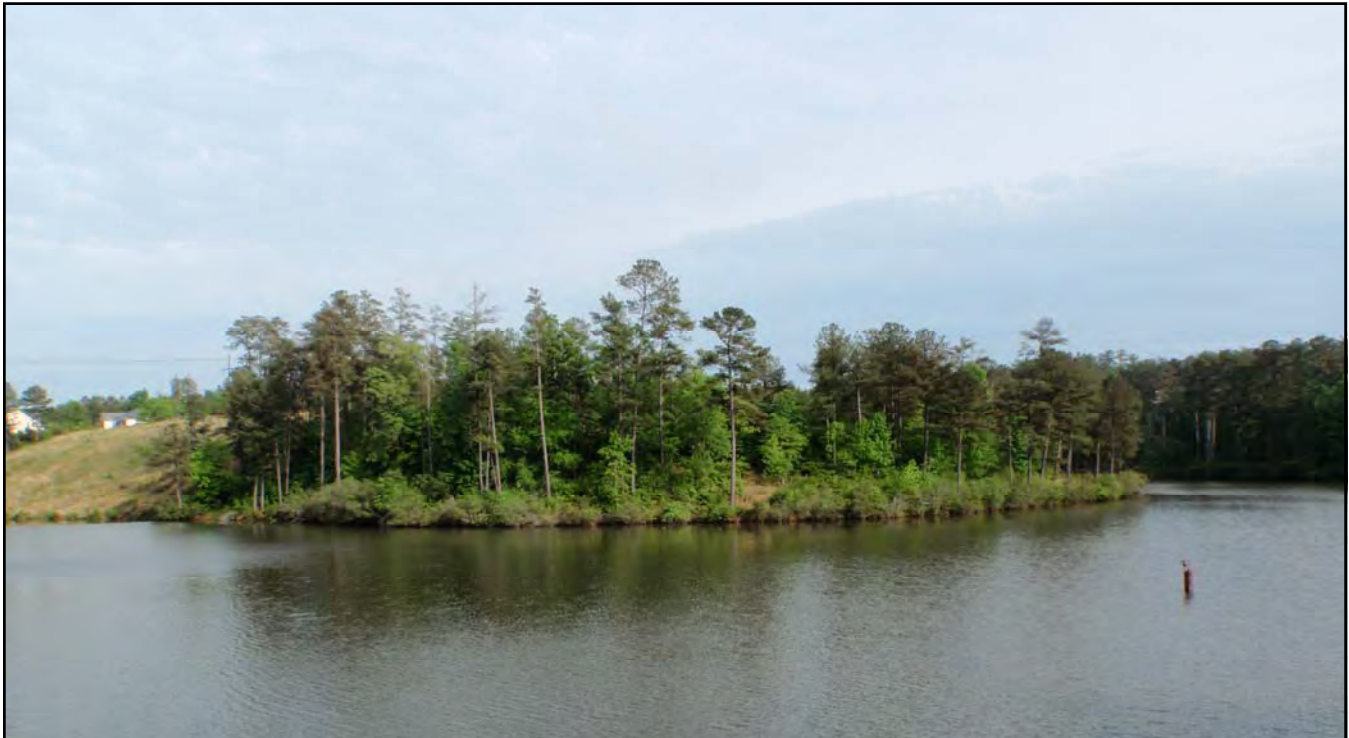
Eberhardt & Barry Inc.

990 Riverside Drive

Macon, Georgia 31201

(800) 926-0990

Revised 01/07/18



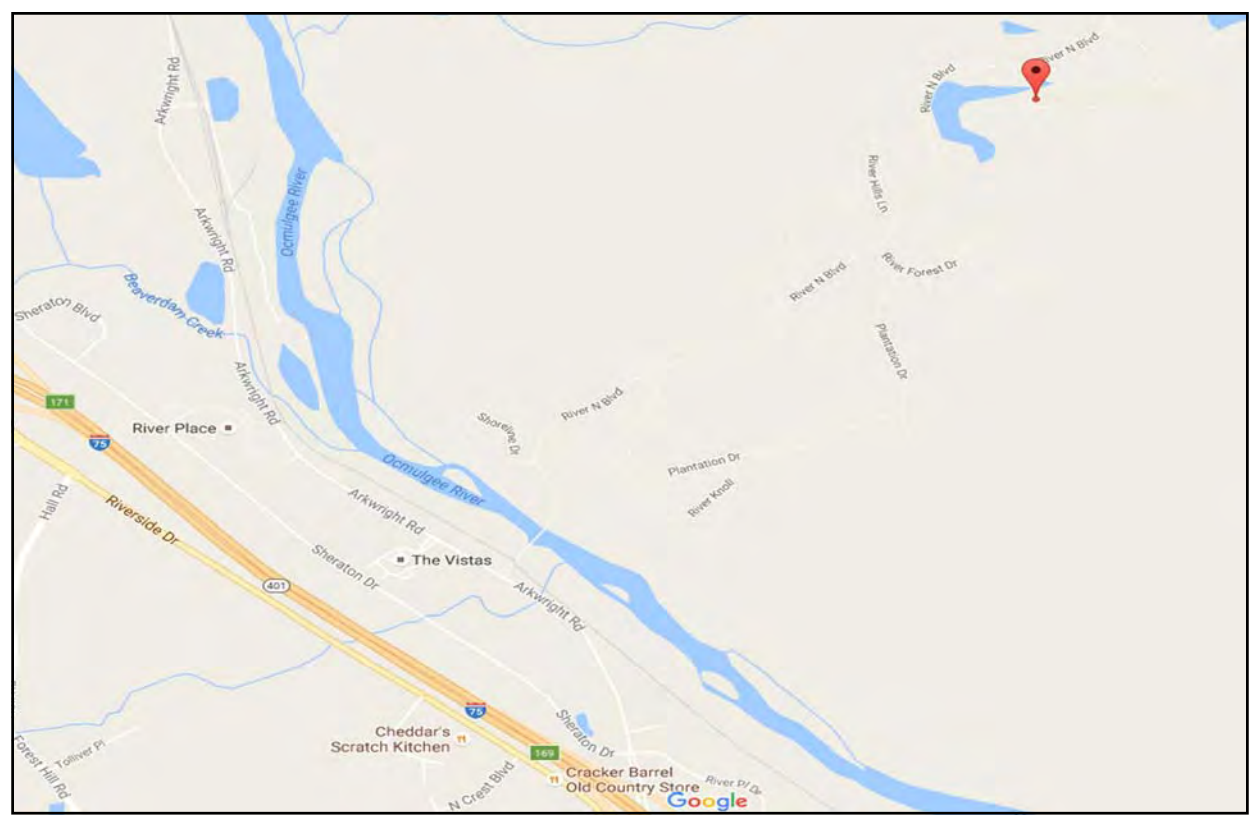
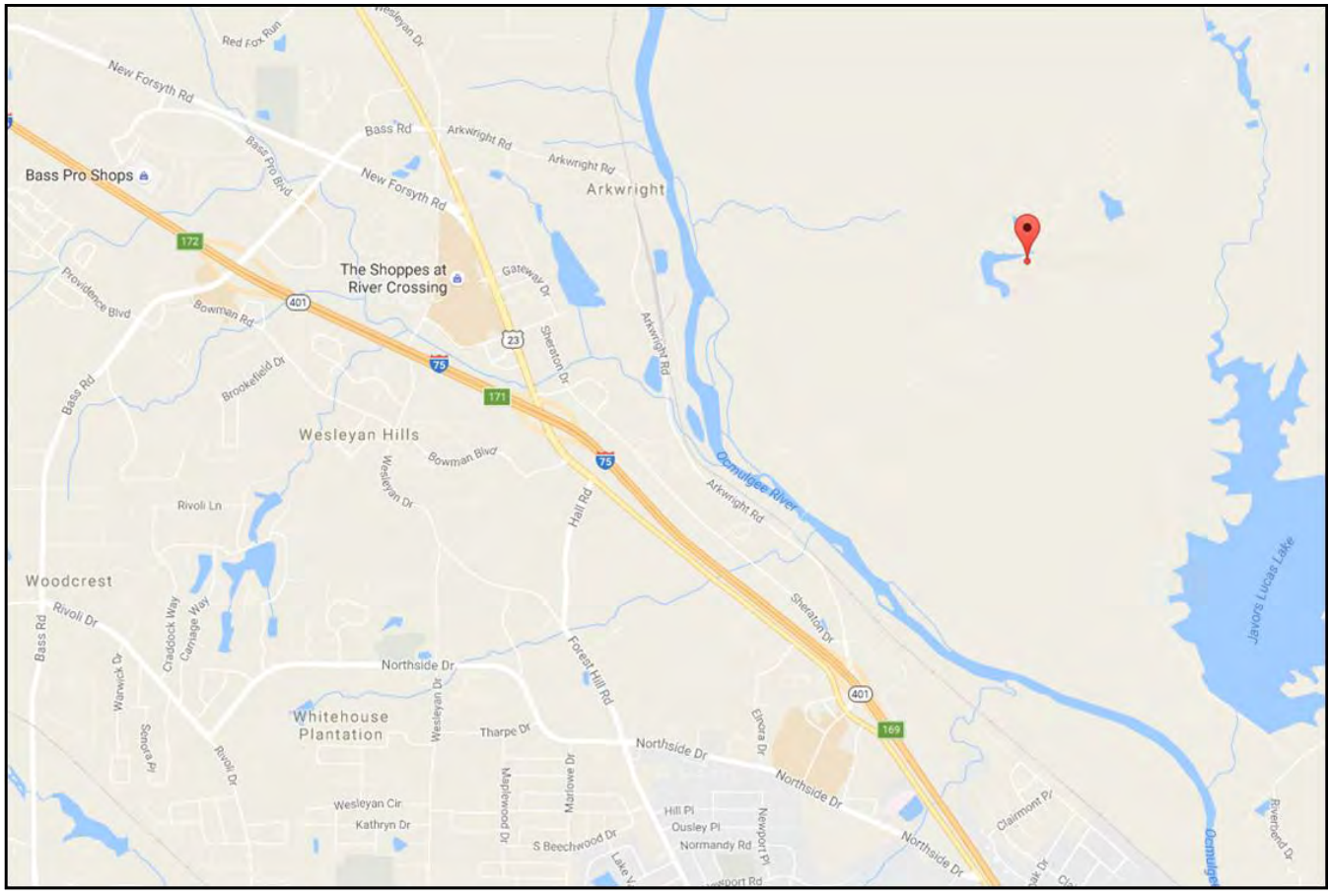


Boundary is approximate.



River North Blvd - Macon, GA 31211

MAPS





Demographic and Income Profile

Jones County, GA
 Jones County, GA (13169)
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022
Population	28,669	28,632	28,354
Households	10,586	10,552	10,440
Families	7,973	7,878	7,761
Average Household Size	2.68	2.68	2.69
Owner Occupied Housing Units	8,530	8,162	8,066
Renter Occupied Housing Units	2,056	2,390	2,374
Median Age	38.6	40.2	41.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.19%	1.03%	0.83%
Households	-0.21%	1.01%	0.79%
Families	-0.30%	0.92%	0.71%
Owner HHs	-0.24%	0.99%	0.72%
Median Household Income	2.51%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,124	10.7%	1,044	10.0%
\$15,000 - \$24,999	1,150	10.9%	1,009	9.7%
\$25,000 - \$34,999	1,127	10.7%	947	9.1%
\$35,000 - \$49,999	1,406	13.3%	1,175	11.3%
\$50,000 - \$74,999	2,255	21.4%	1,995	19.1%
\$75,000 - \$99,999	1,448	13.7%	1,649	15.8%
\$100,000 - \$149,999	1,258	11.9%	1,625	15.6%
\$150,000 - \$199,999	442	4.2%	557	5.3%
\$200,000+	342	3.2%	439	4.2%
Median Household Income	\$53,587		\$60,644	
Average Household Income	\$69,439		\$81,436	
Per Capita Income	\$26,022		\$30,420	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,890	6.6%	1,759	6.1%	1,674	5.9%
5 - 9	2,027	7.1%	1,863	6.5%	1,800	6.3%
10 - 14	2,197	7.7%	1,912	6.7%	1,943	6.9%
15 - 19	2,103	7.3%	1,769	6.2%	1,779	6.3%
20 - 24	1,475	5.1%	1,694	5.9%	1,394	4.9%
25 - 34	3,250	11.3%	3,536	12.3%	3,489	12.3%
35 - 44	4,010	14.0%	3,549	12.4%	3,442	12.1%
45 - 54	4,497	15.7%	4,044	14.1%	3,670	12.9%
55 - 64	3,634	12.7%	4,004	14.0%	4,003	14.1%
65 - 74	2,201	7.7%	2,884	10.1%	3,177	11.2%
75 - 84	1,020	3.6%	1,223	4.3%	1,547	5.5%
85+	365	1.3%	395	1.4%	436	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,989	73.2%	20,698	72.3%	20,288	71.6%
Black Alone	7,008	24.4%	7,100	24.8%	7,107	25.1%
American Indian Alone	63	0.2%	97	0.3%	116	0.4%
Asian Alone	187	0.7%	180	0.6%	180	0.6%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	103	0.4%	152	0.5%	194	0.7%
Two or More Races	316	1.1%	402	1.4%	466	1.6%
Hispanic Origin (Any Race)	315	1.1%	508	1.8%	660	2.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

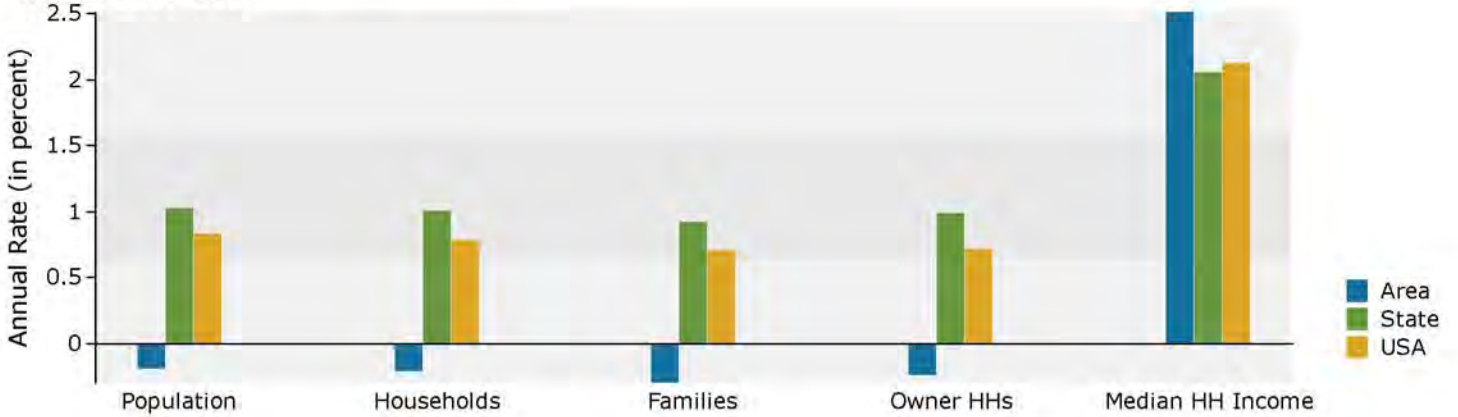


Demographic and Income Profile

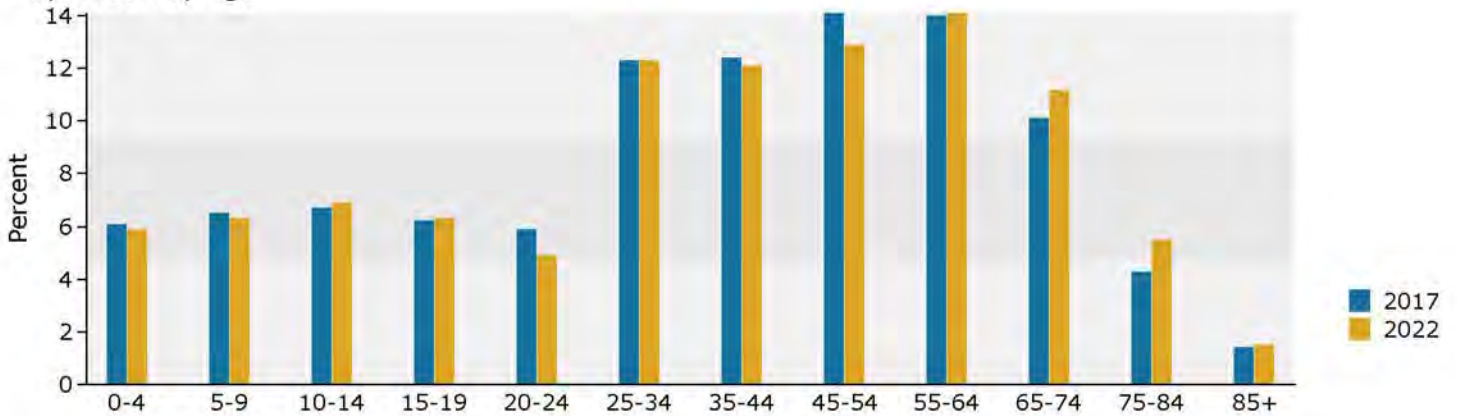
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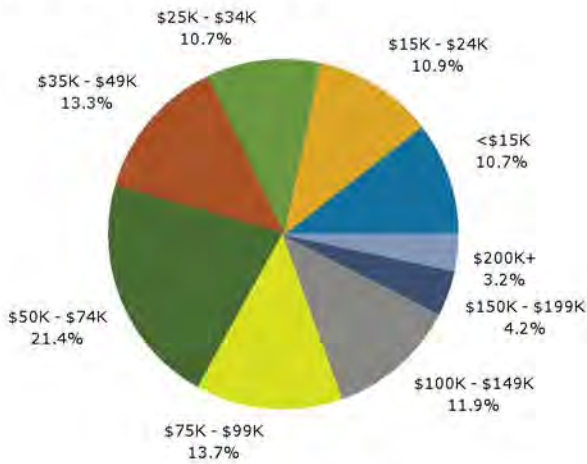
Trends 2017-2022



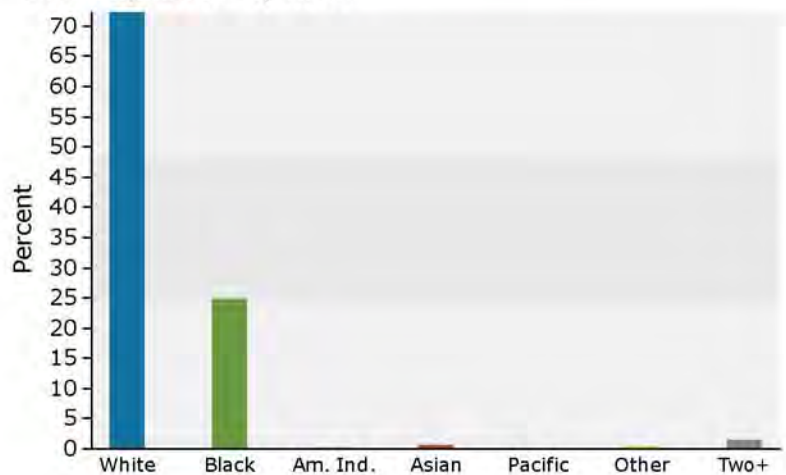
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 1.8%