

SALE

DOWNTOWN MACON PRIME DEVELOPMENT SITES

Martin Luther King Jr. Boulevard - Pine Street - Third Street

Macon, Bibb County, Georgia 31201

PRICE REDUCED



PROPERTY OVERVIEW

- Three Development Sites - Priced Separately (See Pages 4-6)
- .12± - 2.71± Acres
- Road frontage on Martin Luther King Jr. Blvd., Pine Street and Third Street
- Improvements consist of service repair garage, parking deck and fenced lot
- Zoned CBD-2

LOCATION OVERVIEW

- Located in the middle of Macon's Central Business District
- Residential lofts, Bibb & Federal Courthouse, government offices, financial institutions, shopping, entertainment and worship within walking distance.
- Atrium Health Medical Center blocks away with 4,600± employees
- Mercer University less than one mile with 9,000± students enrolled.
- Served by Macon Transit Authority

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**COLDWELL BANKER
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EBERHARDT & BARRY

Revised 1/8/24

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PROPERTY OVERVIEW

SITE INFORMATION:	<p><u>701 Martin Luther King Jr. Boulevard (See Page 4)</u></p> <ul style="list-style-type: none">- .12± Acres- 2,120± SF Service Garage- Property Tax Bill: \$1,568±- \$200,000 \$150,000 <p><u>745 Martin Luther King Jr. Blvd. & 444 Pine Street (See Page 5)</u></p> <ul style="list-style-type: none">- 1.23± Acres- 12,896± SF Service Garage- Fenced, Asphalt Paved Parking Lot- Property Tax Bill: \$12,459±- \$1,066,000 \$999,000 <p><u>454 Pine Street, 724 Third Street & 455 Pine Street Lane (See Page 6)</u></p> <ul style="list-style-type: none">- 1.09± Acres- Four Story Parking Garage- Property Tax Bill: \$11,938±- \$900,000 \$650,000
ZONED:	CBD-2 (Central Business District)

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AERIAL VIEW OF PROPERTY



- ONE MILE FROM INTERSTATE 75
- .8 MILES FROM INTERSTATE 16
- .4 MILES FROM ATRIUM HEALTH MEDICAL CENTER
- 1.4 MILES FROM MERCER UNIVERSITY
- 1.6 MILES FROM PIEDMONT MACON

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701 MLK JR BLVD.

REDUCED SALES PRICE: \$200,000 \$150,000

LOCATION:	Subject property located at the signalized corner of Pine Street & Martin Luther King Jr. Blvd.
IMPROVEMENTS:	2,120± SF Service Garage - Built in 1935; renovated in 2005
LAND AREA:	<ul style="list-style-type: none">• .12± Acres• 65'± Frontage on MLK Jr. Blvd• 70'± Frontage on Pine Street



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745 MLK JR BLVD. & 444 PINE STREET

REDUCED SALES PRICE: ~~\$1,066,000~~ \$999,000

LOCATION:	Subject property located at the corner of Martin Luther King Jr. Blvd. & Pine Street Lane; adjacent to 701 MLK Jr. Blvd.
IMPROVEMENTS:	12,896± SF Service Garage <ul style="list-style-type: none">- Built in 1928; renovated in 2006- 14'± ceiling height
LAND AREA:	<ul style="list-style-type: none">• 1.23± Acres• 200'± Frontage on MLK Jr. Blvd.• 53'± Frontage on Pine Street• Asphalt paved• Chain link fenced



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454 PINE STREET / 724 THIRD STREET / 455 PINE STREET LANE

REDUCED SALES PRICE: ~~\$900,000~~ \$650,000

LOCATION:	Subject property located at the signalized intersection of Third Street & Pine Street
IMPROVEMENTS:	39,536± SF Four Story Parking Garage - Built in 1965 - 11'± ceiling height
LAND AREA:	<ul style="list-style-type: none">• 1.09± Acres• 158'± Frontage on Third Street• 264'± Frontage on Pine Street• 59'± Frontage on Pine Street Lane



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DOWNTOWN MACON

Downtown Macon offers an authentic city experience unparalleled in the South. Downtown is steeped in American music history: Otis Redding, Little Richard, James Brown, and the Allman Brothers Band began their illustrious careers performing in downtown Macon's historic venues like the Douglass Theatre and the Macon City Auditorium. Grant's Lounge, once the de facto playground of Capricorn Records, hosted bands including the Allman Brothers, Lynyrd Skynyrd, and Wet Willie, and continues to host infamous jam sessions to this day.

Today, that history is being honored with new uses for old buildings. The former Capricorn Studios' office building has been converted into a rock climbing gym; the former Capricorn Recording Studios is now home to a new recording studio, music incubator, and Macon music history museum thanks to the efforts of Mercer University, and the Macon City Auditorium welcomes national touring acts.

A once forgotten and dilapidated downtown is teeming with **670+ lofts and 1,000 residents** enjoying downtown Macon's **52 restaurants, 58 retailers, and 33 entertainment venues**.

Since 2015, downtown Macon has witnessed over **\$136 million in public-private investment** resulting in **18 rehabbed buildings, 111 new businesses, and 548 new jobs**. Downtown Macon's revitalization celebrates the past while building a completely new narrative for the present and future.

Downtown Macon is everyone's neighborhood. It's the place where the community gathers for **1200+ signature events and annual festivals** including the International Cherry Blossom Festival, the Pan African Festival, Bragg Jam, the Macon Film Festival, and the Main Street Christmas Light Extravaganza.

Downtown Macon serves as the region's dynamic entertainment district and cultural hub, offering craft cocktails and beer and a diverse calendar of performances at our historic venues.

Downtown Macon inspires creativity and innovation: it's the home of Macon's independent radio station and 7 quirky art galleries.

Downtown Macon is where people meet by foot or bike before enjoying fare inspired by far-reaching destinations and new twists on Southern classics.

Downtown Macon is unlike any other place –it's vibrant and distinctly local, driven by the community that curates their own authentic city experience for all to enjoy.



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Major Employers

Macon-Bibb County works with top health providers, educational institutions, and other employers. Below are a few key partnerships we've developed.

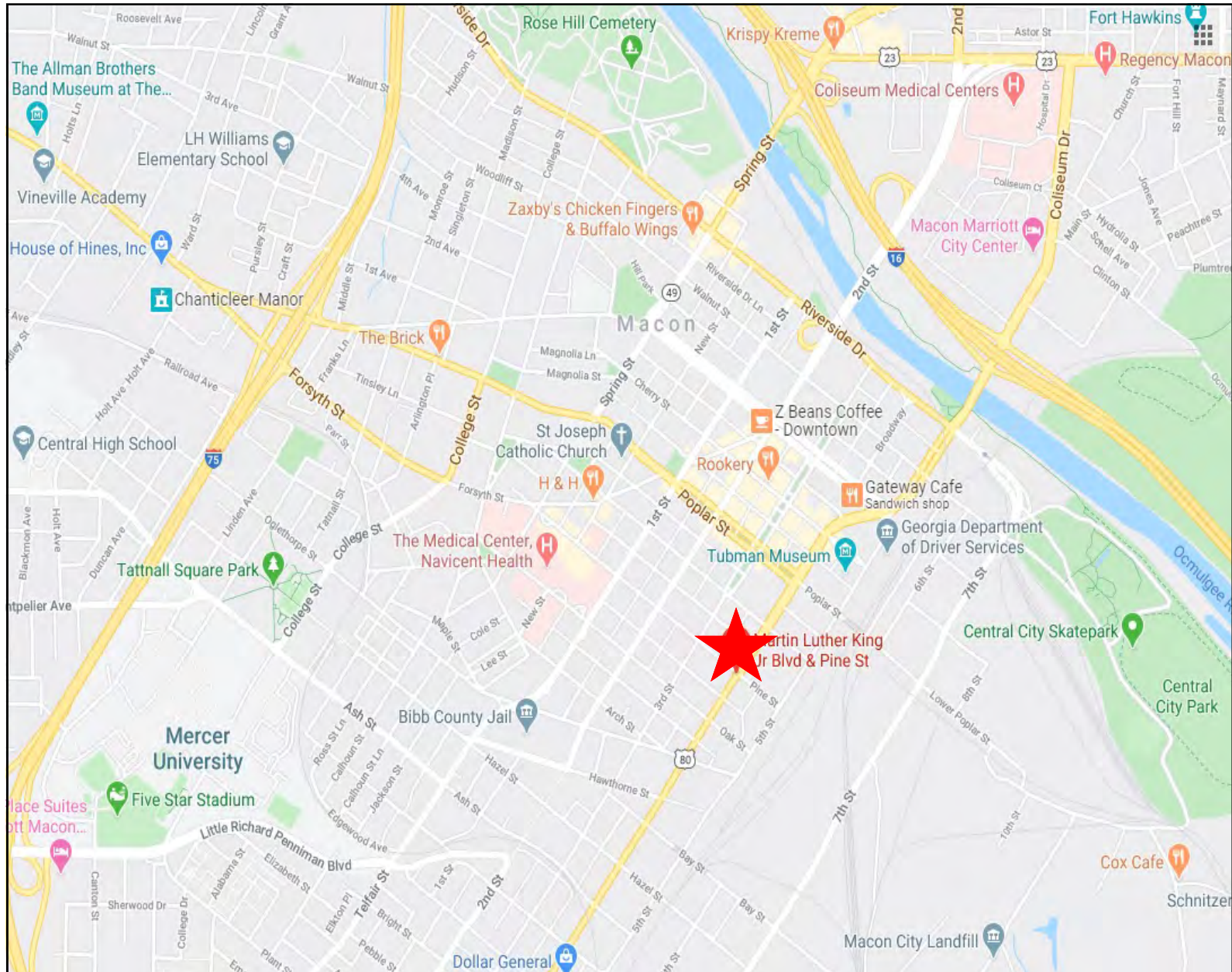


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LOCATION MAP



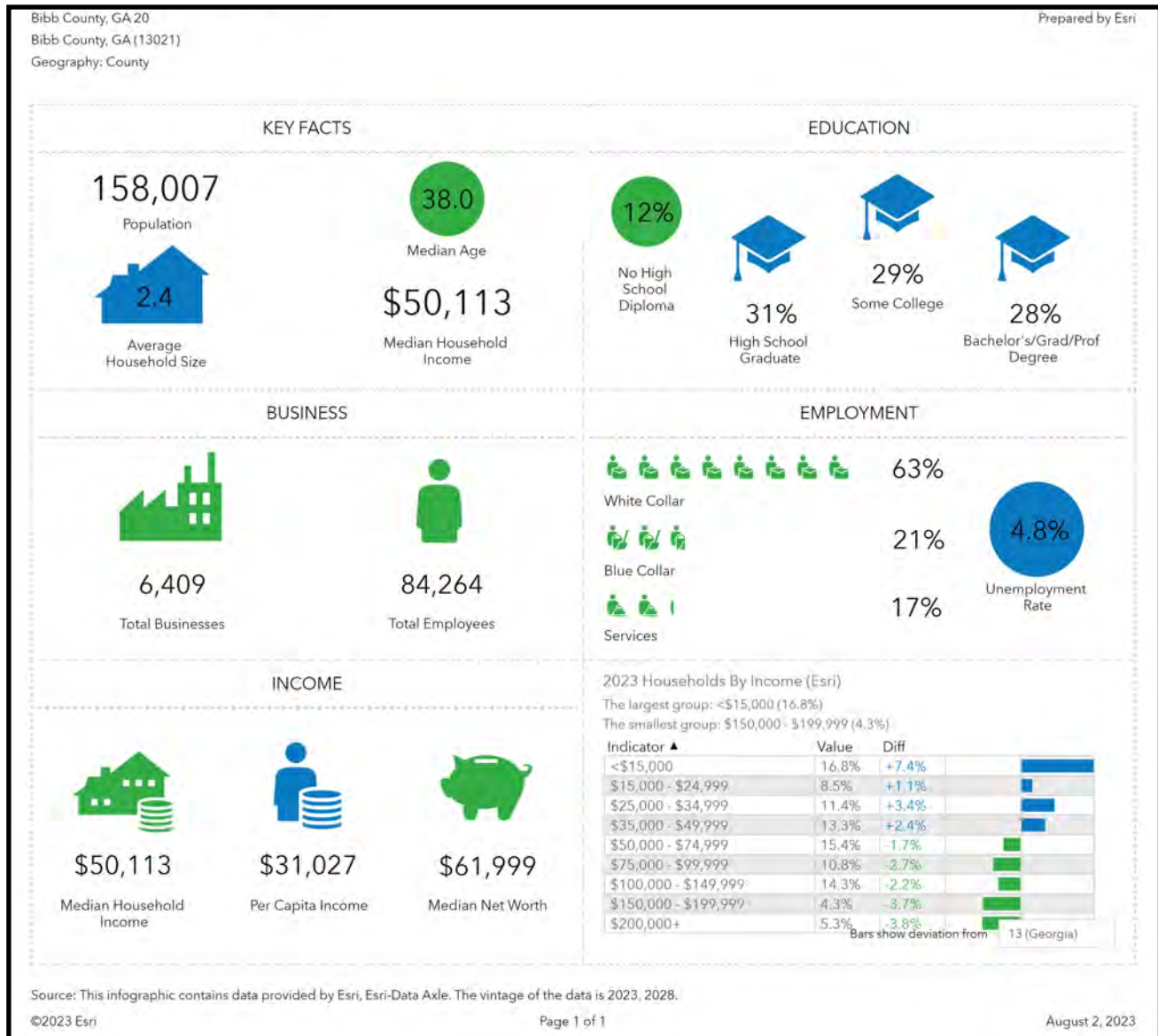
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DEMOGRAPHICS - BIBB COUNTY



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