

FOR SALE

REDEVELOPMENT SITE

Highway 341 & North Mitchell Street
Hawkinsville, Pulaski County, Georgia 31036



EBERHARDT & BARRY



- Located 18 miles from Interstate 75 and 26 miles from Interstate 16
- 3.5± Acre Development Site
- Topography: Flat, gently rolling
- Grade: At road grade
- 265'± frontage on Highway 341
- Daily Traffic Count - 9,270 VPD on Highway 341
- All public utilities available to site.
- Zoning: B1 - City Business; R2 - City Single Family Residential
- Neighbors: Peach State Inn & Suites, Dollar General, The Steak House Restaurant, Mooney Apartments

SALES PRICE: \$500,000

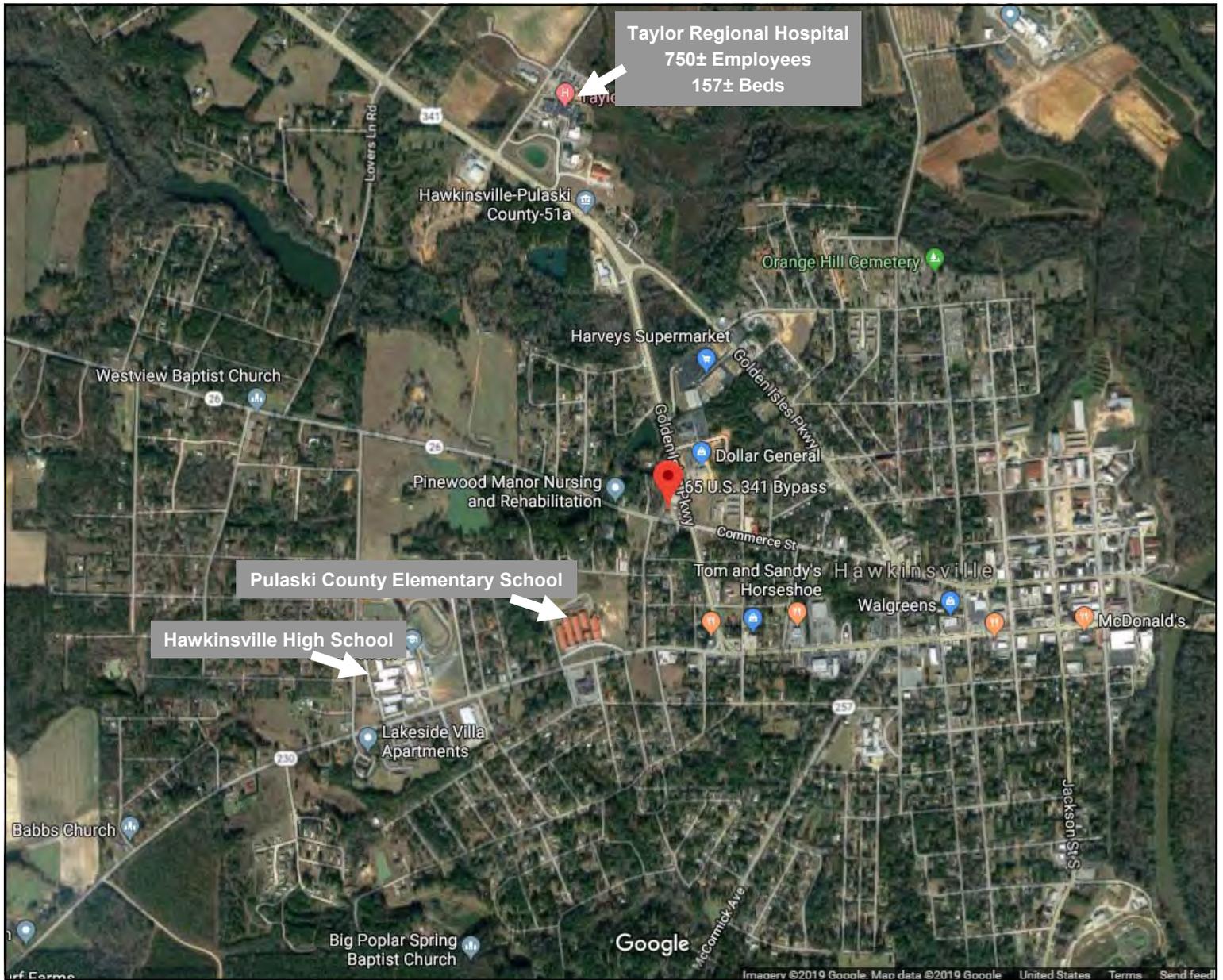
FOR MORE DETAILS CONTACT:

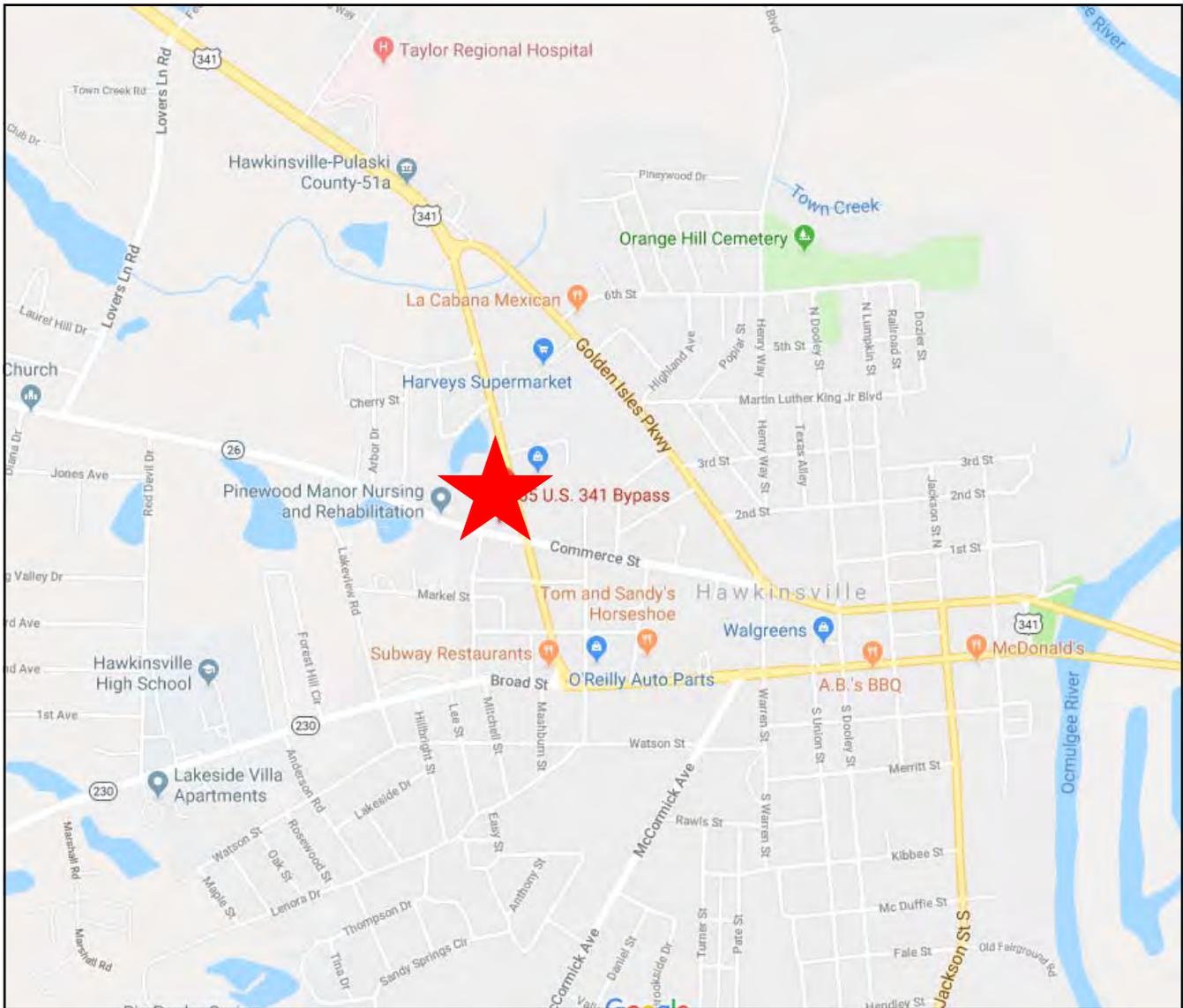
Created 2/21/19

THOMAS RHODES - EXCLUSIVE AGENT
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Fax 478-746-1362 **Cell** 706-615-5233

990 Riverside Drive
Macon, GA 31201







Demographic and Income Profile

Pulaski County, GA
 Pulaski County, GA (13235)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	12,010	12,244	12,159
Households	4,475	4,608	4,578
Families	3,010	3,056	3,018
Average Household Size	2.40	2.40	2.39
Owner Occupied Housing Units	3,222	3,087	3,103
Renter Occupied Housing Units	1,253	1,521	1,475
Median Age	41.2	42.3	43.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.14%	1.10%	0.83%
Households	-0.13%	1.08%	0.79%
Families	-0.25%	0.99%	0.71%
Owner HHs	0.10%	1.52%	1.16%
Median Household Income	2.03%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	790	17.1%	686	15.0%
\$15,000 - \$24,999	616	13.4%	555	12.1%
\$25,000 - \$34,999	600	13.0%	564	12.3%
\$35,000 - \$49,999	728	15.8%	707	15.4%
\$50,000 - \$74,999	864	18.8%	873	19.1%
\$75,000 - \$99,999	361	7.8%	407	8.9%
\$100,000 - \$149,999	459	10.0%	537	11.7%
\$150,000 - \$199,999	99	2.1%	122	2.7%
\$200,000+	91	2.0%	127	2.8%
Median Household Income	\$39,946		\$44,159	
Average Household Income	\$55,247		\$63,349	
Per Capita Income	\$21,665		\$24,731	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	707	5.9%	658	5.4%	625	5.1%
5 - 9	734	6.1%	684	5.6%	650	5.3%
10 - 14	718	6.0%	702	5.7%	700	5.8%
15 - 19	704	5.9%	649	5.3%	698	5.7%
20 - 24	625	5.2%	706	5.8%	667	5.5%
25 - 34	1,510	12.6%	1,601	13.1%	1,487	12.2%
35 - 44	1,652	13.8%	1,526	12.5%	1,526	12.6%
45 - 54	1,857	15.5%	1,695	13.8%	1,590	13.1%
55 - 64	1,621	13.5%	1,729	14.1%	1,641	13.5%
65 - 74	1,151	9.6%	1,406	11.5%	1,513	12.4%
75 - 84	567	4.7%	682	5.6%	834	6.9%
85+	164	1.4%	206	1.7%	228	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,679	63.9%	7,729	63.1%	7,671	63.1%
Black Alone	3,824	31.8%	3,921	32.0%	3,894	32.0%
American Indian Alone	40	0.3%	52	0.4%	52	0.4%
Asian Alone	105	0.9%	122	1.0%	122	1.0%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	234	1.9%	231	1.9%	231	1.9%
Two or More Races	123	1.0%	184	1.5%	184	1.5%
Hispanic Origin (Any Race)	465	3.9%	474	3.9%	474	3.9%

Data Note: Income is expressed in current dollars.

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

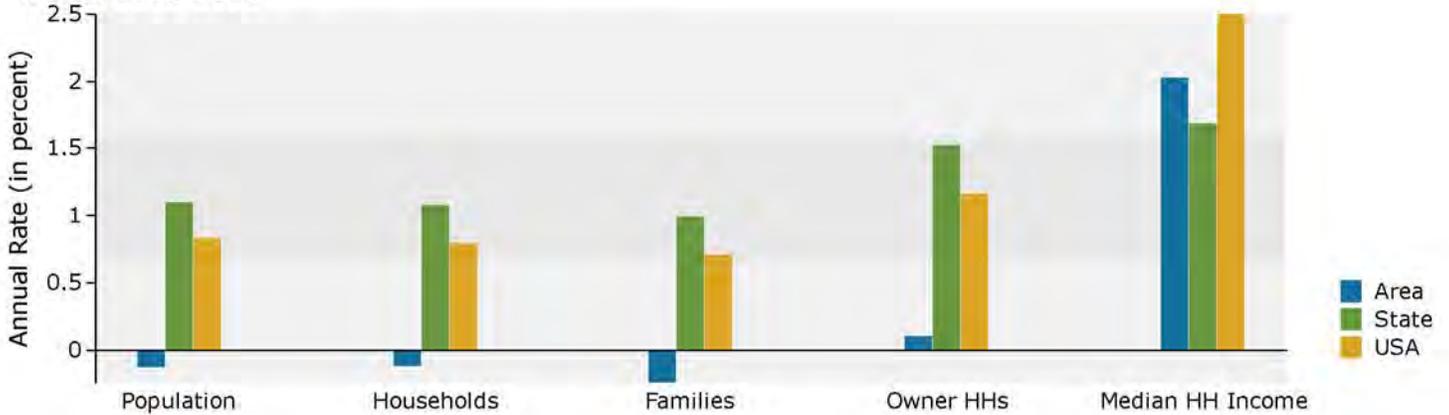


Demographic and Income Profile

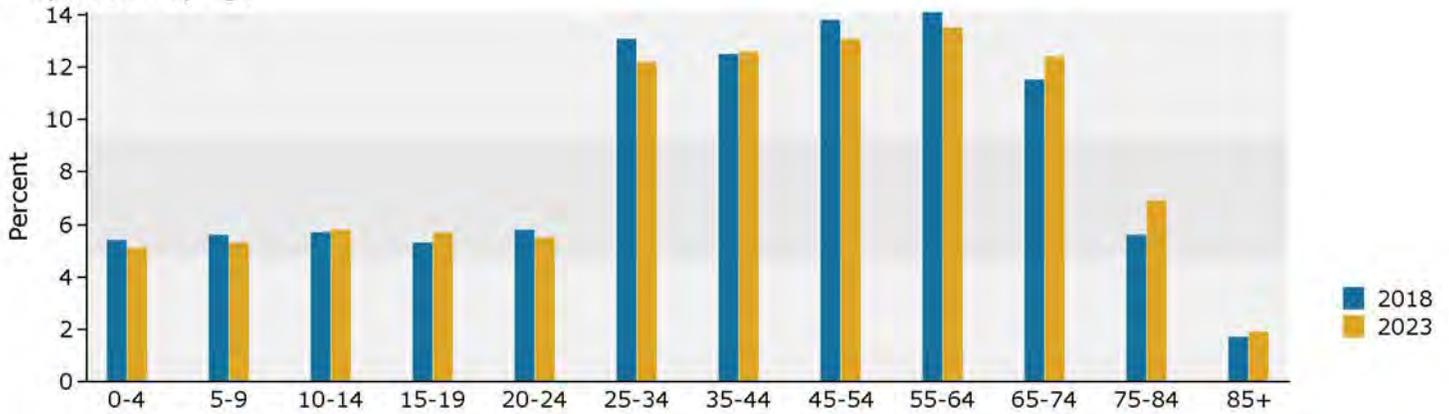
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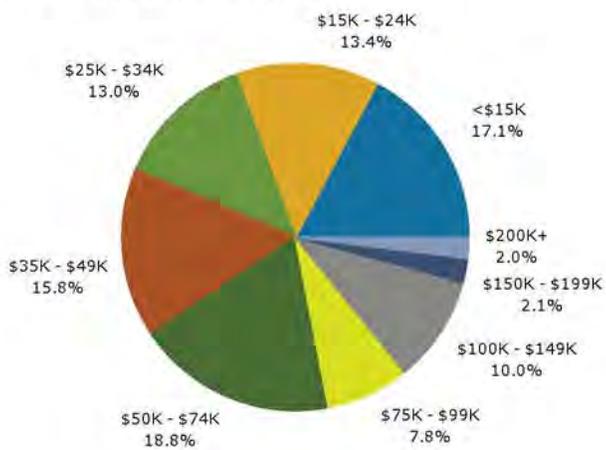
Trends 2018-2023



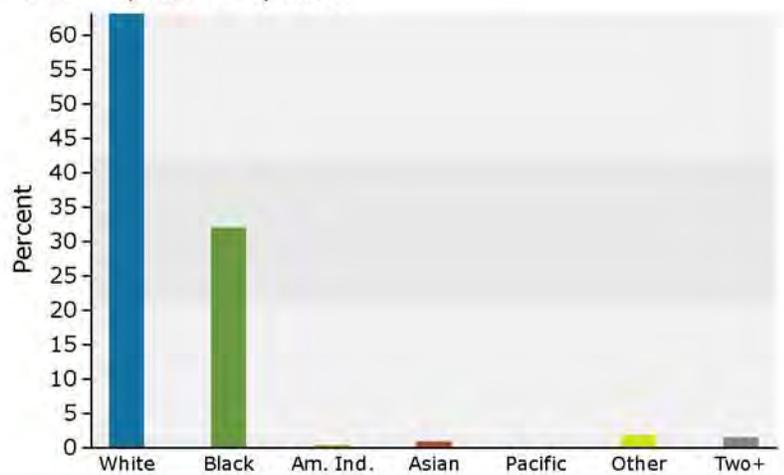
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.9%