

MACON, GA'S NEWEST MIXED USE DEVELOPMENT

MARKET PLACE AT BASS & NORTH MACON PLAZA

Bass Road & I-75 Macon, GA 31210



Summary

Area Info

Photos

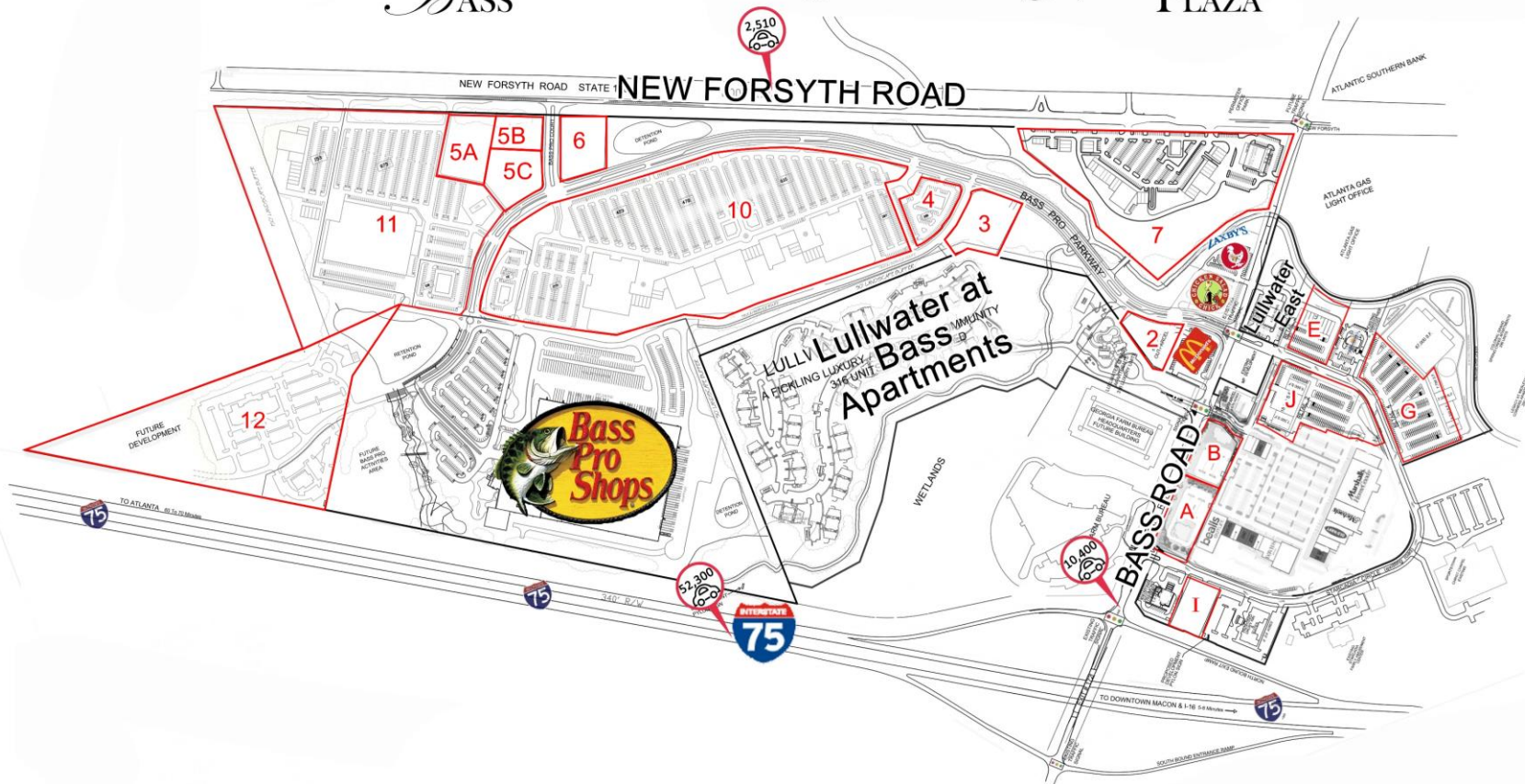
Aerial

Site Map

MARKET PLACE
AT
BASS

&

NORTH MACON
PLAZA



CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address: Bass Road & I-75
Macon, GA 31210

County: Bibb & Monroe

Zoning: Market Place at Bass – PDE
North Macon Plaza – C-4

Utilities: All Available

Site: ±140 Acres for Mixed Use Development

Lot Size: 1.2 AC – 2.2 AC Outparcel Sites
16 AC Parcel (10 AC Useable)
±39 AC (Adjacent to Bass Pro Shop)
±54 AC (Adjacent to Bass Pro Shop)

Traffic Count: Riverside Drive – 14,700 VPD
Bass Road – 10,400 VPD
New Forsyth Road – 2,510 VPB
I-75 – 52,300 VPD

EXISTING ANCHORS/CURRENT TENANTS



| Demographics 2023 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 1,276 | 13,795 | 32,858 |
| Avg HH Income | \$270,985 | \$169,615 | \$134,088 |
| Median Age | 42.9 | 37.9 | 39.2 |

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PROPERTY OVERVIEW

MARKET PLACE AT BASS: Market Place at Bass, across from North Macon Plaza, is a mixed use development already consisting of Bass Pro Shop, a 600,000 SF Sportsman Warehouse retail facility and distribution center. Market Place at Bass will be a destination consisting of retail, office, hotel, dining, and entertainment. Bass Pro Shop had approximately 700,000 shoppers in 2021. Macon's Bass Pro Shop is the second most visited Bass Pro Shop in Georgia.

NORTH MACON PLAZA: North Macon Plaza is currently 166,456 SF retail development in which includes Marshall's, Home Goods, Old Navy, Five Below, Bealls Outlet, Michaels, David's Bridal, and other small retailers and restaurants. North Macon Plaza had approximately 2,000,000 shoppers in 2021.

MACON AREA OVERVIEW

Nearby Residential Growth: There are currently over 2,260 apartments within 2 miles of North Macon Plaza and Market Place at Bass and 316 luxury apartments (Lullwater at Bass) within walking distance.

Macon Job Growth: Major companies in Macon/Bibb County include Amazon Distribution Center, Irving Consumer Products, GEICO, Tyson Foods, FedEx Distribution Center, Kumho Tires, YKK, Aspen Products, California Cereal, Timco, Pactir, Greenbriar and more.



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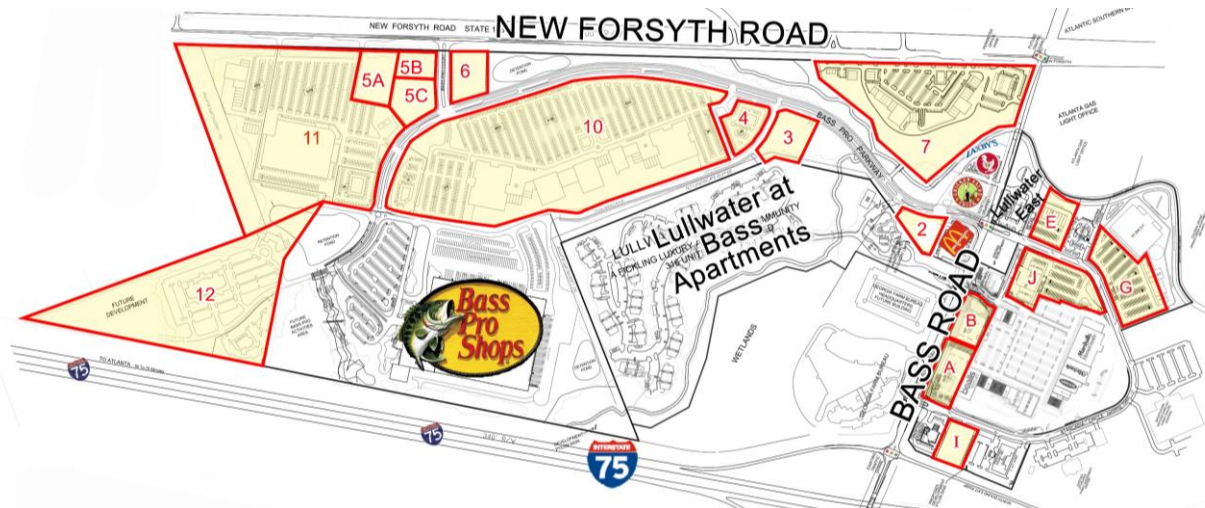
AREA INFORMATION

NEIGHBORS

Bass Pro Shop, Chicken Salad Chick, McDonalds, Surcheros Fresh Mex, Zaxby's, Marshall's, Home Goods, Old Navy, Five Below, Bealls Outlet, Michaels, David's Bridal, Publix, Hilton Homeward Suites, Shoppes at River Crossing, many other restaurants, and retail, along with over 2,260 apartments within 2 miles of the development.

NOTES

Market Place at Bass is anchored by Bass Pro Shop, is convenient to I-75, and offers a unique blend of retail and services. North Macon Plaza is anchored by Marshall's, Home Goods, Old Navy, Michael's, and many other retailers and restaurants. Opportunities include; local and national retailers, restaurants, hotels, and entertainment. This property is like no other destination in the market with the highest demographics in Middle Georgia.



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NORTH MACON PLAZA SIGNAGE



MARKET PLACE AT BASS SIGNAGE



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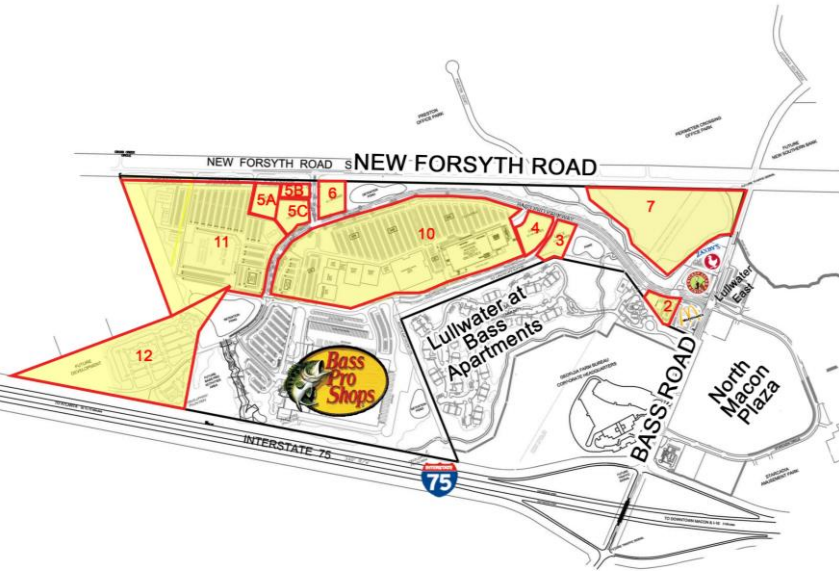
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MARKET PLACE AT BASS OUTPARCEL PRICING



| PARCEL | ACRES | PRICE PER ACRE | TOTAL PRICE | NOTES |
|--------|-------|----------------|-------------|--|
| 2 | 1.3 | \$576,923.08 | \$750,000 | Existing underground detention |
| 3 | 2.1 | \$285,714.29 | \$600,000 | Corner lot Sold "AS IS" |
| 4 | 1.5 | \$333,333.33 | \$500,000 | Corner lot Sold "AS IS" |
| 5A | ±2.2 | \$200,000.00 | \$440,000 | Sold "AS IS" (Can be reconfigured) |
| 5B | ±1.2 | \$250,000.00 | \$300,000 | Corner lot Sold "AS IS" (Can be reconfigured) |
| 5C | ±1.9 | \$250,000.00 | \$475,000 | Corner lot Sold "AS IS" (Can be reconfigured) |
| 6 | 1.78 | \$266,853.93 | \$475,000 | Corner lot Sold "AS IS" |
| 7 | 10 | \$274,500.00 | \$2,745,000 | 16 AC with 10 Usable AC (Can be subdivided) |
| 7 | 2 | \$400,000.00 | \$800,000 | Lot 7 accommodates a 2 AC Corner Lot (IF subdivided) |
| 10 | 39.14 | \$124,936.13 | \$4,890,000 | Multi-tenant site Sold "AS IS" |
| 11 | ±33 | \$102,500.00 | \$3,382,500 | Monroe County Sold "AS IS" |
| 12 | ±20 | \$102,500.00 | \$2,050,000 | Monroe County Sold "AS IS" |

Some parcels have multiple conceptuels, available upon request.

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NORTH MACON PLAZA OUTPARCEL PRICING



| PARCEL | ACRES | PRICE PER ACRE | TOTAL PRICE | NOTES |
|-----------|-------|----------------|-------------|---|
| A | 1.604 | \$914,759.98 | \$1,467,275 | Graded and Sold "AS IS" |
| B | 1.604 | \$997,506.23 | \$600,000 | Graded and Sold "AS IS" |
| C | 0.745 | SOLD | | 7 Brew Coffee |
| D | 3.09 | SOLD | | Multi-tenant Strip Center Lullwater East |
| E | 1.3 | \$500,000.000 | \$650,000 | 2.0 AC with 1.3 usable AC Sold "AS IS" |
| F | 1.71 | SOLD | | J Christopher's Restaurant |
| G | 5.00 | \$250,000.00 | \$1,250,000 | 10.938 AC with 5 AC usable. Can be divided |
| H | 2.64 | \$650,000.00 | \$1,716,000 | Sold to Drury Inns |
| I | 1.25 | \$480,000.00 | \$600,000 | Sold "AS IS" (Needs on-site detention) |
| J | 4.25 | \$550,000.00 | \$2,337,500 | Graded and Sold "AS IS" (Also referred as Phase II) |
| (Dev Pad) | | | | |

NOTE: Parcels A, B, G, & J can be subdivided.

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