

# FOR SALE - 24± Available Acres

5530 Riverside Drive | Macon, Georgia

- 24+/- acres
- +/- 1,000' road frontage on Riverside Drive
- Zoned PDE (Planned Development Extraordinary)
- All utilities available
- Gently Rolling Topography

**NOTES:** Property is within ¼ mile of a 750,000 sf planned retail development, Market Place at Bass. Market Place at Bass is anchored by Bass Pro Shops retail & distribution center which is already in operation. Lullwater Village, a 280,000 sf retail site, to be developed; and Shoppes at River Crossing on Riverside Drive is a 750,000 sf existing outdoor mall.

This 24+/- acre property fronts Riverside Drive. The adjacent 23.7 acres is a Class A multi-family development, Wembly at Overlook, with 238 units.



For information, contact:

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**Sale Price: \$160,000  
per surveyed acre**

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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A Full Service Real Estate Company

# FOR SALE—24± Acres

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1. **Academy for Classical Education**
2. **Bank of the Ozarks**
3. **RICOH**
4. **Marketplace at Bass**
  - 750,000 sf planned retail development
  - Bass Pro Shops is 600,000 sf and employs 400
  - Visible from I-75
5. **Lullwater at Bass** – 316 unit Luxury Apartment Complex - 97% occupied
6. **Lullwater Village** – 280,000 sf planned retail development
7. **The Shoppes at River Crossing**, 750,000 sf retail anchored by Belk & Dillard's
8. **Car Dealers**
9. **Adrian On Riverside Apartments**
  - 224 units - 95% occupied
10. **Southern Trust**
11. **Planned Commercial Development**
12. **14 Acres**—sold June 2005 for \$105,143 per acre. Now for sale for \$350,000 per acre.
13. **16 Acres Available** – List Price \$400,000 per acre
14. **Wembly at Overlook (238 units)**
15. **River Walk Apartments (152 units)**
16. **Perimeter Crossing Office Building**
17. **Legacy @ River Crossing (200 units)**
18. **Bristol Park Apartments (160 units)**
19. **Falls at Spring Creek (296 units)**
20. **The Manchester at Wesleyan 328 units)**
21. **The Vistas (244 units)**
22. **Zaxby's**
23. **McDonald's**
24. **Lofts at Bass (54 units)**
25. **River Stone Apartments (220 units)**
26. **Madison at River Place (240 units)**
27. **North Pond Apartments (238 units)**

\* All apartment complexes are over 96% occupied.



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## **5530 Riverside Drive Macon, Georgia 24+/- acre Multi-use Site**

### Location:

This 24+/- acre commercial tract is located in Macon, Georgia's highest growth area, with access to Bass Road, Riverside Drive and New Forsyth Road. It is one hour south of Hartsfield-Jackson Atlanta International Airport via I-75 and is just north of the intersection of I-75 and I-16 in the heart of Georgia. It is within 3 ½ hours of major seaports in Savannah, Jacksonville and Charleston. Warner Robins Air Force Base (WRAB) is just 15 miles south of Macon. WRAB is the largest employer in Georgia, with approximately 50,000 employees and enlisted personnel. This makes WRAB the largest single economic engine in Georgia.

### Nearby Retail:

This tract is within ¼ mile of:

- The Shoppes at River Crossing, a “lifestyle” center with 750,000 sf of retail
- Market Place at Bass (a planned development), anchored by Bass Pro Shop Retail and Distribution Center (currently in operation with 5 million shoppers annually.)

- Lullwater Village, a proposed 280,000 sf retail center

### Zoning:

Zoned PDE (Planned Development Extraordinary) provides development flexibility including multi-family, retail, office, industrial or residential. This zoning encourages the creation of attractive, helpful, efficient and stable environments for living, shopping or working.

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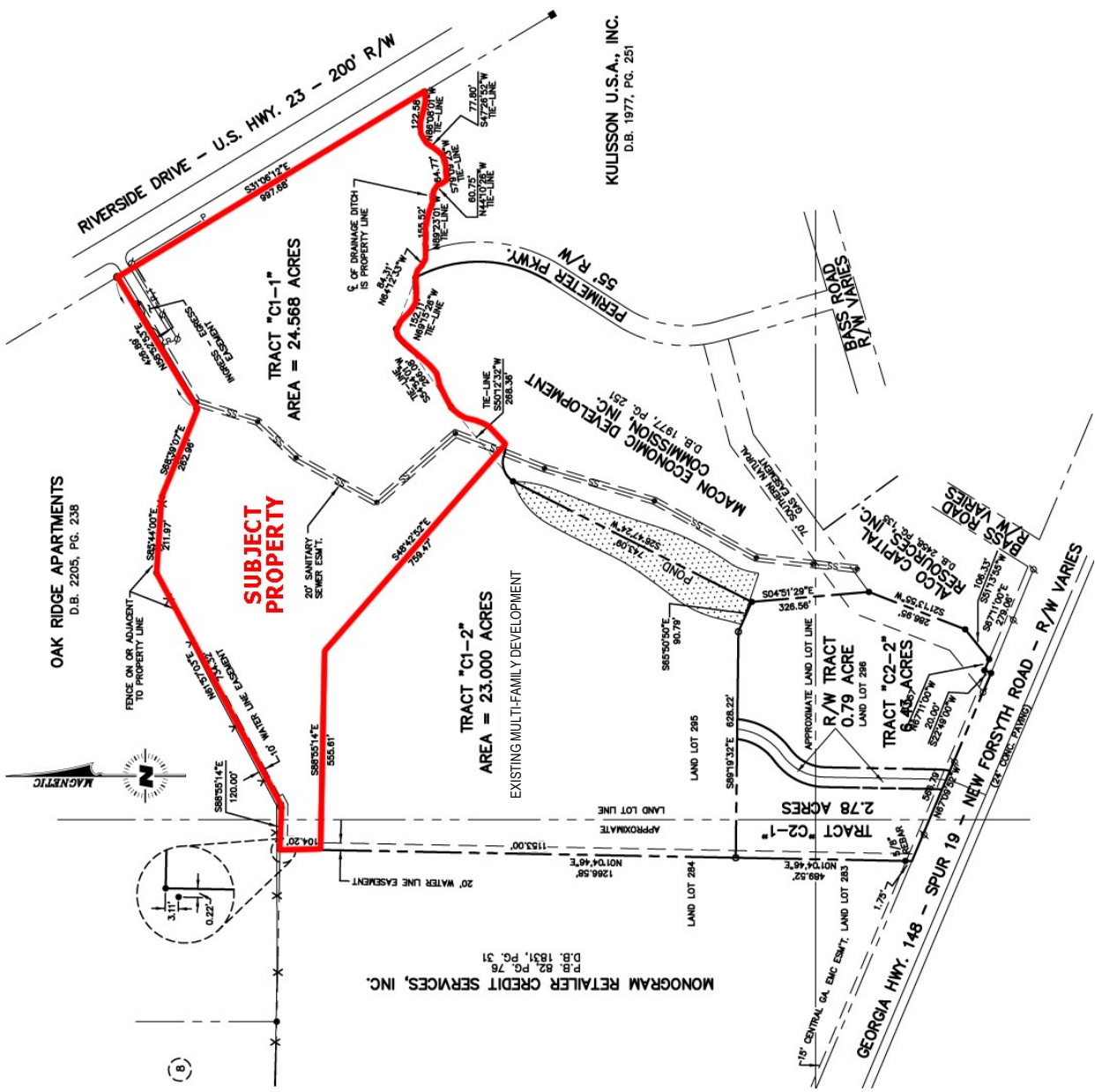
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# 5530 Riverside Drive Macon, Georgia Topographical Map of Subject Property

