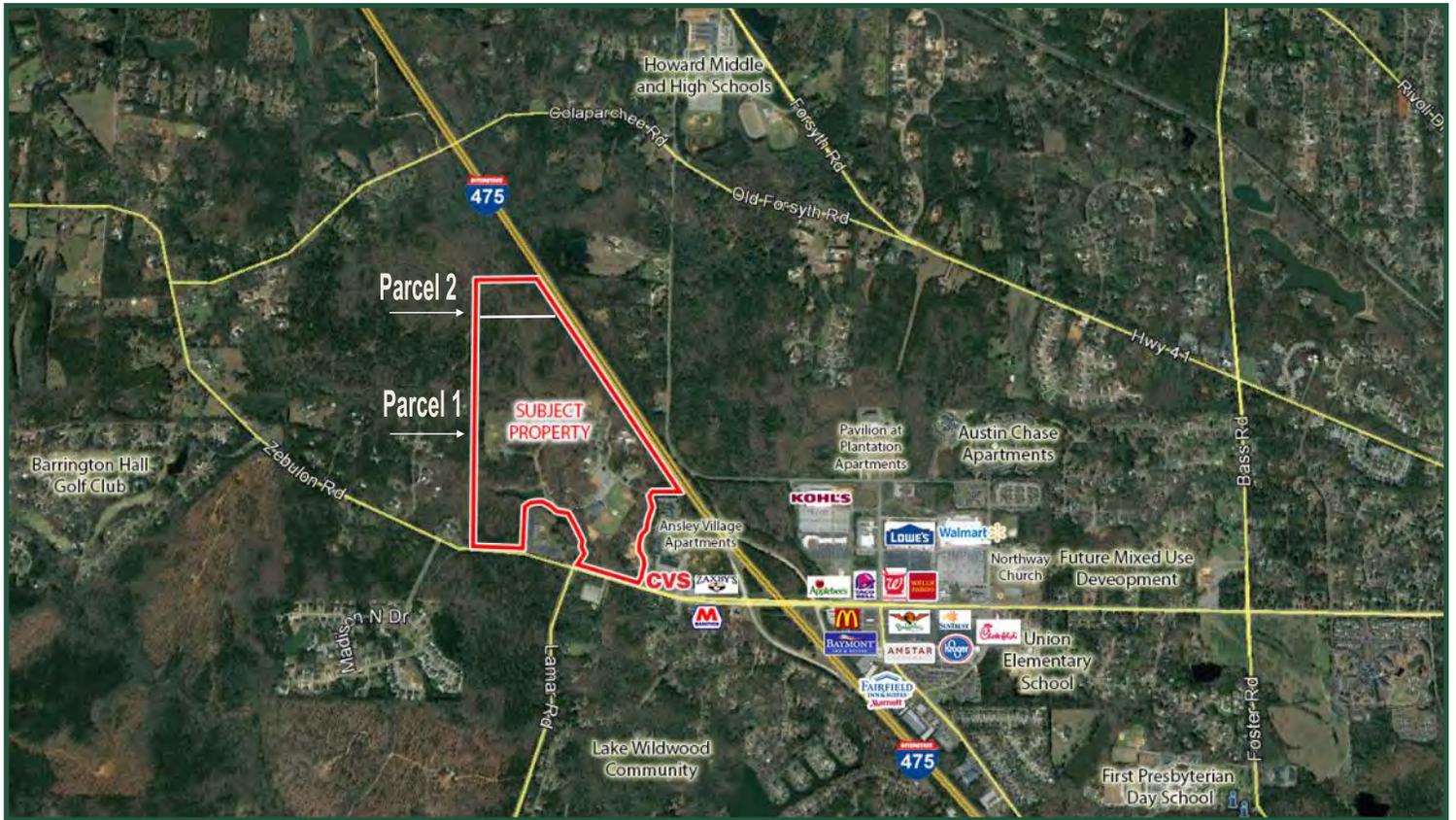


**Mixed Use Development/Land-For Sale**  
**210 acres - Former Hephzibah Children's Home**  
**6601 Zebulon Road | Macon | 31220**  
**I-475 Interstate Frontage**



**Lot Size:** 209.82 ac } Parcel 1: 200.57 ac  
 Parcel 2: 9.25 ac

**Frontage:** 1,800' on Zebulon Rd  
 3,400' on I-475

**Zoning:** PDE

**Topography:** Gently Rolling, See Exhibit A

**Floodplain:** See Exhibit B attached

**Utilities:** All available - See Exhibit C attached for sewer location

**Neighbors:** Walmart, Lowe's, Am-Star 16 Theater, Kroger (See attached aerial)

**Notes:** The Subject Property was originally developed for Hephzibah Children's Home. The subject property consists of 2 parcels (parcel 1 & parcel 2). Sales price consists of both parcel 1 & parcel 2 and can not be subdivided.

**BUILDING INFORMATION & YEAR BUILT**

**3 Office Buildings:** 7,904 sf (2000) /8,210 sf (2000) /6,798 sf (1996)  
**Dining Hall/Cafeteria:** 11,000 sf (1996) **Caretaker House:** 2,100 sf (1999)  
**Gym w/ Indoor Pool:** 28,000 sf (1996) **Stables:** 8 stalls (2000)  
**4-Plex (8 bdrm):** 4,200 sf (1999) **Pet Farm:** 1,900 sf (2000)  
**6 Dorms (10 bdrm in each):** 7,800 sf ea. (2000) **Garages:** 1,400 sf - 3 roll up doors (2000)  
**4 Warehouses:** 5,000 sf/3,000 sf/3,000 sf/1,500 sf (1996)

~~**Sales Price: \$11,500,000**~~  
**REDUCED PRICE: \$8,750,000**

**FOR MORE  
 INFORMATION  
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 trip@fickling.com

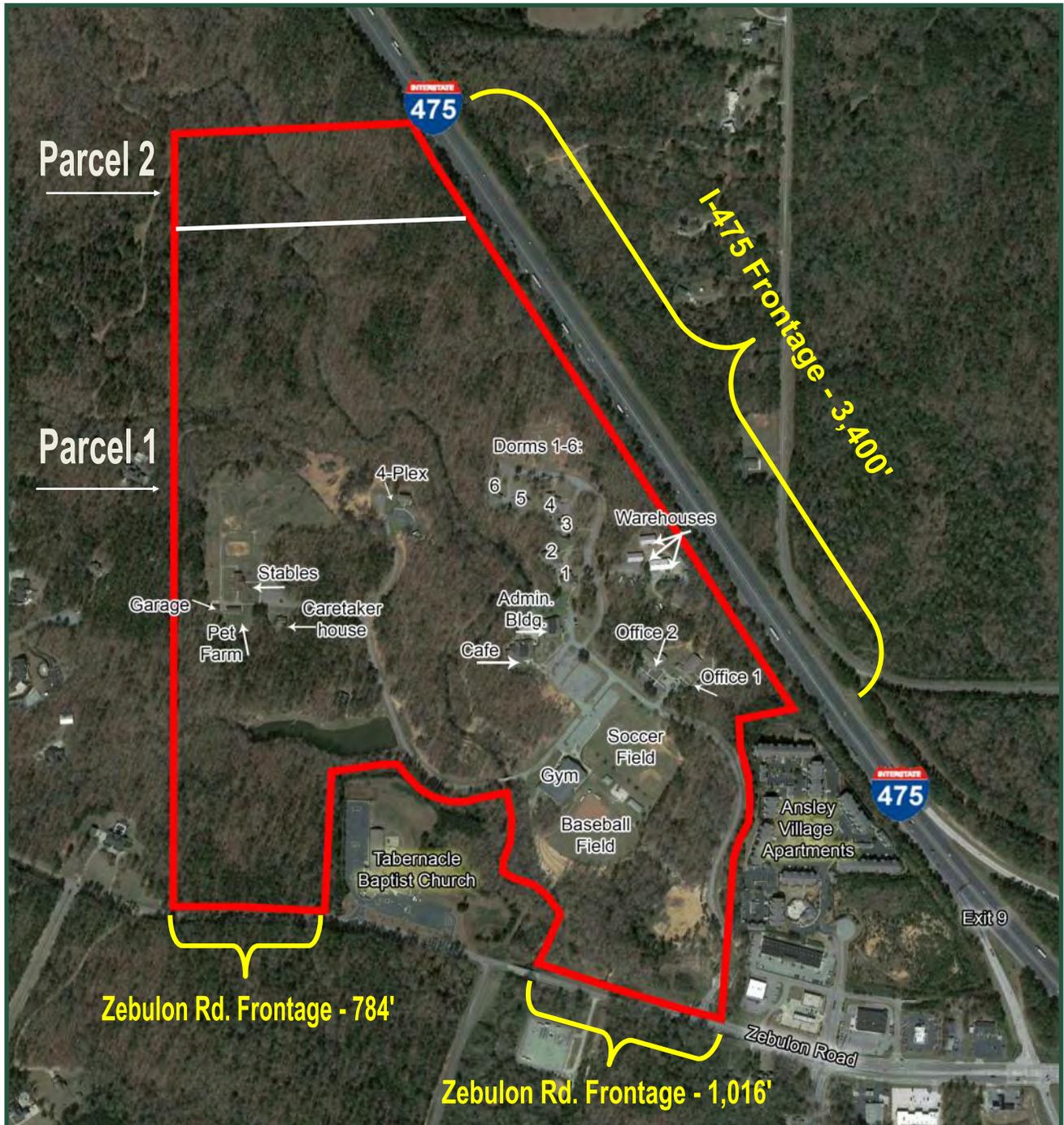
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**Administration Building**



**Administration Building**



**Administration Building**



**Administration Building/Dining Hall Entrance**



**Dining Hall**



**Dining Hall**



**Administration/Dining Hall Parking**



**Dining Hall Kitchen**



**Dining Hall Kitchen**

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Campus



Campus



Campus



Caretaker House



Farm Entrance



Stables Entrance/Garage/Pet Farm



Pet Farm



Stable Garage



Stables - Interior

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**4-Plex Building**



**Campus**



**Gym Building**



**Gym - Theater**



**Gym - Kitchen**



**Gym - Indoor Pool**



**Baseball Field**



**Restrooms/Refreshment Stand between  
baseball & soccer fields**



**Pavilion**

**FOR MORE  
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**LAND FOR SALE - 210 ACRES**  
**Former Hephzibah Children's Home**  
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**Office Building**



**Office Building**



**3,000 sf & 5,000 sf Warehouses**



**House 1**



**House 2**



**House 3**



**House 4**



**House 5**



**House 6**

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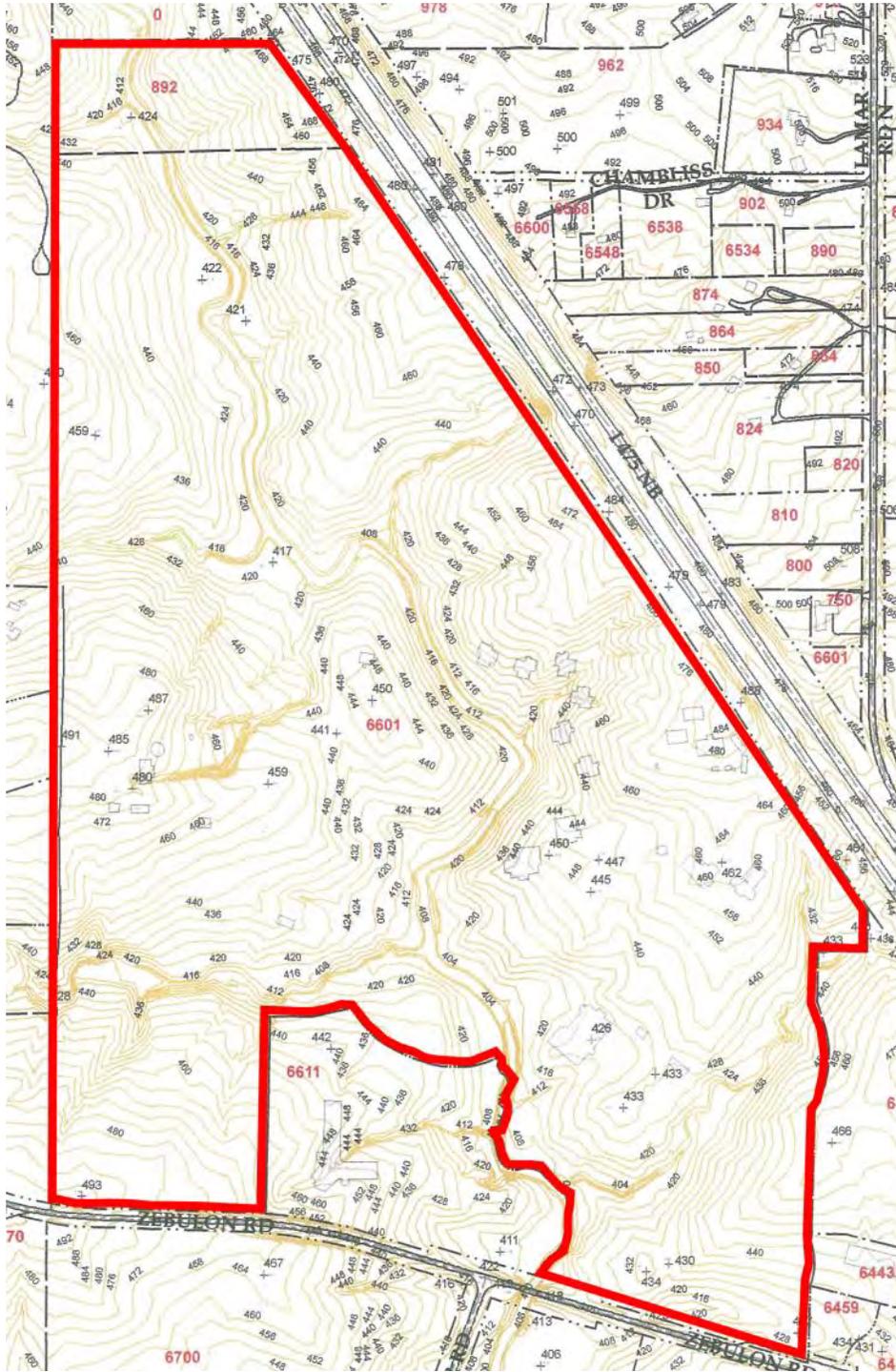
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# Topography Exhibit A



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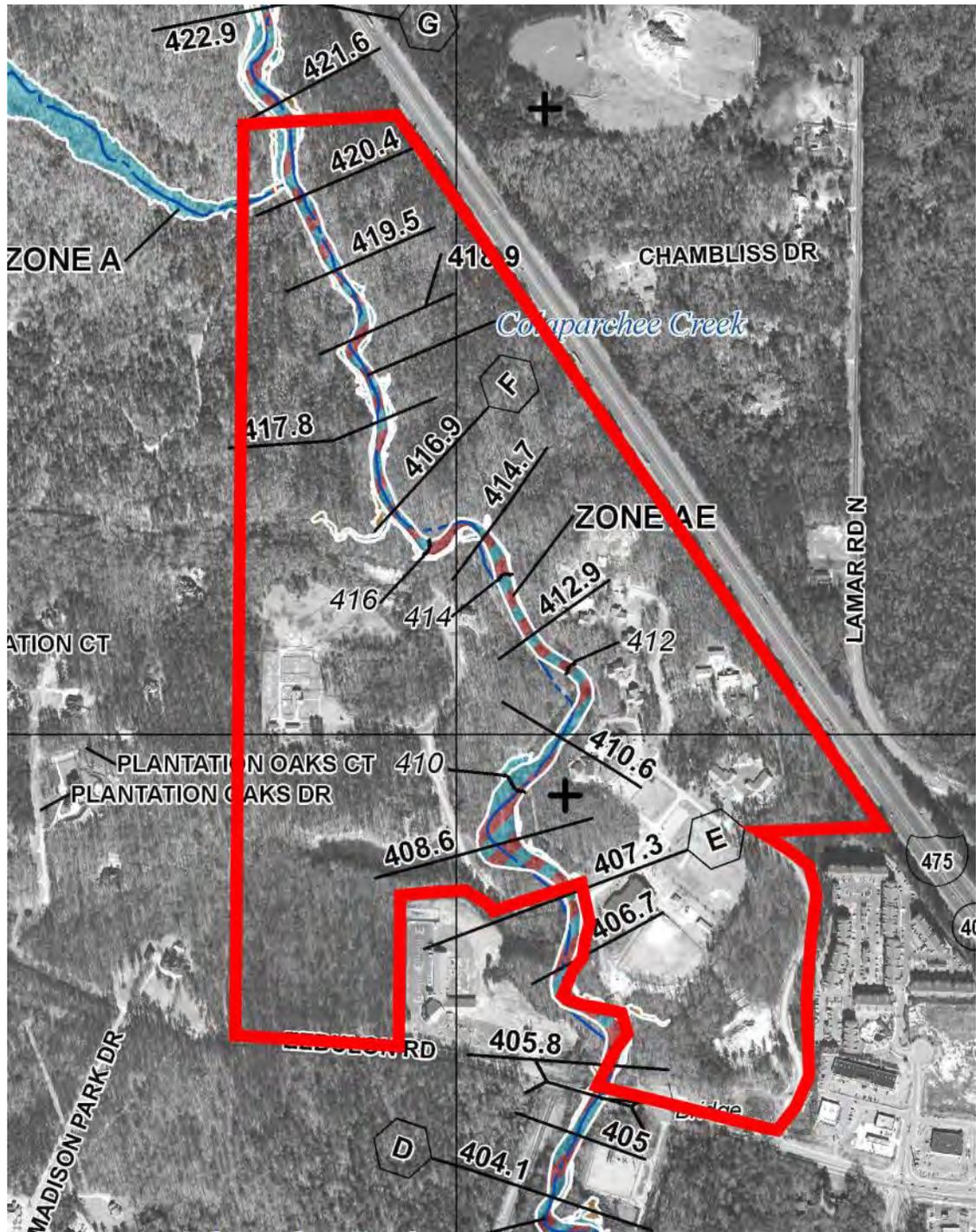
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# Floodplain Map Exhibit B



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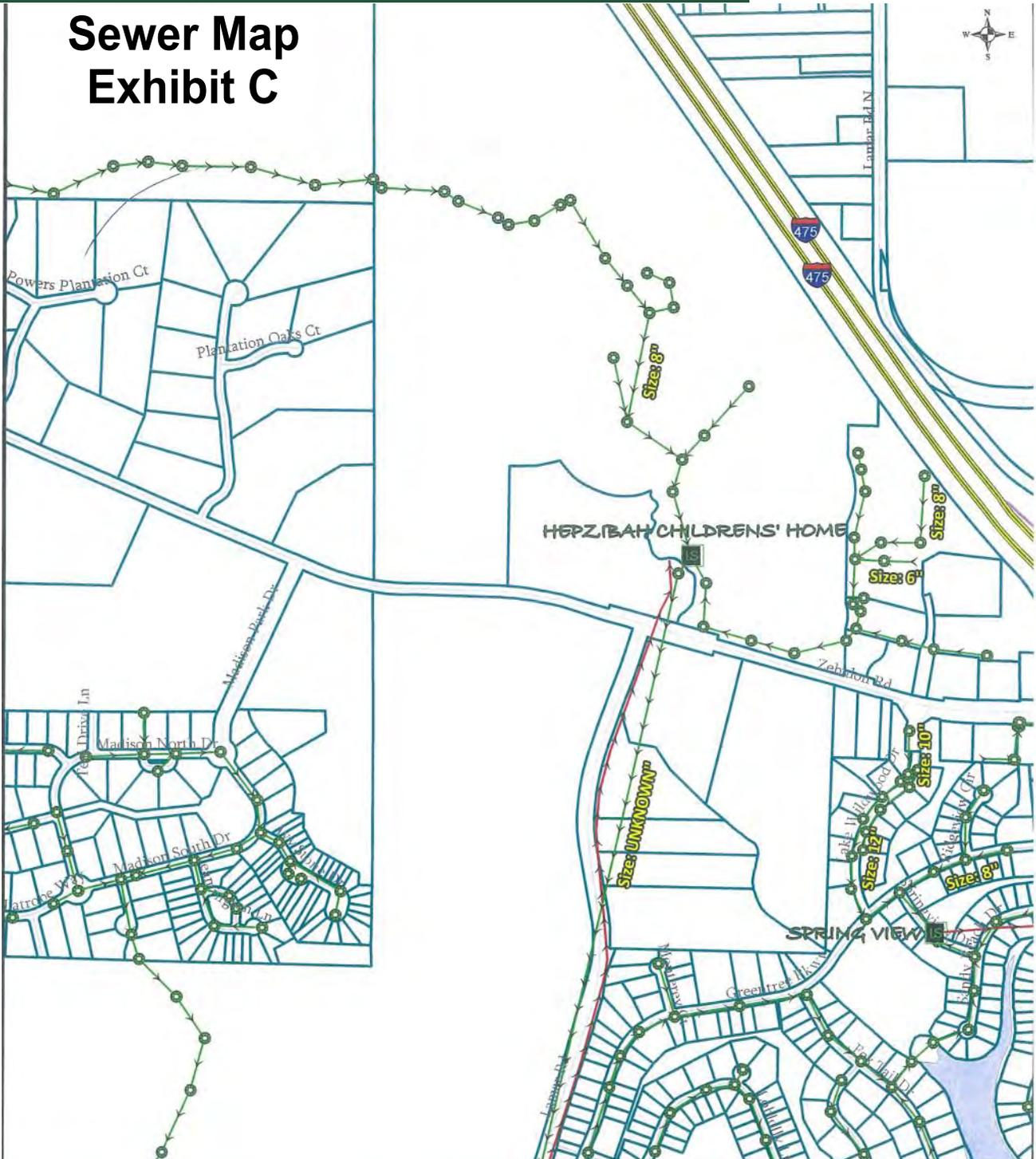
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## Sewer Map Exhibit C



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