

**FOR SALE – 17.34± Acre Multifamily SITE**  
**Approved for 264 Multifamily Apartments**  
**Riverside Drive at Hall Road**  
**Macon, GA 31210**



Summary

Area Info

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

FOR SALE – 17.34± Acre Multifamily SITE  
Approved for 264 Multifamily Apartments  
Riverside Drive at Hall Road  
Macon, GA 31210



Summary

Area Info

Site Map

PROPERTY INFORMATION

BUILDING

**Property Address:** Riverside Drive at Hall Road  
Macon, GA 31210

**County:** Bibb

**Utilities:** All Available  
(Sewer easement in place)

**Frontage:** 361.7’ ft on Riverside Drive  
828.4’ ft on Hall Road

**Traffic Count:** Riverside Drive  
Interstate 75

**Taxes:** 4420 Riverside Drive: \$140.90  
4440 Riverside Drive: \$449.48  
Total: \$590.38

SITE

**Site Size:** 4420 Riverside Drive: **1.99 AC**  
4440 Riverside Drive: **15.35 AC**

**Parcel ID:** 4420 Riverside Drive: M030-0053  
4440 Riverside Drive: M030-0009

**Zoning:** **APPROVED for 264 Unit  
Multifamily Apartments**

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	25,210	50,377	153,947
Avg HH Income	\$120,389	\$117,719	\$83,073
Median Age	36.4	37.5	36.6

CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



# FOR SALE – 17.34± Acre Multifamily SITE

## Approved for 264 Multifamily Apartments

Riverside Drive at Hall Road  
Macon, GA 31210



Summary

Area Info

Site Map

## PROPERTY INFORMATION

### NOTES

Located on the South side of Riverside Drive and Hall Road with good access to I-75. High demographic area. In the path of growth. Seller will provide the purchaser Architectural Drawings, Civil Engineering Drawings, Sewer Easement Drawings, and approved Zoning Permits. These drawings and permits have taken approximately 2 years and approximately a million dollars for the owner to obtain. The only remaining permits needed to begin construction are a land disturbance permit and a grading permit.

### SURROUNDING NEIGHBORS

Surrounding neighbors include Shoppes at River Crossing, Butler Toyota, Georgia DOT, Piedmont Orthopedic Complex, Verizon, AT&T, Jackson Automotive, Pin Strikes, Hobby Lobby, Rooms To Go, and many more restaurants, retailer, and businesses.



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

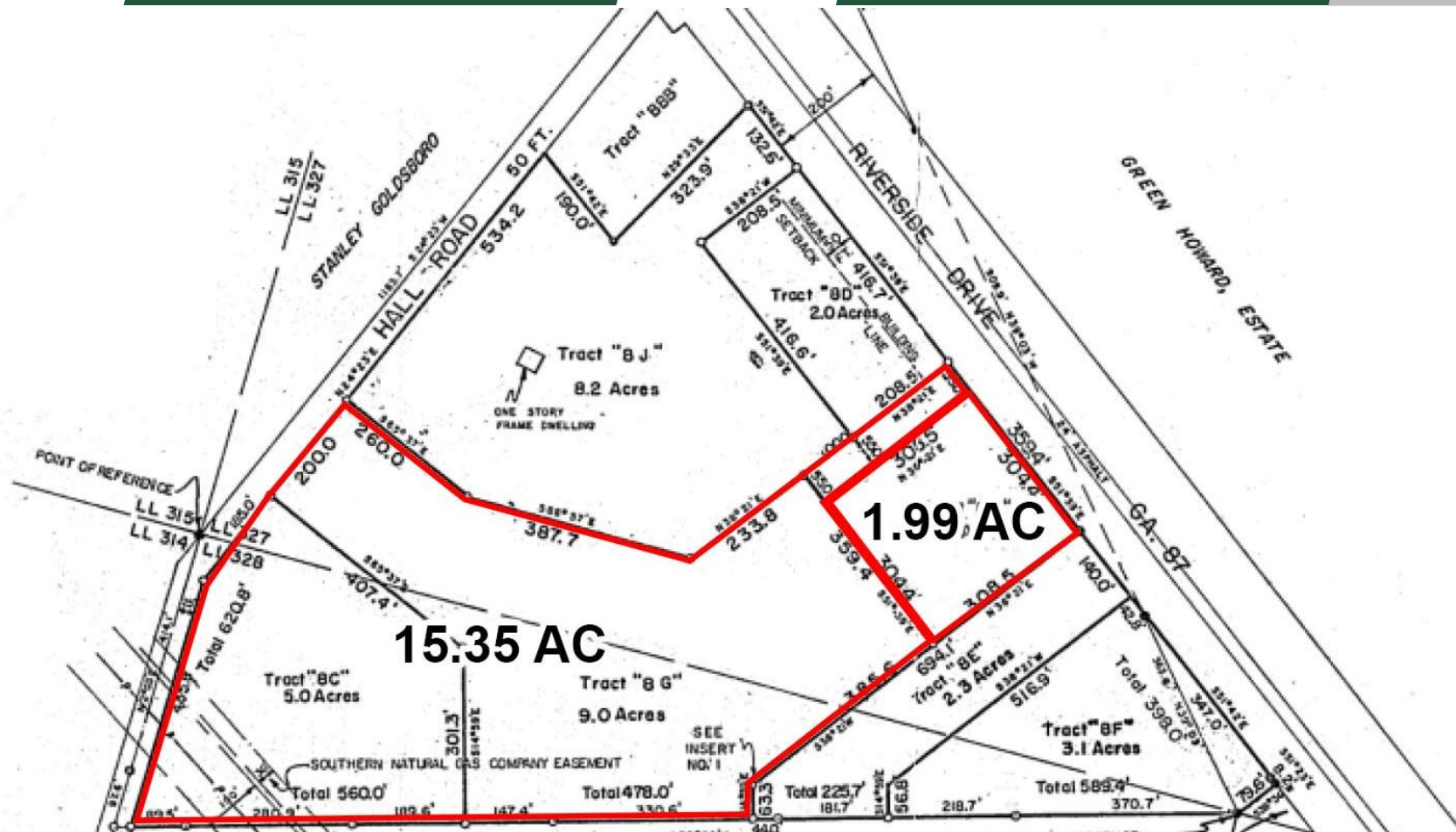
**FOR SALE – 17.34± Acre Multifamily SITE**  
**Approved for 264 Multifamily Apartments**  
**Riverside Drive at Hall Road**  
**Macon, GA 31210**



Summary

Area Info

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>