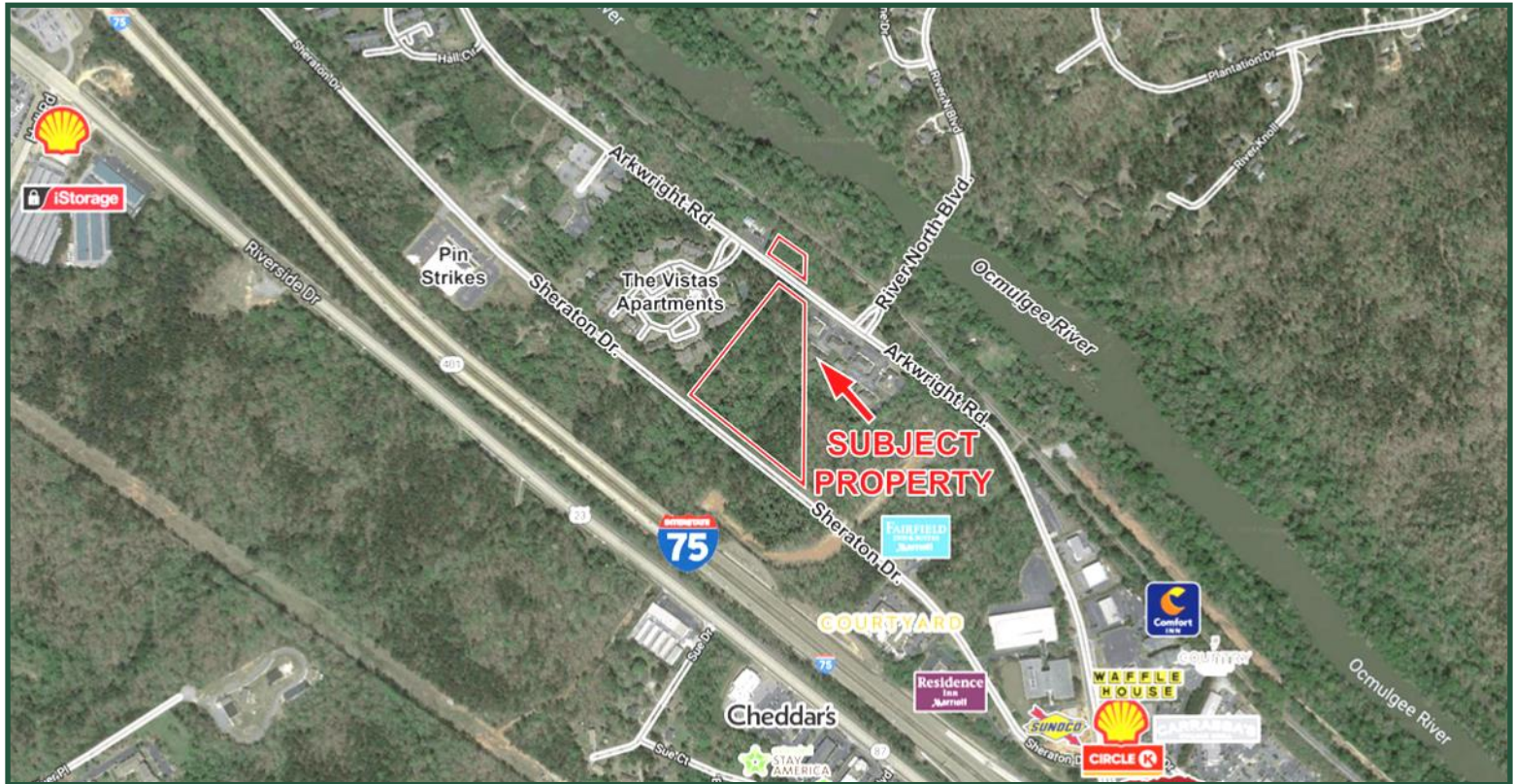


## 9.44 Acres For Sale

4140 Arkwright Rd.

Macon, GA 31210



**Lot Size:** ± 9.44 Acres (8.81 Acres & .63 Acres combined)

**Utilities:** Sewer Available

**Zoning:** Agricultural

**Property Taxes:** \$2,310.66 (2019 est.)

**Description:** Vacant land zoned Agricultural. Suitable for multi-family or light industrial/commercial or hospitality. Portion of property in flood zone, approximately 7 Acres buildable.

**Location:** Situated between Arkwright Rd. & Sheraton Dr. with frontage on both streets.

**Neighbors:** Courtyard by Marriott, Fairfield Inn & Suites, Pin Strikes, The Vistas Apartments, High Ridge Center, and Residence Inn.

### 2019 Demographics

	1 Mile	3 Mile	5 Mile
Population	2,261	22,715	48,321
Median Age	31.9	37.7	37.8
Average HHI	\$61,335	\$92,775	\$90,426

## Sale Price: \$250,000

**FOR MORE  
INFORMATION  
CONTACT**

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478-731-5899 (C)  
478-746-9421 (O)  
[lheath@fickling.com](mailto:lheath@fickling.com)

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)

**8.81 Acres**

**AREA 1: 4.628 ACRES  
ELEVATION > 324'**

**AREA 2: 1.749 ACRES  
ELEVATION > 324'**

**NOTES**

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**LEGEND**

Match Line

Floodway Boundary

100 Year Floodplain Boundary

SFHA

Concrete Slab

Old House

Terrace

Approx. Location

Existing Topographic Survey and Floodplain Map

0 50 100

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