



COMMERCIAL DEVELOPMENT OPPORTUNITY

±3.62 Acres | Macon, GA



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CONTACT

MARGARET BLANTON
V.P. Self Storage Group
Margaret@BullRealty.com
404-876-1640 x 166

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

Property Overview

This ±3.62 acre commercial site is strategically located just off the Arkwright Road interchange at I-75 in Macon, Georgia, offering convenient interstate access. The property is also just off Riverside Drive, one of Macon's primary commercial corridors, with a strong concentration of retail, restaurants, hotels, and other established businesses.

The [C-4 zoning](#) provides flexibility for a variety of commercial uses, including hotels and motels, making the property well suited for hospitality, retail, restaurant, and other commercial development. Its location near existing national retailers, restaurants, and lodging establishments further enhances its development potential.

With excellent accessibility, strong surrounding commercial activity, and flexible zoning, this property presents an outstanding opportunity for a wide range of commercial users and investors.



SALE PRICE
\$495,000



SITE SIZE
±3.62AC



Highlights

- ±3.62 Acres
- ±216 FT of Frontage on Holiday Drive
- [C-4 Zoning](#)
- Just Minutes from I-75
- Excellent Interstate Accessibility
- Convenient Access to Downtown Macon
- Located Within an Established Commercial Corridor
- Surrounded by Retail, Hospitality & Service Businesses
- Flexible Commercial Development Potential
- Suitable for a Variety of Commercial Uses
- Strategic Central Georgia Location
- Easy Access to Major Employment & Activity Centers
- Growing Macon-Bibb County Market

Property Information

	ADDRESS	111 Holiday Drive N, Macon, GA 31210
	COUNTY	Bibb
	SITE SIZE	±3.62 AC
	ZONING	C-4 (Commercial)
	UTILITIES	All to Site
	TOPOGRAPHY	Fairly level - gently sloping to the rear
	PARCEL ID	N044-0053
	FRONTAGE	216 ft on Holiday Drive N
	IDEAL AND PERMITTED USE	Variety of commercial uses, including hotels and motels

 **SALE PRICE**
\$495,000



[CLICK HERE FOR VIDEO 1](#)

[CLICK HERE FOR VIDEO 2](#)

[CLICK HERE FOR VIDEO 3](#)

Parcel Map



Retail Aerial



Address	111 Holiday Drive North Macon, GA 31210
County	Bibb
Parcel ID	N044-0053
Site Size	±3.62 Ares
Zoning	C-4 (Hospitality, Retail, Restaurant, and other Commercial Development)
Access	I-75 and Riverside Drive

Demographic Overview



POPULATION

3 MILES	5 MILES	10 MILES
27,134	69,614	160,098



HOUSEHOLDS

3 MILES	5 MILES	10 MILES
11,911	30,727	64,917



AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$119,353	\$102,142	\$90,728

Esri 2026



STRONG CONSUMER BASE

More than 160,000 residents live within 10 miles, supported by nearly 65,000 households and average household incomes exceeding \$100,000 within five miles, providing a substantial consumer base for retail, service and commercial development.

About The Area

MACON, GA

The Heart of Central Georgia

CENTRAL GEORGIA LOCATION

Macon is strategically located in Central Georgia along the Ocmulgee River, approximately 85 miles southeast of Atlanta. As the center of Macon-Bibb County, the city serves as an important regional hub for commerce, healthcare, education and transportation.

EXCELLENT INTERSTATE CONNECTIVITY

Macon benefits from exceptional regional access through Interstate 75, Interstate 16 and Interstate 475. I-75 provides direct connectivity to Atlanta and South Georgia, while I-16 connects Macon with Savannah and Georgia's coastal region.

EDUCATION & EMPLOYMENT

The area is home to several prominent institutions of higher education, including Mercer University, Middle Georgia State University and Wesleyan College. Macon also supports a diverse employment base spanning healthcare, education, government, manufacturing, logistics and professional services.

CULTURE & QUALITY OF LIFE

Known for its rich musical history and Southern character, Macon offers numerous cultural and recreational attractions, including Ocmulgee Mounds National Historical Park, the Tubman Museum and Hay House. The city is also nationally recognized for its annual International Cherry Blossom Festival.

REGIONAL COMMERCIAL HUB

With its central location, extensive transportation infrastructure and position between Atlanta and Savannah, Macon serves as a key commercial and distribution center for Middle Georgia and provides convenient access to major markets throughout the Southeast.



Broker Profile



MARGARET BLANTON

V.P. Self Storage Group
Margaret@BullRealty.com
404-876-1640 x 166

Margaret Blanton began her commercial real estate career in 2008 and has established herself as a trusted advisor specializing in the acquisition and disposition of self-storage properties throughout the Southeastern United States. Over the course of her career, she has represented private investors, developers, institutions, and owner-operators in a wide range of investment transactions. Known for her professionalism, market knowledge, and client-focused approach, Margaret is committed to delivering exceptional results while providing strategic guidance tailored to each client's investment objectives.

As a member of Bull Realty's Self Storage Group, Margaret leverages the firm's industry-leading marketing platform, proprietary databases, extensive investor network, and advanced market research tools to maximize property exposure and create competitive bidding environments. Her comprehensive understanding of the self-storage sector, combined with detailed financial analysis and market intelligence, enables her to help clients make informed decisions and achieve optimal outcomes in both acquisitions and dispositions.

Margaret earned a Bachelor of Science in Marketing from Georgia State University and is a lifelong Atlanta native. Following graduation, she spent time living and studying in Buenos Aires, Argentina, where she immersed herself in the local culture and became conversational in Spanish. Her international experience has strengthened her communication skills and appreciation for building lasting relationships with clients from diverse backgrounds.

Committed to both professional excellence and community involvement, Margaret is a CCIM Candidate and an active member of the Atlanta Commercial Board of Realtors (ACBR). She is also passionate about giving back to the community and regularly volunteers with Open Hand Atlanta, a nonprofit organization dedicated to improving nutrition and health outcomes for individuals in Metro Atlanta area.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



LICENSED
IN
8
SOUTHEAST
STATES



ATL
HEADQUARTERS

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access, and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM - HERE

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 111 Holiday Drive N., Macon, Georgia 31210 Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____ 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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