



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Valero & Magnolia Court Motel
4737-4739 Houston Road
Macon, GA 31216

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,700 SF Valero and Magnolia Court Motel Located at 4737-4739 Houston Road in Macon, Georgia. This Opportunity is Great For an Owner/Operator and is Located in an Area With Strong Demographics, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,130,000
PRICE PER LAND AREA	\$5.15

PROPERTY SUMMARY

ADDRESS	4737-4739 Houston Road Macon, GA 31216
COUNTY	Bibb
BUILDING AREA	4,700 SF
LAND AREA	9.50 AC
BUILT RENOVATED	1987 2014

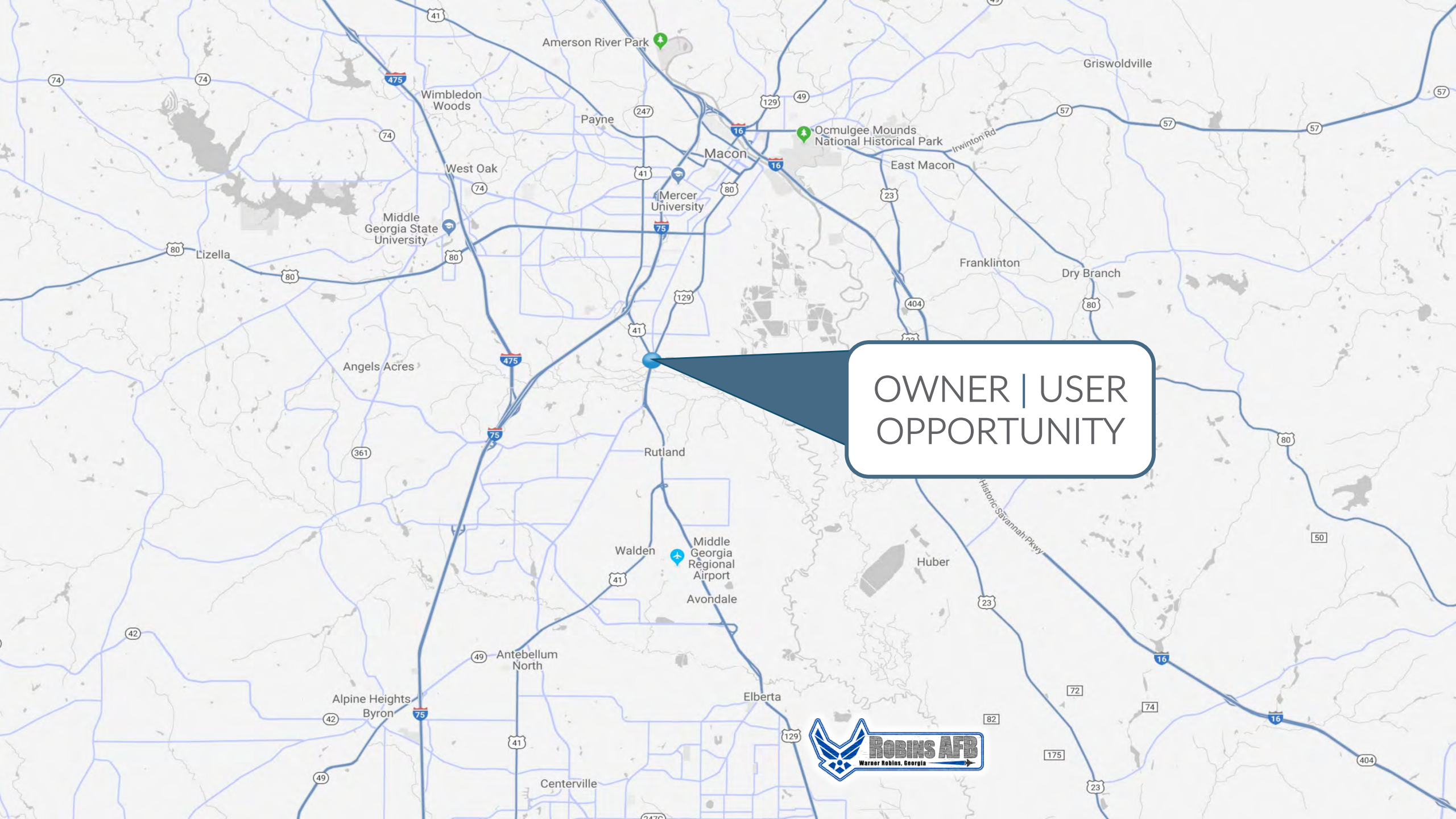


HIGHLIGHTS

- Great Opportunity For Owner/Operator
- Part of the Magnolia Court Motel is Also Located Across Houston Road
- I-Deal Autos is Renting Part of the Property's Land - Creating an Additional Income
- Vanilla Shell Retail Space For Additional Revenue Stream
- Great Ingress and Egress - the Department of Transportation Removed the Median Allowing For Better Access on Both Sides and is Also Building a Roundabout at the Fork For Greater Traffic Flow
- 6-Miles From the Middle Georgia Regional Airport
- Approximately 16-Miles From the Robins Air Force Base, Which is the Largest Industrial Complex in Georgia
- Located Off of Houston Road Which Sees Over 38,400 Vehicles Per Day
- Great Exposure and Easy Access on a Wide Frontage Road
- Strong Demographics - Over 64,129 Residents Live Within a 5-Mile Radius
- Nearby Tenants Include: Waffle House, Arby's, Subway, Dollar Tree, Family Dollar Piggly Wiggly, McDonald's, Dollar General, SunTrust, Bojangles' and More



ACTUAL PROPERTY IMAGES



OWNER | USER
OPPORTUNITY





FLINT

pepsi

41

Southern States
TOYOTALift
MATERIAL HANDLING SOLUTIONS - SINCE 1952

MAGCON
AUTO NETWORK

I-DEAL AUTOS

MARATHON

ALL STAR
SCOOTERS

Houston Ave

FedEx
Ship Center

ERIKS

TruckPro

Tucker's
Barbecue

129

HercRentals

Yancey Rents CAT Rental

Armstrong
CEILINGS



OWNER | USER
OPPORTUNITY

Houston Rd

CARLAND
AUTO SALES

SWAMP DONKEY
OFFROAD

JB & L
Auto Sales

Advance
Auto Parts

O'Reilly
AUTO PARTS

DOLLAR GENERAL
FAMILY DOLLAR

SUNTRUST
jiffy lube
DQ

CITITRENDS cricket
ROSES
DOLLAR GENERAL

NS
NORFOLK SOUTHERN

piggly wiggly
DOLLAR TREE
metro by T-Mobile
FAMILY DOLLAR
McDonald's

Arby's
WAFFLE HOUSE
SUBWAY
Kentucky Fried Chicken

129

Bojangles
Flash Foods

WAFFLE HOUSE



41

WOLSELEY
INDUSTRIAL GROUP

Graphic Packaging
INTERNATIONAL

OWNER | USER
OPPORTUNITY

Houston Rd

Armstrong
CEILINGS

MACON | BIBB COUNTY | GEORGIA

Macon is a consolidated city-county located in Bibb county in the state of Georgia. Macon lies near the geographic center of the state, approximately 85 miles south of Atlanta, hence the city's nickname "The Heart of Georgia". Located near the fall line of the Ocmulgee River, Macon had a 2018 estimated population of 153,095 residents. Macon is the principal city of the Macon metropolitan area, which had an estimated population of 228,914 people in 2017. Macon is also the largest city in the Macon–Warner Robins Combined Statistical Area, a larger trading area with an estimated 420,693 residents in 2017; the CSA abuts the Atlanta metropolitan area just to the north. Rich history, incredible architecture, stunning Southern charm, and a soulful musical heritage have branded Macon "Where Soul Lives".

Robins Air Force Base, the largest single-site industrial complex in the state of Georgia, is just 10 miles south of Macon on Highway 247 next to the city of Warner Robins. The headquarters of the 48th Infantry Brigade Combat Team, Georgia Army National Guard is located in Macon. Due to the cities close proximity, Atlanta's economy also affects Macon's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the county and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Explore historic sites, music landmarks, cultural museums, antebellum architecture and much more in Macon. Macon is a city in central Georgia, which means its close to a lot of multiple attractions. The city is located near the Ocmulgee National Monument, which has large Native American earthen mounds from around 1000 A.D., and its museum displays artifacts spanning thousands of years. The Tubman Museum's exhibits on African-American art, history and culture include a huge mural and the Inventors Gallery. The city also includes The Allman Brothers Band Museum at the Big House, which shows memorabilia in the rock band's former home. The city is also home to The Georgia Sports Hall of Fame, which is the largest state sports hall of fame in the United States at 43,000 square feet.

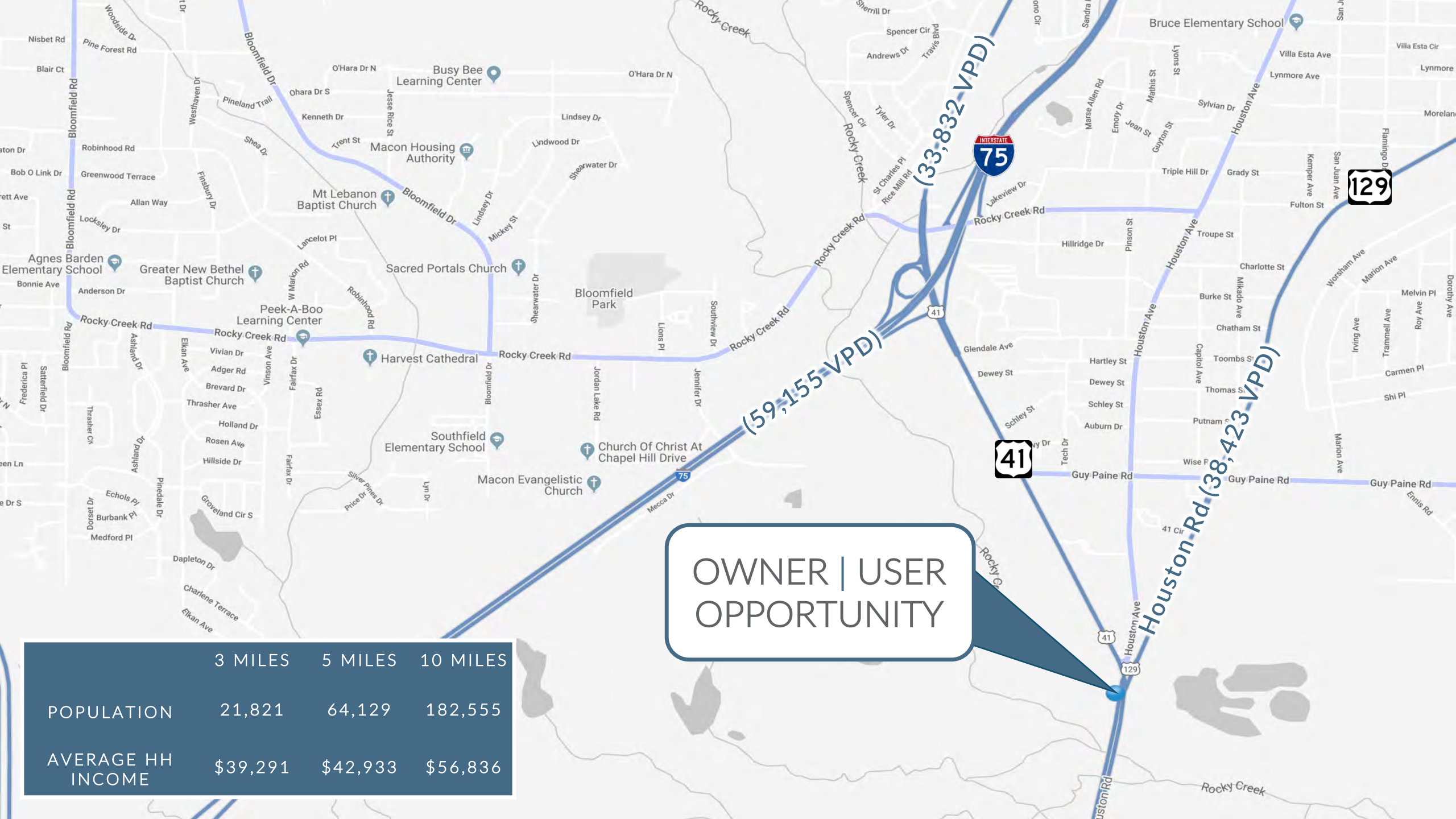


ROBINS AIR FORCE BASE



GEORGIA SPORTS HALL OF FAME





OWNER | USER
OPPORTUNITY

	3 MILES	5 MILES	10 MILES
POPULATION	21,821	64,129	182,555
AVERAGE HH INCOME	\$39,291	\$42,933	\$56,836

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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