



**1200 Bass Road**

**Macon, Bibb County, Georgia 31210**



<b>LOCATION:</b>	1 mile off Interstate 75 (Exit 172)
<b>PREVIOUS USE:</b>	Bibb County Fire Station - Demolished in 2008
<b>ACREAGE:</b>	2 Acres • Divisible • See Conceptual Site Plan (Pg.2)
<b>FRONTAGE:</b>	200' on Bass Road
<b>ZONING:</b>	Agricultural (Proposed Professional Office Rezoning)
<b>TRAFFIC COUNT:</b>	12,500± Average daily vehicles
<b>TOPOGRAPHY:</b>	Rolling & partially cleared
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>All utilities available to site.</li> <li>Sanitary sewer located several hundred feet from property with an approximate cost of \$40,000 to locate on-site.</li> </ul>
<b>SALES PRICE: \$395,000</b>	

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990 RIVERSIDE DRIVE

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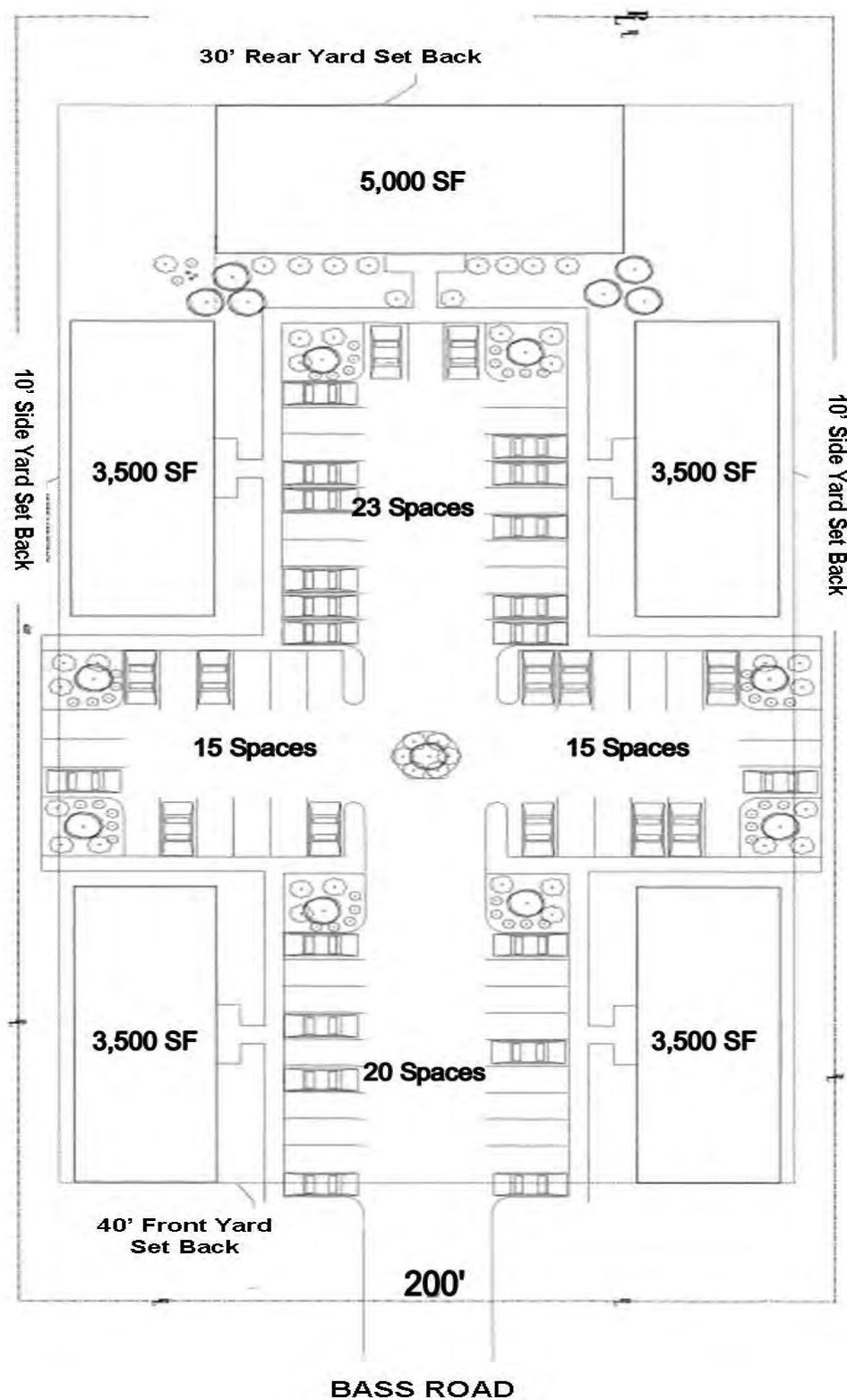
Revised 2/8/22



## CONCEPTUAL SITE PLAN

1200 Bass Road

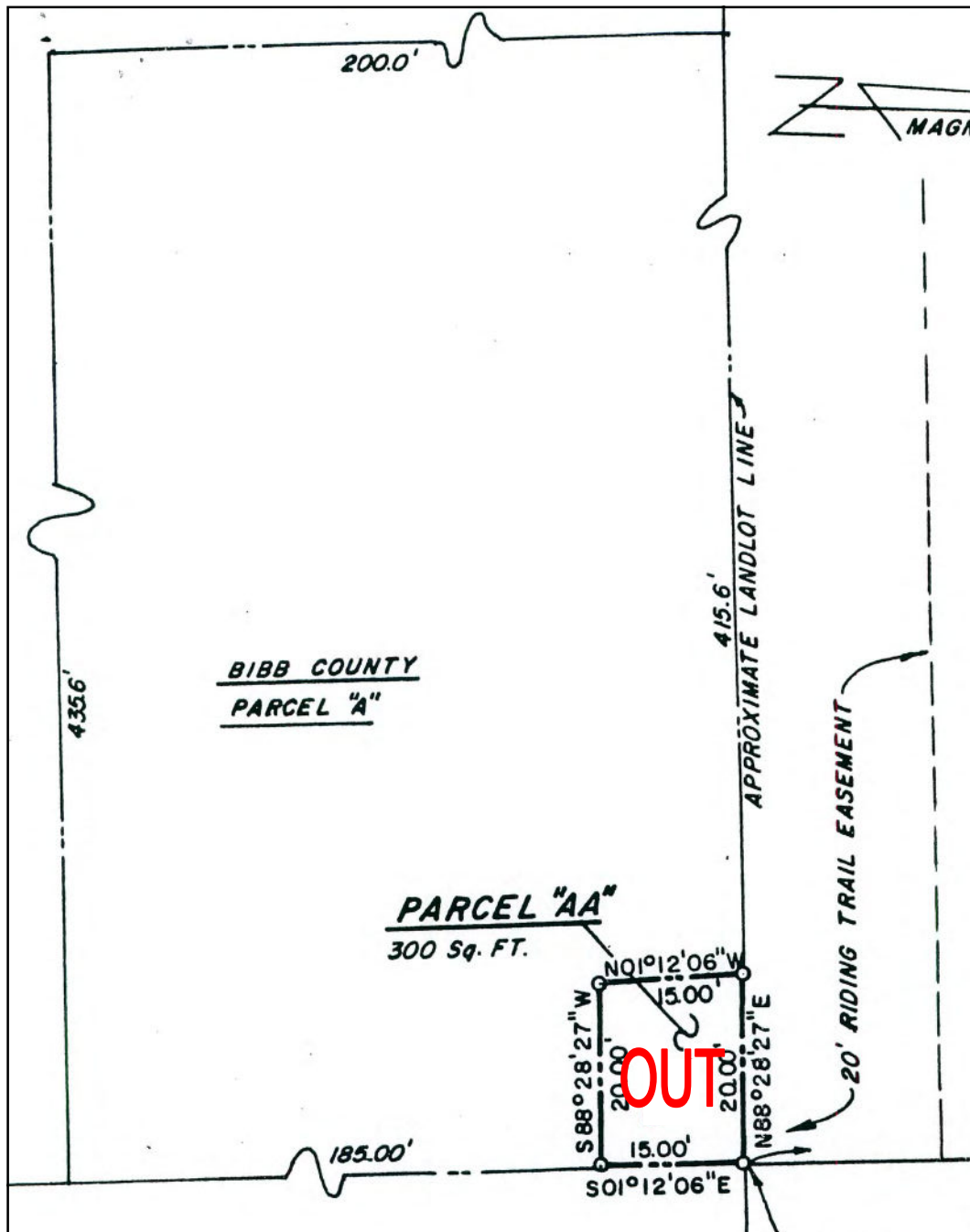
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## SURVEY

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## TOPO MAP

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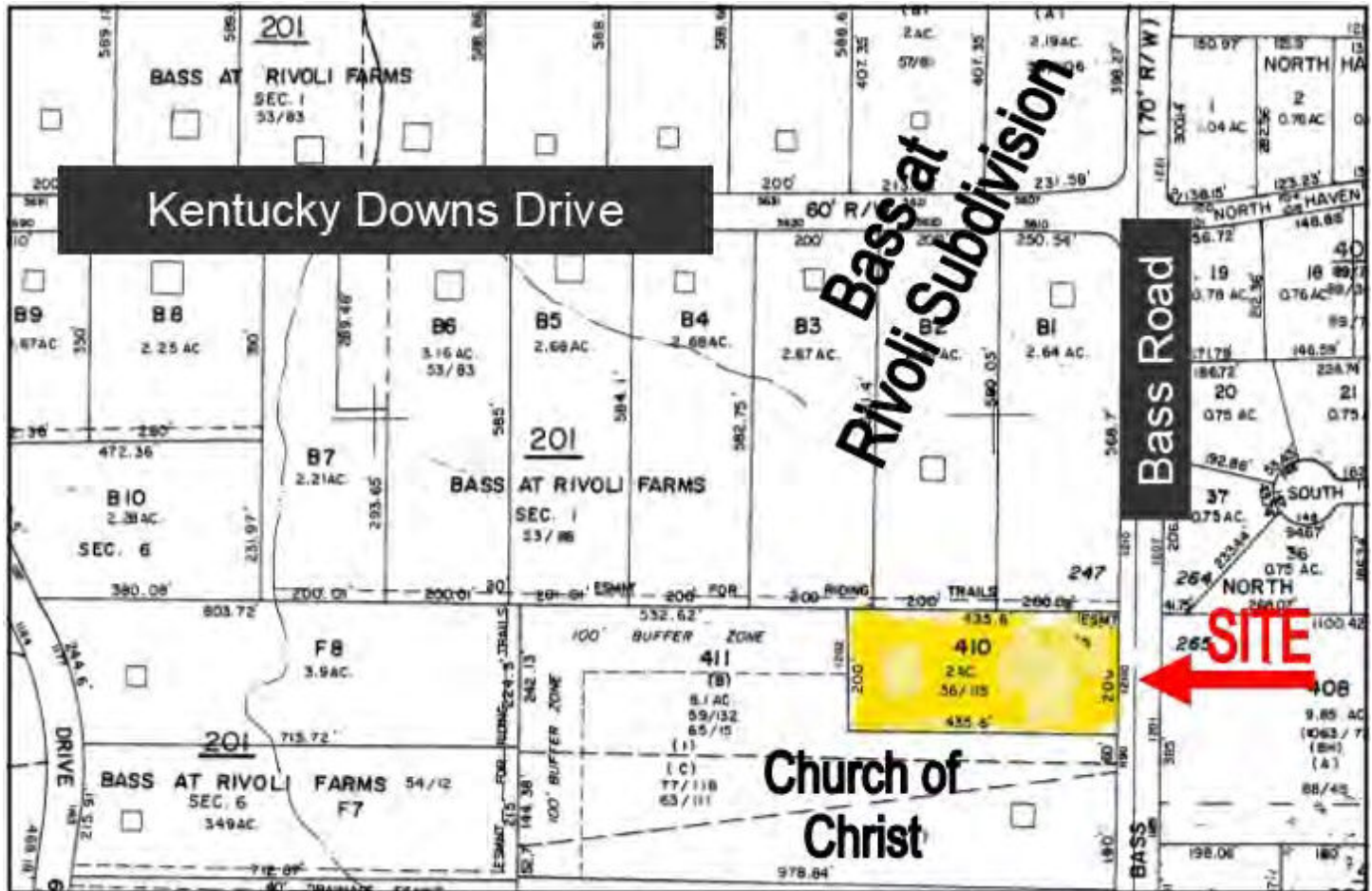
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## PLAT / PARCEL MAP / STREET VIEW

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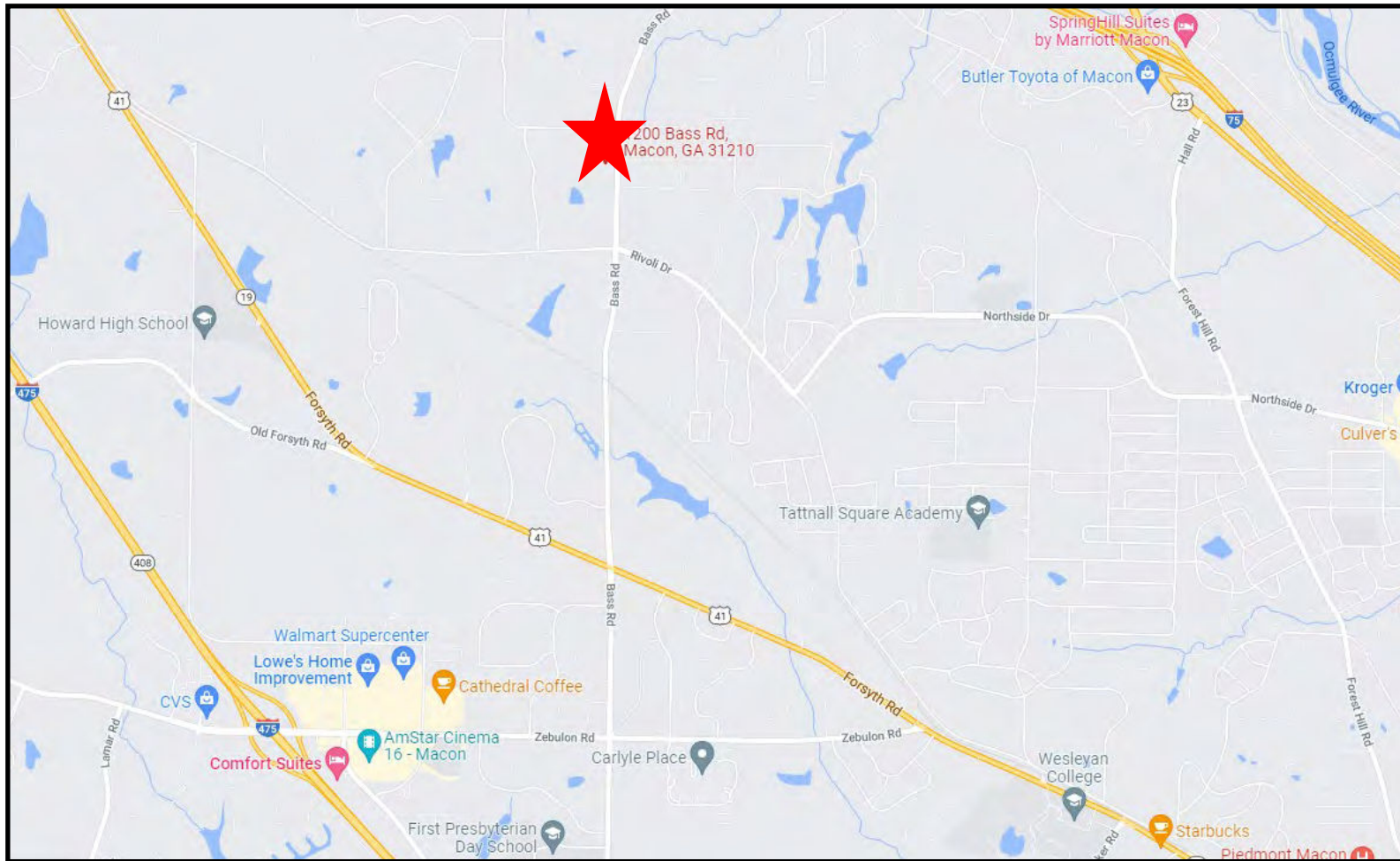
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## LOCATION MAP

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