

FOR SALE

DOWNTOWN CORNER DEVELOPMENT SITE



1220 Martin Luther King Jr. Boulevard | 358 Hazel Street
Macon-Bibb County, Georgia 31201

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CBCMACON.COM

SALES PRICE: \$299,000

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PROPERTY HIGHLIGHTS

- Approximately 0.95 Acres
- Two (2) separate parcels
- Corner development site
- Frontage on Martin Luther King Jr. Boulevard & Hazel Street
- Zoned C-2 Commercial
- Level, development-ready site
- Multiple access points available
- 2025 Property Taxes: \$586.15

Potential Uses:

- Retail Center
- Quick Service Restaurant
- Medical Clinic
- Professional Office
- Convenience Retail
- Automotive Service
- Warehouse/Showroom
- Church

Why This Property:

- Large commercial development sites in Downtown Macon are becoming increasingly difficult to find.
- This nearly one-acre corner location provides excellent visibility, commercial zoning, and the flexibility developers seek for a wide range of investment opportunities.

LOCATION OVERVIEW

- Prime downtown location along **Martin Luther King Jr. Boulevard**, one of Macon's primary commercial corridors
- Highly visible corner with **frontage on both Martin Luther King Jr. Boulevard and Hazel Street**
- Located between multiple **signalized intersections**, providing excellent accessibility and traffic exposure
- Minutes from Downtown Macon's restaurants, retail, entertainment, and government offices
- Approximately **one mile from Interstate 75** and **less than one mile from Interstate 16**, offering quick regional connectivity
- Just **blocks from Atrium Health Navicent**, one of Central Georgia's largest employment centers
- Near Mercer University, downtown residential lofts, hotels, and ongoing redevelopment projects
- Located within an area experiencing continued public and private investment

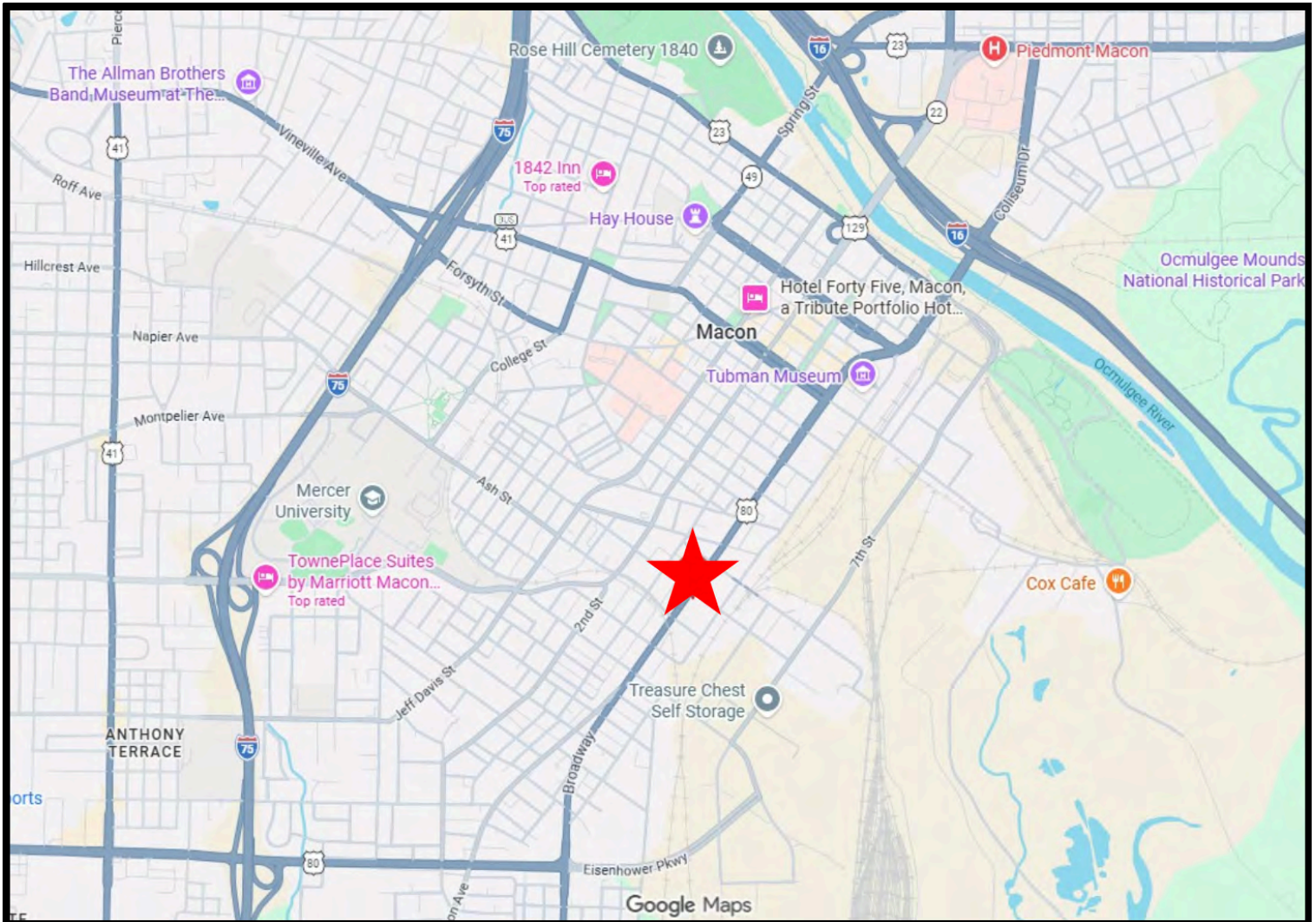
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WATER / SEWER / STORMWATER MAP



LOCATION MAP



Here's why we ❤️ Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.