

SALE

TWO ACRE DEVELOPMENT SITE 1200 BASS ROAD - MACON, GEORGIA 31210



SALES PRICE: \$750,000

LOCATION OVERVIEW

- Located in North Macon one mile from Interstate 75, Exit 172
- Traffic Count: 13,700± Average VPD (2023 GDOT)
- Convenient to shopping, restaurants and financial institutions

PROPERTY OVERVIEW

- 2± Acre Development Site (Divisible)
See Conceptual Site Plan Page 2
- 200'± Frontage on Bass Road
- Zoned Agricultural (Proposed Professional Office Rezoning)
- Topo: Rolling & partially cleared
- All utilities available to site. Sanitary sewer located several hundred feet from property with an approximate cost of \$40,000 to locate on-site

CBCMACON.COM

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcgeorgia.com
MIKI FOLSOM, CCIM
478.361.3036 Cell
mfolsom@cbcgeorgia.com

CBCWORLDWIDE.COM

ART BARRY III, SIOR
478.731.8000 Cell
abarry@cbcgeorgia.com
STEPHANIE FOLSOM, CCIM
478.361.8259 Cell
stephanie@cbcgeorgia.com



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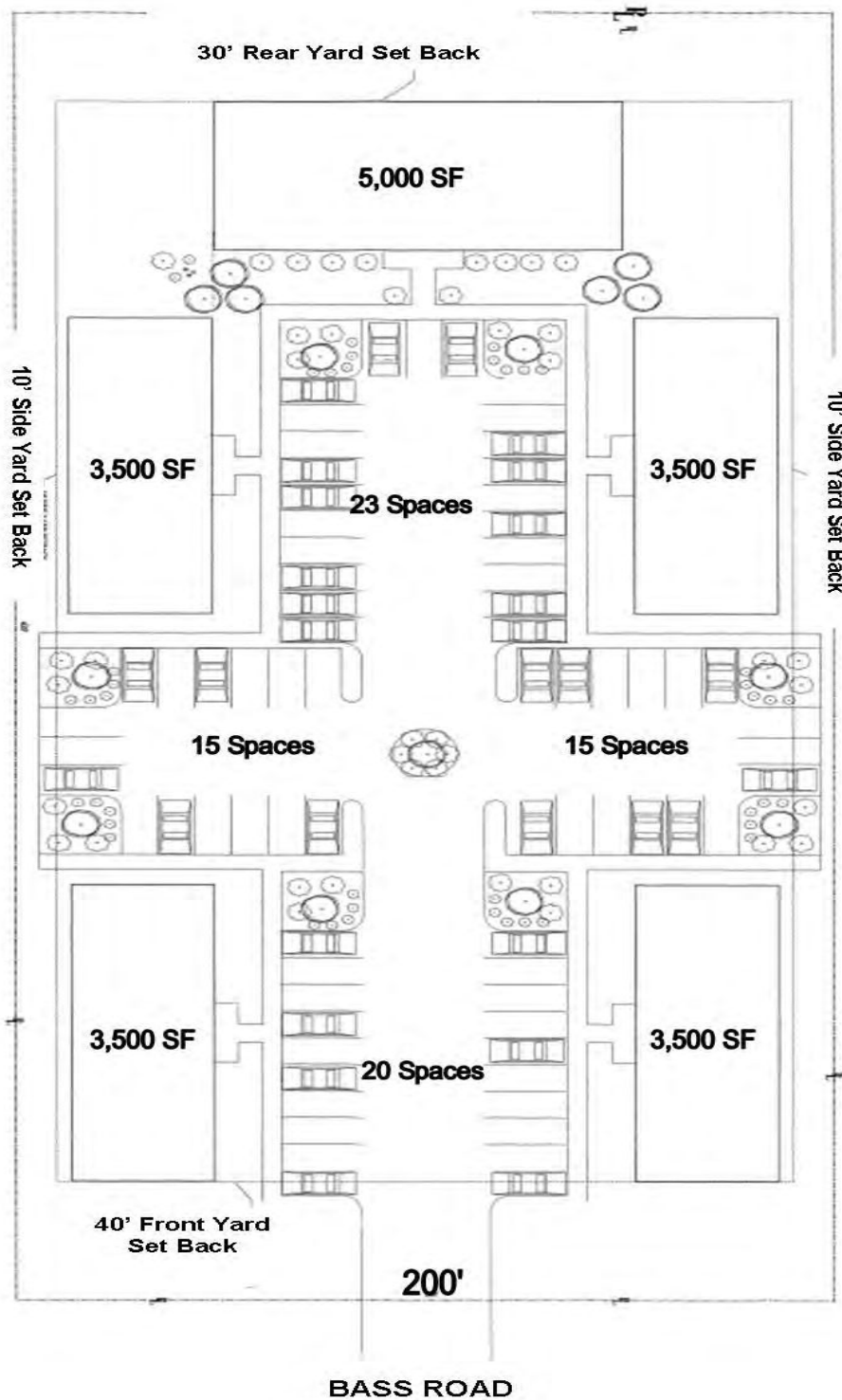
990 RIVERSIDE DRIVE
MACON, GA 31201
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800.926.0990

Revised 1/3/25

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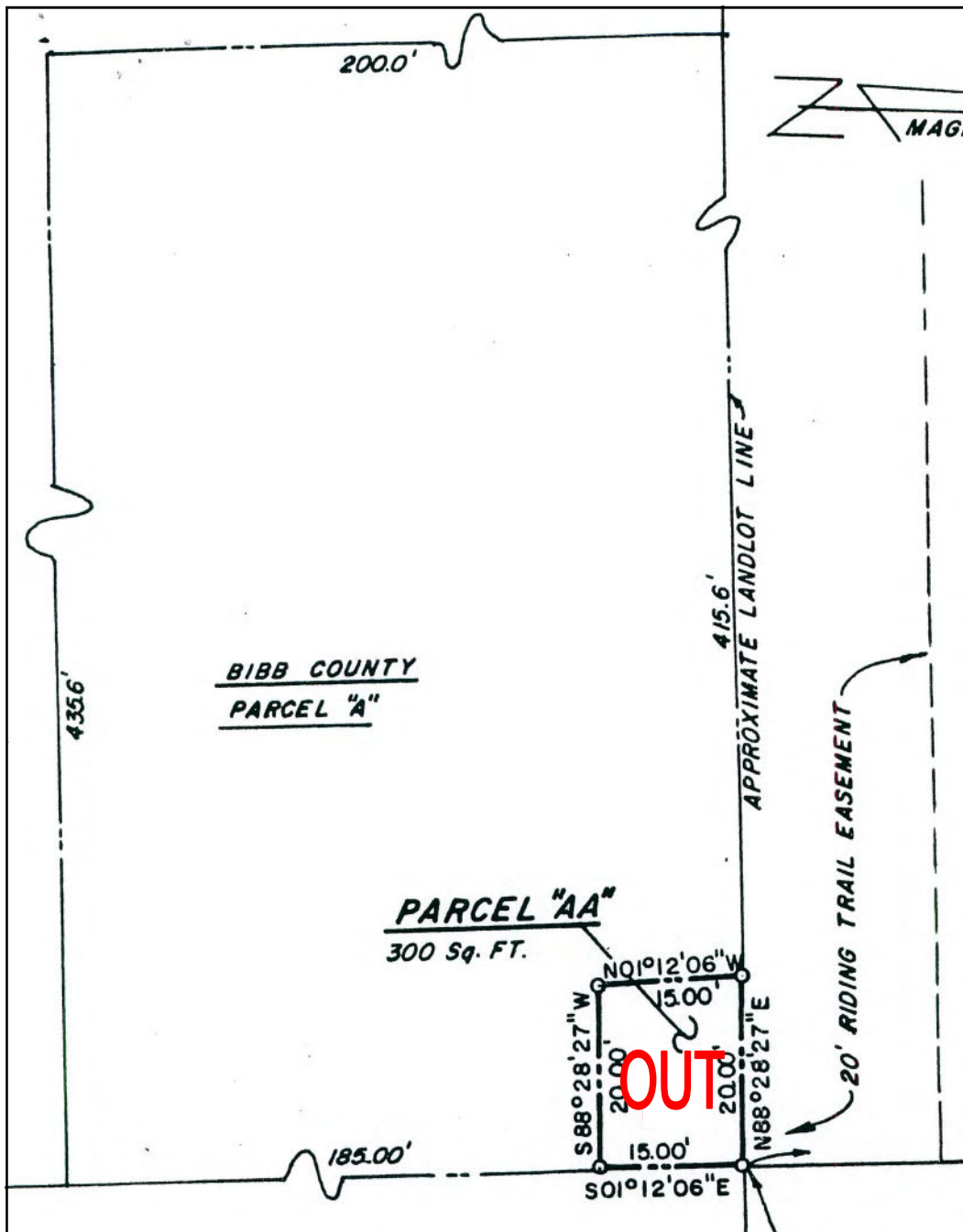
CONCEPTUAL SITE PLAN



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PROPERTY SURVEY



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TOPO MAP



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PLAT / PARCEL MAP / STREET VIEW



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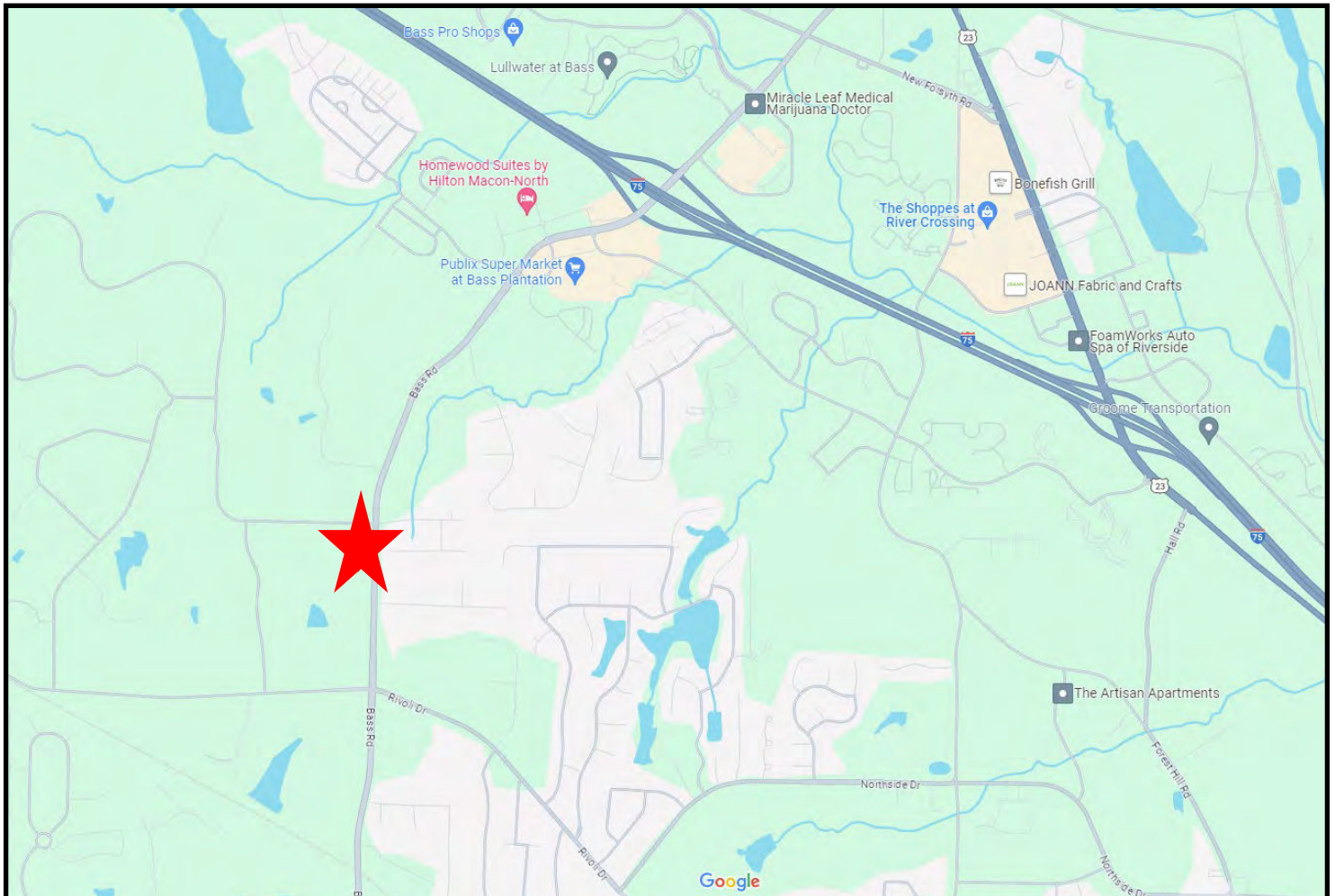
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LOCATION MAP



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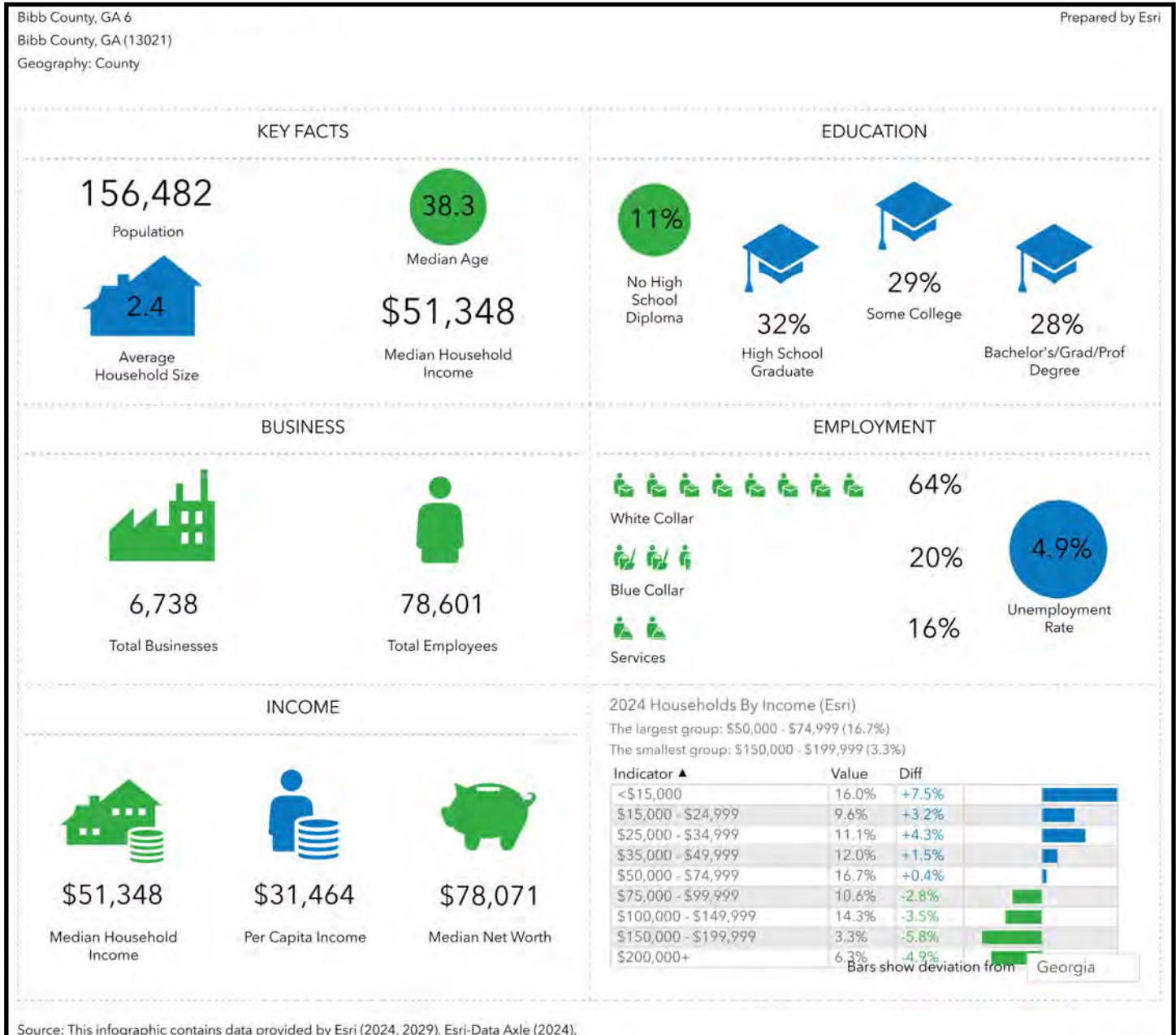
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DEMOGRAPHICS - BIBB COUNTY



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