

**PRICE  
REDUCED**

**INDUSTRIAL DEVELOPMENT SITE**  
**2923 LANIER HEIGHTS ROAD**  
**MACON, BIBB COUNTY, GEORGIA 31217**



**REDUCED SALES PRICE:**  
~~\$100,000~~ \$85,000

### LOCATION OVERVIEW

- Convenient access to Ocmulgee East Boulevard, a primary industrial connector
- Approximately 6 miles to Interstate 16, providing east-west access to Savannah and the Port of Savannah
- Approximately 7 miles to Interstate 75, a major north-south corridor connecting Atlanta and Florida
- Near Middle Georgia Regional Airport and the Airport Industrial area
- Central Georgia location supports efficient regional distribution and logistics operations

### PROPERTY OVERVIEW

- Industrial development site ideal for industrial or commercial use
- 0.77± Acres of land ready for development
- Approximately 90' of frontage on Lanier Heights Road for strong street presence
- Zoned M2 (Heavy Industrial) allowing a variety of industrial and manufacturing uses
- Flat topography, facilitating cost-effective development and construction
- All public utilities available to the site
- Property Tax Bill: \$746.87 (2025)

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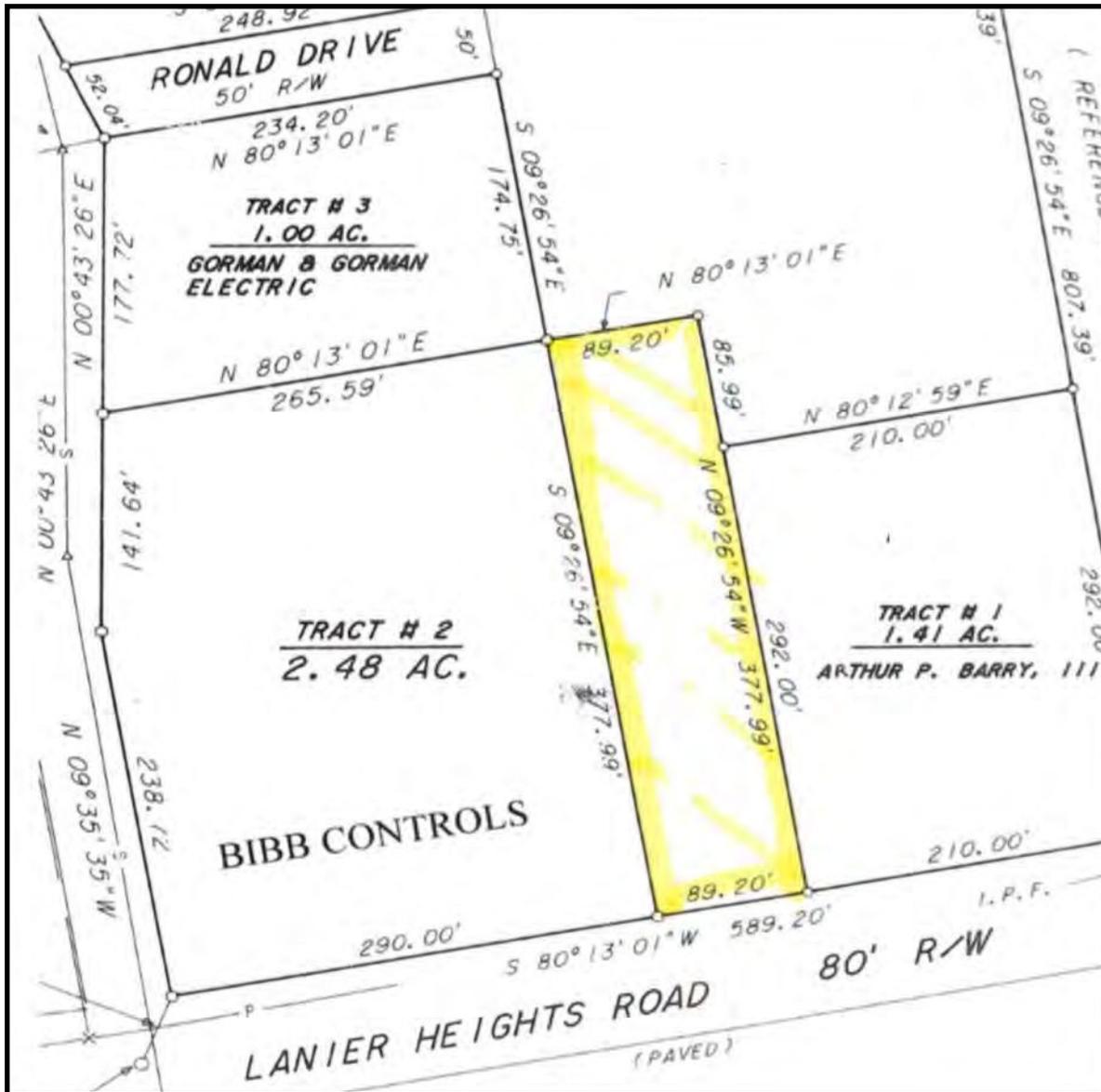
**COLDWELL BANKER  
COMMERCIAL**

EBERHARDT & BARRY  
Revised 1/21/26

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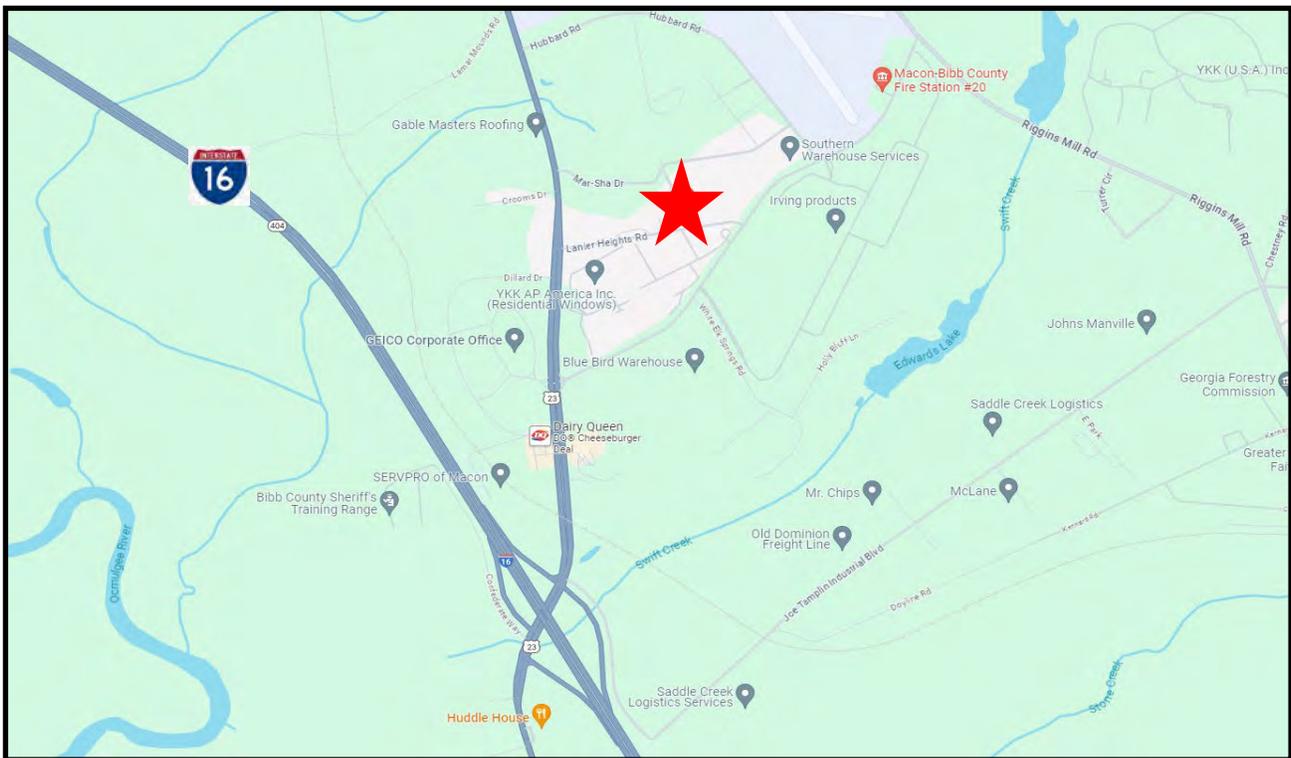
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**PROPERTY SURVEY**



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