SALE

103± ACRES | NORTH MACON DEVELOPMENT OPPORTUNITY

777 BASS ROAD
MACON, BIBB COUNTY, GEORGIA 31210



SALE PRICE:
$32,500 PER ACRE

LOCATION OVERVIEW

- 2.5 miles to Interstate 75
- 4 miles to Interstate 475
- 4.5 miles to The Shoppes at River Crossing (1,000,000± SF open-air lifestyle center)
- 8 miles to Downtown Macon
- Convenient to restaurants, shopping, schools, financial institutions & churches
- School Districts:
  - Carter Elementary (1.4 miles)
  - Howard Middle School (2 miles)
  - Howard High School (2 miles)

PROPERTY OVERVIEW

Rare large-acreage offering in the North Macon/ Bass Road corridor with two lakes, public utilities available, and a mix of wooded, grassed and open land.

- 103± Acres | Zoned Agricultural
- Two lakes | 4± and 12± acres
- Pavilion between the two lakes with two restrooms
- Public water and sewer available; electricity and natural gas available
- Development potential with private estate and recreational appeal

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Revised 9/21/26

PROPERTY OVERVIEW

A substantial North Macon landholding with natural amenities and multiple potential development paths.	
ACREAGE	103± Acres
SALE PRICE	$32,500 Per Acre
ZONING	A - Agricultural District
TOPOGRAPHY	Generally flat to gently rolling
WATER FEATURES	Two lakes - approximately 4± and 12± acres
IMPROVEMENTS	Pavilion between the two lakes with fireplace and two restrooms
UTILITIES	Public water and sewer available; electricity, natural gas and cable available
LAND CHARACTER	Cleared, grassed and partially wooded
EXCLUSIONS	Residential homes at 555, 641 and 675 Bass Road and the lake house are not included in the sale.

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AERIAL PARCEL MAP

The parcel aerial illustrates the scale of the offering and the excluded interior parcels. Property boundaries and measurements are approximate.



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NATURAL AMENITIES & SITE CHARACTER

The two lakes and existing pavilion distinguish the property from a typical large-acreage development tract.











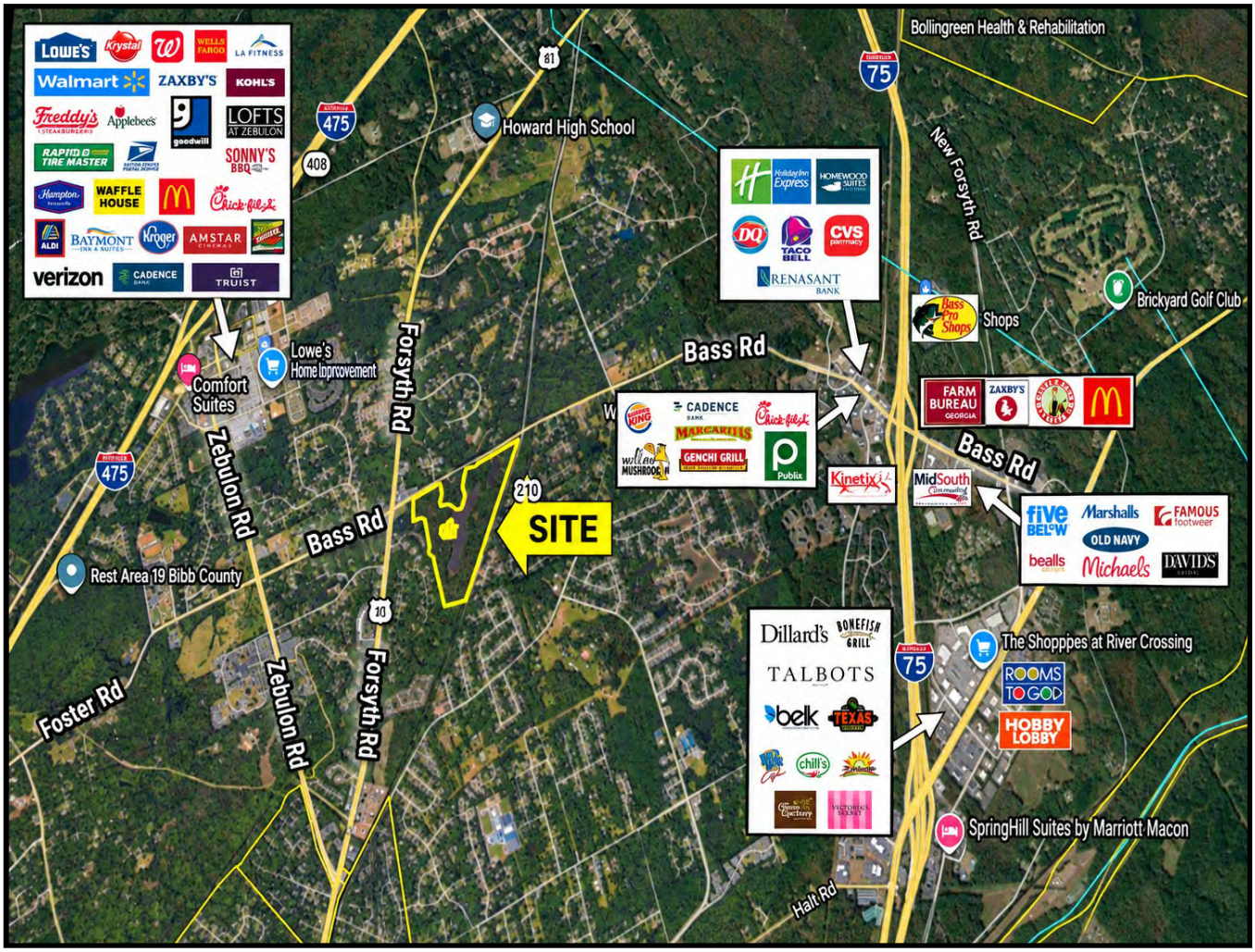


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NORTH MACON LOCATION

Strategically located in the Bass Road/Forsyth Road corridor with convenient access to I-75, I-475 and North Macon's major retail, residential and commercial areas.

North Macon continues to attract significant commercial investment. A planned 158,000± SF Costco received Macon-Bibb Planning & Zoning approval in June 2026 for a site at 1990 Bass Road.



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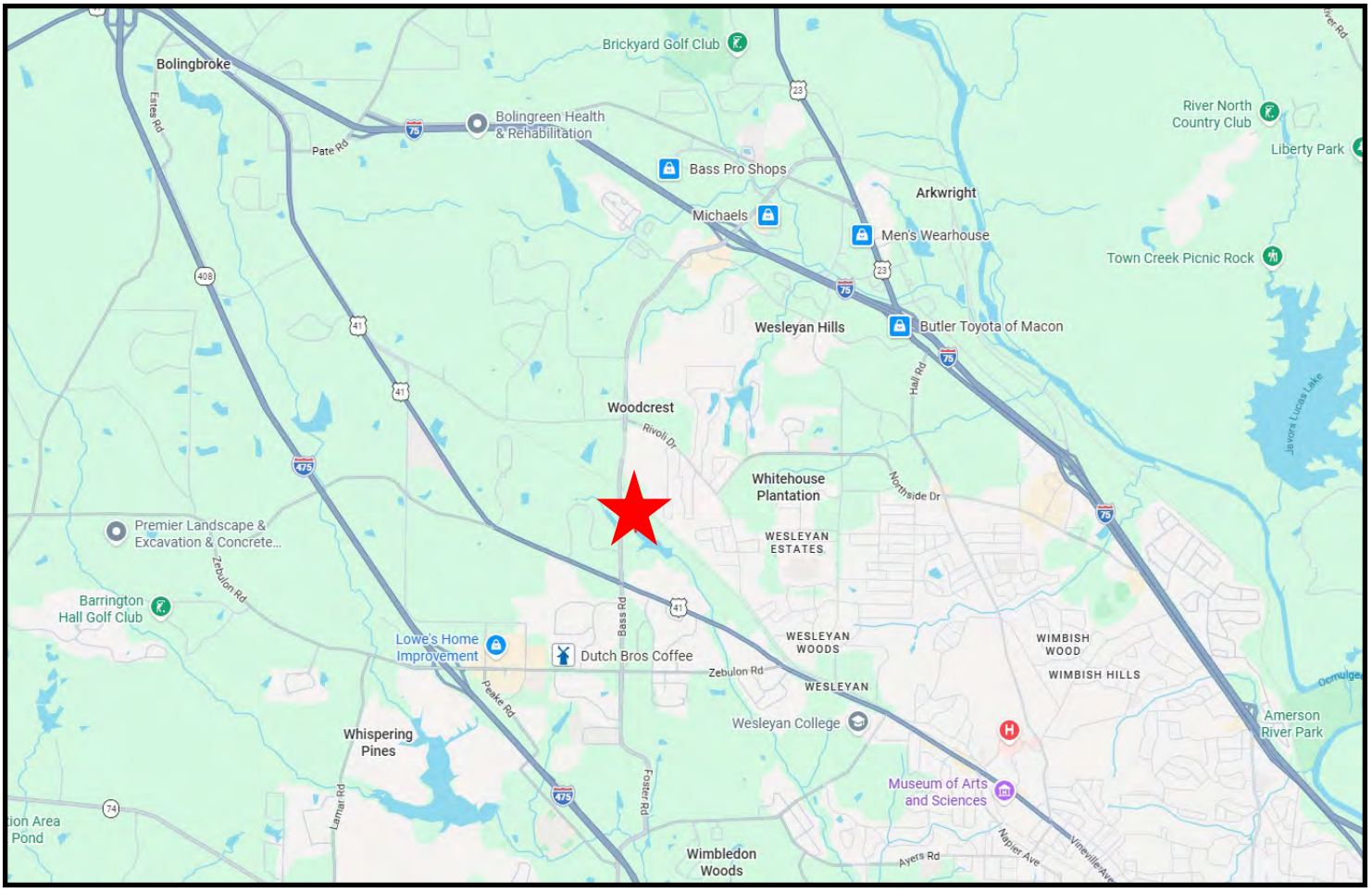
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