

SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

1888 AVONDALE MILL ROAD
MACON, BIBB COUNTY, GEORGIA 31216



SALES PRICE: \$650,000

LOCATION OVERVIEW

- Positioned on the **new Sardis Church Road Extension**, providing direct access toward Interstate 75
- Approx. **6 miles to I-75 / I-475**, offering convenient regional connectivity
- Roughly **12 miles to Interstate 16**, linking the property to broader statewide freight routes
- Part of a **growing industrial area** with notable nearby facilities and development activity
- Located **between Macon and Warner Robins**, two key Middle Georgia employment and logistics hubs

PROPERTY OVERVIEW

8± Acre Development Site with Excellent Road Frontage

Position your next industrial project in one of sub-south Bibb County's fastest-growing industrial corridors. This well-located site offers strong frontage, full utility access, and development-friendly topography.

- **8± Acres** of developable land
- **475± feet of road frontage** for excellent visibility and access
- Located in a **growing industrial area** in sub-south Bibb County
- **Wooded site** with road-grade topography
- **All utilities available** at the site
- **Zoned Agricultural** (potential for industrial rezoning)
- **Ideal for light industrial, warehousing & distribution**

ARTHUR P BARRY III, SIOR
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990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • **CBCMACON.COM**



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Revised 1/21/26

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GIS MAP



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AERIAL PARCEL MAP



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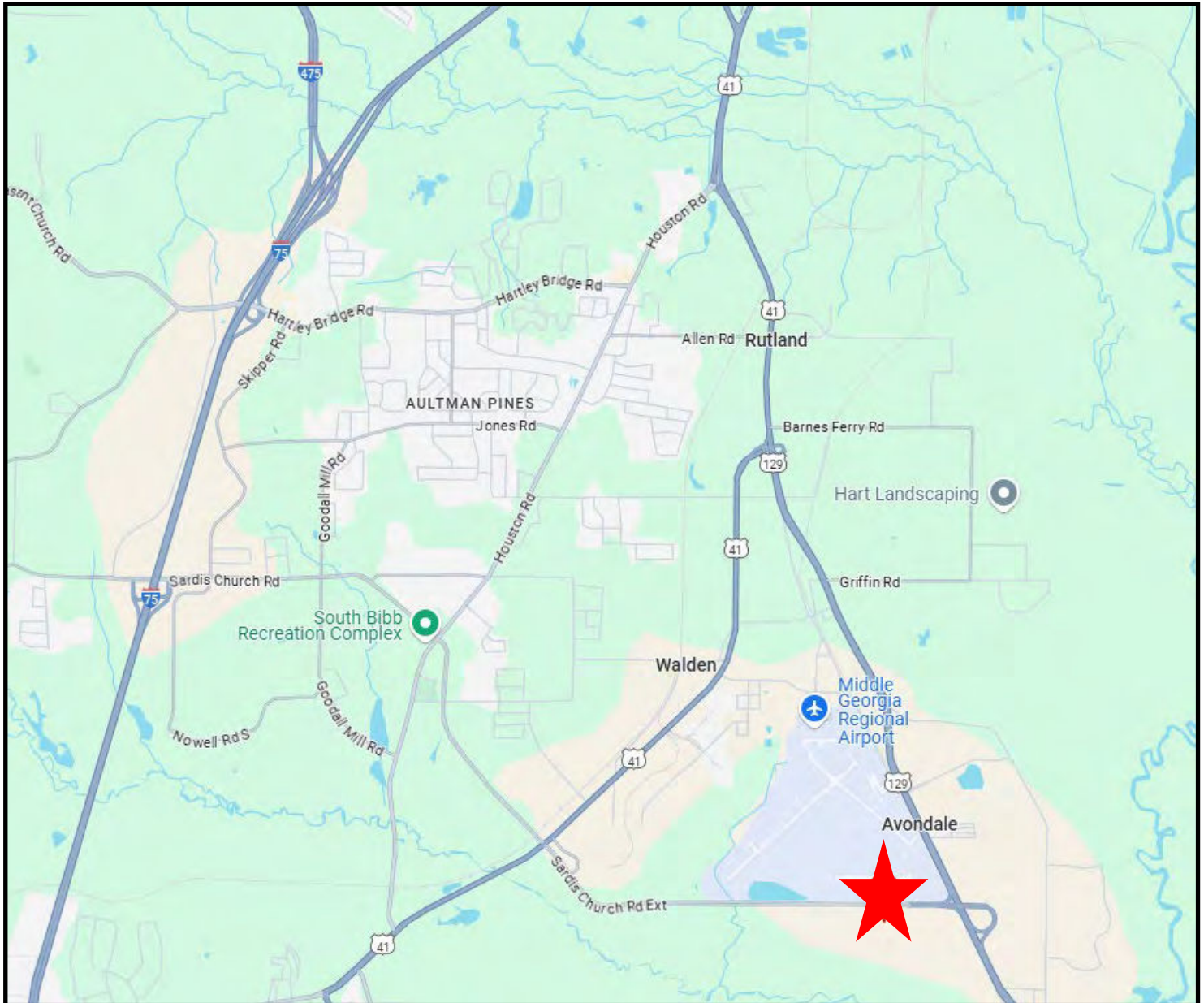
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