

# 64± ACRE DEVELOPMENT OPPORTUNITY (DIVISIBLE)

## SALE

749 LAMAR ROAD

MACON-BIBB COUNTY, GEORGIA 31210



**SALES PRICE:**  
**\$98,000/ACRE, DIVISIBLE**

### LOCATION OVERVIEW

- Located off Zebulon Road, Macon's premier retail and residential growth corridor
- Positioned in North Macon's high-income and rapidly expanding submarket
- Surrounded by national retailers, restaurants, and neighborhood shopping centers
- Close proximity to established residential communities and new multifamily developments
- Ideal location for multifamily, retail, medical, or mixed-use development

### PROPERTY OVERVIEW

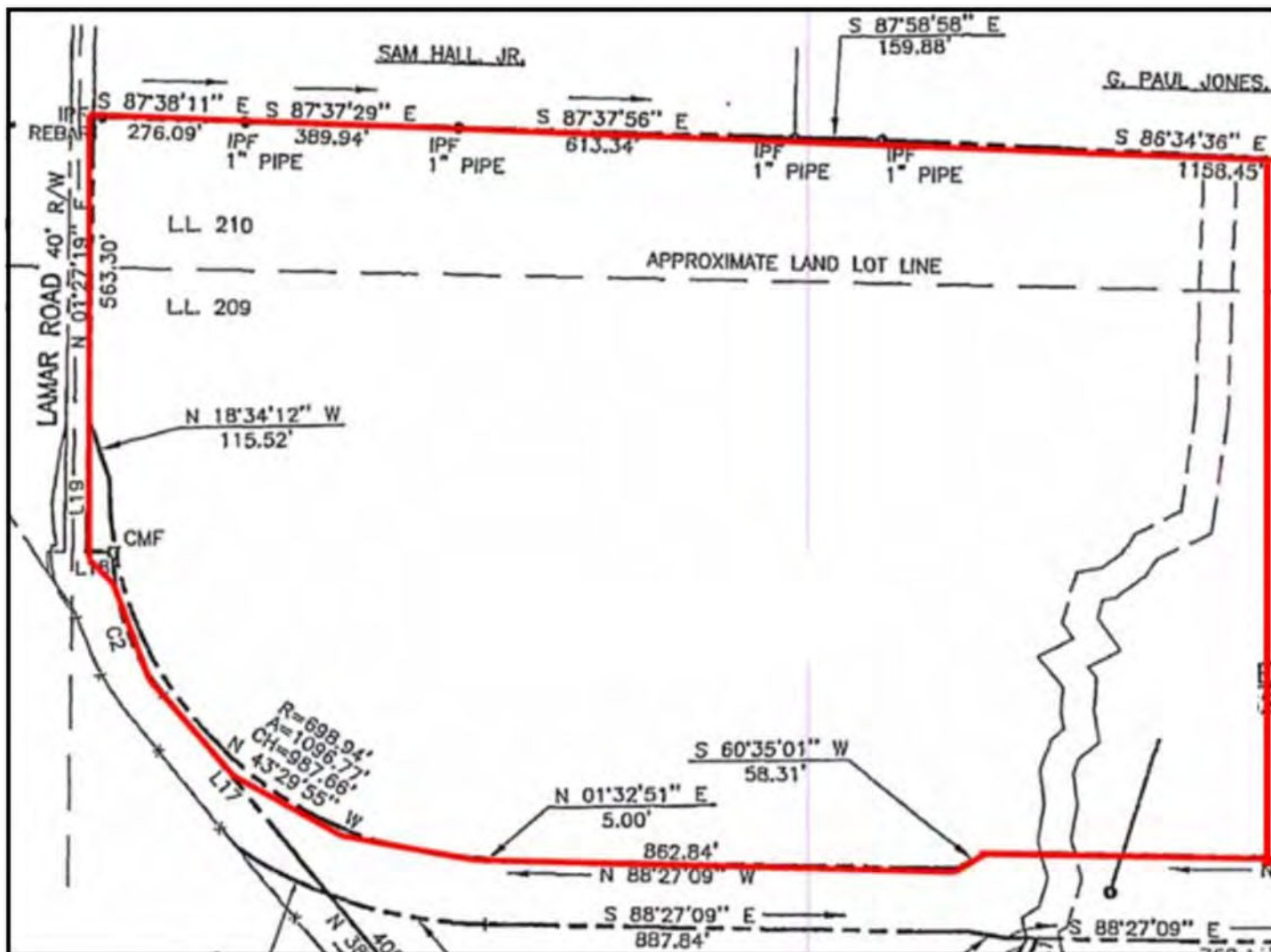
Prime development opportunity in a rapidly growing area of Macon. This 64± acre parcel offers exceptional flexibility for a wide range of uses and can be subdivided to accommodate various development plans, making it ideal for residential, commercial, or mixed-use projects.

- Parcel ID: I005-0433
- Total Acreage: 64± Acres (Divisible)
- Location Advantage: Visible from Interstate 475 with excellent accessibility
- Zoned PDE (Planned Development District)
- Topography: Gently sloping terrain suitable for development
- Utilities: All utilities available to the site
- 2025 Property Taxes: \$46,550.81

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SURVEY





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**COMMERCIAL**  
EBERHARDT & BARRY

TOPOGRAPHY MAP



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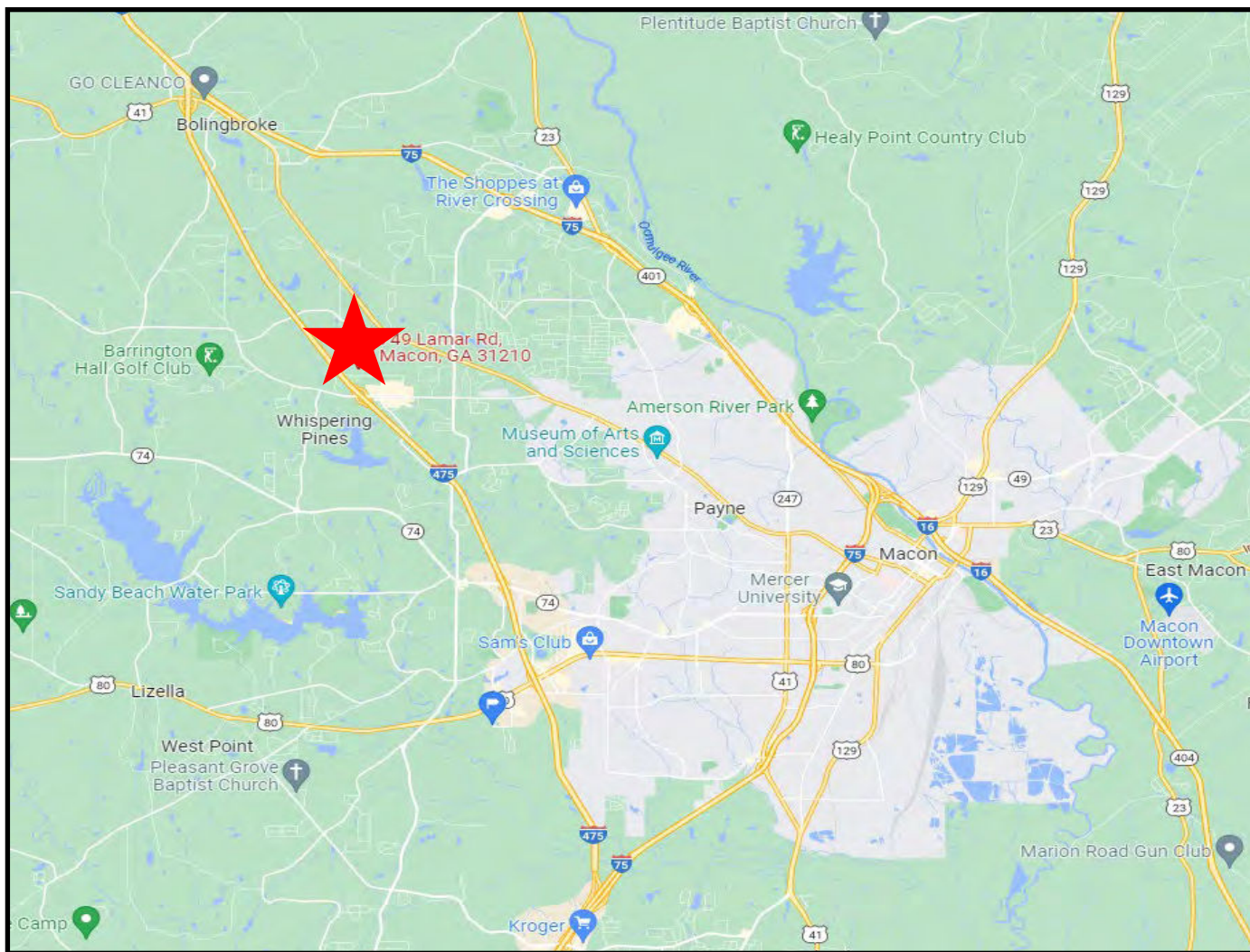
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|                             | ONE MILE         | THREE MILE       | FIVE MILE        |
|-----------------------------|------------------|------------------|------------------|
| <b>2025 POPULATION</b>      | <b>2,988</b>     | <b>20,362</b>    | <b>48,289</b>    |
| <b>DAYTIME POPULATION</b>   | <b>3,927</b>     | <b>15,973</b>    | <b>48,410</b>    |
| <b>AVG HOUSEHOLD INCOME</b> | <b>\$119,394</b> | <b>\$142,118</b> | <b>\$125,592</b> |

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