

# SALE

INDUSTRIAL DEVELOPMENT SITE—OWNER FINANCING AVAILABLE

8330 GRACE ROAD

MACON-BIBB COUNTY, GEORGIA 31216



**SALES PRICE:**  
**LOT 3 - 1.27± AC: \$ 95,000**  
**OWNER FINANCING AVAILABLE**

## LOCATION OVERVIEW

- Prominent corner location at Highway 41 (Industrial Highway) & Grace Road
- Strong regional connectivity with quick access to I-75, I-475, I-16, and GA Highways 41 & 247
- Approximately 5 miles to Interstate 75
- Approximately 5 miles to Interstate 475
- Approximately 11 miles to Interstate 16
- Approximately 171 miles to Port of Savannah

## PROPERTY OVERVIEW

- 1.27± Acre - Industrial Site
- Zoning: M-1 (Light Industrial)
- Permitted uses: See P&Z M-1 - Wholesale & Light Industrial District (Pages 9-14)
- Water & Sewer: Supplied by Macon Water Authority
- Natural Gas: Available
- Electricity: Georgia Power
- Owner financing available for qualified buyers
- Ideal for warehouse, distribution, manufacturing, or service operations

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Revised 4/27/26

<b>LOCATION:</b>	<ul style="list-style-type: none"><li>• Located at the corner of Highway 41 (Industrial Highway) &amp; Grace Road</li><li>• Convenient to Interstate 75, 475 and 16</li></ul>
<b>PARCEL:</b>	<b>1.27± Acre Industrial Development Site</b> <ul style="list-style-type: none"><li>• 160'± frontage on Grace Road</li><li>• 362'± depth</li></ul>
<b>PERMITTED USES:</b>	<ul style="list-style-type: none"><li>• Manufacturing, warehousing, processing, fabrication, repair and servicing of any product where resultant noise, odors, pollution and congestion are minimized.</li><li>• Zoned M-1, Wholesale &amp; Light Industrial District (See Pages 9-14)</li></ul>
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• All public utilities available</li><li>• City water and sewage supplied by Macon Water Authority<ul style="list-style-type: none"><li>- Water: 12" across Grace road and possible access easement to 12" along Industrial Highway right-of-way</li><li>- Sewer: 8" sanitary sewer on Grace Road</li></ul></li><li>• Natural gas service is available from various providers</li><li>• Electrical supplied by Georgia Power</li></ul>
<b>ZONED:</b>	M-1, Light Industrial
<b>OWNER FINANCING:</b>	<b>20% Down - Up to 10 years @ 8%</b>
<b>SALES PRICE:</b>	<b>\$95,000</b>

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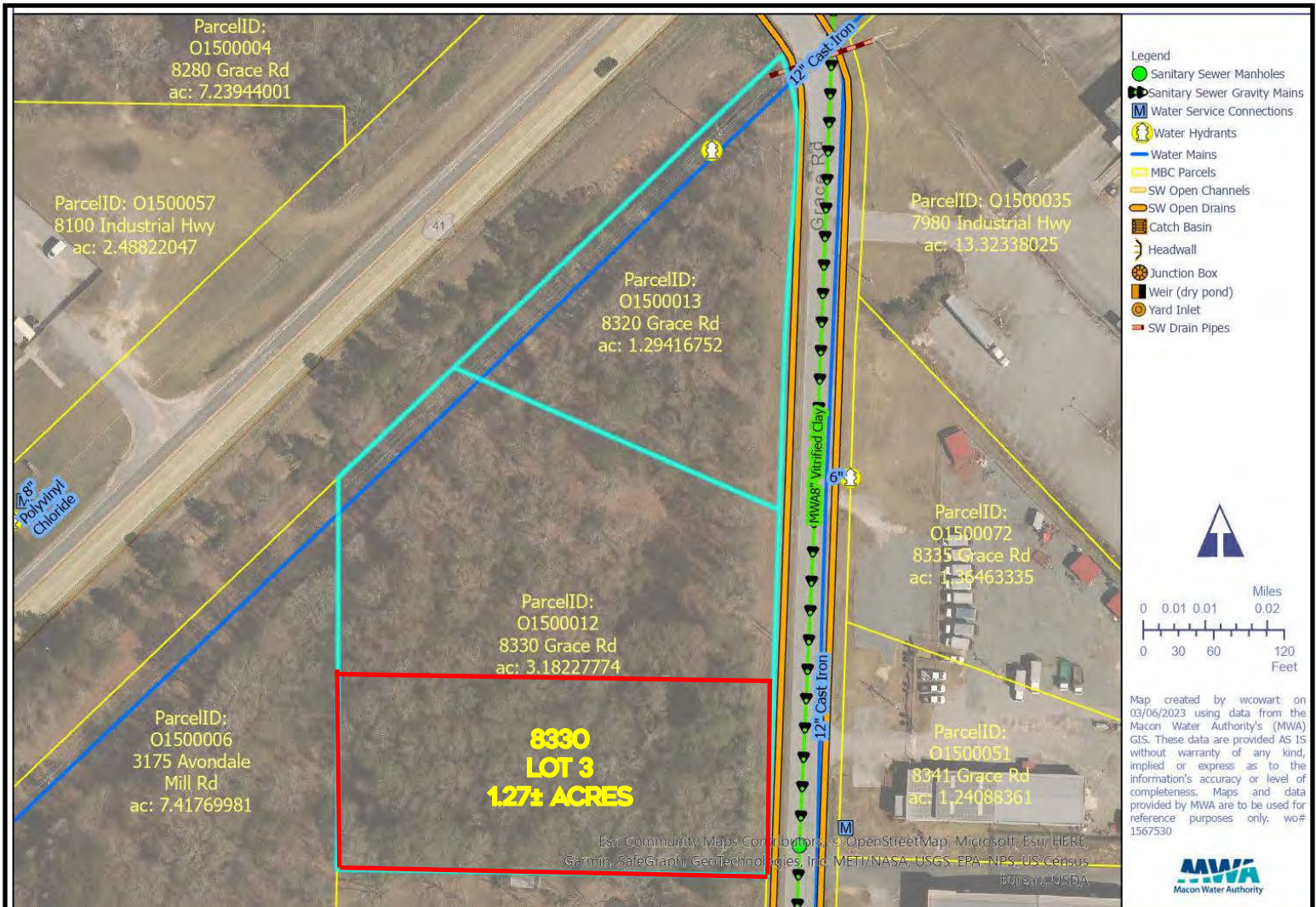
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## GIS MAP



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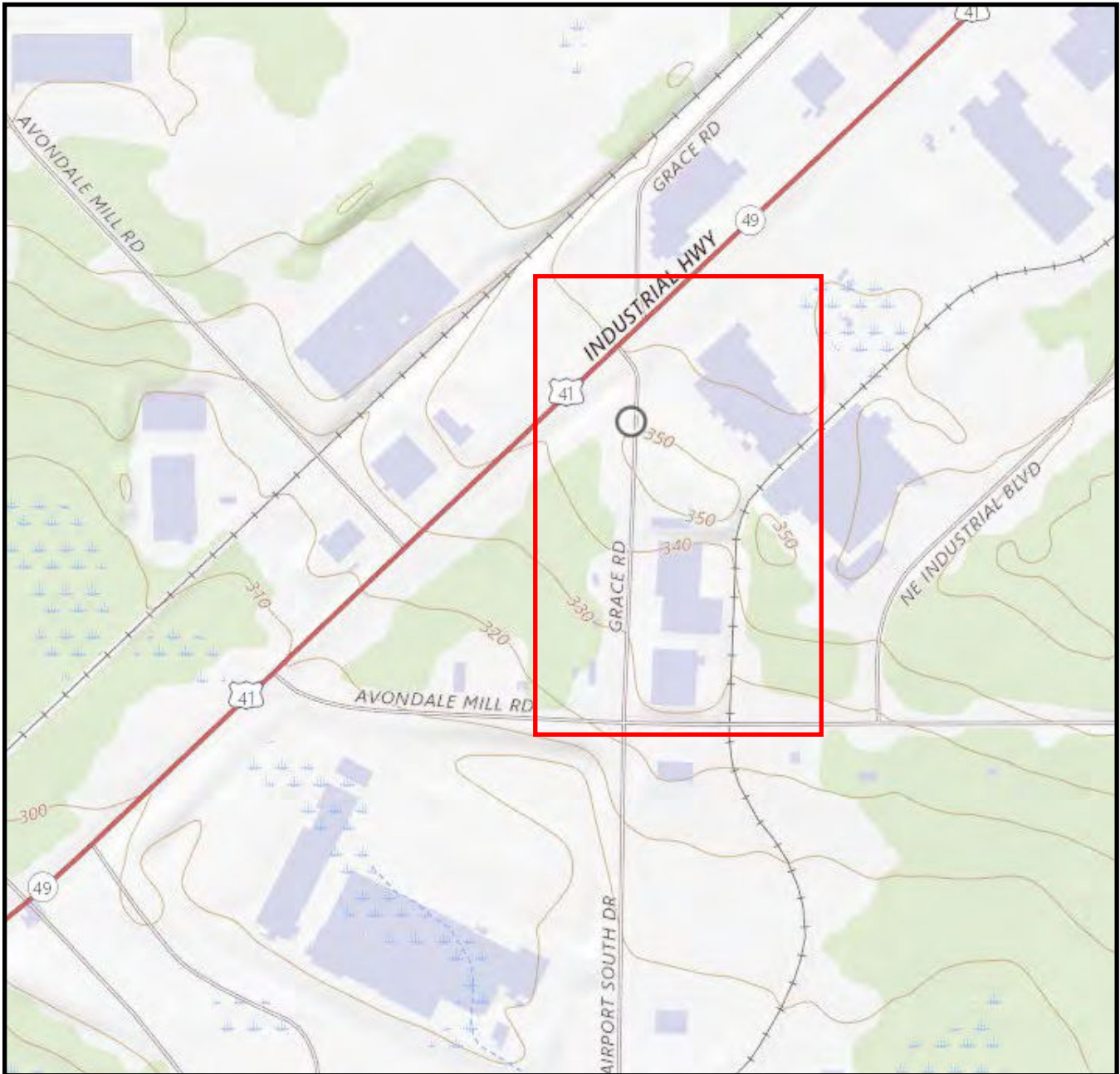
**SALE**

**INDUSTRIAL DEVELOPMENT SITE—OWNER FINANCING AVAILABLE**

**8330 GRACE ROAD**

**MACON-BIBB COUNTY, GEORGIA 31216**

**TOPO MAP**



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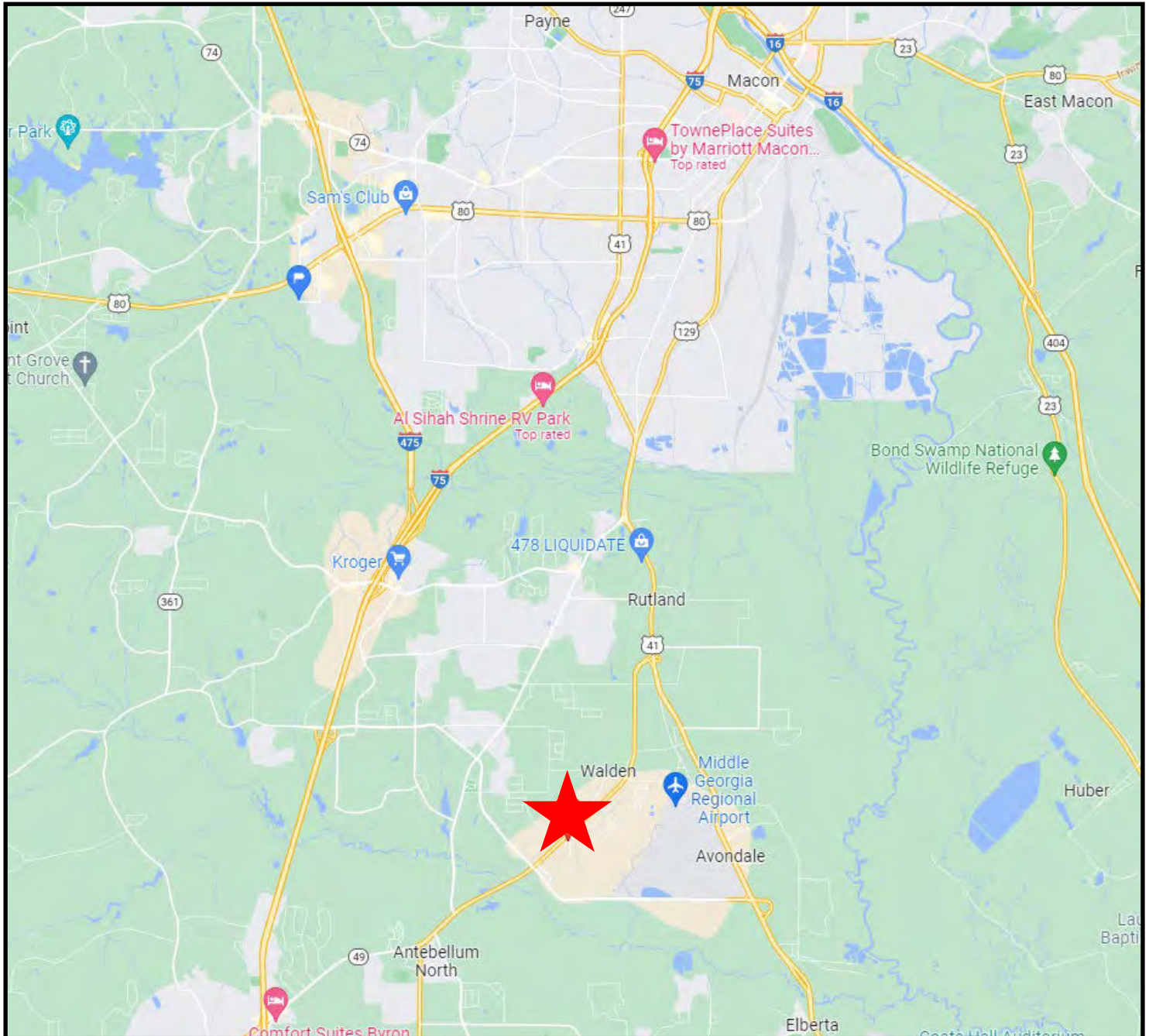
**SALE**

**INDUSTRIAL DEVELOPMENT SITE—OWNER FINANCING AVAILABLE**

**8330 GRACE ROAD**

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**LOCATION MAP**



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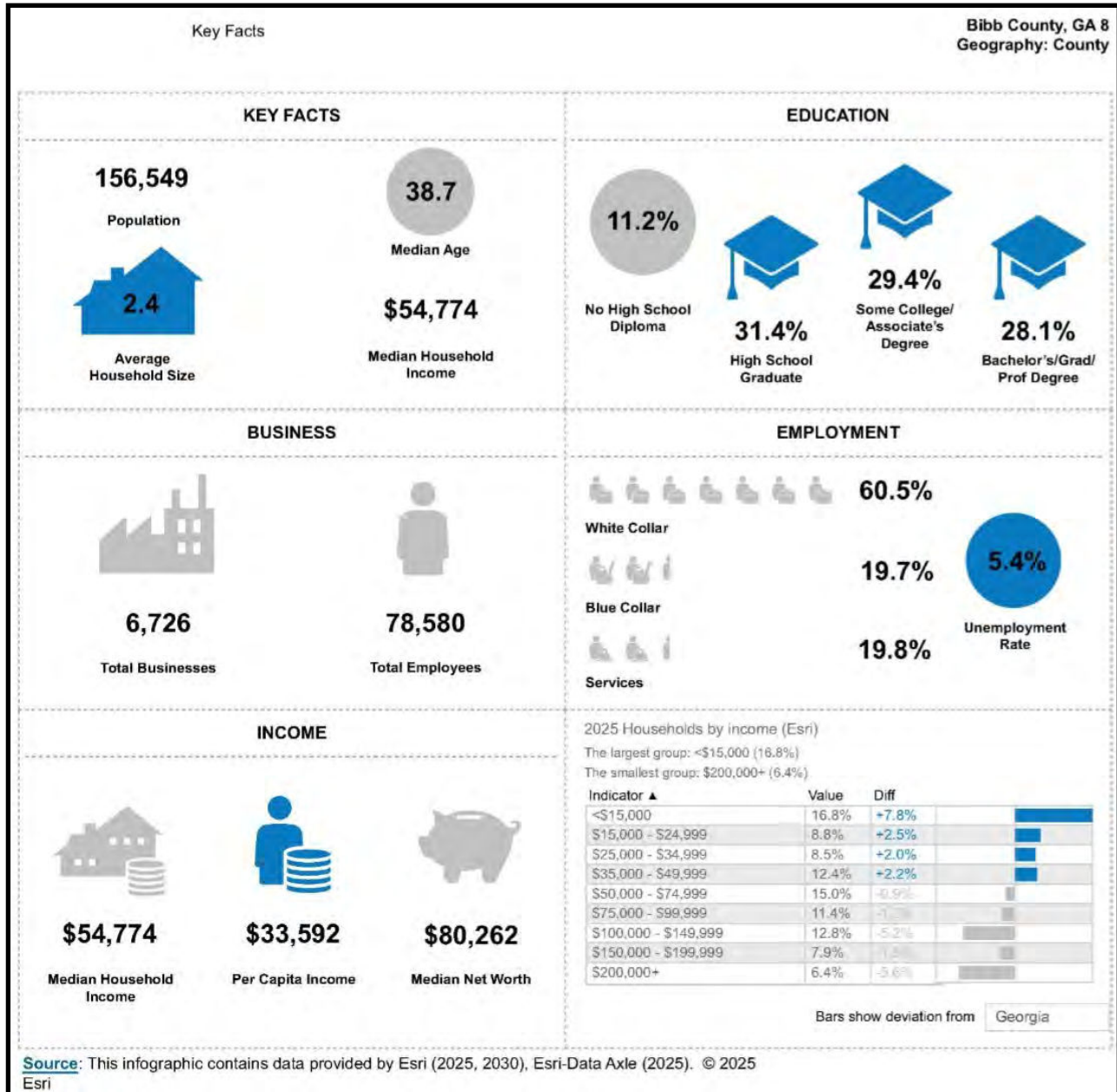
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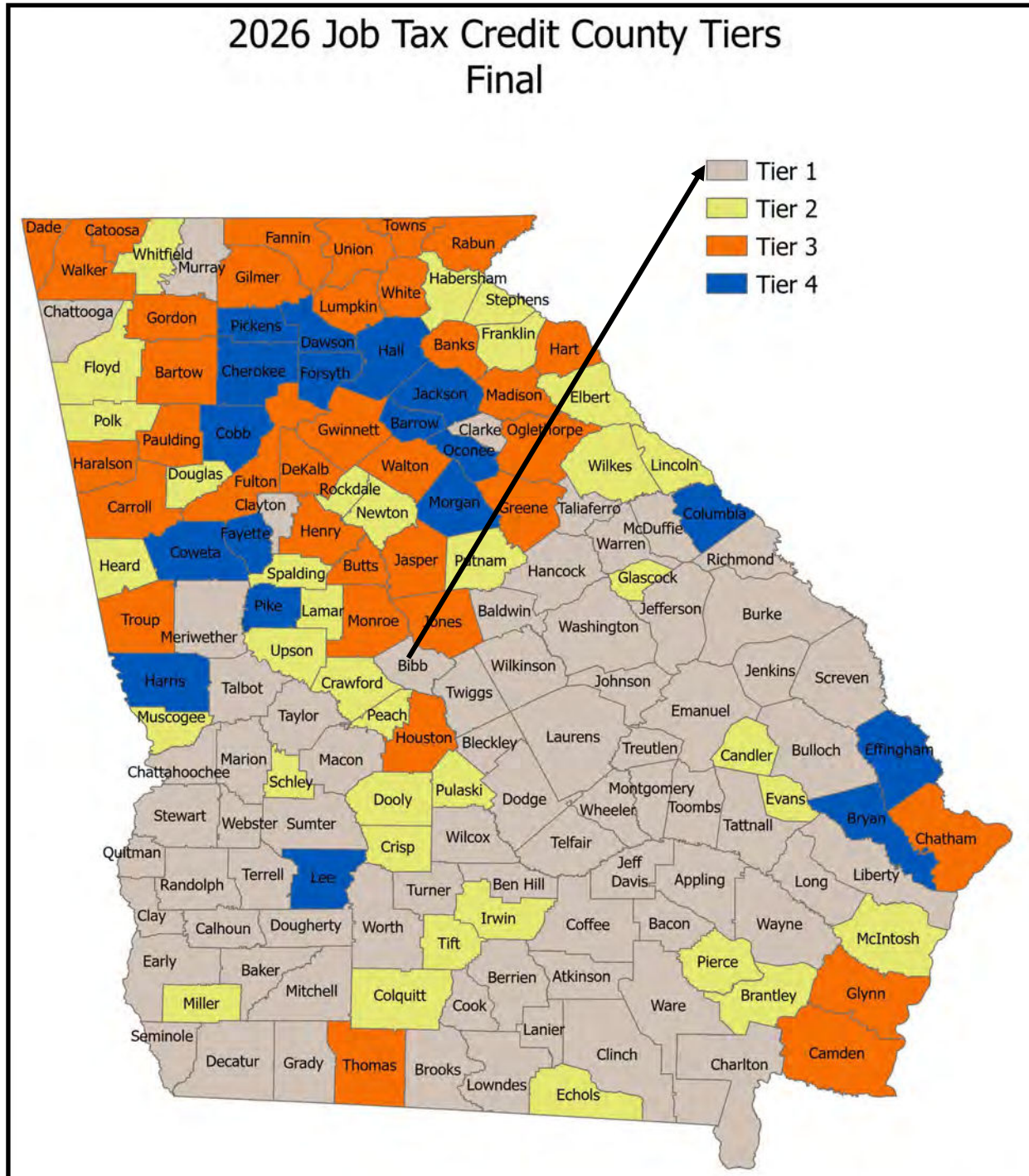


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## DEMOGRAPHICS - BIBB COUNTY





<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>

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## ZONING “M-1”

3/7/23, 11:50 AM

Macon-Bibb County, GA Comprehensive Land Development Resolution

## Chapter 16 - M-1—WHOLESALE AND LIGHT INDUSTRIAL DISTRICT

## Section 16.01. - Intent.

The M-1 district is intended for wholesale and light industrial uses where resultant noise, odors, pollution, and congestion are minimized. Residential development is prohibited. This district is not suitable for heavy industrial uses.

## Section 16.02. - Permitted uses.

- [1] Office buildings.
- [2] Ice plants.
- [3] Public utility structures and buildings, excluding communication towers and antennas, but including electric and natural gas substations, telephones exchanges, radio and television stations, and similar structures for the storage of supplies, equipment, or service operations when properly screened as required in Section 4.08. (Amended October 13, 1997, ZA97-10-01)
- [4] Automobile, travel trailer, and mobile home sales (new and used) which need not be enclosed, but any mechanical or body repair must be conducted entirely within a structure which shall not have any openings, other than a stationary window or door for pedestrian egress and ingress facing a residential district within one hundred (100) feet of a residential district, and provided further that all vehicles on a used car sales lot must be in operating condition at all times.
- [5] Vehicle repair garages, mechanical and body, provided all operations are conducted in a building which shall not store or otherwise maintain any parts or waste material outside such building.
- [6] Vehicle laundries or car washes, provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process sufficient to contain the number of vehicles at two hundred (200) square feet per vehicle equal to one-third (1/3) of the practical hourly capacity of the washing machines, and in addition, that curb breaks be limited to two (2), each not to exceed thirty (30) feet in width, and located not closer than twenty (20) feet to an intersection.
- [7] Drive-in restaurants.
- [8] Milk bottling and distribution plants and ice cream manufacturing plants.
- [9] Dry cleaning and laundry facilities.
- [10] Veterinary hospitals or clinics, provided any structure used for such purpose shall not be any closer than one hundred (100) feet to any residential district.

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## ZONING “M-1”

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Macon-Bibb County, GA Comprehensive Land Development Resolution

- [11] Recreation, amusement, and entertainment establishments.
  - [12] Contractors' storage and equipment yards when located entirely within a building, fenced area, or screened as provided in Section 4.08.
  - [13] Building and lumber supply establishments, provided the entire storage area is properly screened as may be required by the Commission.
  - [14] Establishments for repair, assembly or processing and light manufacturing, including:
    - (a) Confectionery manufacturing;
    - (b) Clothing and garment manufacturing;
    - (c) Laboratories for testing materials, chemical analysis, photographic processing;
    - (d) Manufacturing and assembly of scientific, optical and electronic equipment;
    - (e) Manufacturing of musical instruments and parts;
    - (f) Manufacturing of souvenirs and novelties;
    - (g) Manufacturing of toys, and sporting and athletic goods; and
    - (h) Other light manufacturing activity similar in character and type to those permitted in subsections (a) through (g) above.
  - [15] Wholesale warehouses, provided that no new rail lead tracks are included and that any outside storage must be fenced or screened in accordance with the provisions of Section 4.08.
  - [16] Fueling centers, provided that the requirements in Section 23.11 are met. (Amended January 24, 2022, ZA21-002)
  - [17] Communication towers and antennas subject to the requirements of Section 23.27.
- (Added October 13, 1997, ZA97-10-01)

## Section 16.03. - Conditional uses.

- [1] Churches and other places of worship with attendant educational and recreational buildings.
- [2] Clinics.
- [3] Theaters, including drive-in theaters, provided that for drive-in theaters acceleration and deceleration lanes of at least two hundred (200) feet in length are provided for the use of vehicles entering or leaving the theater and the volume or concentration of traffic will not constitute a safety hazard or unduly impede highway traffic movement, and provided that the screen is not visible from any expressway, freeway, arterial or collector street located within two thousand (2,000) feet of such screen.
- [4] Bus, railroad, and air terminals.
- [5] Places of assembly including auditoriums, stadiums, coliseums and dance halls.

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## ZONING “M-1”

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Macon-Bibb County, GA Comprehensive Land Development Resolution

- [6] Produce and farmers' markets.
- [7] *Reserved.* (Deleted March 23, 2009, ZA09-03-01)
- [8] Motels and hotels when located adjacent to a state or federal highway and containing a minimum lot area of forty thousand (40,000) square feet.
- [9] Commercial parking garages or lots, provided that no entrance or exit will be on the same side of the street and within the same block as a school and that curb breaks be limited to two (2) for each one hundred (100) feet of street frontage, each not to exceed thirty (30) feet in width and not to be located closer than twenty (20) feet to a street intersection.
- [10] *Reserved.* (Deleted March 23, 2009, ZA09-03-01)
- [11] Truck terminals, provided that lanes of two hundred (200) feet long are provided for trucks entering or leaving the site and that the truck traffic so generated will not create a safety hazard or unduly impede traffic movement.
- [12] Wholesale warehouses requiring new rail lead tracks, provided that any outside storage must be fenced or screened in accordance with the provisions of Section 4.08.
- [13] Auto auctions.
- [14] Development of natural resources including the removal of minerals and natural materials together with necessary buildings, machinery, and appurtenances related thereto, provided that the requirements of Section 23.17 are met.
- [15] Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, venetian blind, cabinet making and carpentry, rug and carpet cleaning, and sign painting, provided that all operations are conducted entirely within a building.
- [16] Food processing plants, such as bakeries, meat packers, or fish and poultry houses.
- [17] Frozen dessert and milk processing plants.
- [18] Any other establishment for the manufacture, repair, assembly, or processing of materials similar in nature to those listed in Section 16.03 which is not objectionable by reason of smoke, dust, odor, bright lights, noise, or vibration.
- [19] Shopping centers, provided that the guidelines contained in Section 23.12 governing the construction of shopping centers are met.
- [20] Mobile home units for the exclusive use of a watchman or caretaker when located on the same tract as the industrial use, provided the unit meets the requirements of the Macon-Bibb County Bureau of Inspections and Fees, Macon-Bibb County Health Department, and Section 4.06[3] of these regulations.
- [21] All permitted uses in a C-2 General Commercial District. Residential uses shall only be in areas originally developed as residential and shall continue to exist as predominantly residential. (Any restrictions in this Resolution concerning the location of a commercial or industrial use

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Macon-Bibb County, GA Comprehensive Land Development Resolution

adjacent to a residential area or structure shall not apply to any residential structure permitted under this subsection.) (Amended January 13, 1986, ZA86-01-01; Amended August 14, 1997, ZA97-08-01)

- [22] Auction house. (Amended February 22, 1982, ZA82-02-02)
- [23] *Reserved.* (Deleted March 23, 2009, ZA09-03-01)
- [24] Aboveground storage tanks and containers for Class 2 or 3 flammable liquids (said classification being according to the Fire Codes of the City of Macon). (Amended November 19, 1984, ZA84-11-02; October 14, 1985, ZA85-10-01)
- [25] Group personal care homes and supportive living homes. (Amended November 19, 1984, ZA84-11-03; October 14, 1985, ZA85-10-01)
- [26] Self-service storage facility, subject to the following conditions:
  - (a) Shall be limited to storage only.
  - (b) All storage shall be within the building area.
  - (c) No auctions or commercial sales or uses shall be conducted on the site.
  - (d) A fencing and landscaping plan shall be approved by the Commission. (Added February 13, 1989, ZA89-02-01; Amended July 12, 2021, ZA21-001A)
- [27] Kindergartens, playschools, and day care centers, provided the requirements in Section 23.13 are met. (Amended July 23, 2007, ZA07-07-03)
- [28] Communication towers and antennas subject to the requirements of Section 23.27. (Added October 13, 1997, ZA97-10-01)
- [29] RV recreational travel trailer parks when located adjacent to a freeway, expressway, or arterial street subject to the requirements of Section 23.06. (Added July 23, 2007, ZA07-07-02)
- [30] Micro-breweries. (Added January 24, 2022, ZA21-003)
- [31] Micro-distilleries provided they meet the requirements of Section 23.32. (Added January 24, 2022, ZA21-003)
- [32] Farm wineries. (Added January 24, 2022, ZA21-003)

(Added September 25, 1995, ZA95-09-01)

Section 16.04. - Lot and area requirements.

No development or construction shall be located on a tract containing less than ten thousand (10,000) square feet.

Section 16.05. - Yard requirements (building setback distance).

The following minimum setback requirements shall be provided for all buildings or structures, as measured from:

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### ZONING “M-1”

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[1] Arterial and collector street right-of-way lines: *Industrial Hwy*

(a)	Front yard .....	50 feet
(b)	Rear yard .....	50 feet
(c)	Side yard .....	50 feet

[2] Minor street right-of-way lines: *Grace Rd*

(a)	Front yard .....	30 feet
(b)	Rear yard .....	30 feet
(c)	Side yard .....	30 feet

[3] Interior lot lines:

(a)	Front yard .....	None, except when abutting a residential district, in which case it shall be twenty (20) feet (where applicable)
(b)	Rear yard .....	None, except when abutting a residential district, in which case it shall be twenty (20) feet
(c)	Side yard .....	None, except when abutting a residential district, in which case it shall be ten (10) feet

[4] Special setbacks .....see § 32.09

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### Section 16.06. - Building height requirements.

The maximum permitted height for buildings and structures shall be thirty-five (35) feet, except as allowed by Section 4.03. The Commission may, however, allow construction and erection of buildings or structures exceeding thirty-five (35) feet in height, except that any application to exceed the maximum permitted height shall be treated as an application for a conditional use.

### Section 16.07. - Off-street parking and loading space regulations.

Spaces for off-street parking and provisions for loading and unloading spaces shall be provided in accordance with the provisions of Chapter 26.

### Section 16.08. - Signs.

Signs as allowed in this zoning district shall comply with the provisions of Chapter 25.

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