

FOR SALE ~23.67 ACRES

1975 GRAY HWY
MACON, GA



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE PRICE \$150,000



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Property Overview:

Discover a rare opportunity to own 23.67 acres of beautiful, undeveloped land in the heart of Bibb County. Located just minutes from downtown Macon, Jones County and major highways, this expansive parcel offers endless possibilities for investors, developers, or anyone seeking a private escape with room to grow.

Key Features: Total Acreage: 23.67 acres of mostly level, wooded terrain with a large clearings near high voltage pylons.

Utilities: Power available at the road; water/sewer options nearby (verify with county).

Road Access: Access on Woodlawn Drive

Topography: Gently rolling with mature tree and flatland perfect for building or recreation.

Zoning: R1 Zoning in East Macon-Bibb

Ideal For: Residential development or subdivision, private estate or family compound, recreational use, agricultural or timber investment, buy-and-hold investment in a growing area

Location Highlights: 15 minutes to downtown Macon, easy access to I-75 & I-16, near schools, shopping centers, and restaurants, 90 minutes to Atlanta

Additional Notes: Survey available upon request, no HOA or restrictions (verify with county)

SALE

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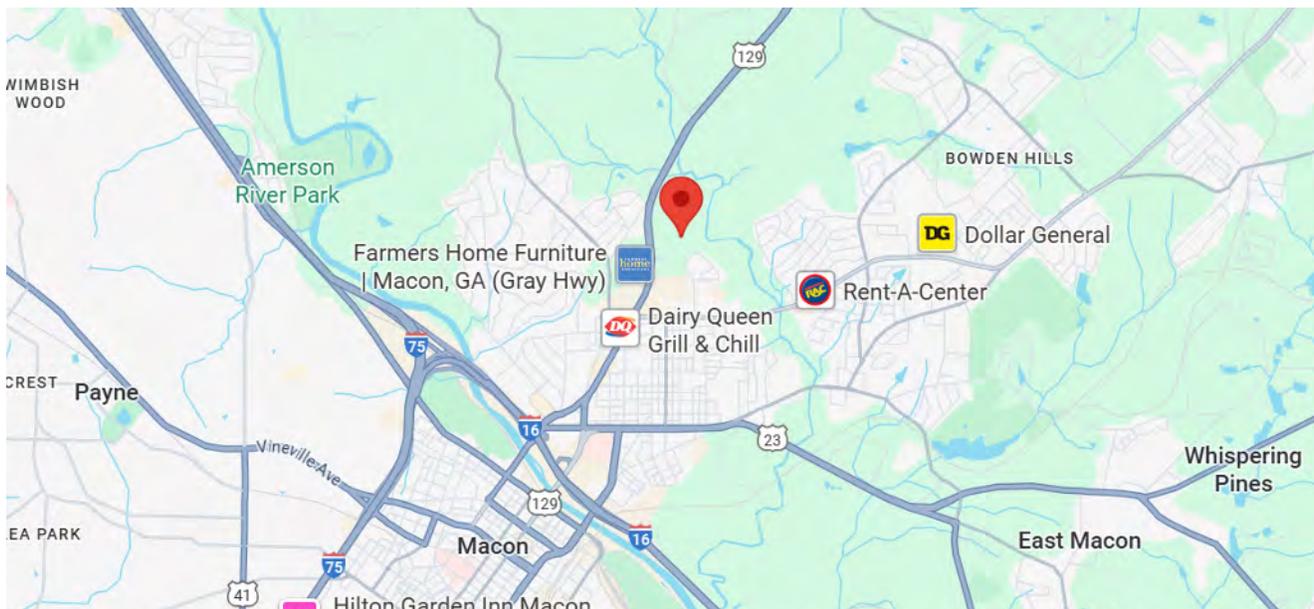
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5 MILE RADIUS

KEY FACTS

63,372

Population



Average Household Size

38.2

Median Age

\$43,297

Median Household Income

EDUCATION

14%

No High School Diploma



33%

High School Graduate



28%

Some College



25%

Bachelor's/Grad/Prof Degree

BUSINESS



3,617

Total Businesses



37,996

Total Employees

EMPLOYMENT



59%

White Collar



21%

Blue Collar



19%

Services

6.8%

Unemployment Rate

INCOME



\$43,297

Median Household Income



\$27,501

Per Capita Income



\$29,077

Median Net Worth

2025 Households By Income (Esri)

The largest group: <\$15,000 (24.1%)

The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff
<\$15,000	24.1%	+7.3%
\$15,000 - \$24,999	9.4%	+0.6%
\$25,000 - \$34,999	9.1%	+0.6%
\$35,000 - \$49,999	11.3%	-1.1%
\$50,000 - \$74,999	16.6%	+1.6%
\$75,000 - \$99,999	11.0%	-0.4%
\$100,000 - \$149,999	9.0%	-3.8%
\$150,000 - \$199,999	5.7%	-2.2%

Bars show deviation from

Bibb County

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