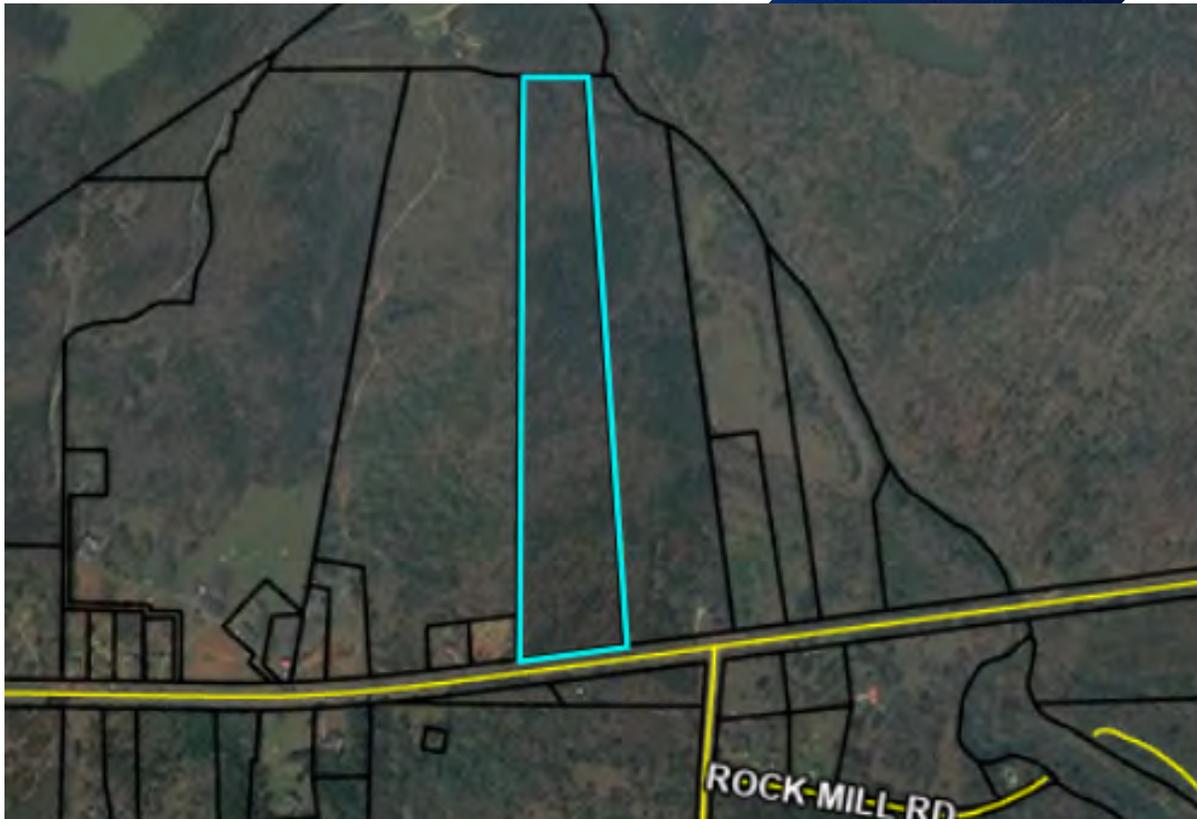


FOR SALE ~25 ACRES

8531 THOMASTON RD
MACON, GA

SALE PRICE \$199,000



CLAY MOORE
SALES ASSOCIATE
cmoore@cbcgeorgia.com
Cell: (478) 508-8852
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

SALE

8531 THOMASTON RD
MACON, GA

Property Overview:

Prime 25-acre land parcel located at 8531 Thomaston Road in Macon-Bibb County, Georgia. Zoned A (Agricultural), this expansive tract offers a versatile development opportunity in a growing corridor of West Macon. With ample road frontage along Thomaston Road (US Hwy 80), the property provides convenient access to major routes and is just minutes from local amenities, retail centers, and schools.

Currently classified under V5-Conservation Use, this tract is ideal for a range of potential uses, including estate residential development, agricultural operations, recreational use, or long-term investment. The site lies within Tax District 11 and is located in Neighborhood 0032.

Enjoy a mix of privacy and connectivity on this well-positioned acreage, located within a short drive to I-475, Lake Tobesofkee, Tobesofkee Crossings and Middle Georgia State University. Public utilities may be available nearby (buyer to verify), and the relatively flat topography supports a variety of build-out options.

CLAY MOORE
SALES ASSOCIATE
cmoore@cbcgeorgia.com
Cell: (478) 508-8850



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

8531 THOMASTON RD
MACON, GA



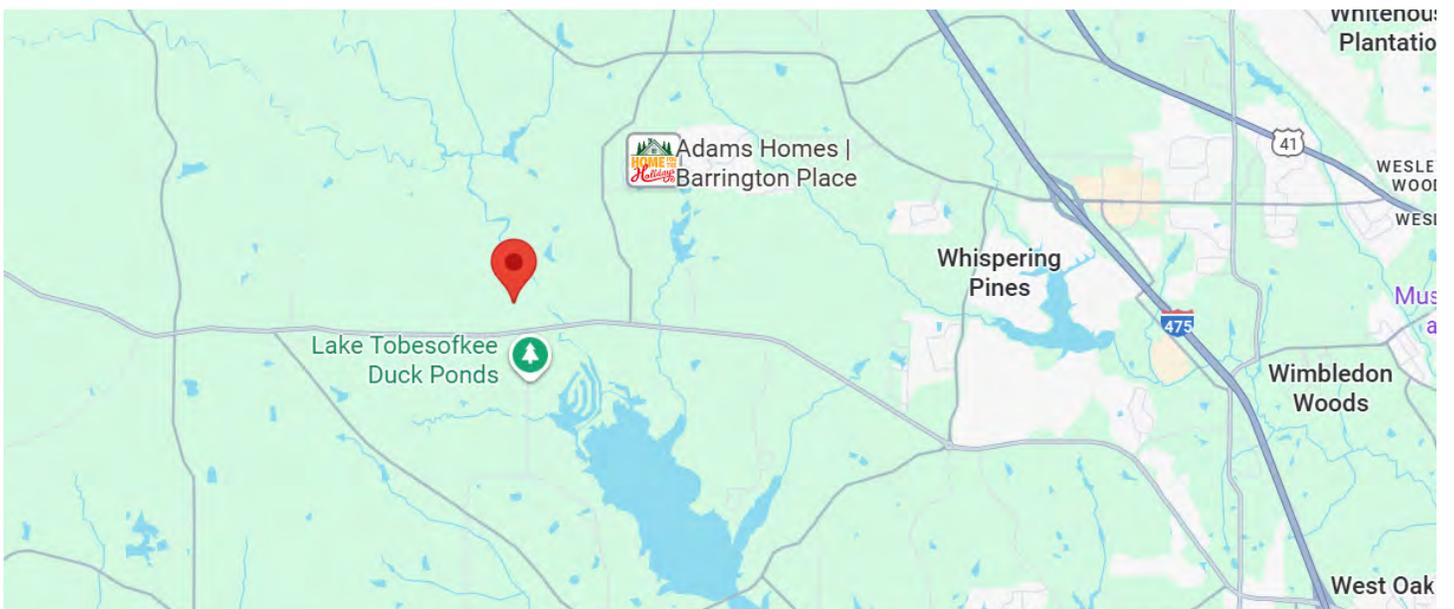
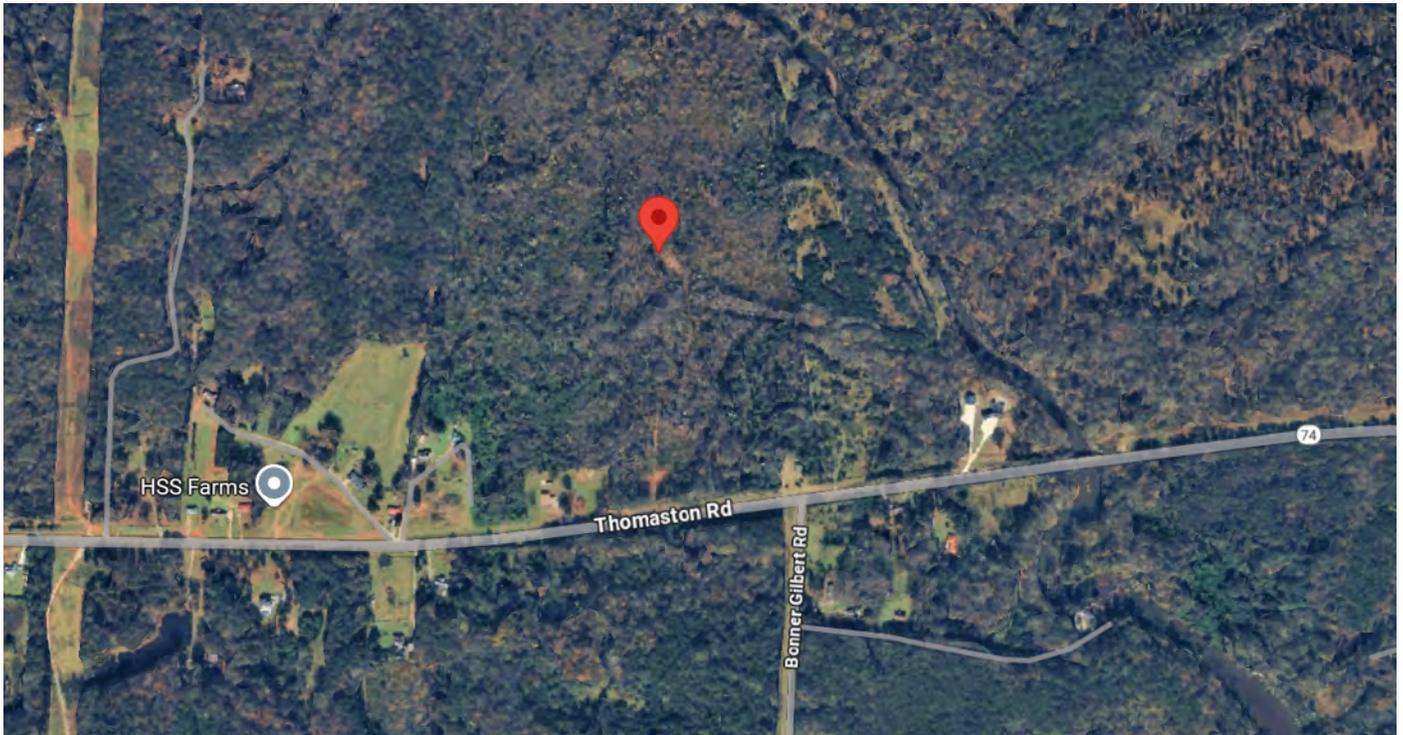
CLAY MOORE
SALES ASSOCIATE
cmoore@cbcgeorgia.com
Cell: (478) 508-8850



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

8531 THOMASTON RD
MACON, GA



CLAY MOORE
SALES ASSOCIATE
cmoore@cbcgeorgia.com
Cell: (478) 508-8850



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

5 MILE RADIUS

KEY FACTS

14,359

Population



2.5
Average Household Size

42.9

Median Age

\$97,239

Median Household Income

EDUCATION

5%

No High School Diploma



25%

High School Graduate



32%

Some College



38%

Bachelor's/Grad/Prof Degree

BUSINESS



311

Total Businesses



3,282

Total Employees

EMPLOYMENT



72%

White Collar



19%

Blue Collar



9%

Services

4.7%

Unemployment Rate

INCOME



\$97,239

Median Household Income



\$50,593

Per Capita Income



\$362,617

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (20.5%)

The smallest group: <\$15,000 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	3.1%	-13.7%
\$15,000 - \$24,999	3.9%	-4.9%
\$25,000 - \$34,999	6.7%	-1.8%
\$35,000 - \$49,999	8.6%	-3.8%
\$50,000 - \$74,999	15.4%	+0.4%
\$75,000 - \$99,999	13.5%	+2.1%
\$100,000 - \$149,999	20.5%	+7.7%
\$150,000 - \$199,999	15.1%	+7.2%

Bars show deviation from

Bibb County ▼

CLAY MOORE
SALES ASSOCIATE
cmoore@cbcgeorgia.com
Cell: (478) 508-8850



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY