

SALE

NORTH MACON DEVELOPMENT SITE
1171 WESLEYAN DRIVE
MACON-BIBB COUNTY, GEORGIA 31210



SALES PRICE: \$125,000

PROPERTY OVERVIEW

- Adjacent to new Marathon convenience store
- 1.97± Acre Development Site
- 160'± Frontage, supports retail visibility
- 468'± Depth
- Topo: Flat; creek through lot
- All utilities available to the site
- Zoned Agricultural
- 2025 Tax Bill: \$277.52
- Ideal location for (requires rezoning):
 - Small retail strip center
 - Medical or professional office

LOCATION OVERVIEW

- **Prime North Macon Setting:** 160' off intersection of Northside Drive @ Wesleyan Drive in an established and sought-after submarket known for strong demographics and continued development activity
- **Excellent Connectivity:** Approximately 2 miles from Interstate 75
- **Proximity to Downtown:** Just 7 miles from Downtown Macon, offering convenient access to the city's business district, government offices, and cultural amenities
- **Surrounding Residential Base:** Positioned near multiple residential communities and apartment developments, supporting a steady workforce and consumer base
- **Retail & Service Accessibility:** Minutes from major shopping and dining destinations including grocery stores, national retailers, and restaurants

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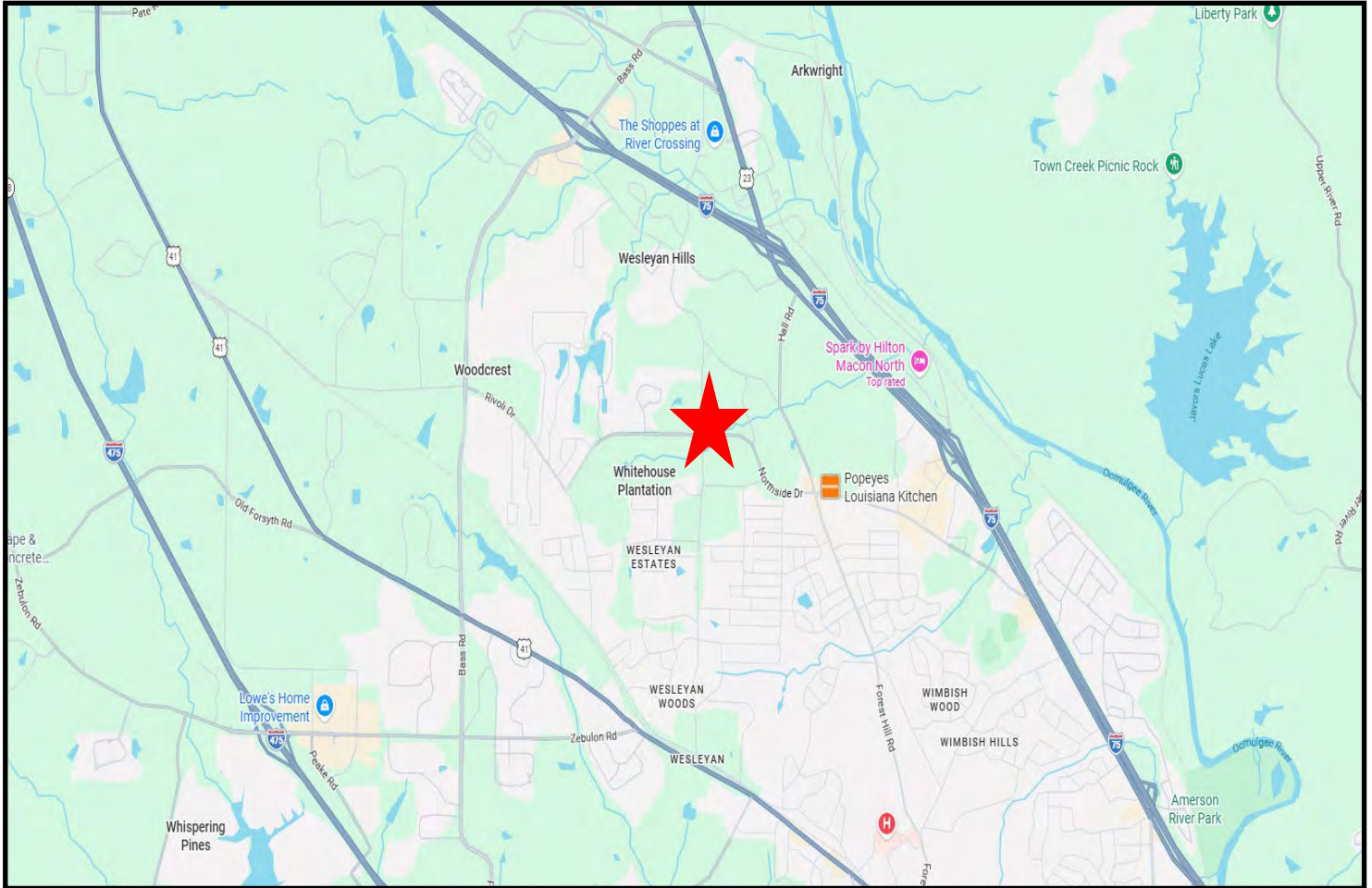
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	ONE MILE	THREE MILE	FIVE MILE
2025 POPULATION	4,656	30,247	60,324
DAYTIME POPULATION	3,830	34,622	61,065
AVG HOUSEHOLD INCOME	\$125,870	\$120,534	\$112,125

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