

SALE

3519 Brookdale Avenue | 3516 Brookdale Court
Macon-Bibb County, Georgia 31204



LAND FOR SALE DEVELOPMENT OPPORTUNITY

Two (2) separately platted parcels offered together in an established industrial corridor just off Vineville Avenue

Property Highlights:

- Two (2) separate parcels totaling **0.15± acres**
- **M-1 Light Industrial** zoning
- Approximately **50 feet of road frontage**
- Approximately **133 feet of lot depth**
- All public utilities available
- Combined **2025 property taxes: \$26.92**
- Traffic Count: **3,450 VPD (2024 GDOT)**
- Suitable for industrial, contractor, warehouse, storage, or other permitted M-1 uses

Location Highlights:

- Immediate access to Vineville Avenue, one of Macon's primary corridors connecting to Downtown Macon
- Centrally located within Macon-Bibb County
- Established commercial, industrial, and service business district
- Easy access to I-75 and I-16 via major arterial roads
- Several established businesses nearby including FreeUp Storage, Dawson's Kitchen, Payne Mill Village, Brookdale Resource Center, China Inn, Vineville Tire Company, Auto Zone and Ameris Bank

SALES PRICE: \$10,000

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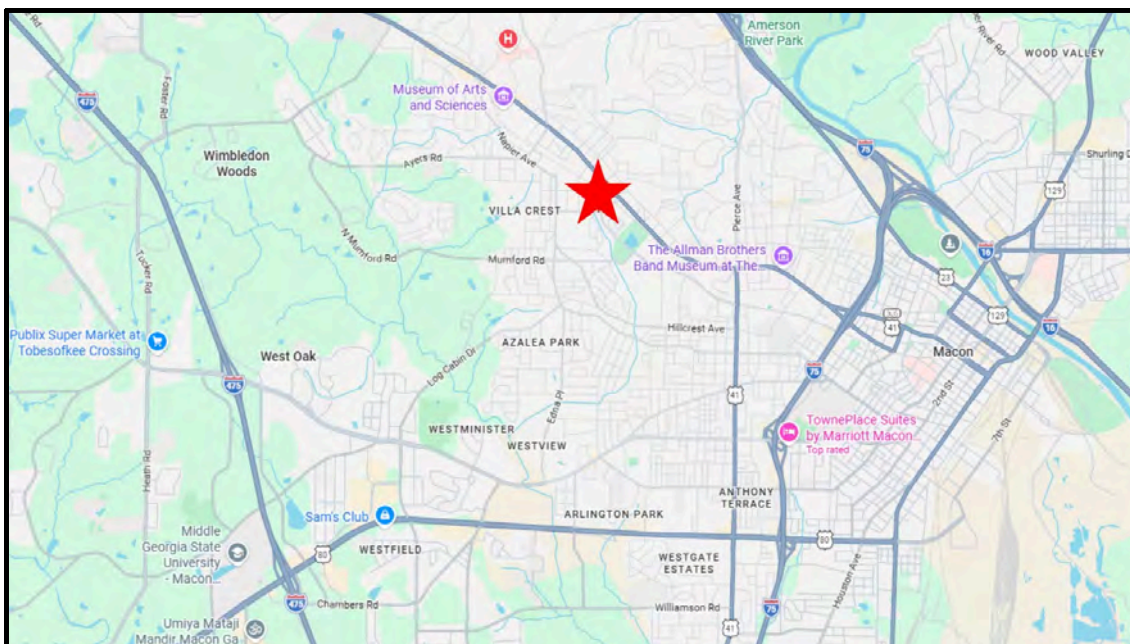
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BARRY**

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