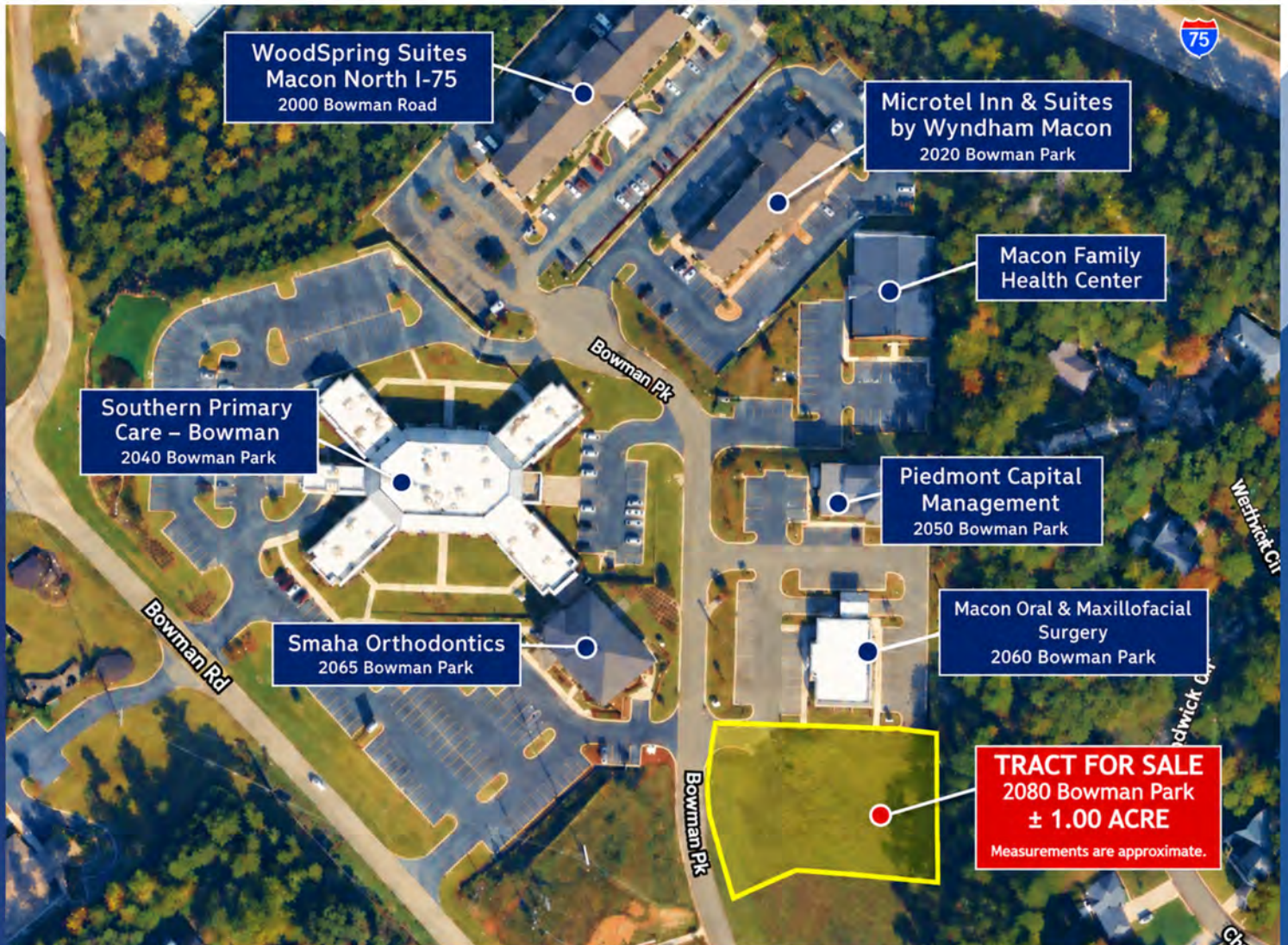


FOR SALE

NORTH MACON DEVELOPMENT SITE

1.00± ACRE | PDM ZONING



2080 Bowman Park
North Macon-Bibb County, Georgia 31210

STEPHANIE FOLSOM, CCIM

O. 478.746.8171

C. 478.361.8259

STEPHANIE@CBCGEORGIA.COM

CBCMACON.COM

SALES PRICE: \$265,000

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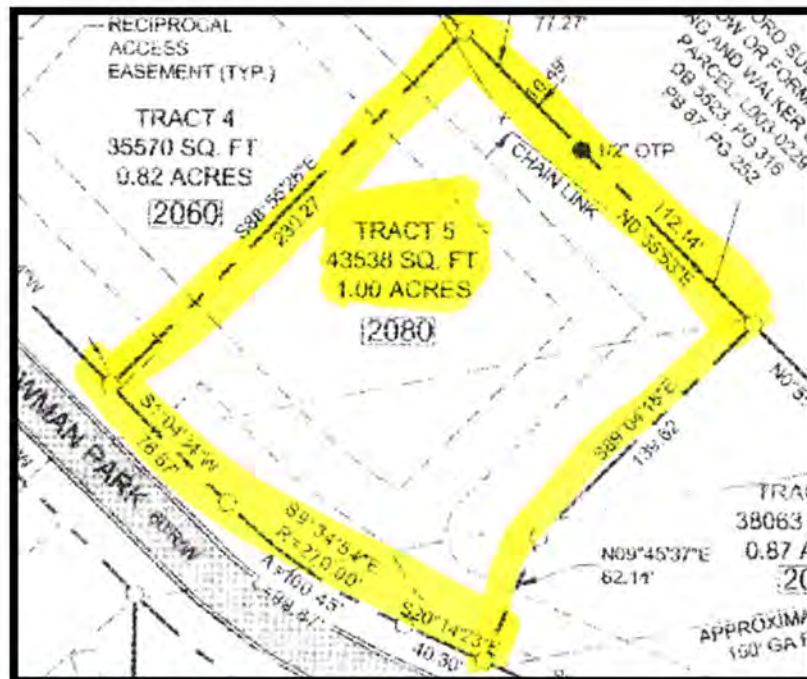
EBERHARDT & BARRY

Created 9/18/26

PROPERTY OVERVIEW

2080 Bowman Park
Macon-Bibb County, Georgia 31210

Excellent development opportunity within **Bowman Village Office Park** in **North Macon**. Tract 5 offers approximately one acre of level land with public utilities available and a conceptual plan demonstrating efficient office/medical development potential.



SITE SIZE	1.00± Acre
OFFICE PARK	Bowman Village Office Park
TOPOGRAPHY	Level
STORMWATER	Detention pond offsite
UTILITIES	All public utilities available to the site
ZONING	PDM - Planned Development Mixed-Use

SALES PRICE: \$265,000

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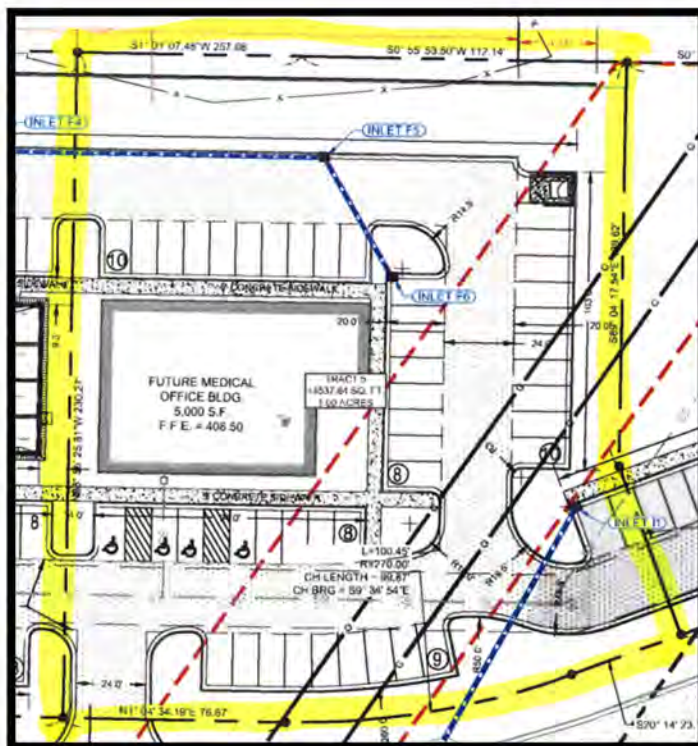


EBERHARDT &
BARRY

CONCEPTUAL PLAN	EXPANSION OPTION
5,000± SF Building 47 Parking Spaces - Site layout illustrates office/medical use potential	- Building size may be increased up to approximately 9,400 SF - Larger building option would require reduced parking - Any revised plan is subject to applicable approvals

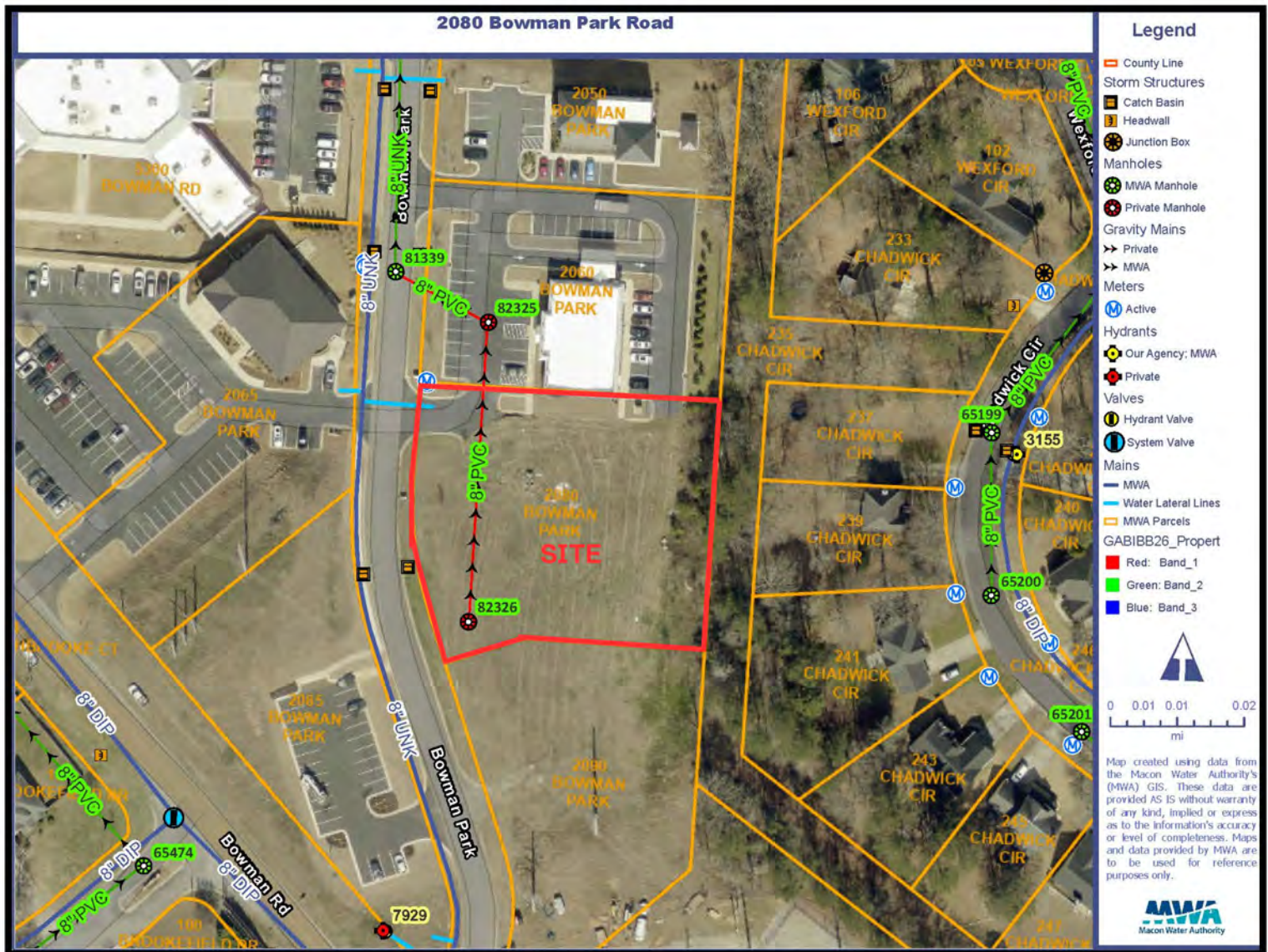
LOCATION HIGHLIGHTS

- Highly desirable North Macon location just off Bass Road
- Approximately one mile from I-75 at Exit 172
- Convenient access to North Macon residential neighborhoods, professional offices, retail and services
- Bowman Village Office Park setting supports professional, medical and compatible mixed-use development



RESTRICTIVE COVENANTS

- Available upon request
- Conceptual plans are for marketing and planning purposes only
- Building size, parking, site layout, utilities and development approvals should be independently verified by the purchaser with the applicable governmental authorities



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	ONE MILE	THREE MILE	FIVE MILE
2026 HOUSEHOLDS	2,248	9,487	20,315
DAYTIME POPULATION	7,558	25,397	49,834
AVERAGE HOUSEHOLD INCOME	\$145,656	\$135,445	\$134,325

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Here's why we ❤️ Macon

Macon is ...

Rich with music history

Macon has a rich musical heritage, including big names like Little Richard, Otis Redding and the Allman Brothers Band. The former Capricorn Records studio is now Mercer Music at Capricorn, a recording studio, performance venue and museum. Travel & Leisure Magazine featured Macon as having an illustrious musical past and future in their March 2025 issue.

The Cherry Blossom Capital of the World

Every year, more than 300,000 Yoshino cherry trees bloom in Macon for a few weeks in the spring, and the city celebrates with its annual International Cherry Blossom Festival.

A Great American Main Street

Macon-Bibb County independent nonprofit NewTown Macon was one of three organizations nationwide to be honored with the 2024 Great American Main Street Award for its downtown revitalization efforts.

Future home of a new national park

Ocmulgee Mounds National Park and Preserve is on track to become the nation's newest national park, and the first national park in Georgia. The history of the mounds includes more than 12,000 years of continuous human habitation! Time Magazine named Ocmulgee Mounds to their list of the World's Greatest Places of 2025!

Population

Macon-Bibb County has a population of 156,482. There are more than 900 loft apartments in downtown Macon — and growing!

Education

Macon is home to Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College.

Sports

Macon boasts Rhythm and Rally, the world's largest indoor pickleball court, which plays host to 18 large-scale pickleball tournaments, generating a \$2 million economic impact. The Mercer University Bears also have impressive football and basketball programs, with home games drawing hundreds of visitors.

F U N F A C T S

Tourism

Visitors spent \$458.3 million here in 2023. The city is a hub for conventions, the film industry, as well as concerts, with multiple venues including the new Atrium Health Navicent Amphitheater, which seats 8,000 people. Macon has more than 50 restaurants, 26 bars and multiple breweries.

Business & Industry

More than 6,878 businesses are located here, including Robins Air Force Base, YKK, Kumho Tire, Tyson Foods, Irving, Geico and Georgia Farm Bureau.

Healthcare

Major hospital systems serving Macon-Bibb County include Piedmont Healthcare and Atrium Health Navicent, which employs hundreds downtown.