

±0.89 AC Commercial Land For Sale Off I-75

1500 & 1502 Hardeman Ave

Macon, GA 31201

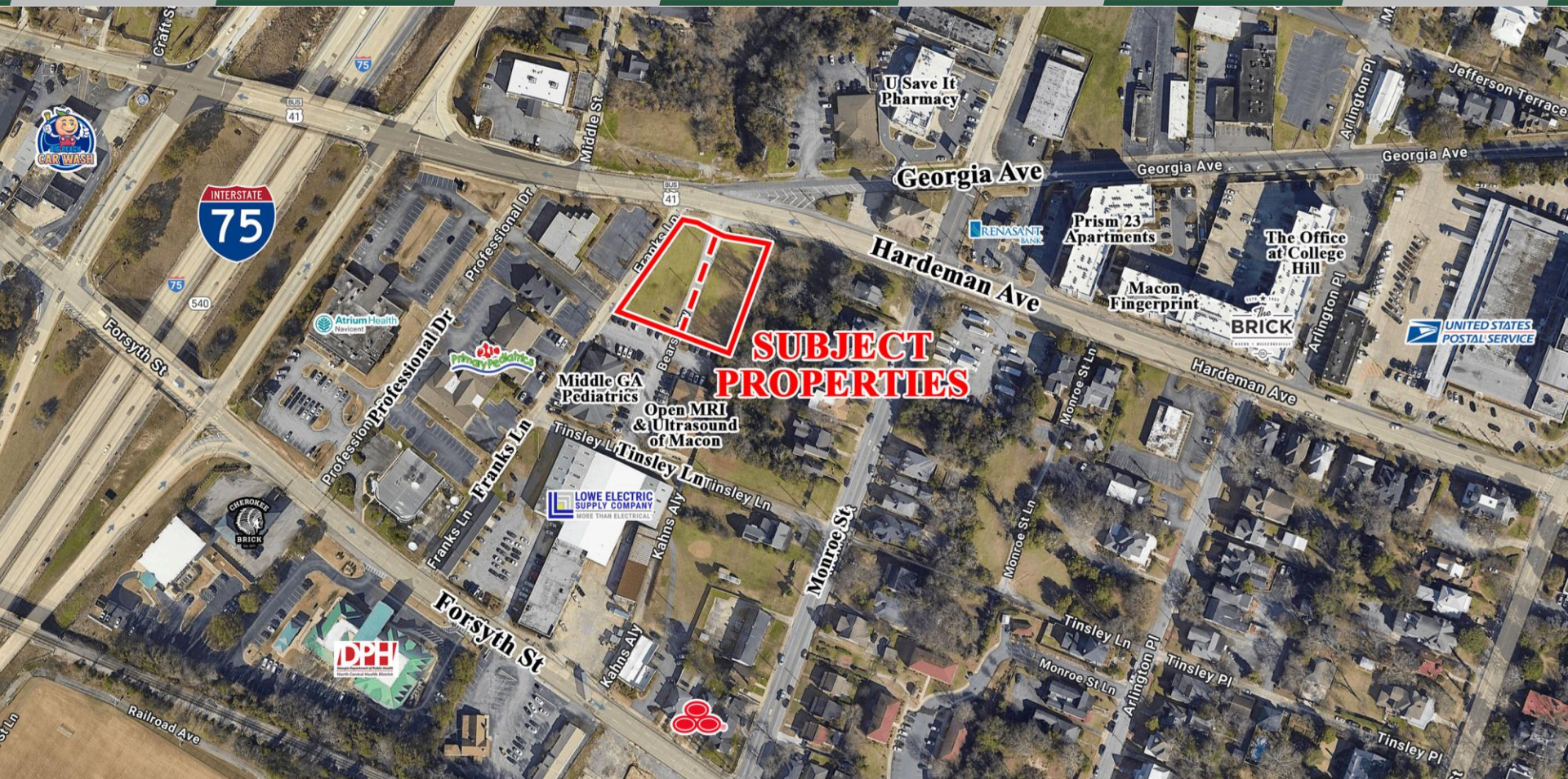


Summary

Area Info

Macon Info

Aerial



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

PROPERTY & LOCATION INFORMATION

Two contiguous lots totaling ±0.89 acres located just off I-75 on high-traffic Hardeman Avenue. Positioned between Franks Lane and Monroe Street, with Bears Row driveway bisecting the site for internal access. Lots are cleared, level, and development-ready—ideal for a medical or office facility with on-site parking.

Located near highly-trafficked I-75 and minutes from downtown Macon. Neighboring businesses include Primary Pediatrics, Lowe Electric Supply Co., Macon/Bibb County Health Department, Cherokee Brick, U Save It Pharmacy, Heart of Georgia Rheumatology, and many other retail, restaurant, medical and office establishments.

HIGHLIGHTS

- ±0.89 AC (0.46 + 0.43 AC)
- Excellent visibility & accessibility
- Cleared and leveled site
- High traffic counts and proximity to I-75
- Zoned commercial
- 0.8 miles from Mercer University
- 0.9 miles from Atrium Health Navicent Medical Center
- 2.2 miles from Regency Hospital
- 2.4 miles from Piedmont Macon

SALE PRICE: \$300,000.00

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PROPERTY INFORMATION

PROPERTY	
Property Address:	1500, 1502 Hardeman Avenue Macon, GA 31201
Utilities:	All available
Traffic Count:	82, 900 VPD - I-75 11,900 VPD - Hardeman Ave
Site Size:	1500 Hardeman Ave - 0.46 AC 1502 Hardeman Ave - 0.43 AC Total Size - ±0.89 AC
Taxes:	\$4,463.57 (2024 est.)
Frontage:	160'± - Hardeman Ave
Depth:	204'± - Franks Ln

SITE	
Parcel ID:	Q073-0657, Q073-0658
County:	Bibb
Zoning:	C-2
Topography:	Clear, level

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	46,597	89,336	168,643
Avg HH Income	\$57,718	\$67,148	\$84,912
Median Age	34.7	34.7	36.8

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Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- Ocmulgee Mounds, poised to become Georgia's first National Park & Preserve, anticipates a surge in visitors from 200,000 to 1.3 million annually, fostering a significant economic boost over \$200MM and the creation of approximately 3,000 jobs.
- The industrial sector has seen a private investment surge of \$2.3 billion since 2017, resulting in over 4 million square feet of new construction, the creation of 3,400 jobs, and the retention of over 1,000 positions.
- The Macon Middle GA Regional Airport is undergoing expansion, featuring a distinctive "guitar-shaped" terminal, set to enhance air travel options and employment opportunities.
- The \$140 million Revitalization of Macon Project, highlighted by the newly inaugurated 12,000-seat Amphitheater, has already drawn crowds with four sold-out concerts since its March 2024 opening.
- Inaugurated on January 1st, 2024, the world's largest indoor Pickle-Ball facility, boasting 32 courts, aims to bolster Sports Tourism and stimulate local commerce. Since it's opening the facility has hosted numerous tournaments with over 2,000 participants from all over the country.



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Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- Downtown Macon has witnessed a flurry of activity with over \$200 million in new businesses opening in the last 2 years. Additionally, groundbreaking has commenced on projects exceeding \$200 million, introducing residential units, retail spaces, a hotel with a convention center, outdoor event areas, performing arts stages, and parking facilities.
- Collaborative efforts between the Macon-Bibb County Mayor and Tourism Department are underway for the East Bank development, envisioning a mixed-use Coliseum/Arena, Hotel, and Convention Center complex.



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New Developments + Developments On The Way

Links to articles about all the exciting developments in Macon, GA:

- [Travel + Leisure : The 50 Best Places to Travel - Ocmulgee Mounds National Historical Park](#)
- [Middle Georgia Regional Airport - Guitar-Shaped Airport](#)
- [Interactive Gold Driving Range + Pickleball Courts Planned for Downtown Macon Venue](#)
- [Opening of Atrium Health Amphitheater- Local Businesses Preparing](#)
- [World's Largest Indoor Pickleball Facility Opens in Macon](#)
- [Bibb Commissioners Approve East Bank Development](#)



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HIGHER EDUCATION



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 *First for Women*
WESLEYAN

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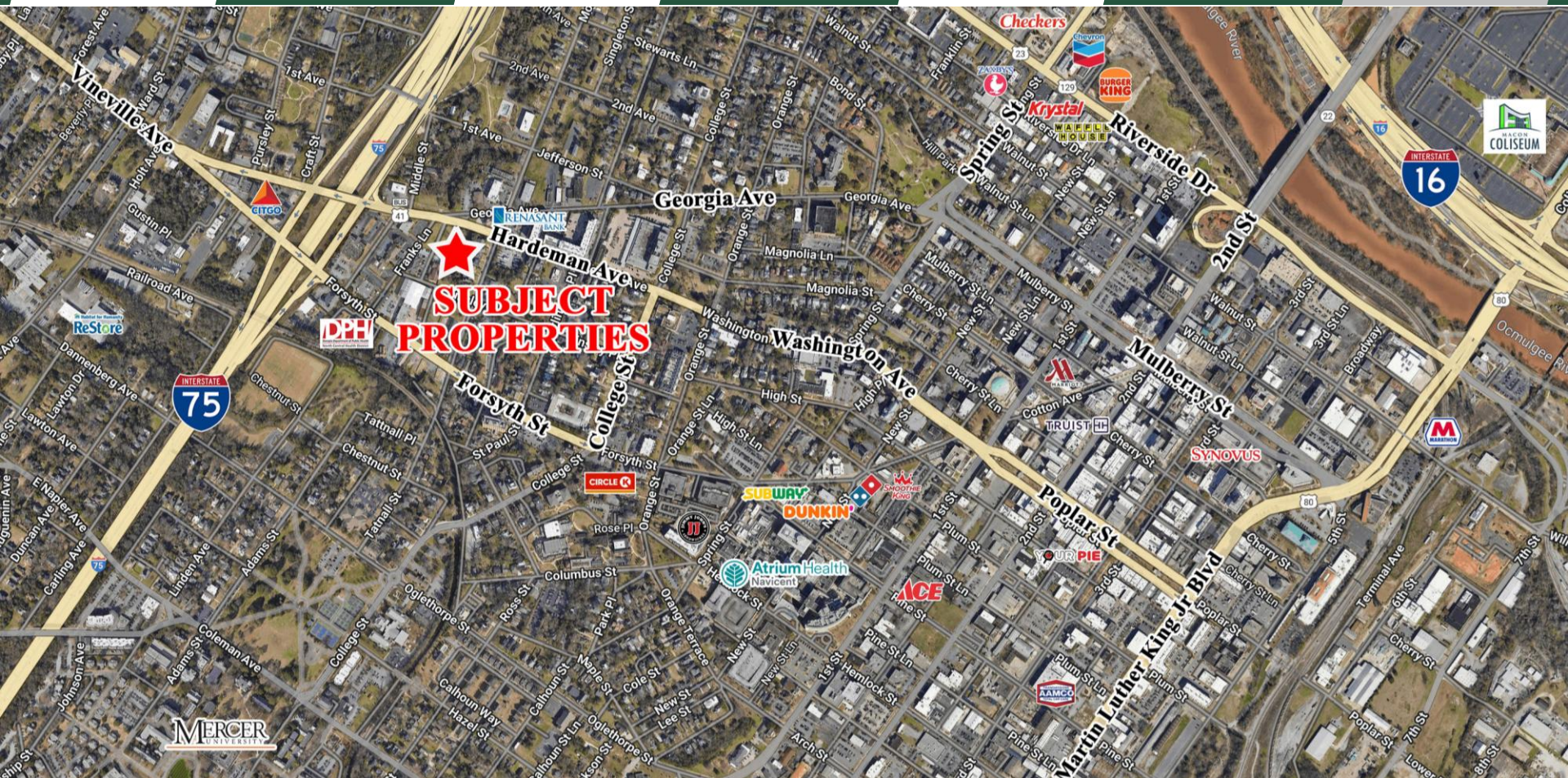


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