

# SALE

## TWO ACRE DEVELOPMENT SITE 1200 BASS ROAD - MACON, GEORGIA 31210



**SALES PRICE: \$750,000**

### LOCATION OVERVIEW

- Located in North Macon one mile from Interstate 75, Exit 172
- Traffic Count: 13,700± Average VPD (2023 GDOT)
- Convenient to shopping, restaurants and financial institutions

### PROPERTY OVERVIEW

- 2± Acre Development Site (Divisible)  
See Conceptual Site Plan Page 2
- 200'± Frontage on Bass Road
- Zoned Agricultural (Proposed Professional Office Rezoning)
- Topo: Rolling & partially cleared
- All utilities available to site. Sanitary sewer located several hundred feet from property with an approximate cost of \$40,000 to locate on-site

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**HAL HARPER, CCIM**  
478.951.3991 Cell  
hharper@cbcgeorgia.com  
**MIKI FOLSOM, CCIM**  
478.361.3036 Cell  
mfolsom@cbcgeorgia.com

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

**ART BARRY III, SIOR**  
478.731.8000 Cell  
abarry@cbcgeorgia.com  
**STEPHANIE FOLSOM, CCIM**  
478.361.8259 Cell  
stephanie@cbcgeorgia.com



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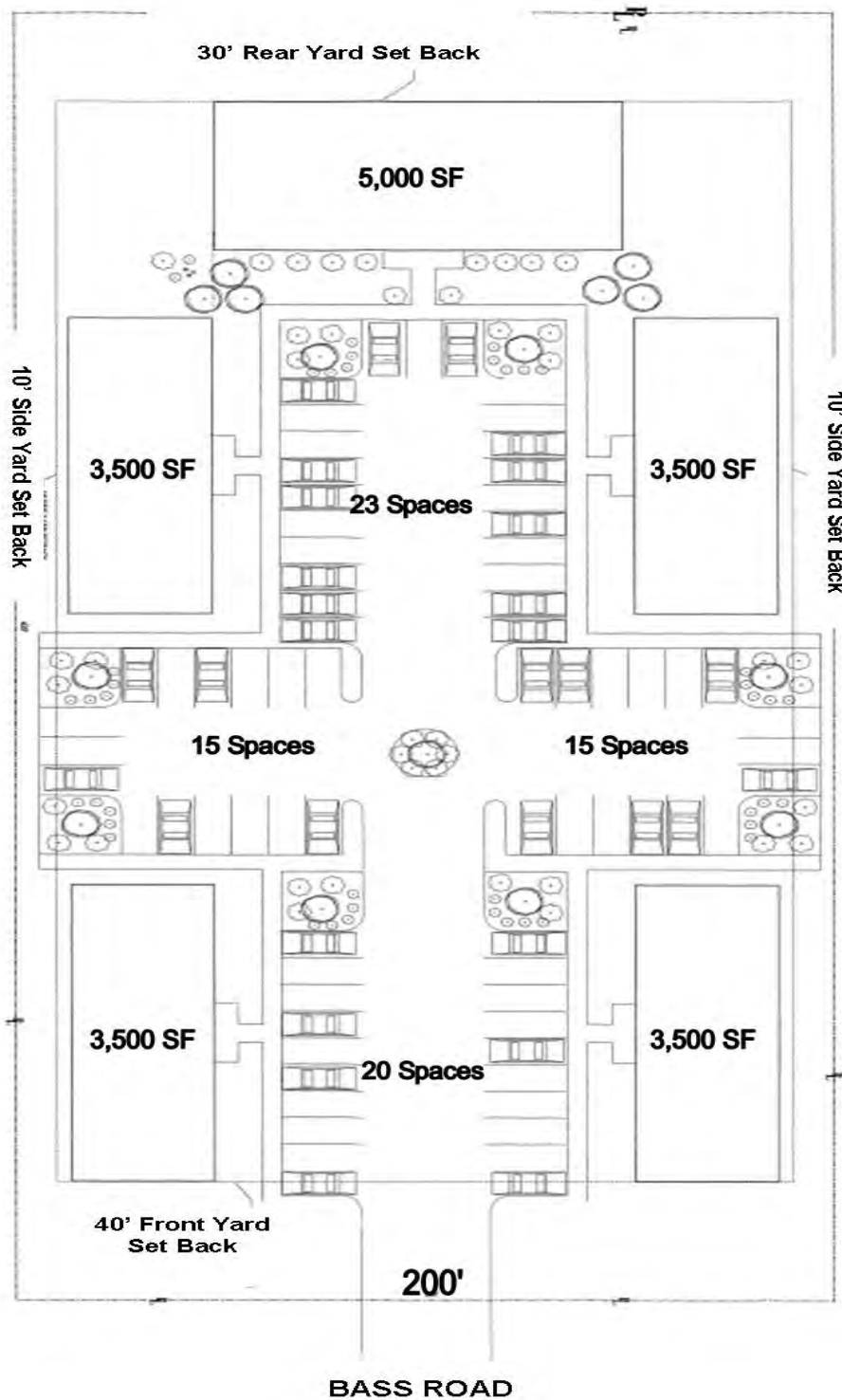
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Revised 1/3/25

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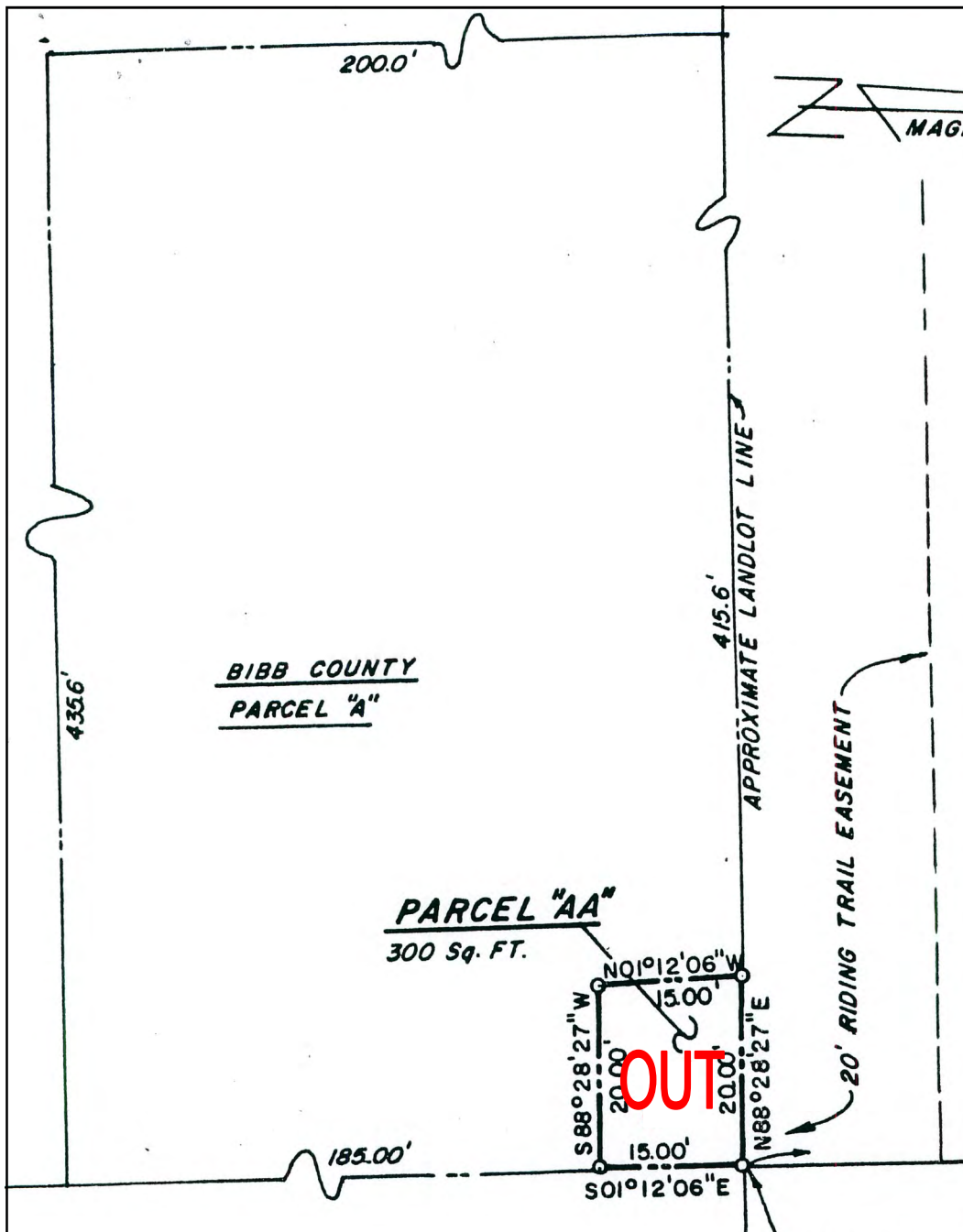
**CONCEPTUAL SITE PLAN**



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## PROPERTY SURVEY



3

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## TOPO MAP



4

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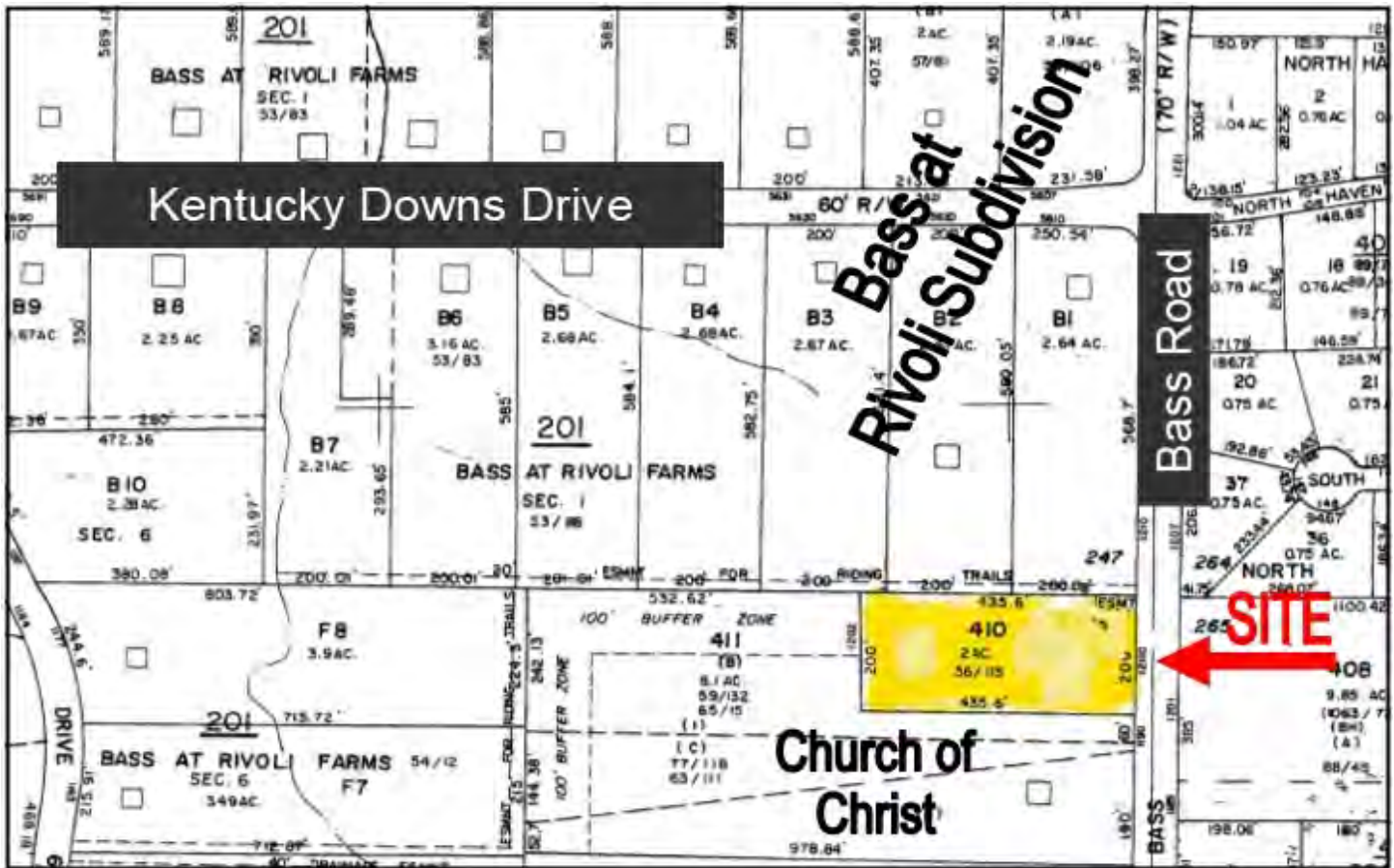
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**PLAT / PARCEL MAP / STREET VIEW**



5

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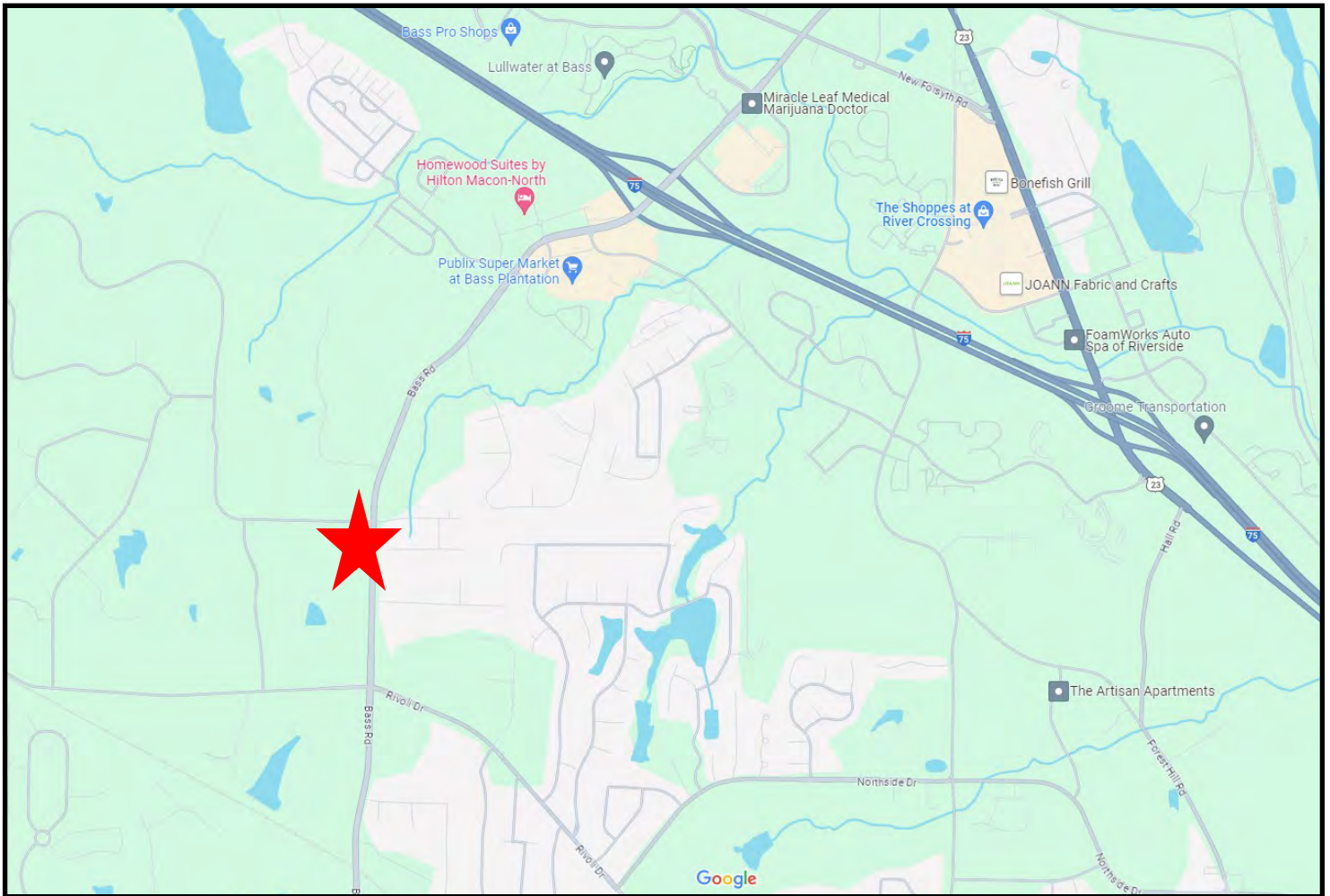
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## LOCATION MAP



6

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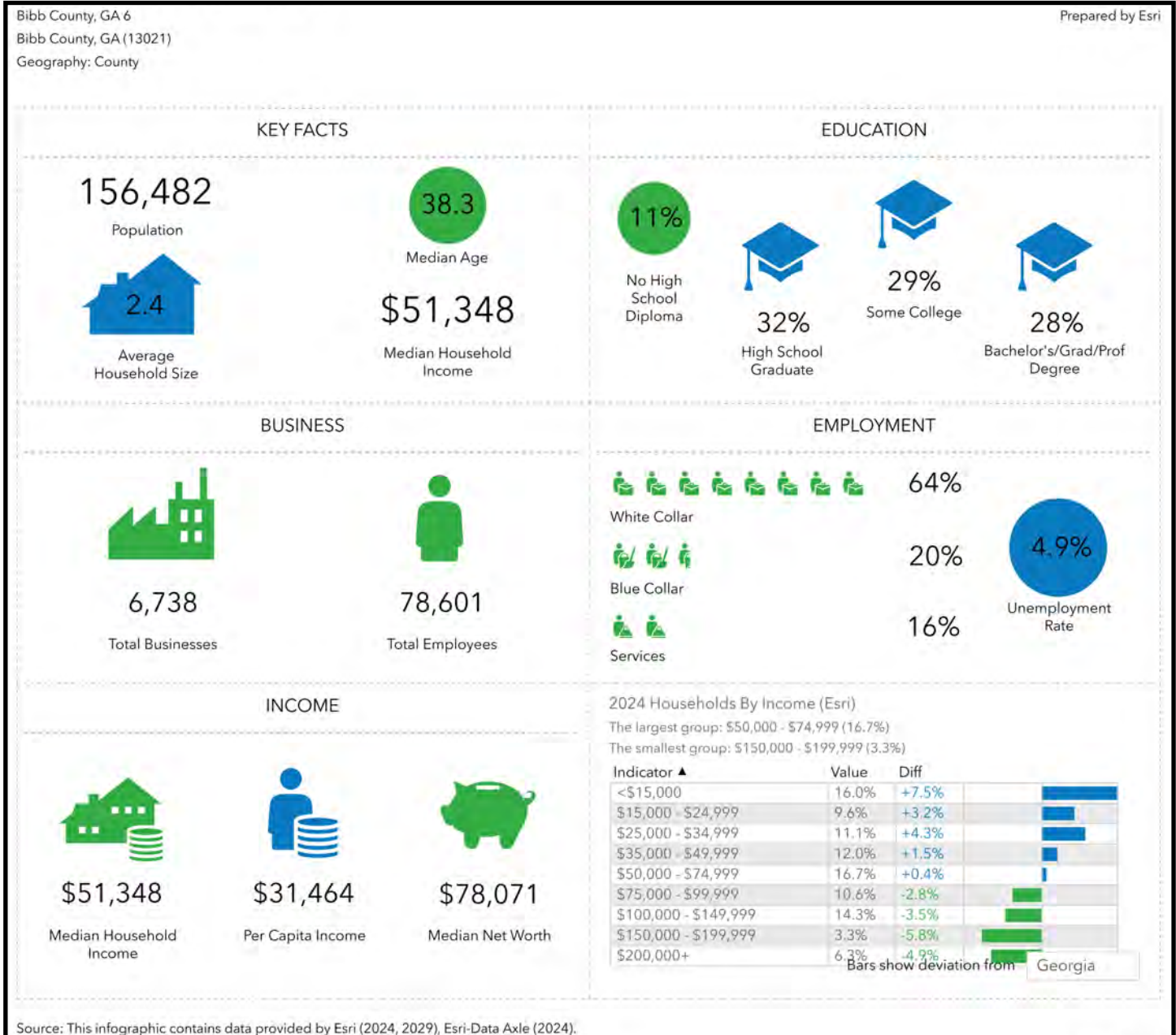
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## DEMOGRAPHICS - BIBB COUNTY



7

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