

# 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: 12,900± Average VPD (2022 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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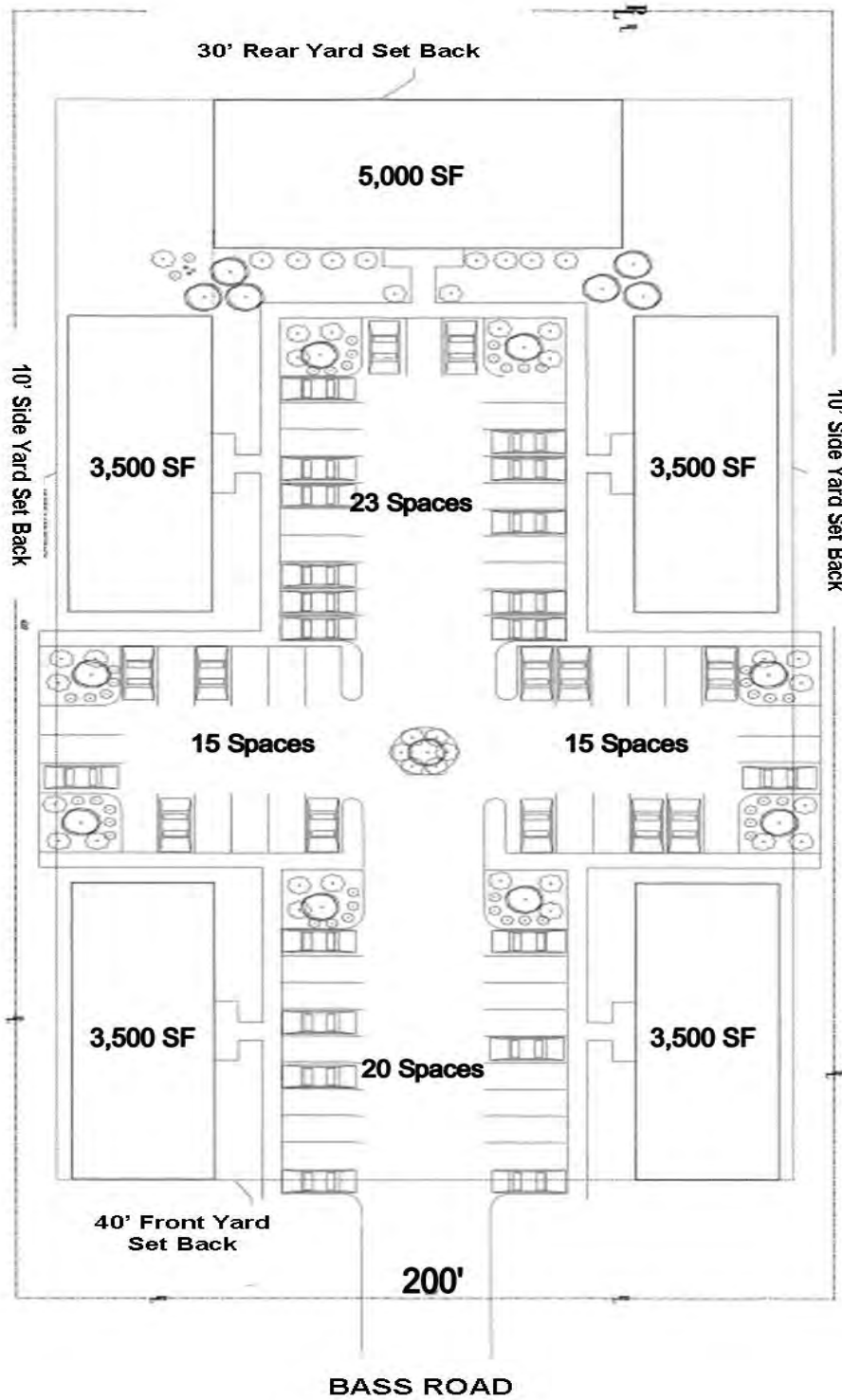
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Revised 12/7/23

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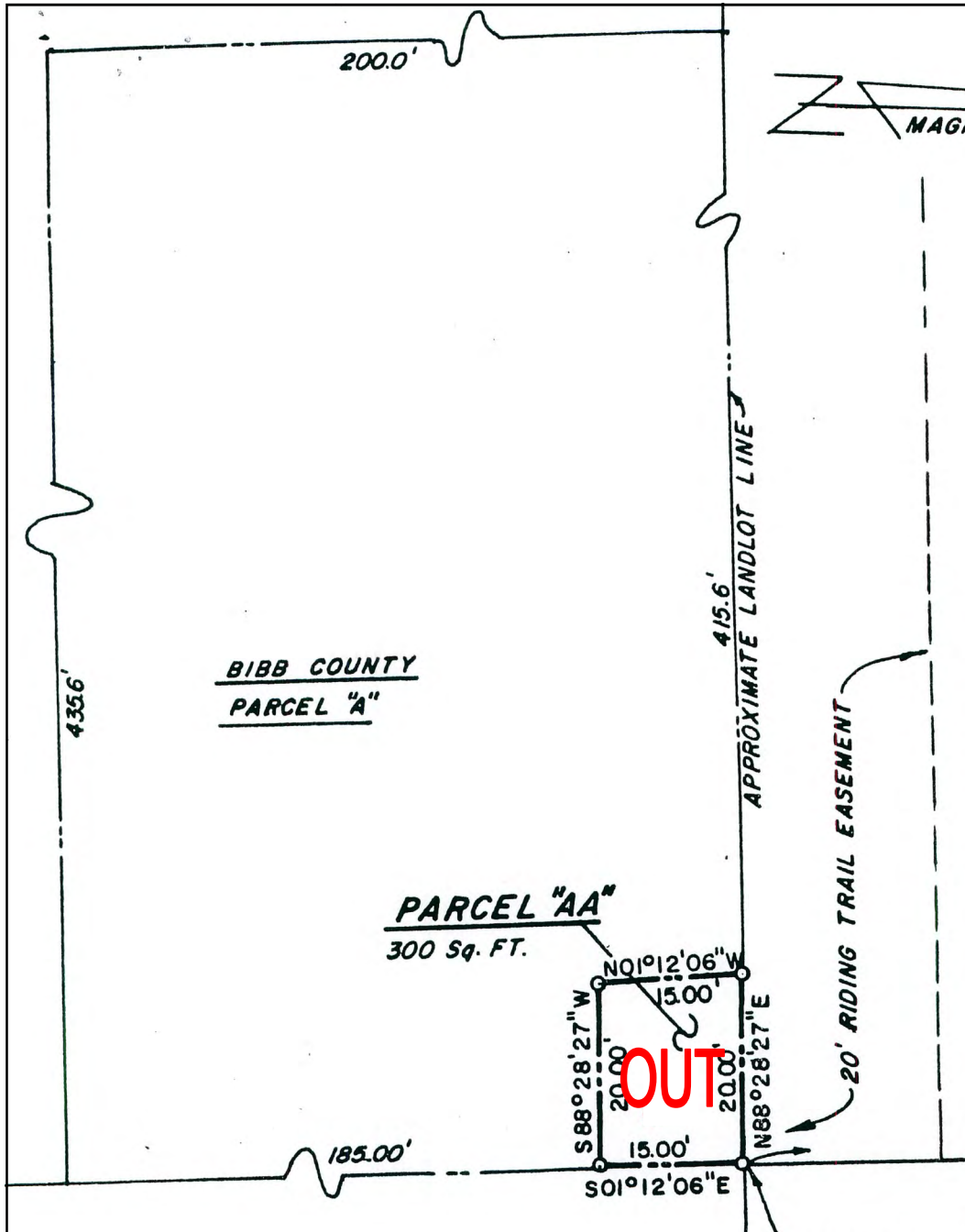
**CONCEPTUAL SITE PLAN**



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PROPERTY SURVEY



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**TOPO MAP**



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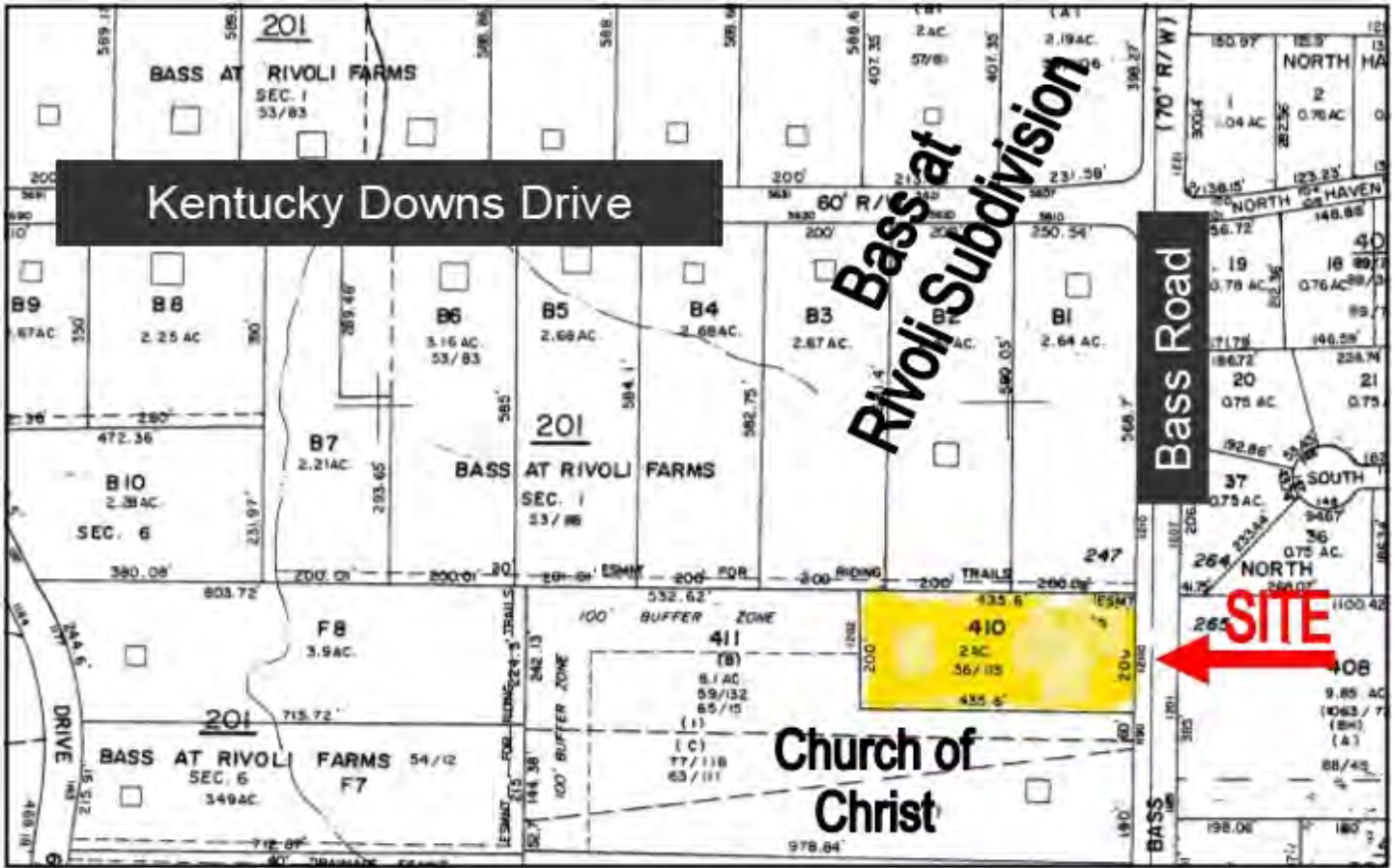
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PLAT / PARCEL MAP / STREET VIEW



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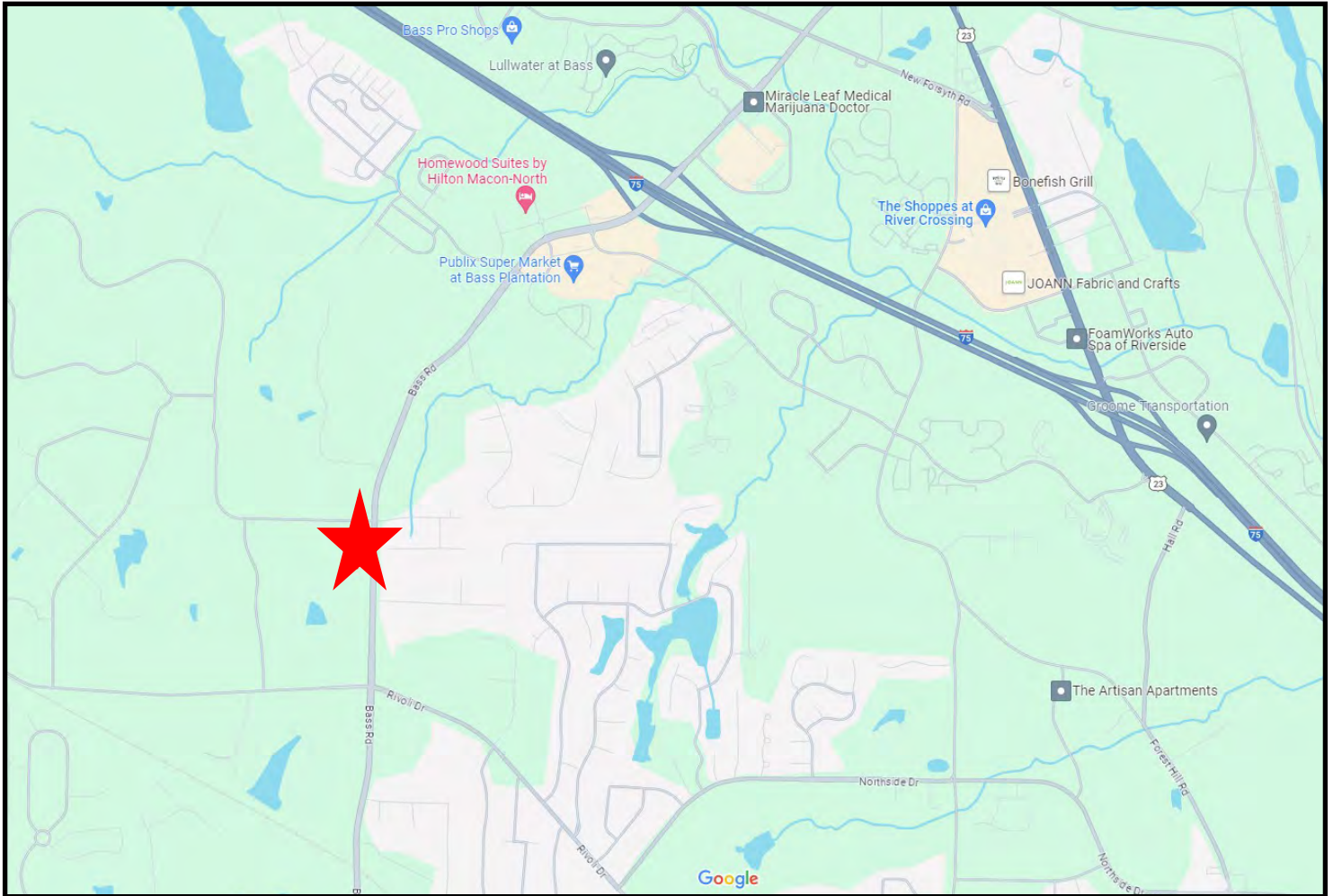
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**LOCATION MAP**



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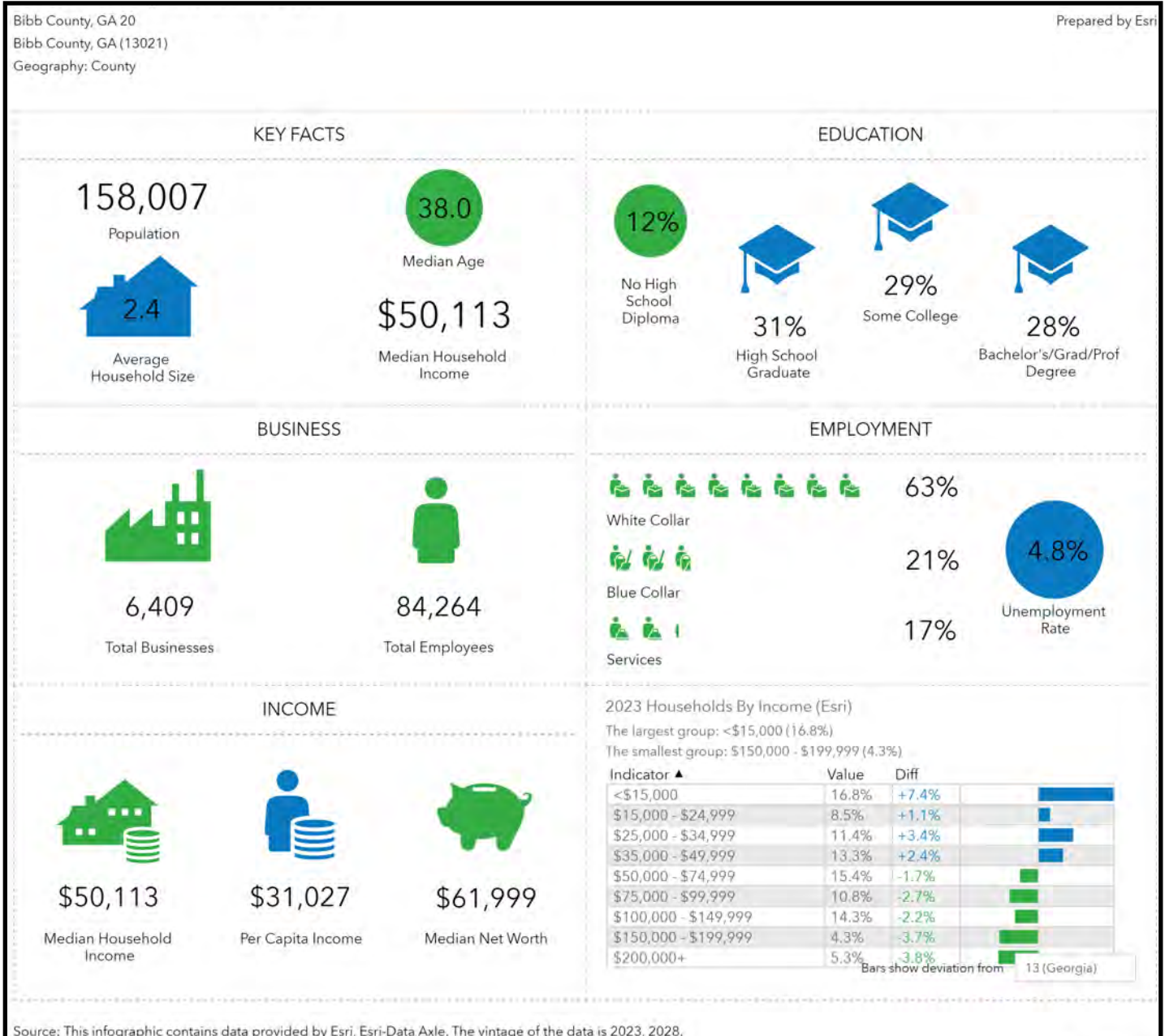
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### DEMOGRAPHICS - BIBB COUNTY



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