

SALE

PRIME DEVELOPMENT OPPORTUNITY - NORTH MACON

1200 BASS ROAD - MACON, GEORGIA 31210



SALES PRICE: \$750,000

PROPERTY OVERVIEW

2± Acres of development land (divisible) available on highly desirable Bass Road. Ideal location for professional office, medical office, and financial services.

- **Frontage:** 200± Feet on Bass Road
- **Zoning:** Agricultural; proposed rezoning to Professional Office
- **Topography:** Rolling terrain, partially cleared
- **Utilities:** All available to the site
- **Sanitary Sewer:** Located several hundred feet from the property; estimated extension cost of approximately \$40,000

LOCATION OVERVIEW

This North Macon development site offers a rare combination of location, accessibility, frontage, and growth potential in one of Middle Georgia's most sought-after commercial markets

- Just 1 mile from Interstate 75 (Exit 172), providing excellent access to Macon, Atlanta, and South Georgia
- Benefits from 13,800± vehicles per day along Bass Road (2024 GDOT), offering strong visibility
- Surrounded by established residential communities, creating a strong customer and workforce base
- Convenient to major retail shopping centers, restaurants, financial institutions, and everyday amenities
- Near medical offices, healthcare facilities, and business centers serving the North Macon market

CBCMACON.COM

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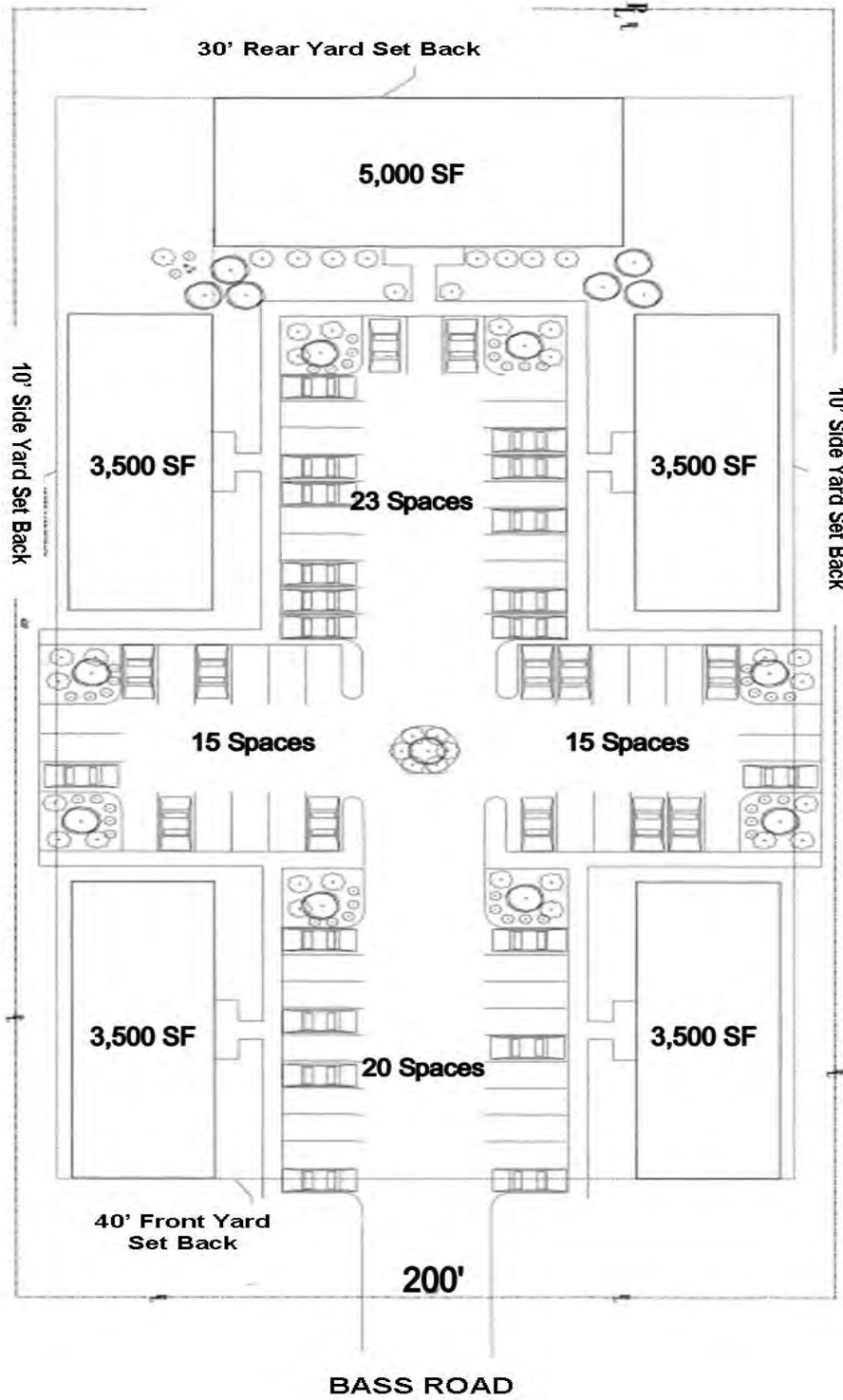


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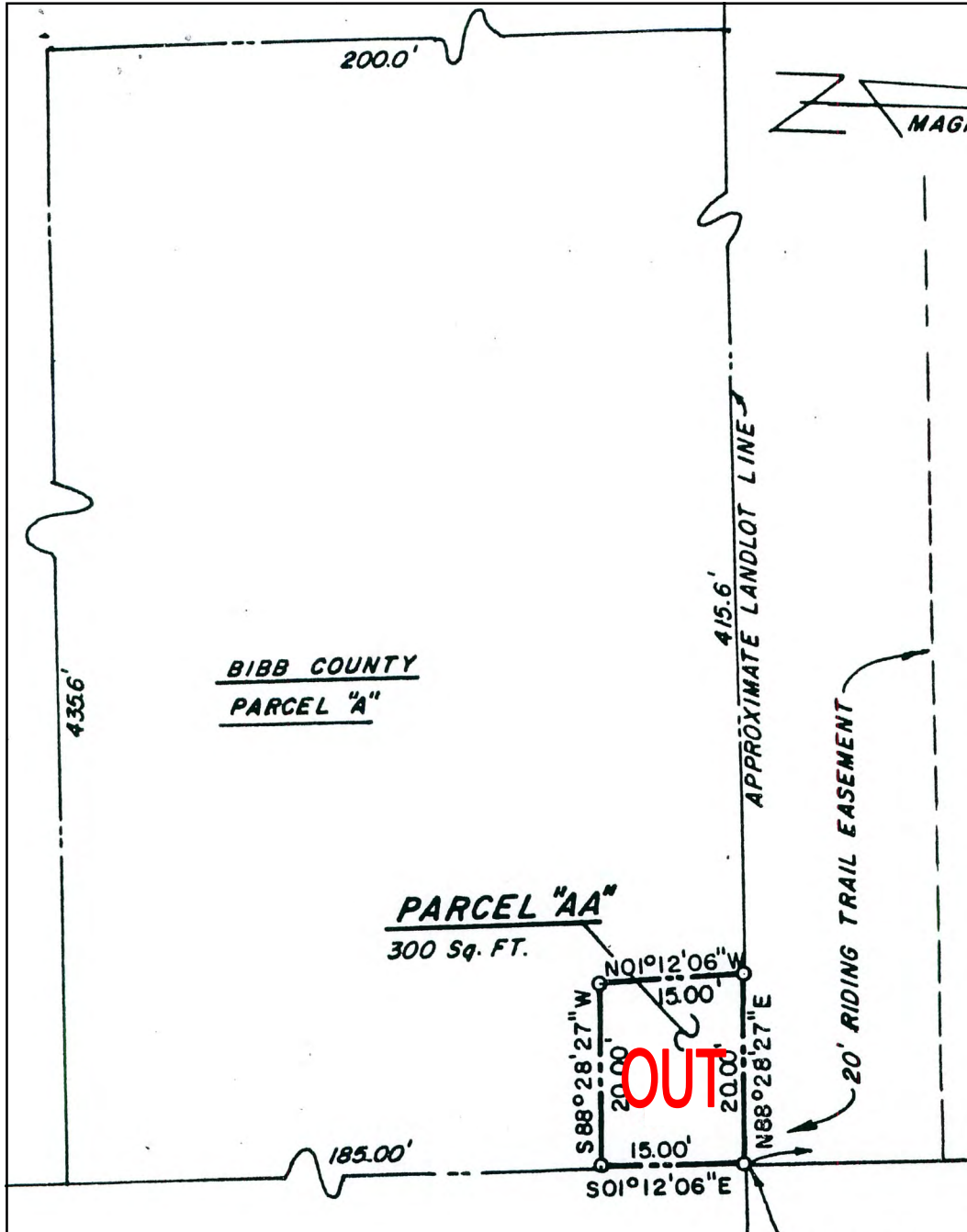
990 RIVERSIDE DRIVE
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Revised 1/3/26

CONCEPTUAL SITE PLAN



PROPERTY SURVEY



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TOPO MAP



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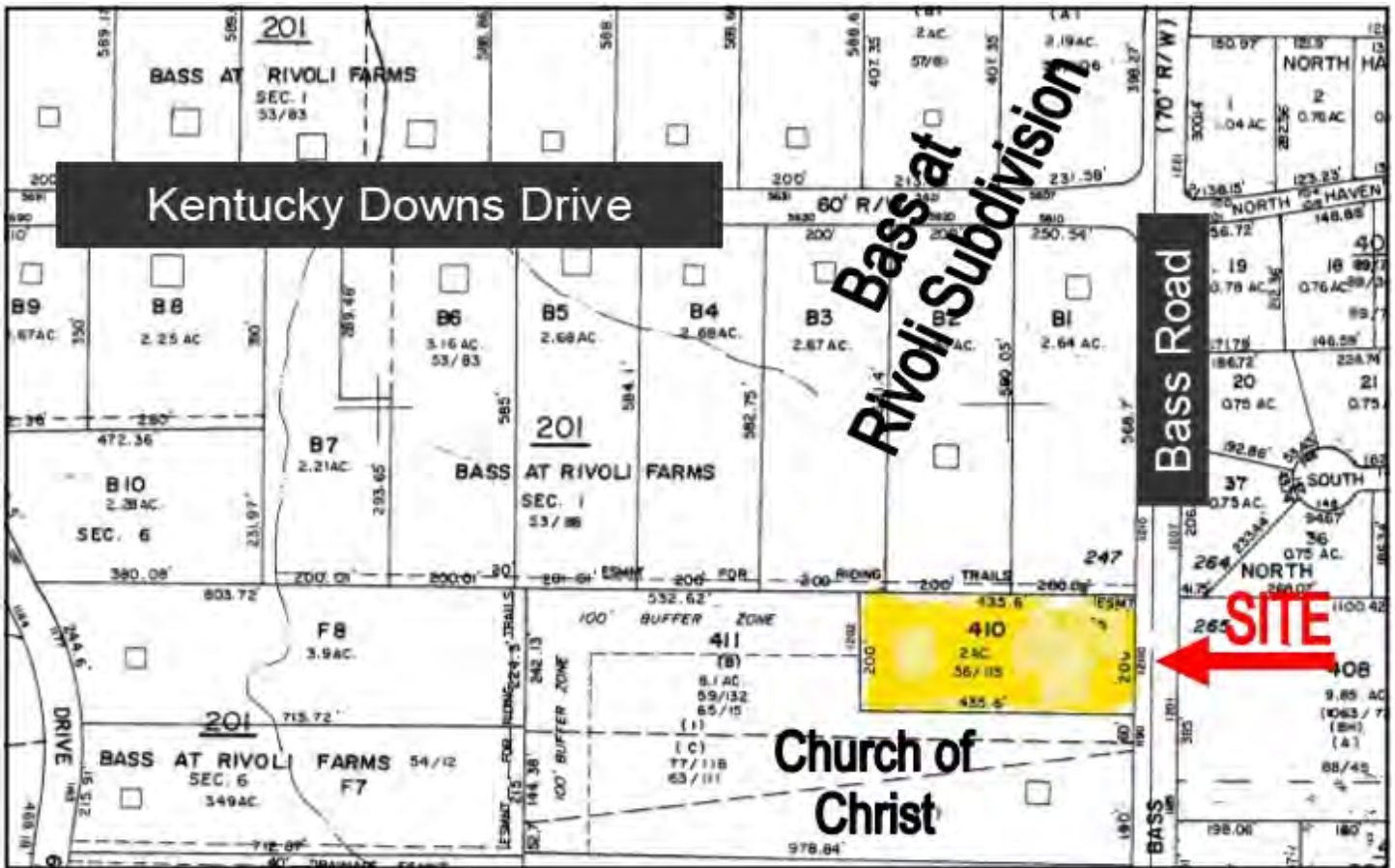
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PLAT / PARCEL MAP / STREET VIEW



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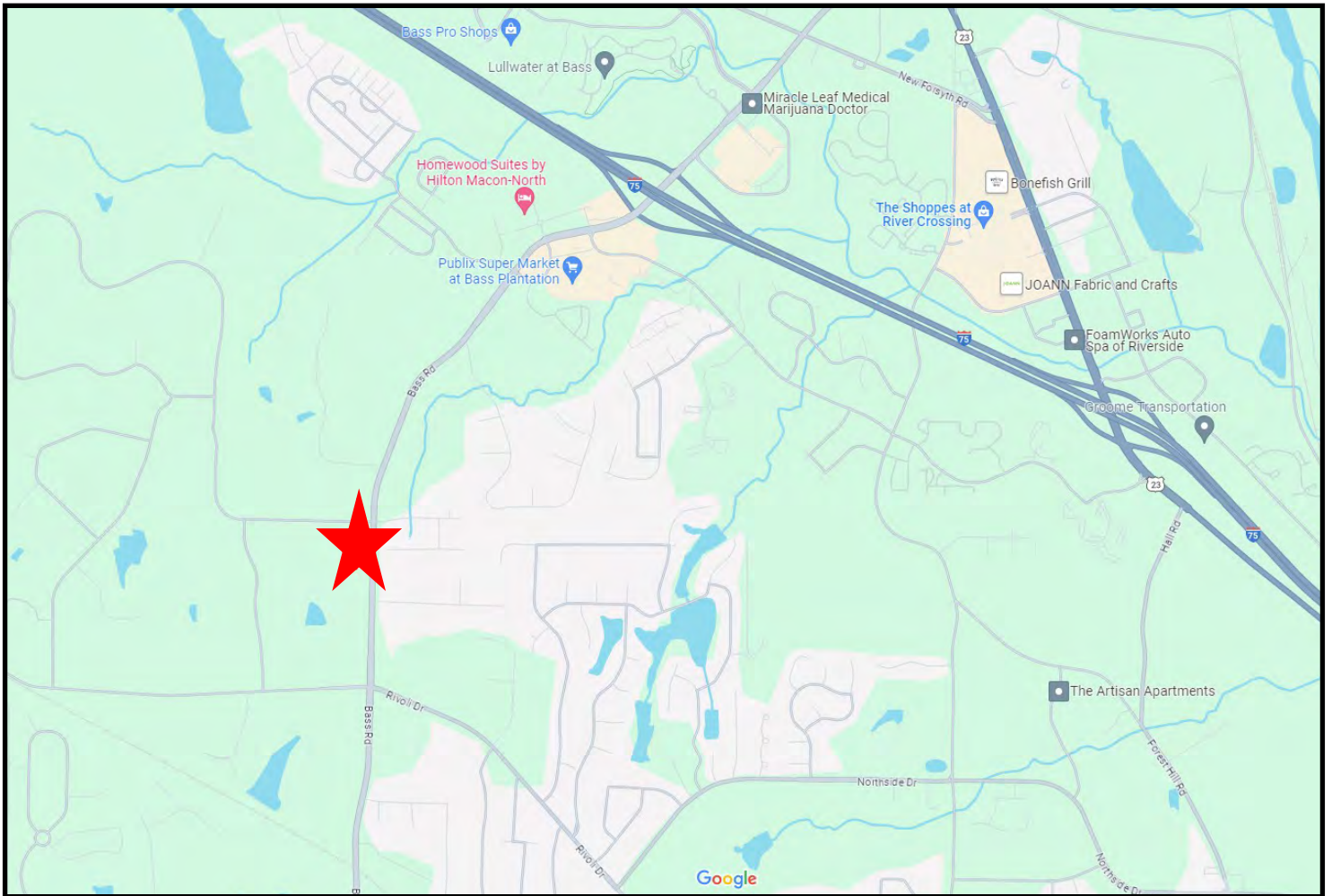
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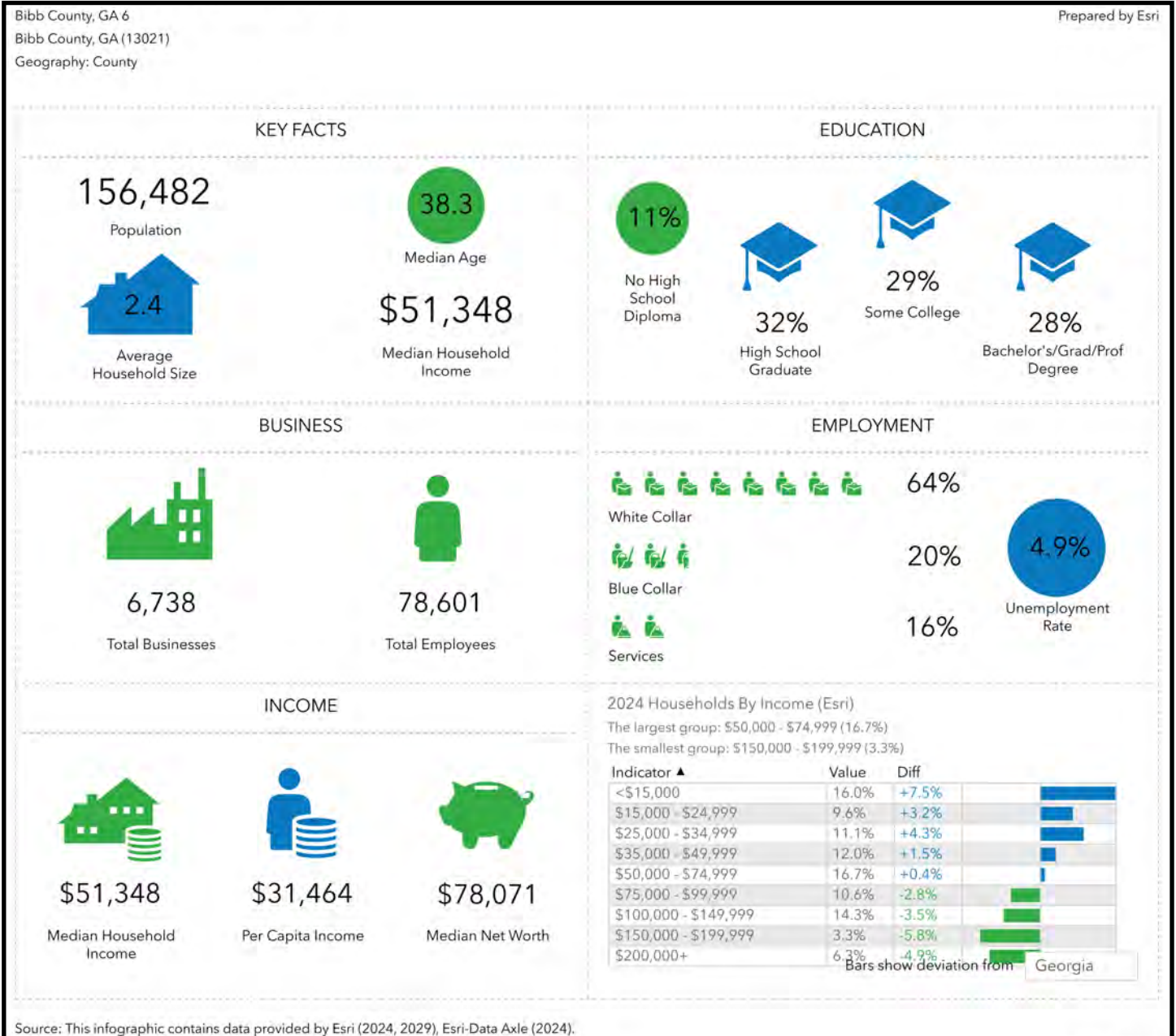


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DEMOGRAPHICS - BIBB COUNTY



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