

# SALE

Amerson Property  
777 Bass Road, Macon, Bibb County, GA 31210



Property Video: <https://vimeo.com/goroundmedia/777-bass-rd-macon>

**SALES PRICE: \$4,278,000**

## LOCATION OVERVIEW

- 2.5 miles to Interstate 75
- 4 miles to Interstate 475
- 4.5 miles to The Shoppes at River Crossing (1,000,000 SF open-air life style center)
- 8 miles to Downtown Macon
- Convenient to restaurants, shopping, schools, financial institutions & churches
- School Districts:
  - Carter Elementary (1.4 miles)
  - Howard Middle School (2 miles)
  - Howard High School (2 miles)

## PROPERTY OVERVIEW

- Prime development location in North Macon
- Various residential development options exist
- 106+ Acres Total
- 1,500± SF Lake House
  - Residential homes at 555, 641 and 675 Bass Road not included in sale.
  - Improvements included/not included in sale see Page 2
  - Residential homes at 641 & 675 Bass Road may be purchased separately
- Two (2) lakes: 4± Acre & 17± Acre
- Pavilion located on 17± acre lake with two (2) restrooms
- Topography: Flat
- All utilities serve the site.



**COLDWELL BANKER  
COMMERCIAL**  
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**SHERIDAN  
SOLOMON  
& ASSOCIATES, LLC**  
REALTORS

Revised 1/31/23

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<b>PROPERTY VIDEO:</b>	<a href="https://vimeo.com/goroundmedia/777-bass-rd-macon">https://vimeo.com/goroundmedia/777-bass-rd-macon</a>
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Various residential development options exist</li><li>• Large lot development across lake</li><li>• Smaller lot development exists around 555 Bass Road home</li></ul>
<b>IMPROVEMENTS:</b>	<ul style="list-style-type: none"><li>• 1,500± SF Lake House<ul style="list-style-type: none"><li>- 1 Bedroom / 1 Bath</li><li>- Fireplace</li><li>- Wrap around porch</li><li>- Central heat and air conditioning</li><li>- Built in 1986</li></ul></li><li>• Pavilion on 17± acre lake with two (2) restrooms</li></ul>
<b>IMPROVEMENTS <u>NOT INCLUDED</u> IN SALE:</b>	<ul style="list-style-type: none"><li>• Residential homes located at 555, 641 and 675 Bass Road</li><li>• 641 and 675 Bass Road homes may be purchased separately</li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• 106+ Acres Total</li><li>• Lots of frontage on Bass Road</li></ul>
<b>LAKES:</b>	<ul style="list-style-type: none"><li>• 4± Acre lake</li><li>• 17± Acre lake<ul style="list-style-type: none"><li>- Pavilion with two (2) restrooms</li></ul></li></ul>
<b>TOPOGRAPHY:</b>	Flat
<b>ZONING:</b>	A- Agricultural District
<b>UTILITIES:</b>	All utilities serve the site
<b>SALES PRICE: \$4,278,000</b>	

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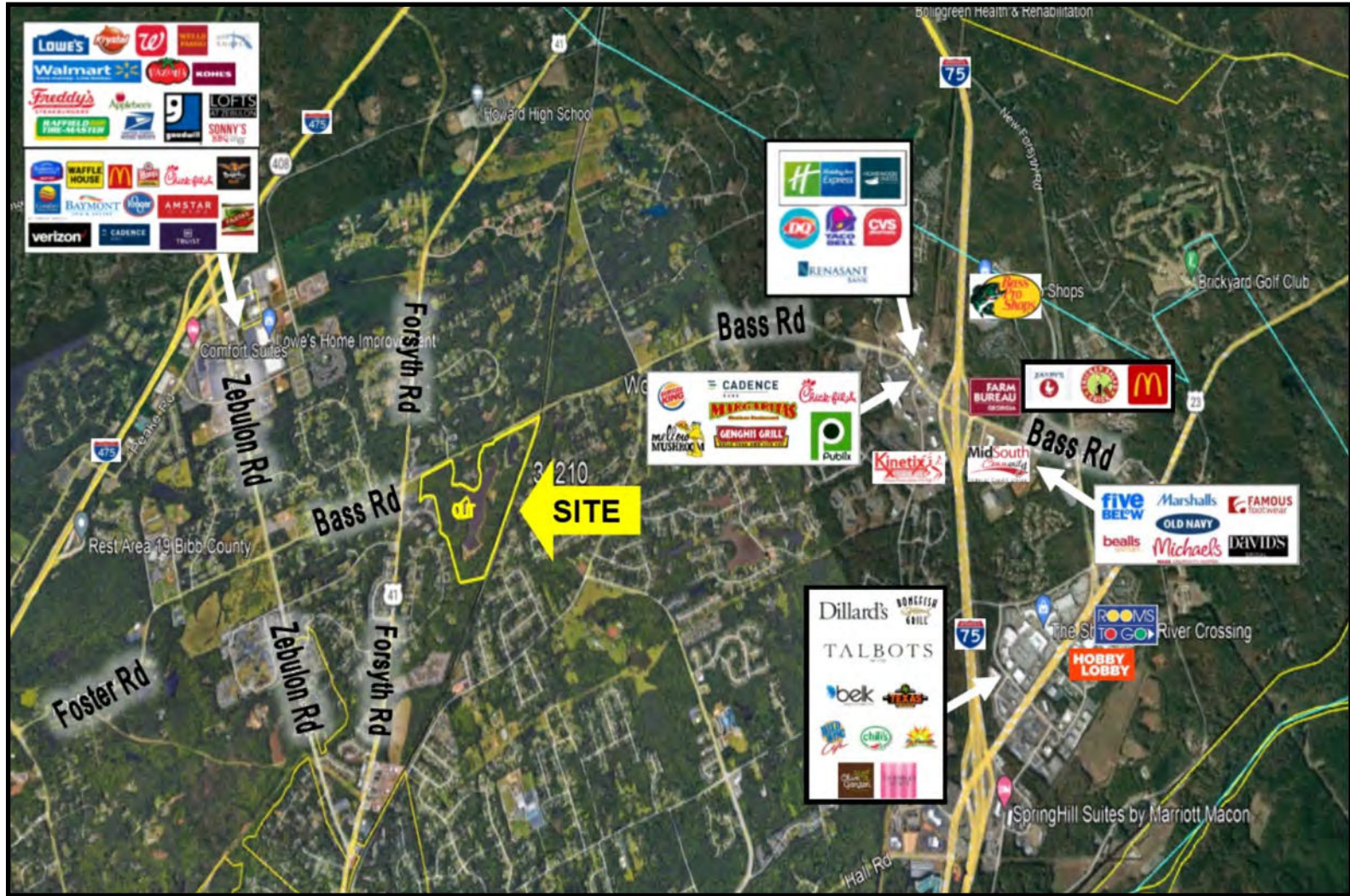
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## AERIAL MAP



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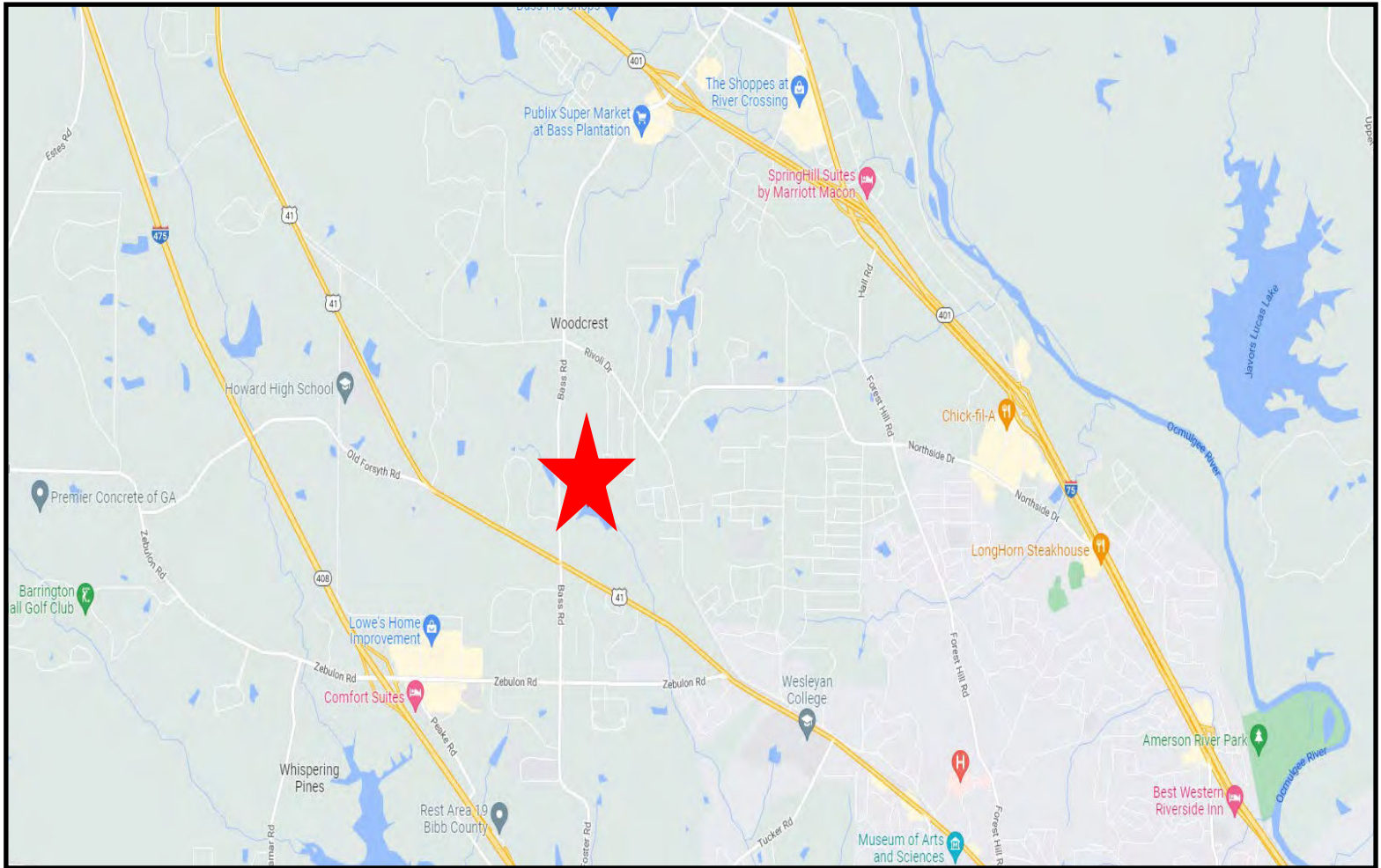
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