

SALE

HIGH TRAFFIC DEVELOPMENT SITE

1413 Bass Road - Macon, Bibb County, Georgia 31210



SALES PRICE: \$3,640,000

LOCATION OVERVIEW

- 2 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 and places of worship
- ACE Charter School (1.5 miles)
- Carter Elementary School (4.5 miles)
- Howard Middle / Howard High School (4 miles)

PROPERTY OVERVIEW

- High traffic location 1/2 mile west of Interstate 75
- 4± Acre Development Site (Pending Survey)
- High traffic location adjacent to Turning Point Community Church & Snow's Memorial Chapel Funeral Home
- Zoned PDE
- Topography: Rolling
- All utilities available to the site

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Created 5/16/24

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PROPERTY PHOTOS



<p>AREA HIGHLIGHTS:</p>	<ul style="list-style-type: none"> • Subject property is adjacent to Snow’s Memorial Chapel Funeral Home and Turning Point Community Church • Nearby Developments: <ul style="list-style-type: none"> - <u>Bass Plantation:</u> Anchored by Publix, Margarita’s Mexican Restaurant, Mellow Mushroom, Subway, Q Tan, DePoe Eye Center, Sassy Nails, Serendipity, Mathnasium Learning Center, Macon Swirls, Zheng’s Wok, The Wax Strip, Gem Cleaners, Bass Spirits - <u>Loft’s at Bass Luxury Apartments / Retail Center:</u> Atrium Health Primary Care, Genghi’s Grill, Synovus, The UPS Store, Pediatric Dentistry, Edward Jones, Merle Norman, BenchMark Physical Therapy - <u>Providence Towne Center:</u> Hughston Clinic, Crystal Clean Auto Spa, Renasant Bank, Natalia’s Upscale Italian Restaurant, Providence Dental Spa, Woods Medical Internal Medicine, Homewood Suites by Hilton, Tru by Hilton, B Monroe Salon - <u>North Macon Plaza:</u> Marshalls, HomeGoods, Michael’s, Beall’s, Old Navy, Five Below, David’s Bridal, Famous Footwear, Shane’s Rib Shack, Hibbett Sports, America’s Best, Your Pie, Pita Mediterranean, Nail Salon, Southern Grace - <u>Bass Pro Shops</u>
<p>SITE INFORMATION:</p>	<ul style="list-style-type: none"> • 4± Acre Commercial Development Site (Pending Survey) <ul style="list-style-type: none"> - Turning Point Community Church Outparcel • Potential for a wide range of uses: <ul style="list-style-type: none"> - Professional office/medical building - Independent / Assisted Living - Residential development
<p>TRAFFIC COUNTS:</p>	<ul style="list-style-type: none"> • 13,000± AVG VPD on Bass Road (2022 GDOT) • 41,400± AVG VPD I-75 N of Bass Road (2022 GDOT) • 52,400± AVG VPD I-75 S of Bass Road (2022 GDOT)
<p>TOPO:</p>	<p>Rolling</p>
<p>ZONED:</p>	<p>PDE</p>
<p>UTILITIES:</p>	<p>All public utilities available to the site</p>

PARCEL MAP



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MAJOR EMPLOYERS - MACON, BIBB COUNTY



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MACON IS HOME FOR LEADING GLOBAL EMPLOYERS

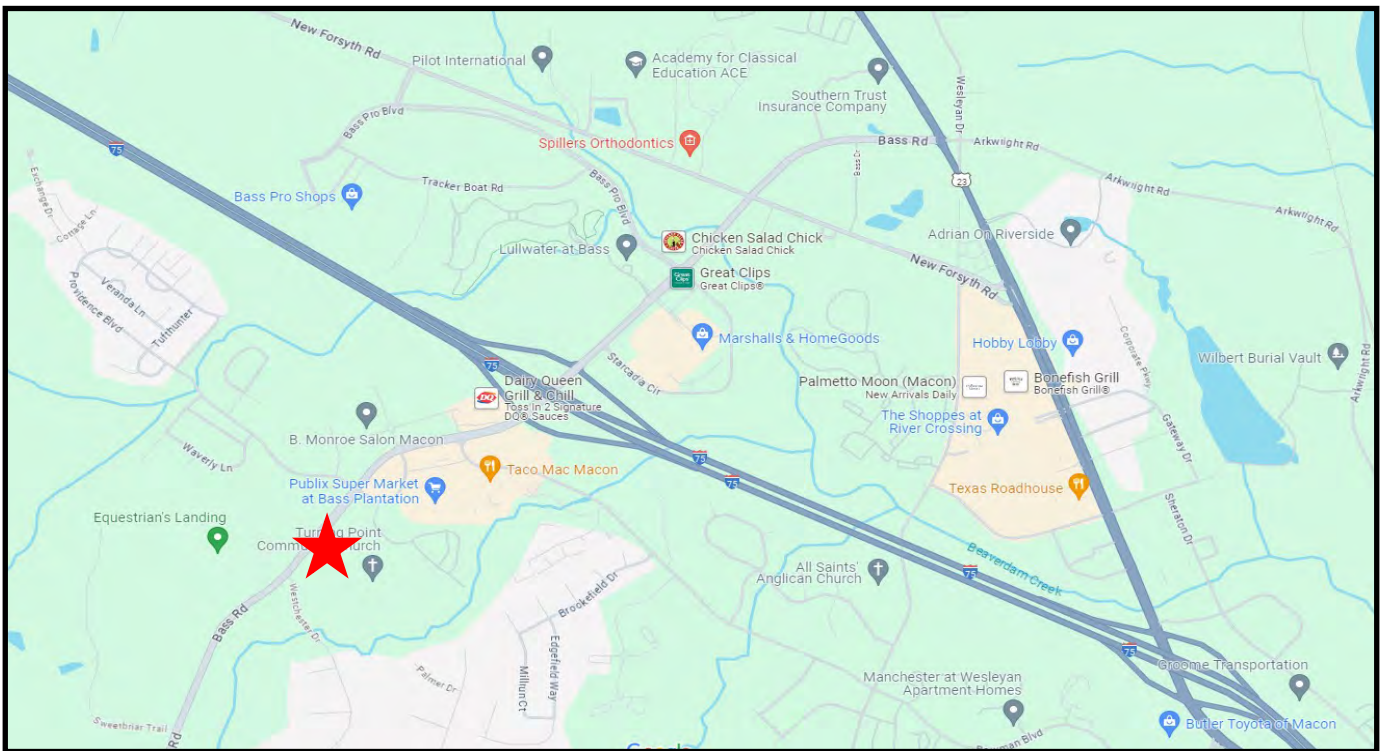
NUMEROUS BUSINESSES AND INDUSTRIES ARE INVESTING, GROWING AND THRIVING IN MACON



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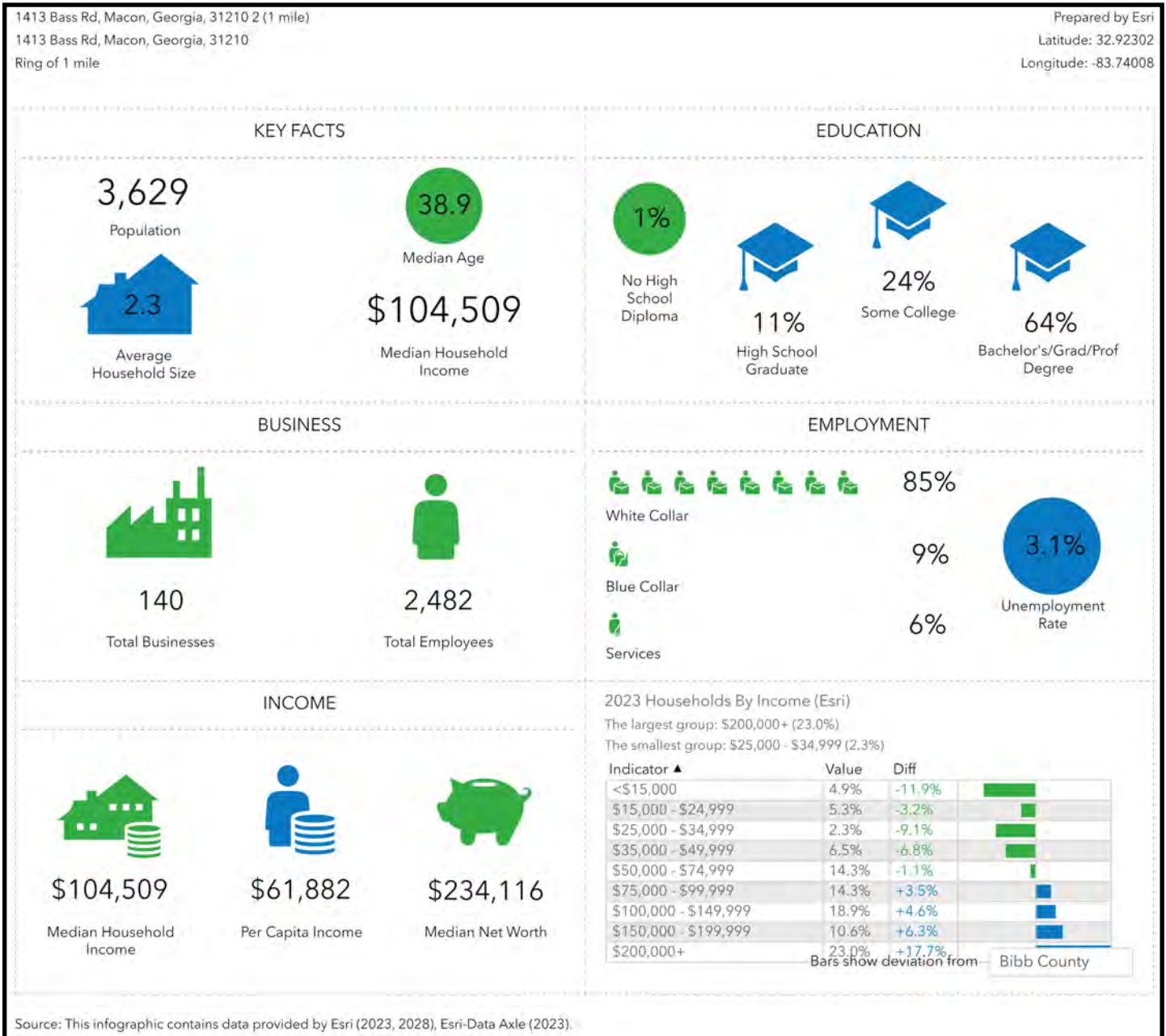
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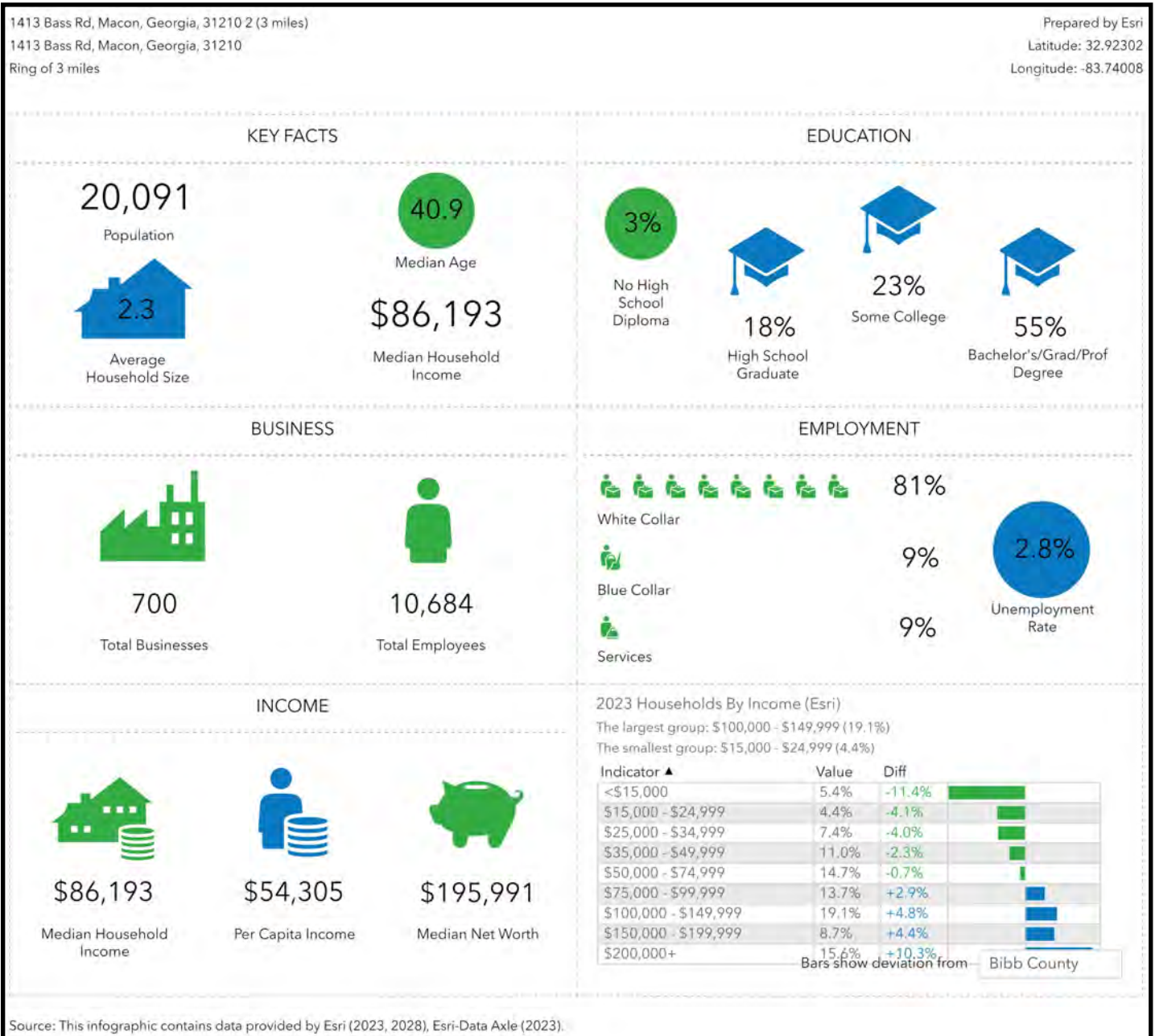
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

