

64± ACRE DEVELOPMENT OPPORTUNITY (DIVISIBLE)

SALE

749 LAMAR ROAD

MACON-BIBB COUNTY, GEORGIA 31210



SALES PRICE:
\$98,000/ACRE, DIVISIBLE

LOCATION OVERVIEW

- Located off Zebulon Road, Macon's premier retail and residential growth corridor
- Positioned in North Macon's high-income and rapidly expanding submarket
- Surrounded by national retailers, restaurants, and neighborhood shopping centers
- Close proximity to established residential communities and new multifamily developments
- Ideal location for multifamily, retail, medical, or mixed-use development

PROPERTY OVERVIEW

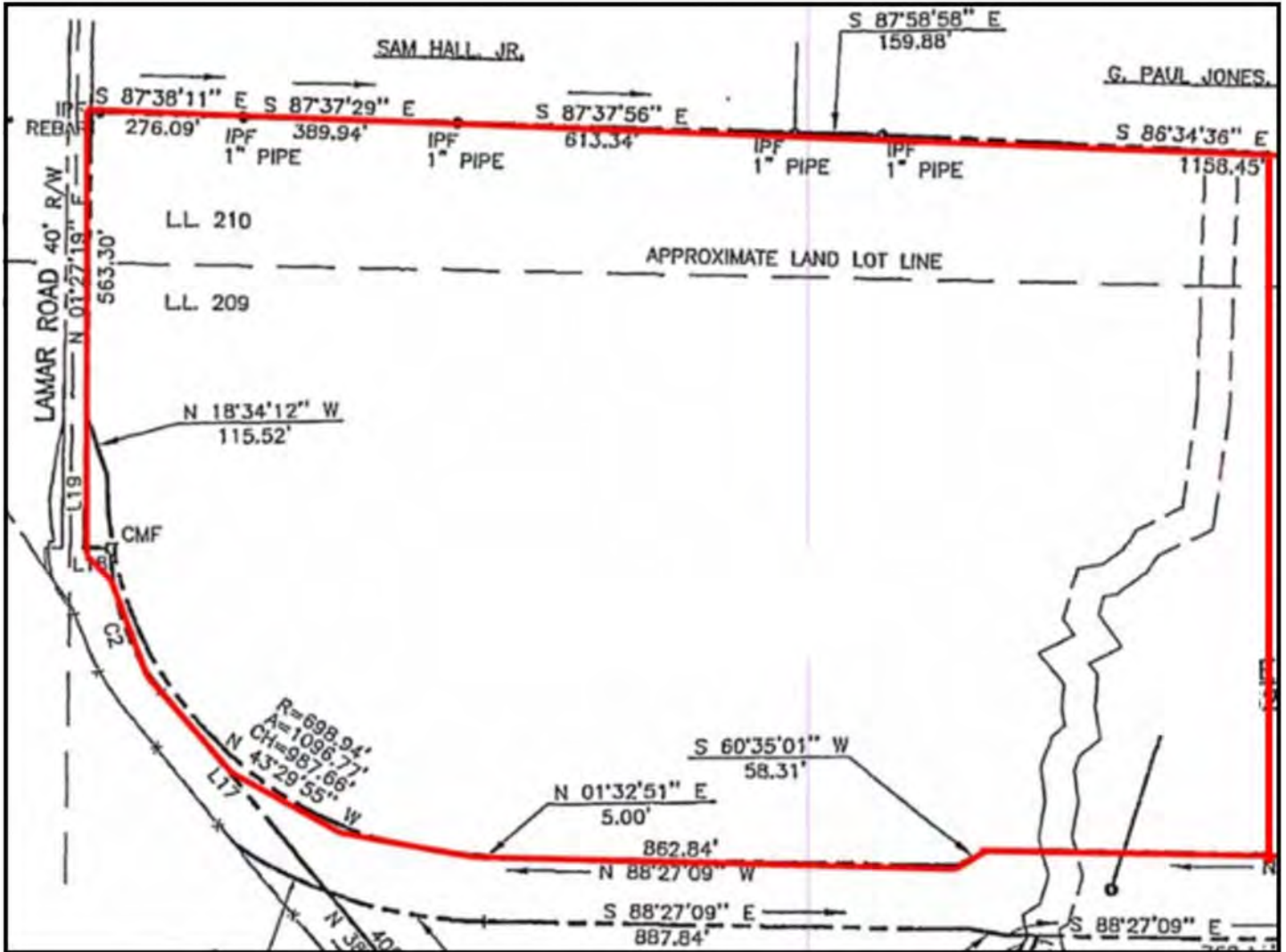
Prime development opportunity in a rapidly growing area of Macon. This 64± acre parcel offers exceptional flexibility for a wide range of uses and can be subdivided to accommodate various development plans, making it ideal for residential, commercial, or mixed-use projects.

- Parcel ID: I005-0433
- Total Acreage: 64± Acres (Divisible)
- Location Advantage: Visible from Interstate 475 with excellent accessibility
- Zoned PDE (Planned Development District)
- Topography: Gently sloping terrain suitable for development
- Utilities: All utilities available to the site
- 2025 Property Taxes: \$46,550.81

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SURVEY





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TOPOGRAPHY MAP



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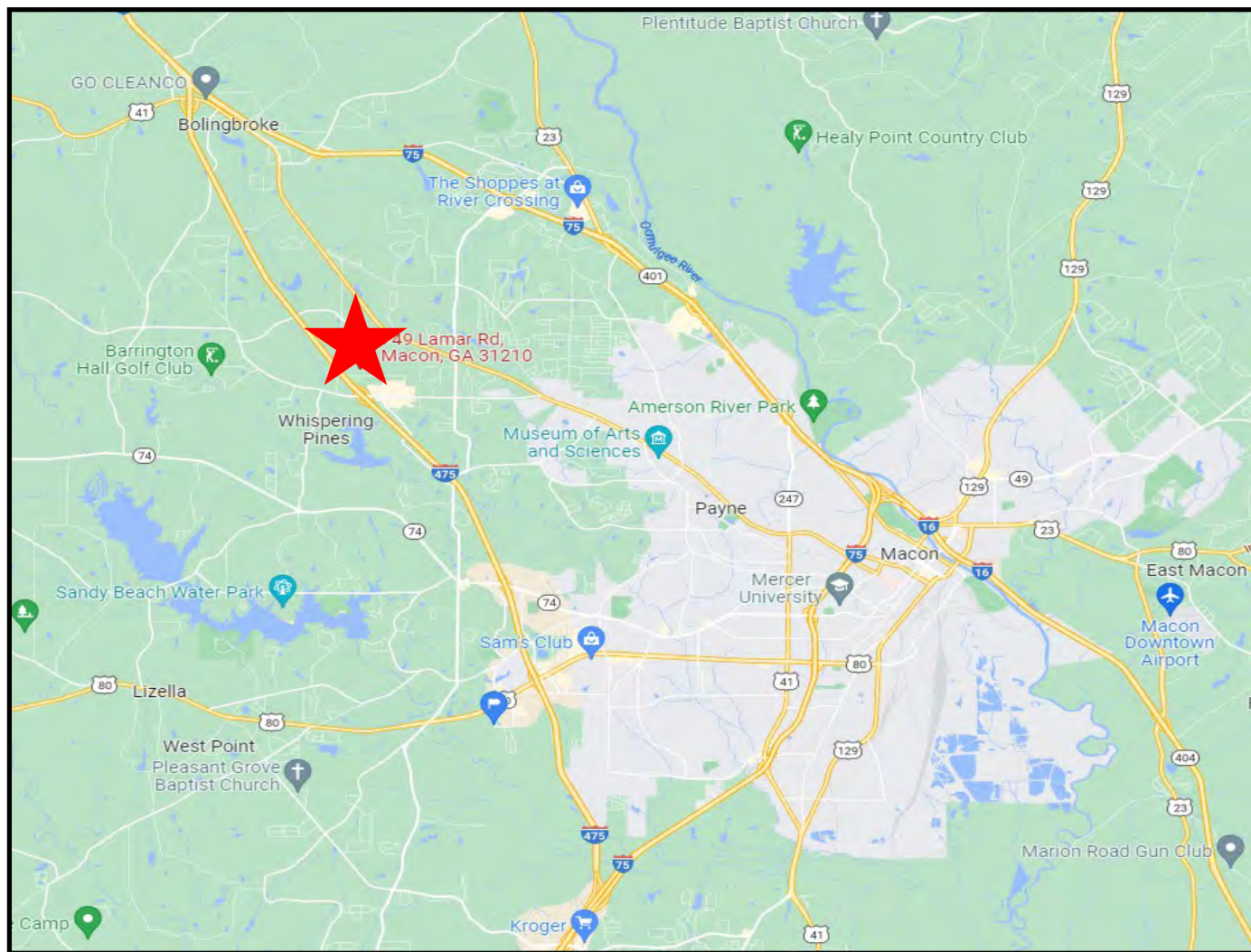
COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

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	ONE MILE	THREE MILE	FIVE MILE
2025 POPULATION	2,988	20,362	48,289
DAYTIME POPULATION	3,927	15,973	48,410
AVG HOUSEHOLD INCOME	\$119,394	\$142,118	\$125,592

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