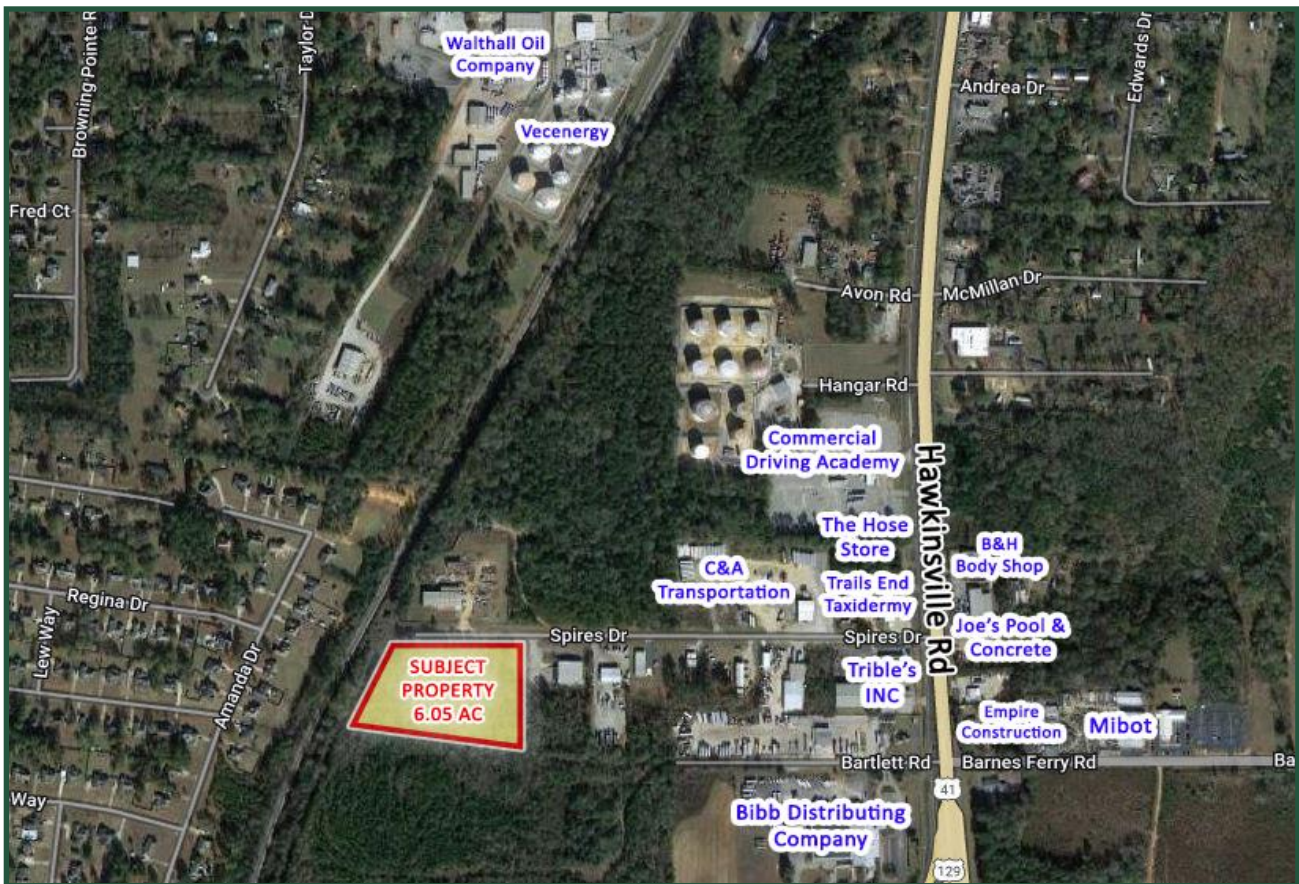


**LAND FOR SALE**  
2445 Spires Drive  
Macon, GA 31216



**LOT SIZE:** 2445 Spires Dr - 6.05 AC

**ZONING:** M-1

**UTILITIES:** Water, Electricity and Sewer

**PROPERTY TAXES:** 2445 Spires Dr. - \$939.78 (2022)

**LOCATION:** Located off Hwy 247/Hawkinsville Road, convenient to Robins Air Force Base and Middle Georgia Regional Airport.

**NEARBY BUSINESSES:** Fox Appliance Parts, Trails End Taxidermy, Bibb Distributing Company and C&A Transportation

**TRAFFIC:** 24,100 VPD

**Sale Price: \$25,000/Acre**

**FOR MORE  
INFORMATION  
CONTACT**

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478-746-9421 (O) | 478-737-3381 (C)  
lcrumbley@fickling.com

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478-746-9421 (O) | 478-538-6026 (C)  
jbowen@fickling.com

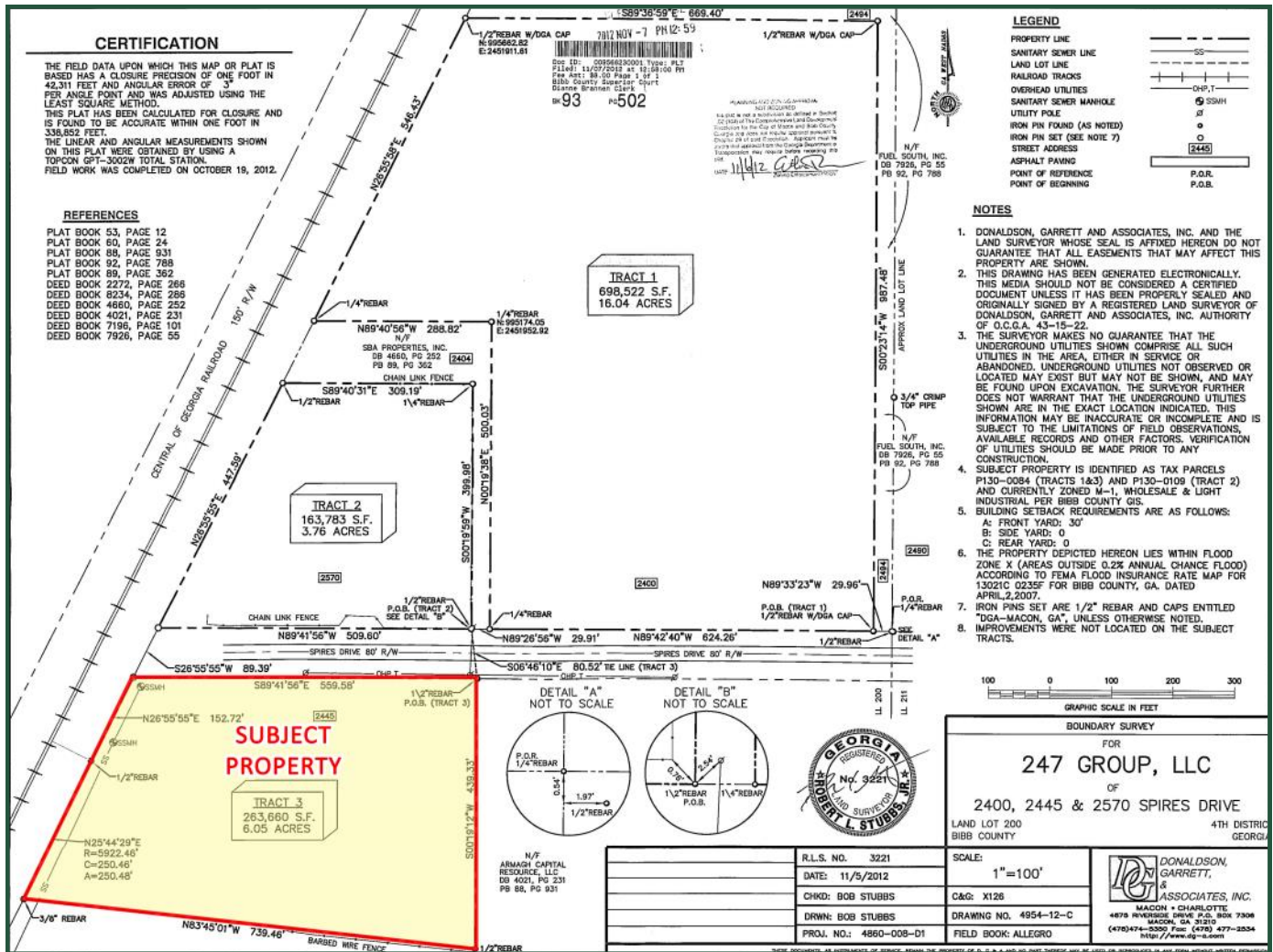
**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## SURVEY



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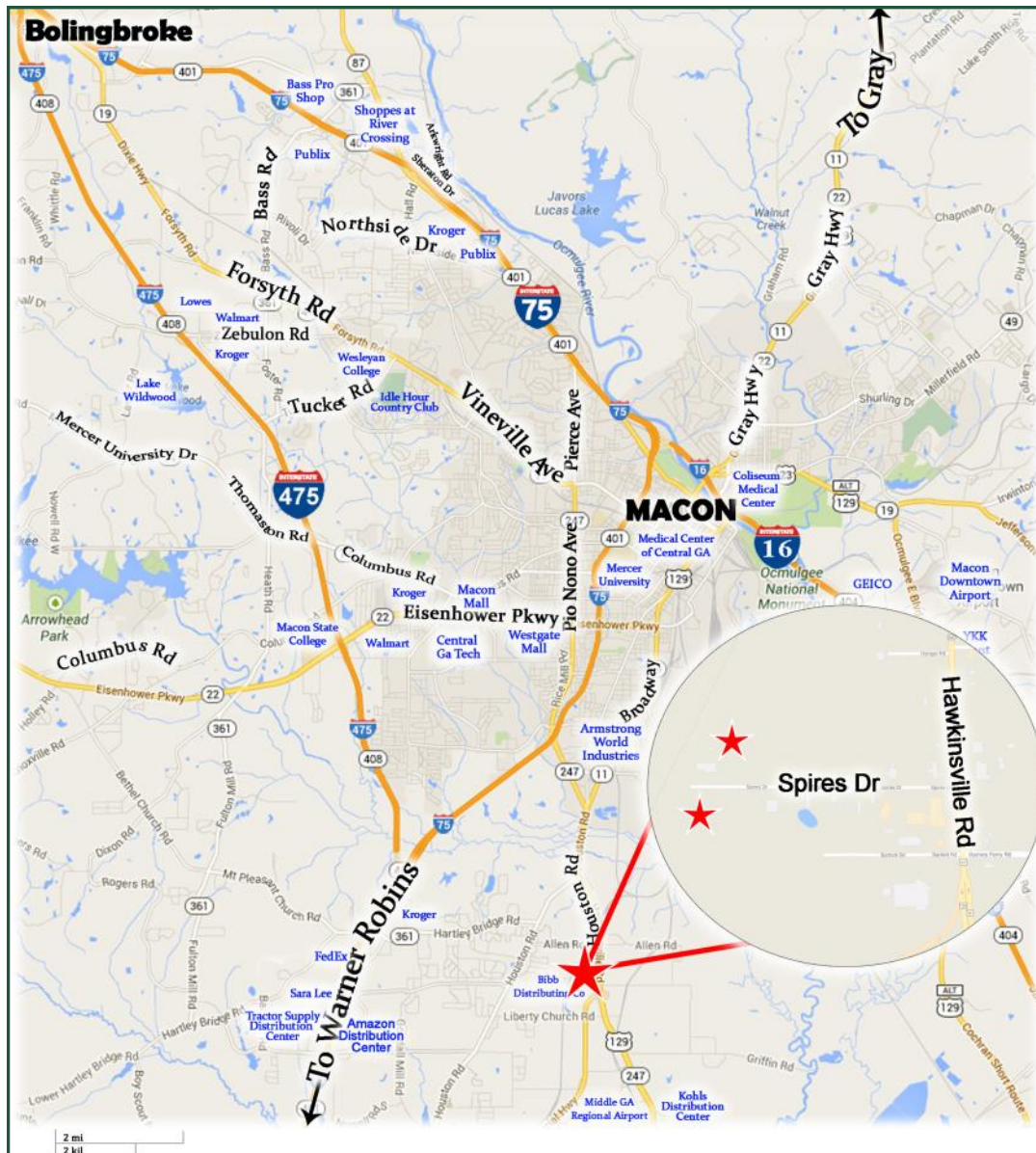
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## DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Population	1,860	11,182	29,845
Median Age	37.6	38.0	34.9
Average HH Income	\$132,660	\$100,434	\$73,463

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