

# FOR SALE – 35 Acres

Mixed Use with Multifamily & Outparcels OR Light Industrial

5169 Forsyth Road

Macon, GA 31210

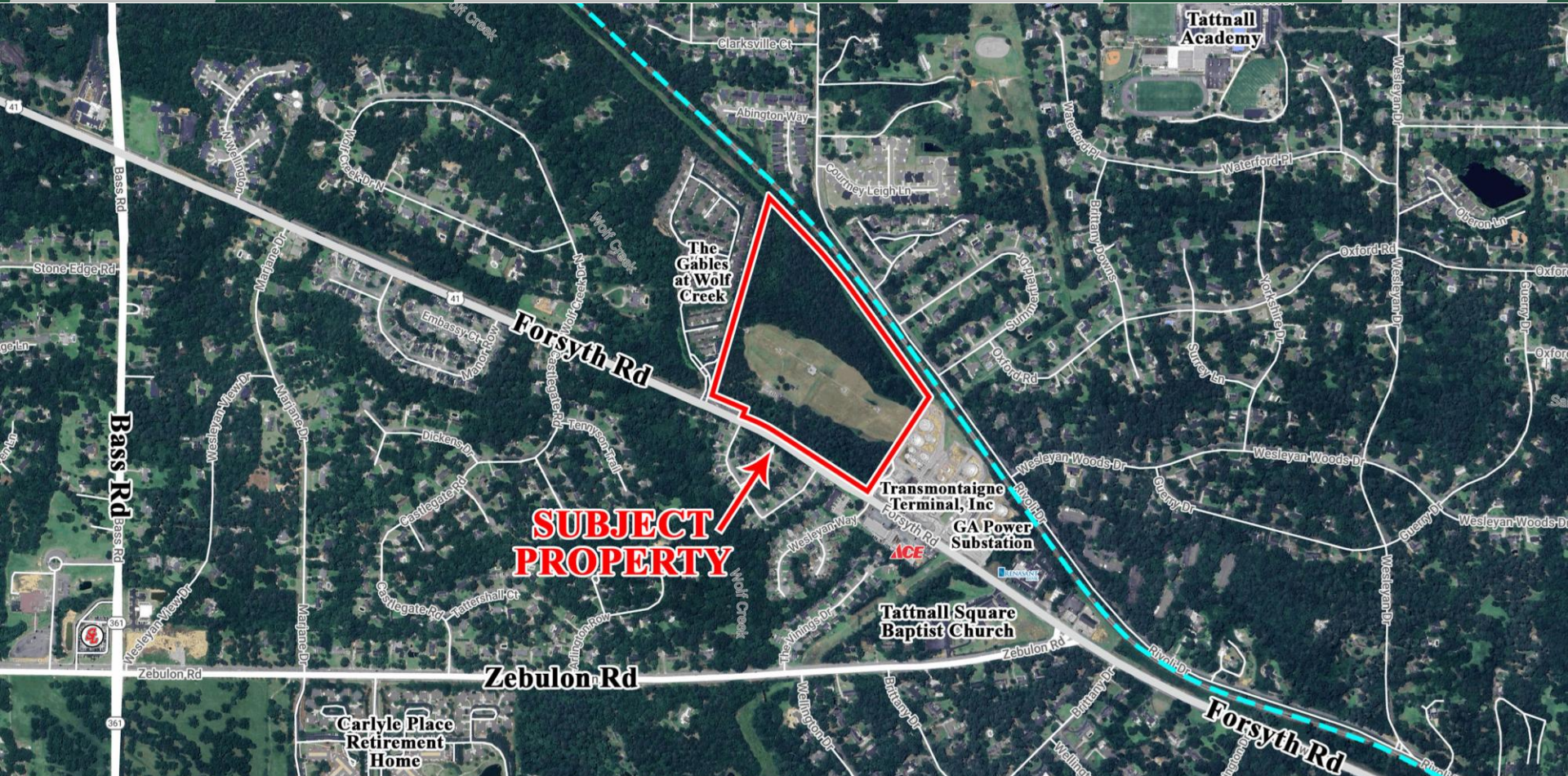


Summary

Area Info

Aerial

Site Map



## CONTACT

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 5169 Forsyth Road  
 Macon, GA 31210

**County:** Bibb

**Frontage:** 1,275’ on Forsyth Road

**Depth:** Widest point – 1,390’  
 Narrowest point – 790’

**Topography:** Flat

**Utilities:** All Available, Sewer Nearby  
 See next page for details

**Traffic Count:** Forsyth Road – 5,550 VPD  
 Zebulon Road – 14,600 VPD

**SITE**

**Site Size:** 35 Acres

**Parcel ID:** K052-0009

**Zoning:** M-1

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	3,181	31,491	71,665
Avg HH Income	\$161,027	\$133,190	\$109,769
Median Age	46.1	38.3	37.4

**SALE PRICE: \$4,400,000.00**

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## AREA INFORMATION

### SITE

Property is 35 Acres zoned M-1, and is located on Forsyth Road (Highway 41). Land has flat topography, with 1,275' frontage, and all utilities to site. Sewer is not to site, but two access options are available nearby. The first option is getting an easement from The Gables at Wolf Creek subdivision. The second option is to jack and bore under Forsyth Road.

Subject property is ideal for a mixed-use development with multifamily or retail with outparcels fronting Forsyth Road.

### LOCATION

The Gables at Wolf Creek subdivision is adjacent to the property on the western side. TransMontaigne Operating Company is adjacent to the property on the eastern side.

Neighbors in the area include Ace Hardware, Renasant Bank, a Georgia Power substation, Tattnall Square Baptist Church, Wesleyan College, and several retail and restaurant locations.

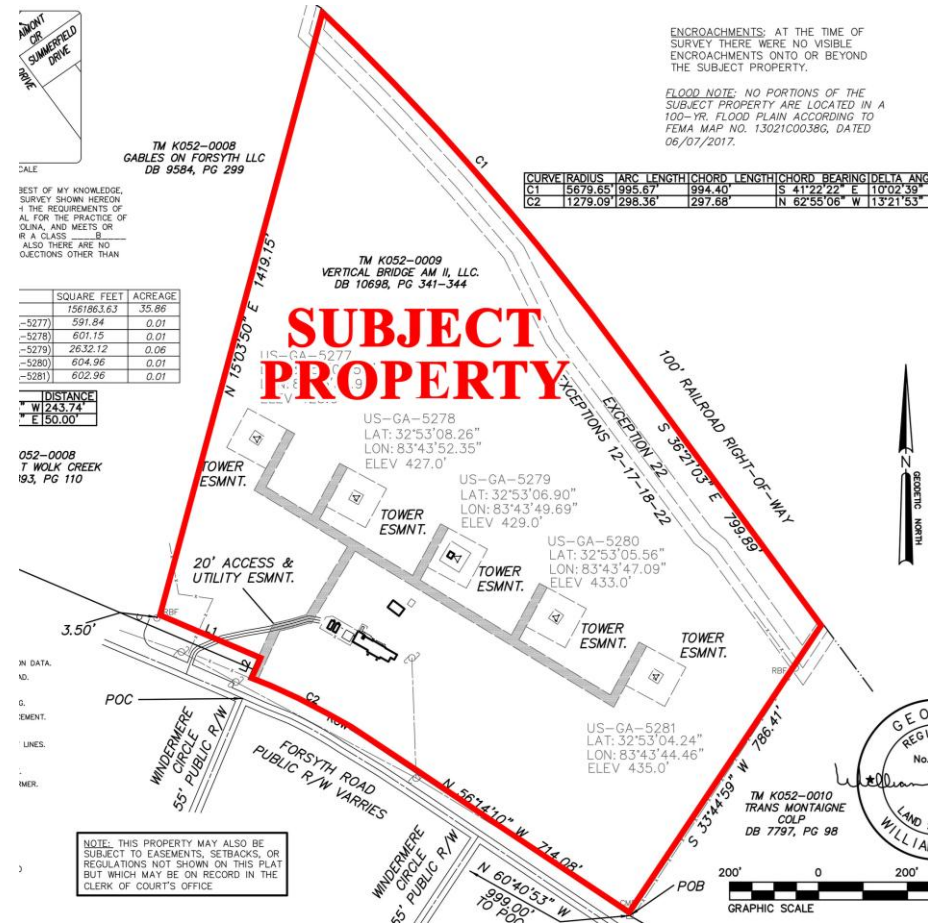
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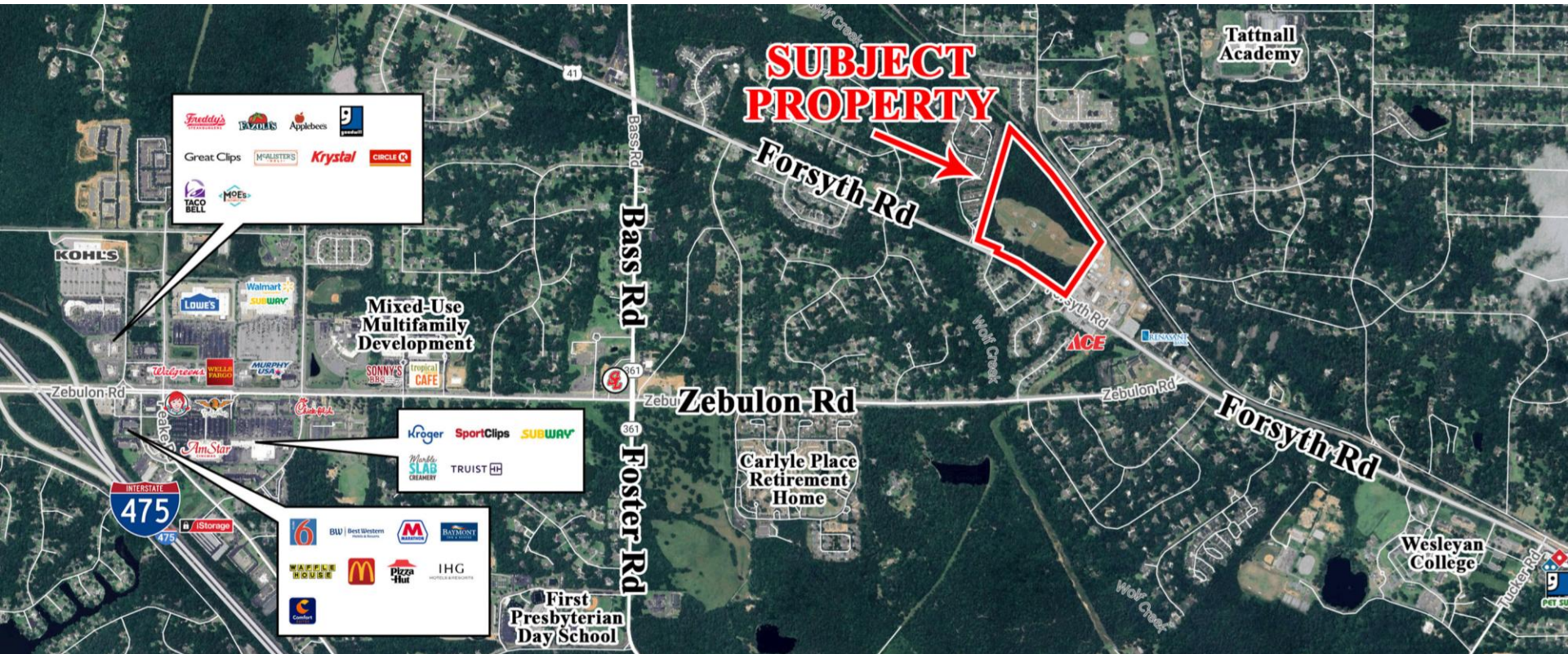
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## AERIAL



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## SITE MAP – Sewer Access



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