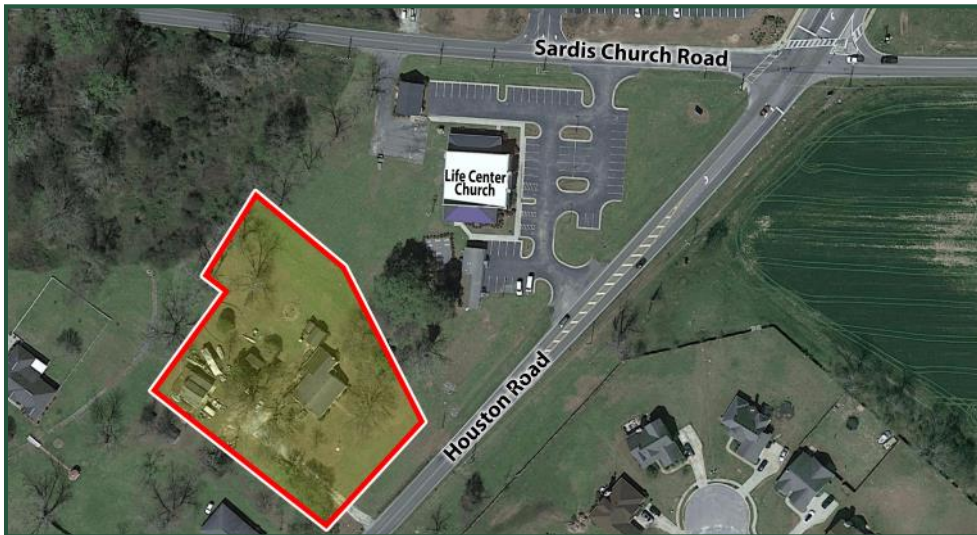


**Commercial Potential**  
6767 Houston Road  
Macon, GA 31216



**Building Size:** 1,792 SF

**Lot Size:** 1.45 Acres

**Location:** Located just South of the signalized intersection of Sardis Church Road & Houston Road

**Zoning:** Agricultural

**Depth:** 340'

**Frontage:** 166'

**Traffic Count:** Intersection of Houston & Sardis Church Roads approx. 12,360 VPD

### Property Highlights

- Less than 1 mile from new Recreational Center.
- Ideal Redevelopment or Re-purpose opportunity.
- Owner will rezone to Commercial for qualified buyer.
- Owner will consider a long term lease.
- Excellent use as office, church, daycare, adult daycare, Medical & other.
- Within 2.3 miles of the New Amazon Distribution Center

**Owner will consider all reasonable offers**

**Reduced Price: \$160,000**

**~~Sale Price: \$220,000~~**

**FOR MORE  
INFORMATION  
CONTACT**

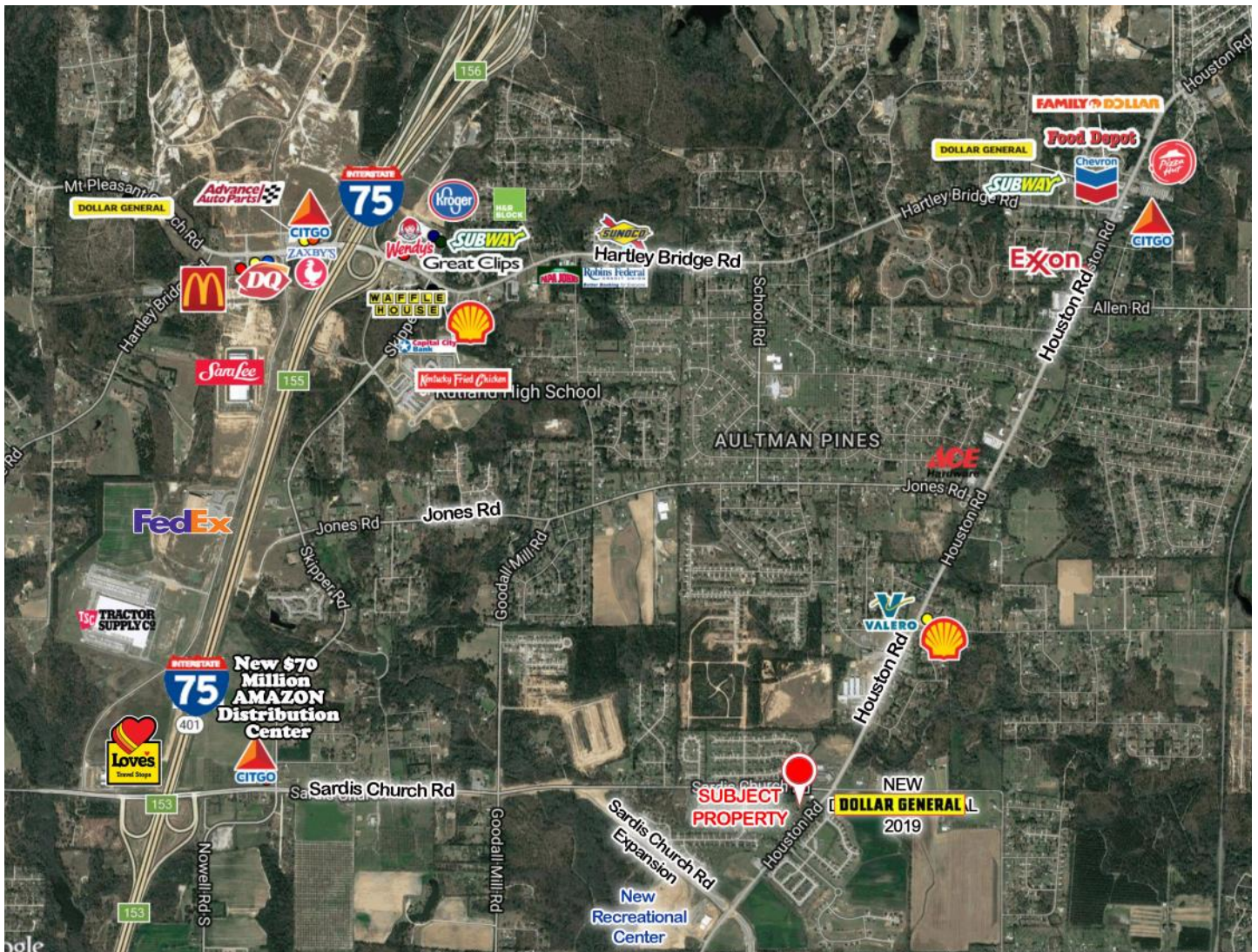
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

**Commercial Potential**  
 6767 Houston Road  
 Macon, GA 31216



**DEMOGRAPHICS**

2019	5 mile	10 mile	15 mile
Population	27,103	189,213	315,456
Avg. HH Income	\$65,867	\$57,019	\$66,614
Median Age	36.8	35.3	36.1

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