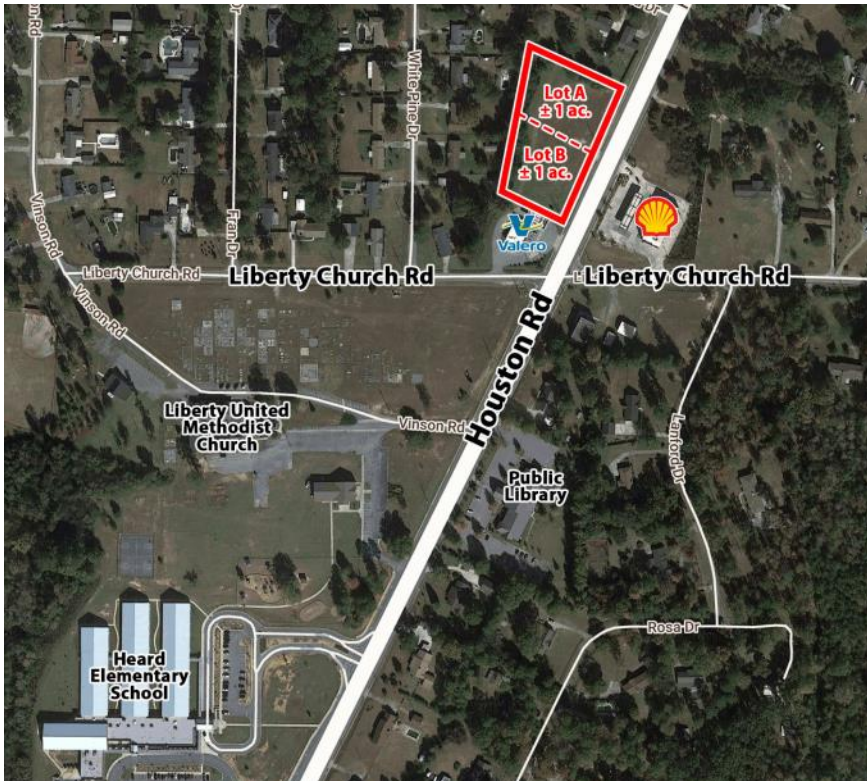


Commercial Development Opportunity

6423 Houston Road

Macon, GA 31216



Property Highlights:

- Located conveniently on Houston Rd
- 0.7 miles to Sardis Church Rd.
1 ½ miles to Hartley Bridge Rd.
1.2 miles to South Bibb Recreation Complex
- Lot A - 183' frontage
Lot B - 224' frontage
- Easy access to I-75 & Hwy 247
- Located between Macon & Warner Robins and minutes from Robins Air Force Base (largest employer in Middle GA).
- Minutes from numerous residential subdivisions & rooftops.
- Less than 3 miles from the new Amazon Distribution Center.
- Property can be purchased as one parcel or separate.
- Owner will consider a long term ground lease for a qualified deal.
- Located in one of Macon's major growth sectors.

Lot Size: 2.1 acres total

Frontage: 407'

Depth: 225'

Utilities: All available

Zoning: C-1

Topography: Flat & Level

Traffic Count: 8,700 vehicles per day

Notes: Excellent Potential Development site in the South Bibb County submarket in the Hartley Bridge Road/ Sardis Church Road/Houston Road market area. Ideal for small retail, auto services, car wash, QSR, storage facility or other general commercial use.

\$250,000 per lot
Call agent for bulk pricing

**FOR MORE
INFORMATION
CONTACT**

Wendy Pierce
478-746-9421 (O)
478-335-1254 (C)
wpierce@fickling.com

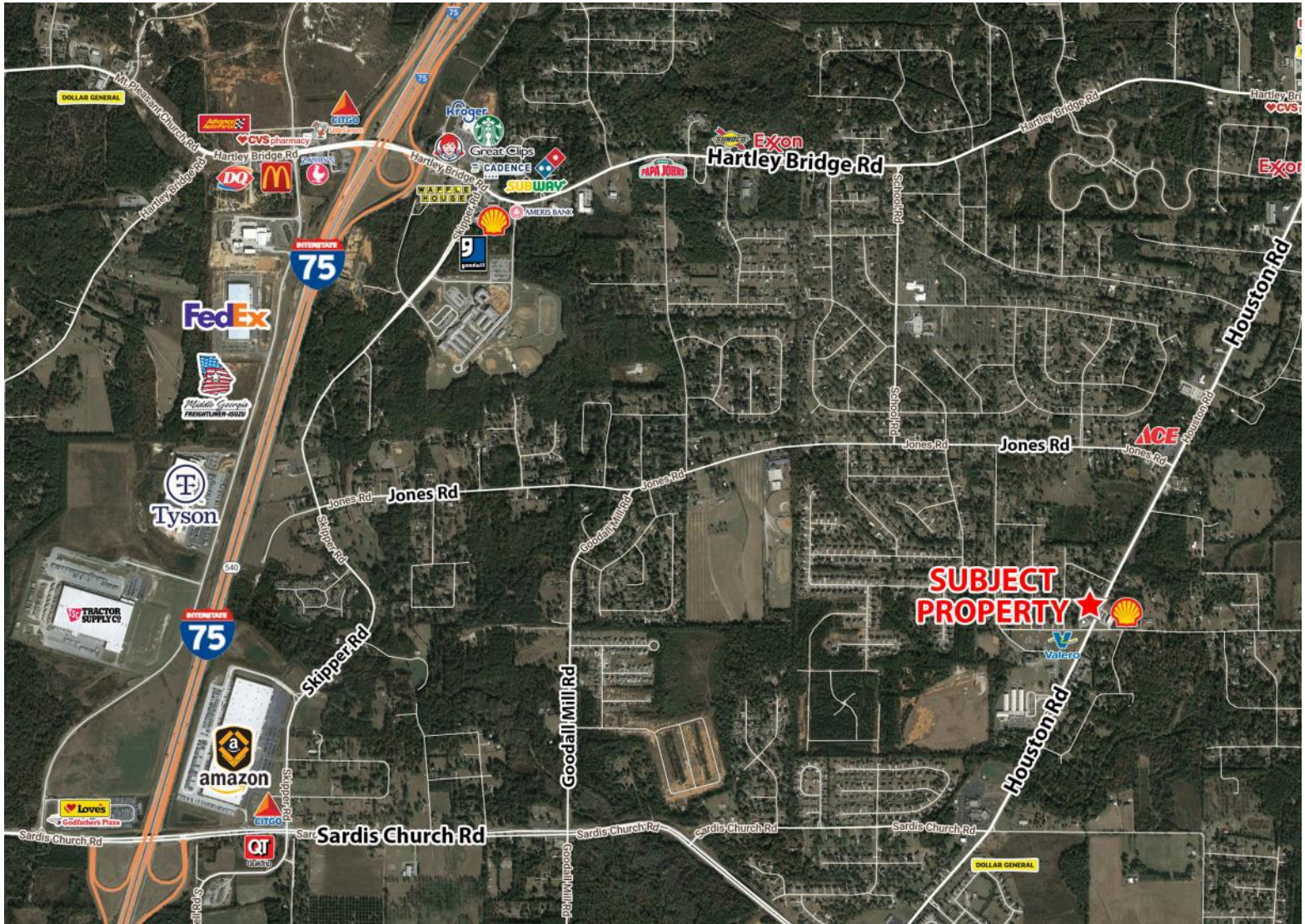
commercial.fickling.com

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

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Commercial Development Opportunity

6423 Houston Road
Macon, GA 31216



DEMOGRAPHICS

2022	1 mile	3 mile	15 mile
Population	3,936	11,928	326,306
Avg. HH Income	\$79,931	\$76,372	\$67,446
Median Age	40.2	39.5	37.0

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