

1.56 ACRES FOR SALE
ACROSS FROM APPROVED 185,000 sf
RETAIL DEVELOPMENT

1676 Bass Road | Macon, Georgia 31210



- Lot Size:** 1.56 acres
- Frontage:** 180' Bass Road
320' Bass Pro Blvd
- Detention Pond:** Master detention is already in place
- Zoning:** PDE
- Topography:** Rough graded
- Utilities:** All utilities available
- Traffic:** 11,200 vpd
- Aerial:** See aerial on reverse side
- Conceptual:** Retail Development Site
Conceptual - See Exhibit A

NEIGHBORS:	
Restaurants & Food Service:	McDonald's, Zaxby's, Chic-Fil-A, Burger King, Taco Bell, Publix
Hotels:	Homeward Suites, Microtel, WoodSpring Suites
Retail & Office:	Bass Pro Shops - 250 employees GA Farm Bureau - 400 employees Richo - 600 employees CVS
Apartments:	Approximately 1,700 apartment units are within 1 mile of the subject property. (See reverse aerial for location & unit numbers)

Notes: Property is located on Bass Road at the driveway entrance to Macon's Bass Pro Retail & Warehouse Distribution Center. This parcel is between McDonald's and Zaxby's. Across Bass Road is an **APPROVED** retail development (up to 185,000 sf retail, restaurants, etc.)

Media Release: See Macon Telegraph article attached (March 12, 2018)

Sale Price: \$850,000

FOR MORE INFORMATION CONTACT

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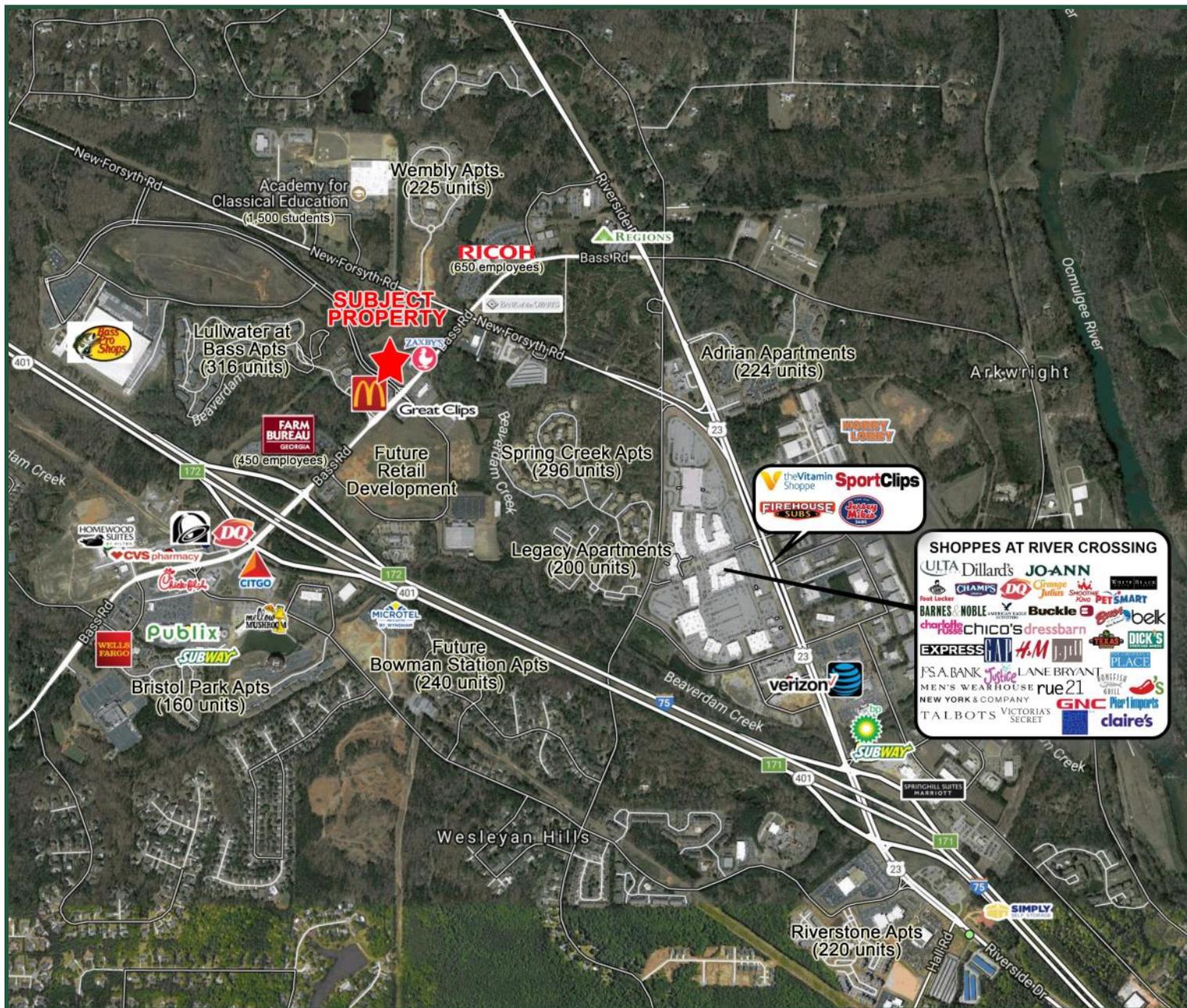
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

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Aerial



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EXHIBIT A

Retail Development Site Conceptual



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Here are the stores coming to a new Macon shopping center

BY LINDA S. MORRIS
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September 04, 2018 12:12 PM
Updated 3 hours 6 minutes ago



MACON, GA - By this time next year, a new shopping center on Bass Road should be close to opening with some existing or new-to-Macon retailers and some stores that are returning to the area.

Marshall's/Homegoods, Michaels, Beall's Outlet, Old Navy, Five Below, Famous Footwear and Lifeway Christian Resources are planning to be part of the North Macon Plaza on Bass Road at Starcadia Circle, just off Interstate 75. The announcement was made Tuesday by joint venture partners, St. Petersburg, Florida-based The Sembler Co. and Atlanta-based Berkley Development.

"What I like about the mix of stores is it covers all spectrums of retail, (including) apparel, domestics, arts and crafts and home decor, said Michael Cohn, president of Berkley Development. "There is about 30,000-40,000 square feet of local shop space, which we expect to lease to restaurants users and health and wellness users to fully round out our mix."

Work on the site is expected to begin immediately, Cohn said.

"We are hoping to open pre-holiday 2019," he said.

Plans for the 166,465-square-foot shopping center were approved in March by the Macon-Bibb County Planning & Zoning Commission, although some extra square footage was built into the plan because tenants were still working their locations and size, he said. It will be built on about 19 acres of a 27-acre site surrounded by Starcadia Circle.

Bass Pro Shops is to the north of the site, just across Bass Road, and The Shoppes at River Crossing sits just south of it on Riverside Drive.

While Cohn is aware some of the stores currently exist at the Eisenhower Crossing shopping center in south Macon, he does not know if those stores will remain open. "We are in the new store business, and retailers don't share with us their plans for existing stores, and we don't control that," he said.

Fickling & Co., which owns the Bass Road land, has been attempting to develop this property for more than a decade.

"We were close to putting a shopping center together several times but were thwarted by the Great Recession, retailer closures and by the recent changes in retailing strategy brought on by the increasing prevalence of online shopping," President Roy Fickling said in an email.

But those earlier developments might not have been as good for the community as the one being built, he said.

"Due to the fact that 'big box' retailers have significantly downsized their store footprints, there will not be one giant retailer anchoring this center," he said. "Instead, this center will have modest-sized store footprints that can easily be repurposed as the retailing environment inevitably changes through the years."

For more on this story, come back to macon.com or read Wednesday's Telegraph.



In this image from 2011, J. Christopher's restaurant on Starcadia Circle off Bass Road in Macon sits by itself surrounded by potential development. Grant Blankenship - Telegraph file photo

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