

PRICE REDUCED

"READY TO BUILD" SITE - THRIVING COMMERCIAL CORRIDOR



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REVISED 7/30/25

REDUCED SALES PRICE: \$395,000



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY
990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE



PROPERTY OVERVIEW

- Expansive 1.32 Acre Site
- Ideal for a variety of commercial uses - Retail, office / warehouse / showroom, a church or service businesses
- 247.5± Feet of prime road frontage
- Easy access and excellent visibility
- Cleared and graded - ready for immediate development
- All utilities available to the site

LOCATION OVERVIEW

- Outstanding visibility near the intersection of Heath Road / Tucker Road & Thomaston Road
- 22,500 Vehicles Per Day (Heath Road @ Thomaston Road) - high traffic counts ensure maximum exposure
- Surrounded by National Retailers - Publix, Taco Bell, Popeyes, O'Reilly's Auto Parts, Dollar General and more
- Convenient access - 1/2 mile from Interstate 475
- Close to recreation - only 2 Miles from Lake Tobeokee (1,750 acre lake, two beautiful campgrounds and beaches)





TOBESOFKEE CROSSING - PUBlix - ADJACENT PROPERTY



MAVIS TIRE - PUBlix OUTPARCEL



FOAMWORKS AUTO SPA



TACO BELL - PUBlix OUTPARCEL



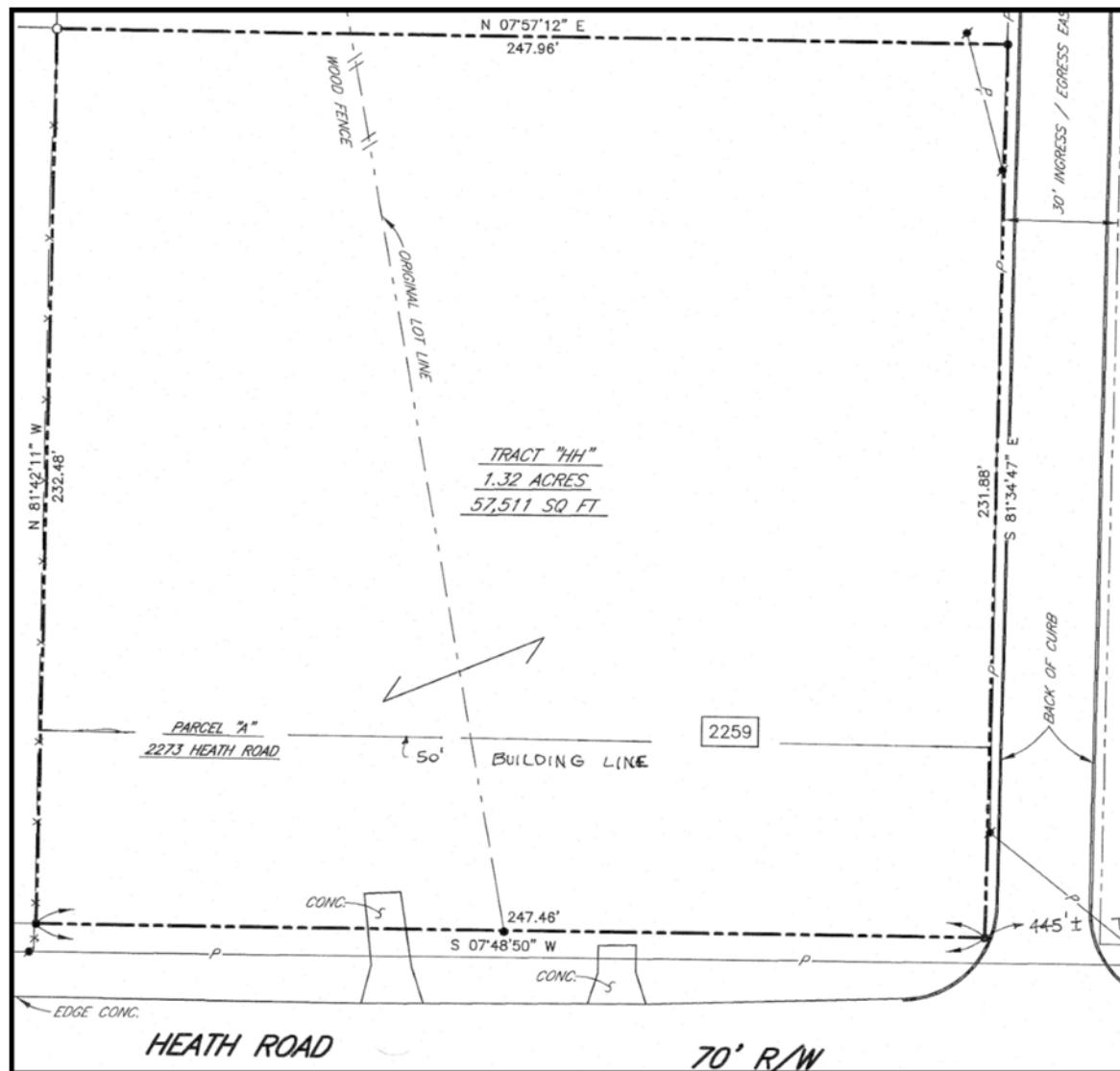
CIRCLE K - SUBWAY

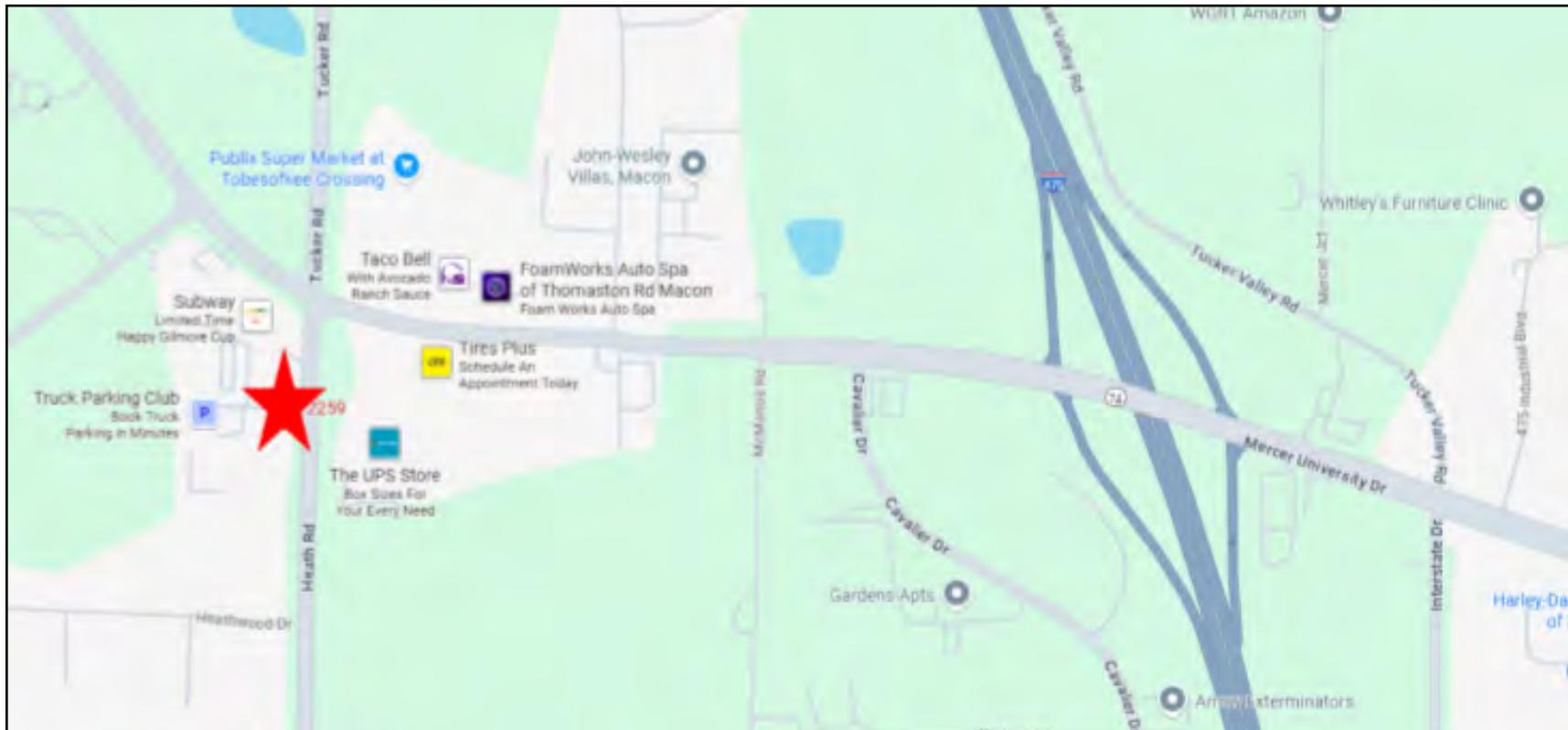


POPEYES



RED OWL COFFEE





	1 MILE	3 MILE	5 MILE
2024 POPULATION	1,434	22,198	74,545
DAYTIME POPULATION	1,671	23,513	68,643
MEDIAN HOUSEHOLD INCOME	\$87,404	\$66,993	\$60,090