

# SALE

**NORTH MACON DEVELOPMENT SITE**  
**1171 WESLEYAN DRIVE**  
**MACON-BIBB COUNTY, GEORGIA 31210**



**SALES PRICE: \$125,000**

## PROPERTY OVERVIEW

- Adjacent to new Marathon convenience store
- 1.97± Acre Development Site
- 160'± Frontage, supports retail visibility
- 468'± Depth
- Topo: Flat; creek through lot
- All utilities available to the site
- Zoned Agricultural
- 2025 Tax Bill: \$277.52
- Ideal location for (requires rezoning):
  - Small retail strip center
  - Medical or professional office

## LOCATION OVERVIEW

- **Prime North Macon Setting:** 160' off intersection of Northside Drive @ Wesleyan Drive in an established and sought-after submarket known for strong demographics and continued development activity
- **Excellent Connectivity:** Approximately 2 miles from Interstate 75
- **Proximity to Downtown:** Just 7 miles from Downtown Macon, offering convenient access to the city's business district, government offices, and cultural amenities
- **Surrounding Residential Base:** Positioned near multiple residential communities and apartment developments, supporting a steady workforce and consumer base
- **Retail & Service Accessibility:** Minutes from major shopping and dining destinations including grocery stores, national retailers, and restaurants

**ARTHUR P BARRY III, SIOR**  
**478.731.8000 Cell**  
**abarry@cbcgeorgia.com**

**990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM**



**COLDWELL BANKER**  
**COMMERCIAL**

EBERHARDT & BARRY

Revised 4/6/26

**SALE**

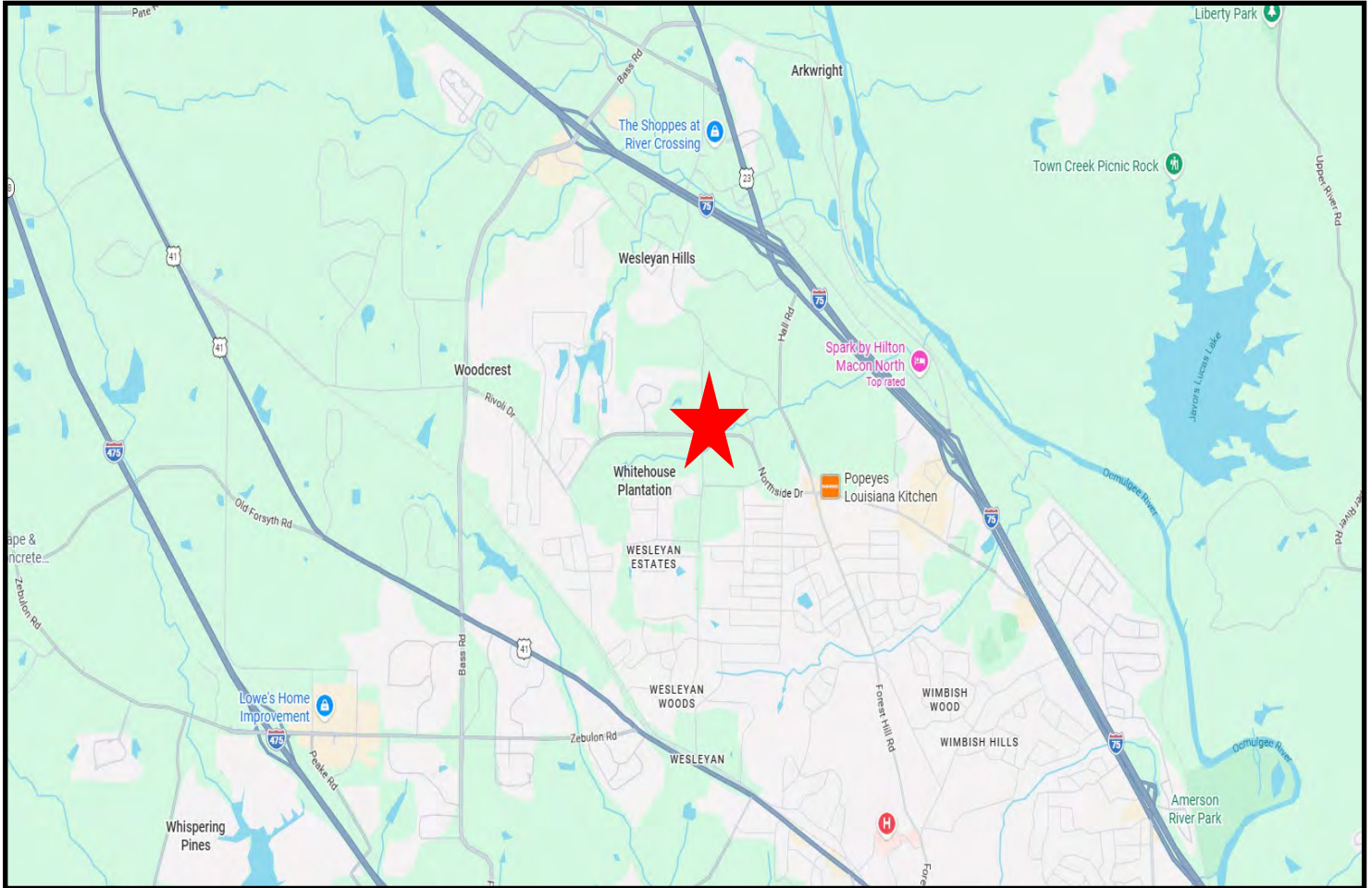
**NORTH MACON DEVELOPMENT SITE  
1171 WESLEYAN DRIVE  
MACON-BIBB COUNTY, GEORGIA 31210**



©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided herein is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. The information herein should be independently verified before any person enters into a transaction based upon it.

**SALE**

**NORTH MACON DEVELOPMENT SITE  
1171 WESLEYAN DRIVE  
MACON-BIBB COUNTY, GEORGIA 31210**



	ONE MILE	THREE MILE	FIVE MILE
<b>2025 POPULATION</b>	<b>4,656</b>	<b>30,247</b>	<b>60,324</b>
<b>DAYTIME POPULATION</b>	<b>3,830</b>	<b>34,622</b>	<b>61,065</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$125,870</b>	<b>\$120,534</b>	<b>\$112,125</b>

**ARTHUR P BARRY III, SIOR**  
478.731.8000 Cell  
abarry@cbcgeorgia.com



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM**