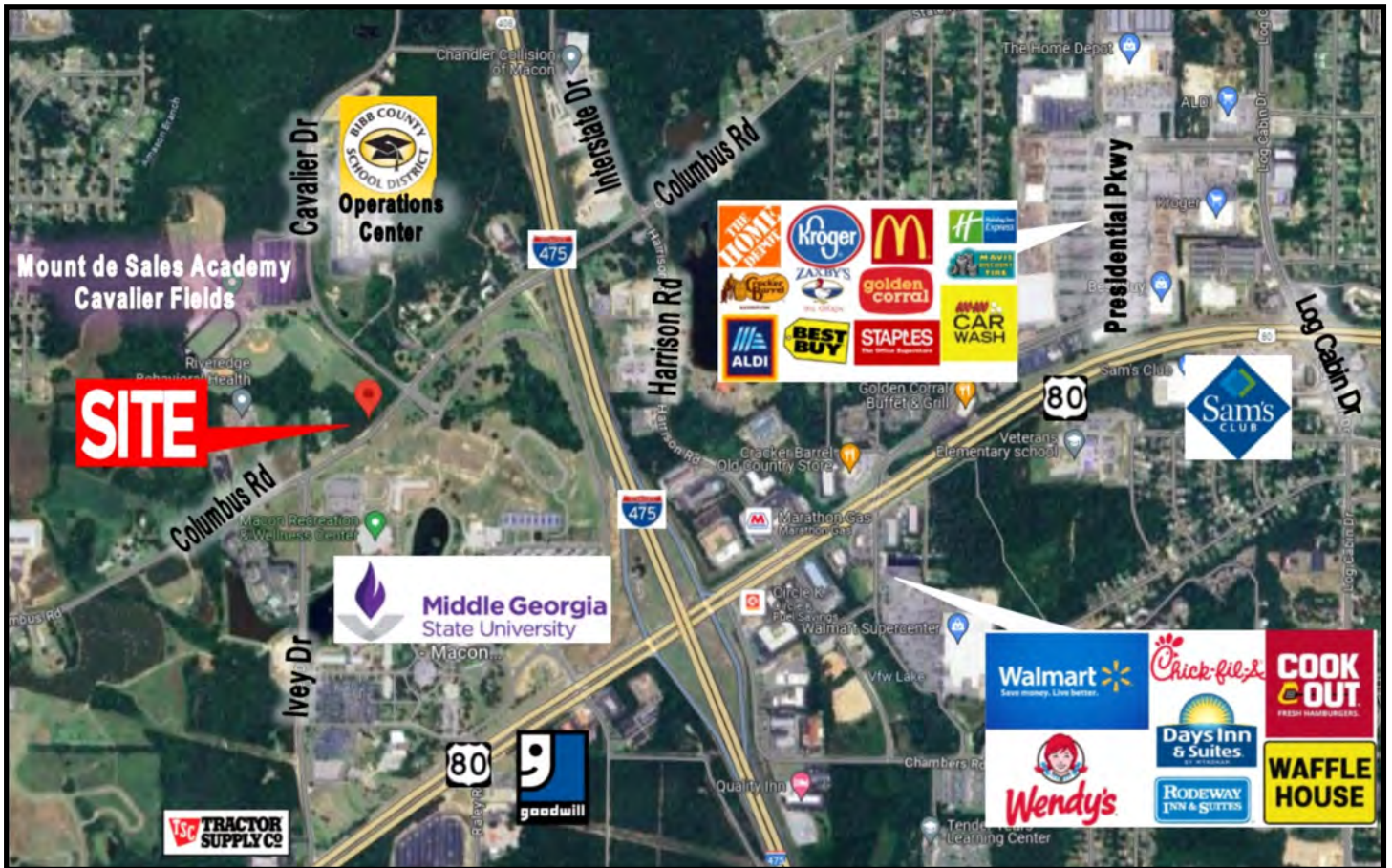


SALE

1 - 5.55± ACRE DEVELOPMENT SITE

5317, 5355, 5383 Columbus Road - Macon, Bibb County, Georgia 31206



SALES PRICE: \$495,000

LOCATION OVERVIEW

- Subject property is located across from Ivey Drive / Middle Georgia State University
- Less than one mile from Interstate 475
- Five miles from Interstate 75
- Convenient to restaurants and shopping
- Zoned A, Agricultural

PROPERTY OVERVIEW

- 1 - 5.55± Acre Development Site
- 950'± Frontage on Columbus Road
- Site contains three (3) Parcels
- Improvements consist of 1,196± SF single family dwelling
- Topo: Slightly above road grade
- All utilities available to the site
- Property Tax Bill: \$1,786.49 (2023)

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

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COMMERCIAL**
EBERHARDT & BARRY

Created 04/01/24

SALE

1 - 5.55± ACRE DEVELOPMENT SITE

5317, 5355, 5383 Columbus Road - Macon, Bibb County, Georgia 31206

PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• Subject property is located across from Ivey Drive / Middle Georgia State University• Less than one mile from Interstate 475• Five miles from Interstate 75
SITE INFORMATION:	<ul style="list-style-type: none">• 5.55± Acres Total (Divisible)• Three separate parcels:<ul style="list-style-type: none">- 5317 Columbus Road - Parcel K009-0007 - 1.25 AC- 5355 Columbus Road - Parcel K009-0004 - 1.48 AC- 5383 Columbus Road - Parcel K009-0040 - 2.82 AC• 950'± Frontage on Columbus Road
IMPROVEMENTS:	<ul style="list-style-type: none">• Improvements consist of 1,196± SF single family dwelling<ul style="list-style-type: none">- 3 Bedroom / 2 Bath- Built in 1955- Wood exterior- Metal roof- Central HVAC- Patio 27 x 32• Three (3) storage buildings: (20x17; 16x20; 16x40)• Several Lean-To & canopy covered storage areas
TOPOGRAPHY:	Slightly above road grade
ZONED:	A, Agricultural
UTILITIES:	All utilities available to site (See Page 6)
SALES PRICE: \$495,000	

SALE

1 - 5.55± ACRE DEVELOPMENT SITE

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SALE

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AERIAL PARCEL MAP



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PLAT

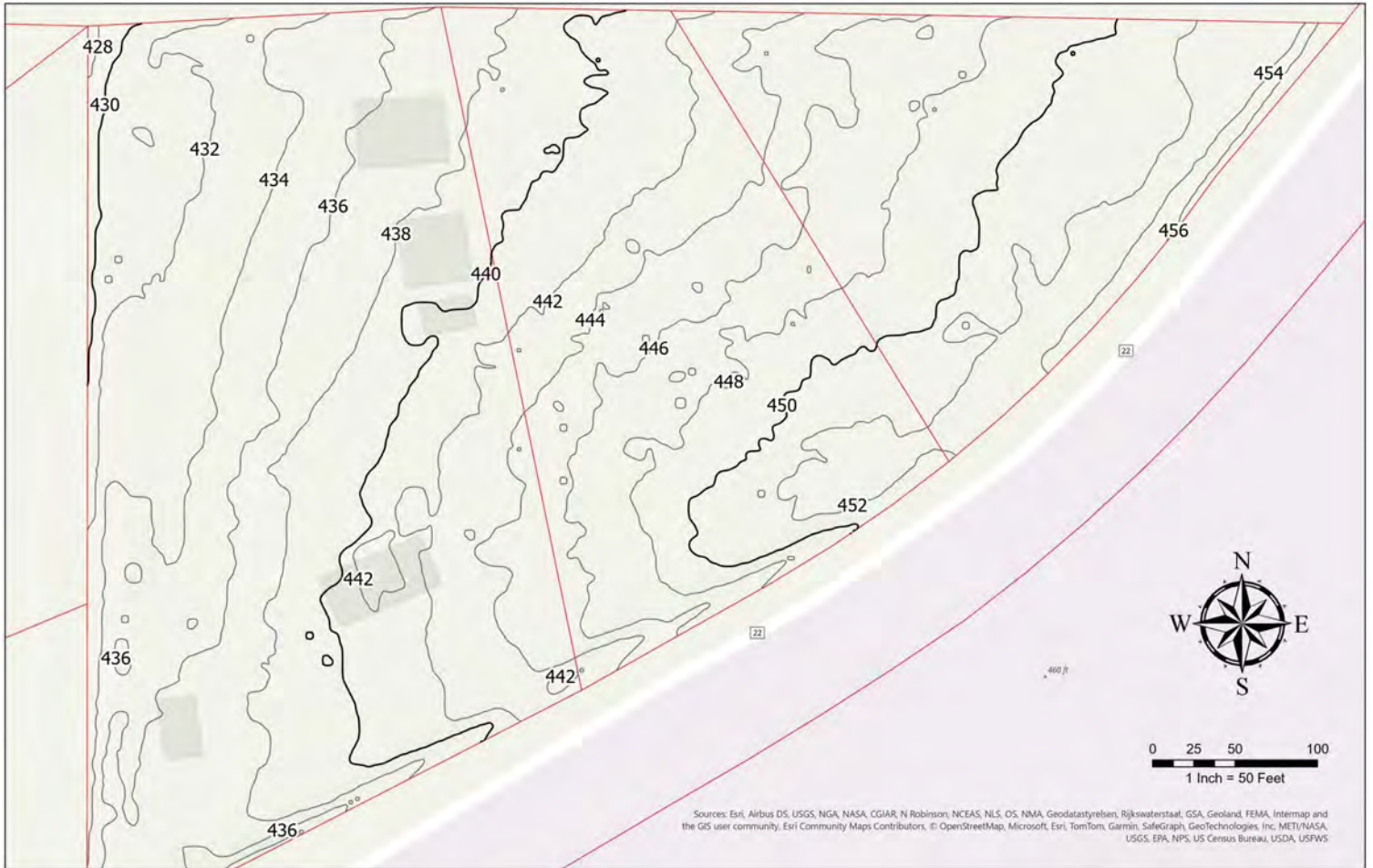


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TOPO MAP



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GIS MAP



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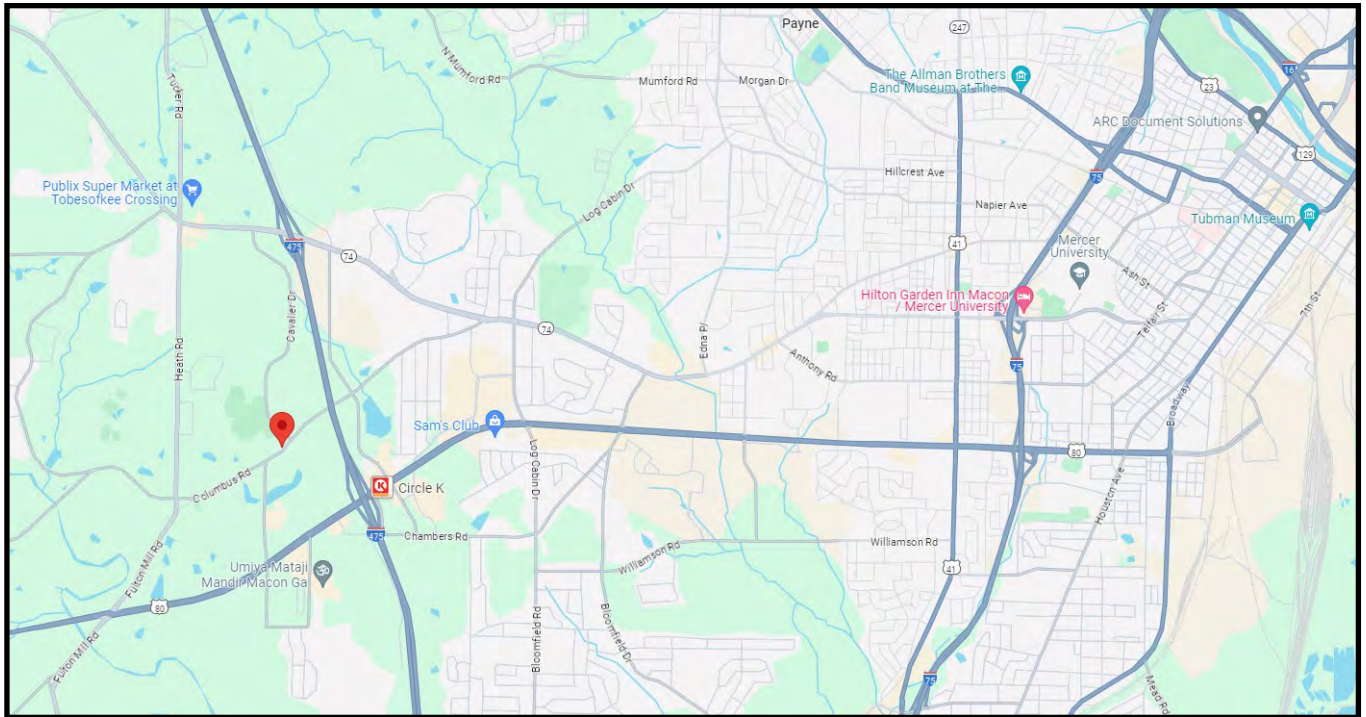
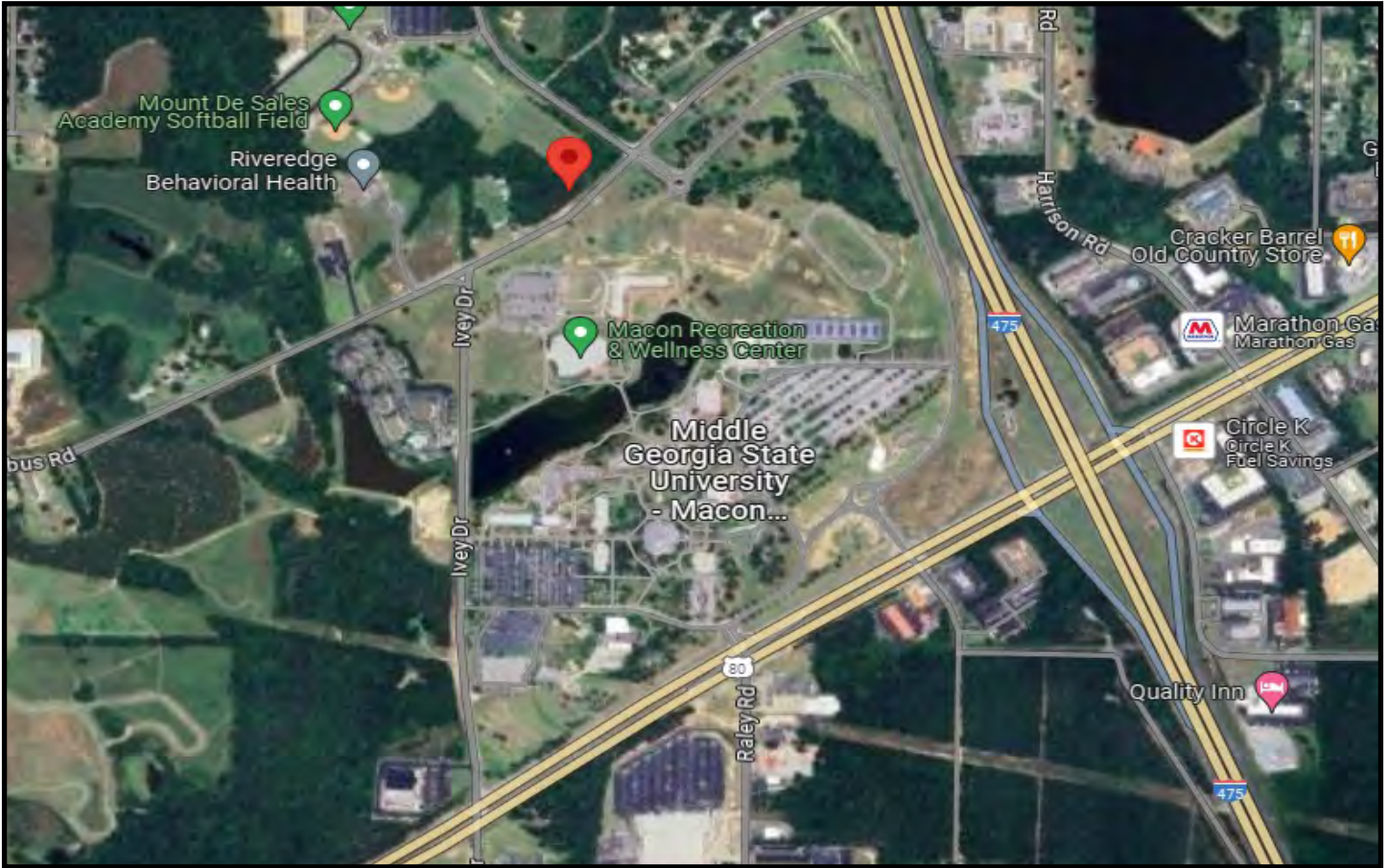


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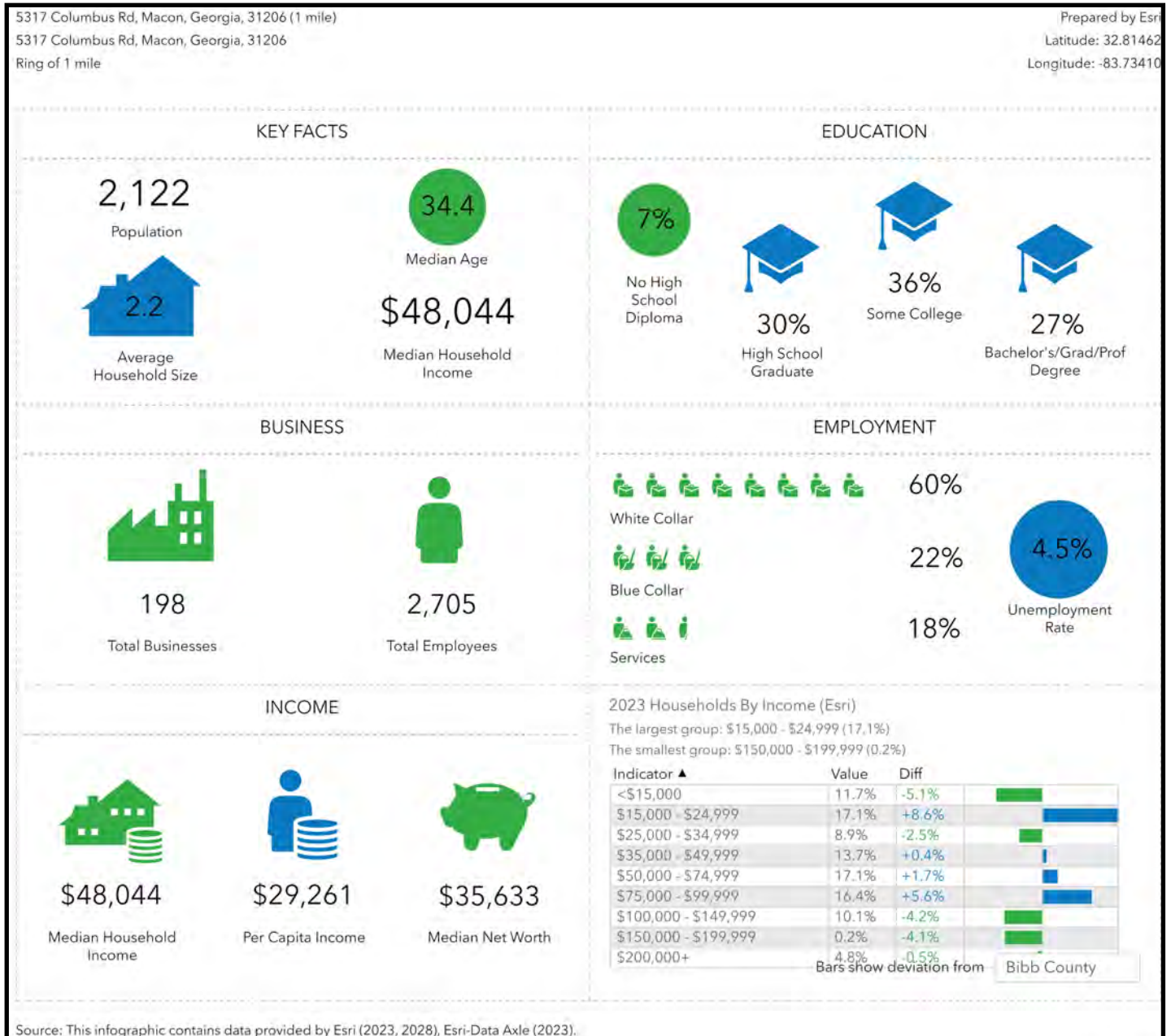
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DEMOGRAPHICS - ONE MILE

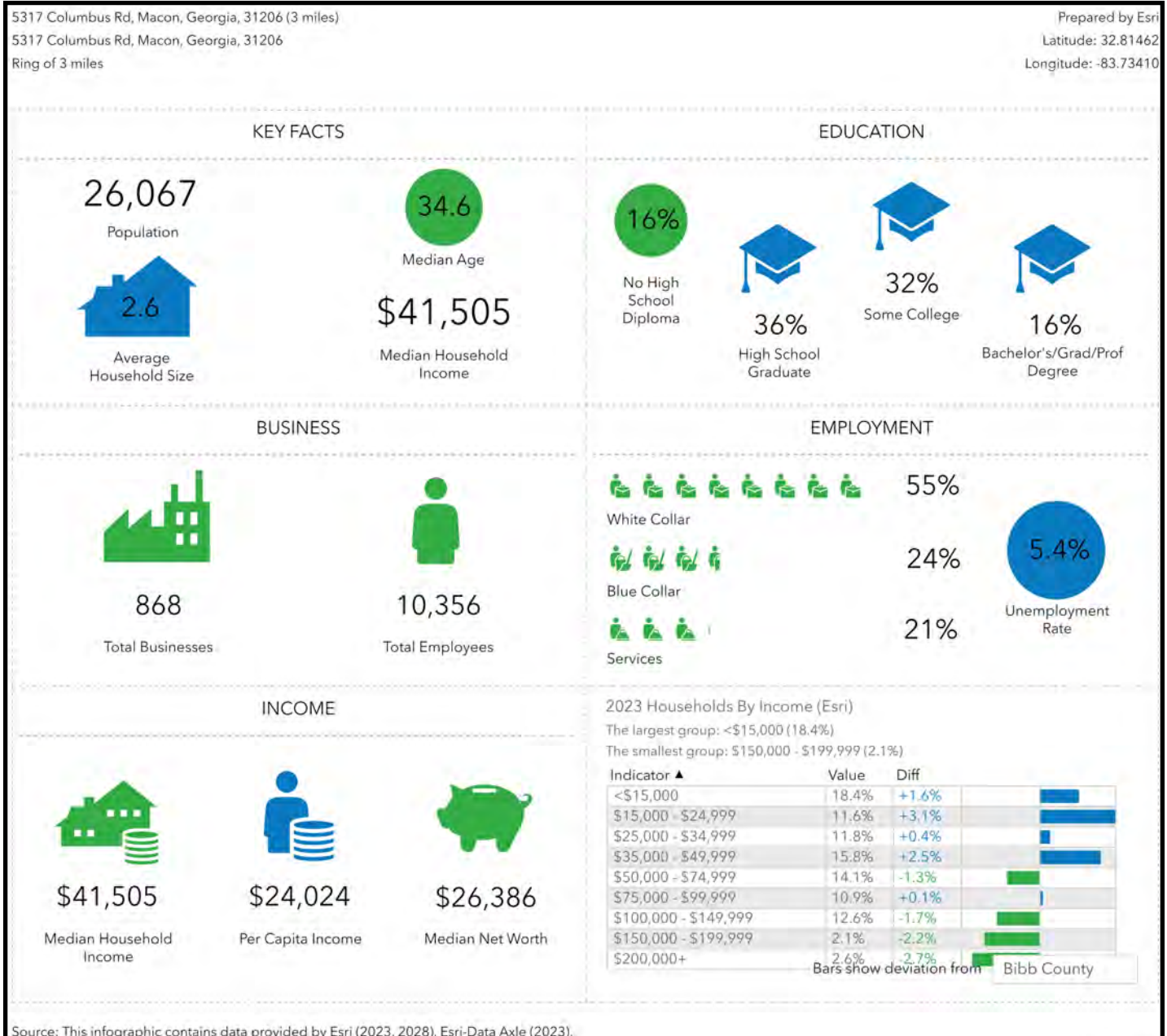


SALE

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DEMOGRAPHICS - THREE MILE



SALE

1 - 5.55± ACRE DEVELOPMENT SITE

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DEMOGRAPHICS - FIVE MILE

