

SALE

COMMERCIAL OR INDUSTRIAL DEVELOPMENT SITE

4211 TUCKER VALLEY ROAD

MACON, BIBB COUNTY, GEORGIA 31210



LOCATION OVERVIEW

- Conveniently located off Interstate 475, this development site offers easy access to major transportation routes:
 - 4 miles from Interstate 75
 - 7 miles from Interstate 16
 - 85 miles from Atlanta
 - 175 miles from Port of Savannah
- Close to a variety of restaurants, hotels, shopping centers and essential services

PROPERTY OVERVIEW

- Two Prime Development Sites available just off Interstate 475:
 - Lot 1: 1.79 Acres - \$350,000
 - Lot 2: 2.80 Acres - \$450,000
- Both sites feature:
 - All utilities (See Map Page 3)
 - Zoned Commercial
- Ideal for commercial or industrial projects seeking a strategic location with excellent connectivity and nearby amenities

GUY EBERHARDT

478.955.4492 Cell

mcheek@cbcgeorgia.com

990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

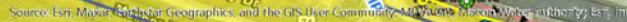


COLDWELL BANKER
COMMERCIAL

EBERHARDT & BARRY

Created 8/14/25

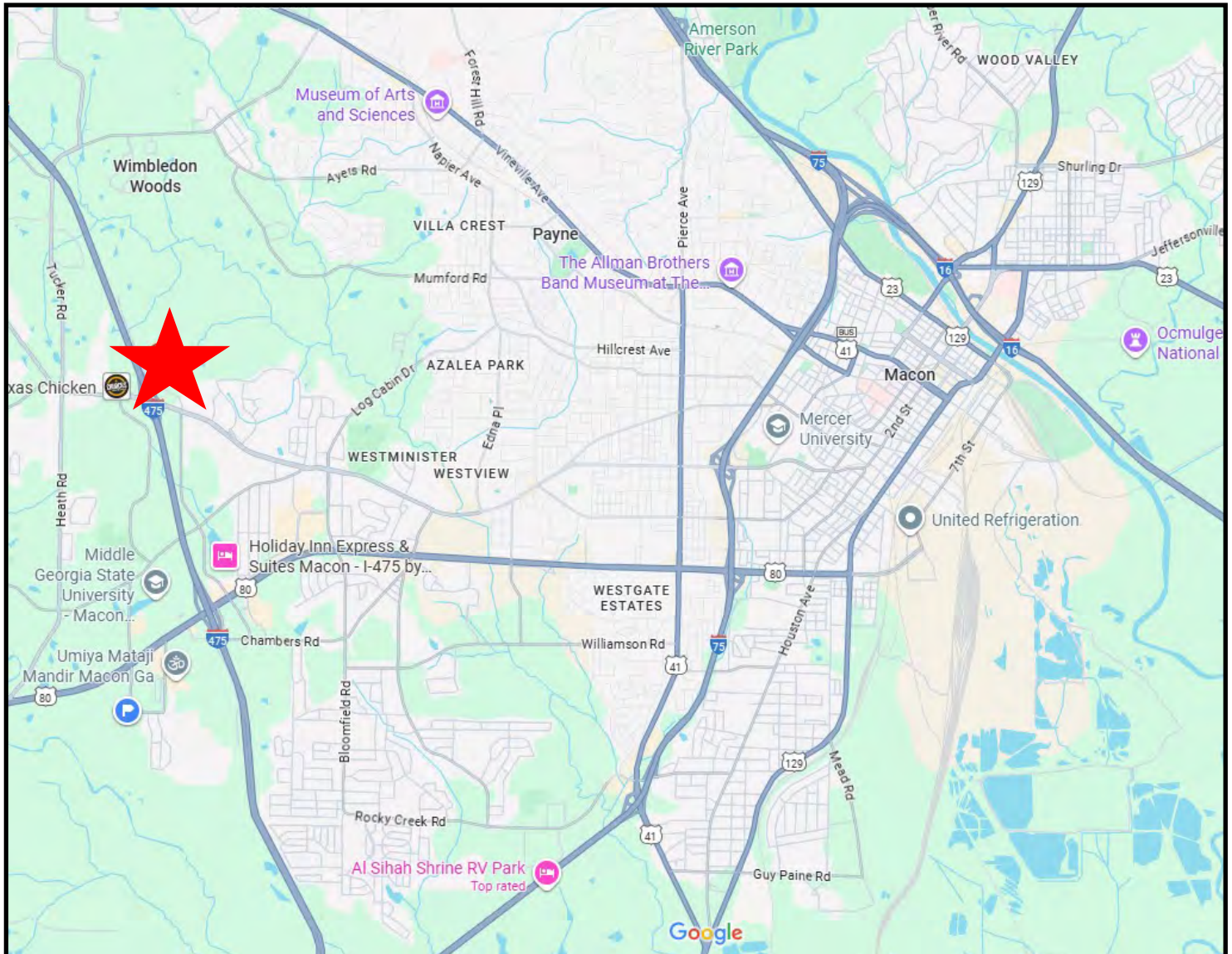




LOCATION MAP

COMMERCIAL OR INDUSTRIAL DEVELOPMENT SITE

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MACON, BIBB COUNTY, GEORGIA 31210



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Key Facts Template

4211 Tucker Valley Rd, Macon, Georgia, 31210 (1 mile)
4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 1 mile

Prepared by Esri
Latitude: 32.83437
Longitude: -83.73150



Key Facts

4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 1 mile

KEY FACTS

2,665

Population



2.3

Average
Household Size

34.1

Median Age

\$45,792

Median Household
Income

EDUCATION

2.5%

No High School
Diploma



44.8%
High School
Graduate



45.7%
Some College/
Associate's
Degree



7.0%
Bachelor's/Grad/
Prof Degree

BUSINESS



228

Total Businesses



2,021

Total Employees

EMPLOYMENT



White Collar

48.1%



Blue Collar

27.8%



Services

24.1%



3.7%
Unemployment
Rate

INCOME



\$45,792

Median Household
Income



\$25,853

Per Capita Income



\$14,823

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (20.4%)

The smallest group: \$200,000+ (0.8%)

Indicator ▲	Value	Diff	
<\$15,000	20.4%	+3.6%	
\$15,000 - \$24,999	15.5%	+6.7%	
\$25,000 - \$34,999	9.7%	+1.2%	
\$35,000 - \$49,999	5.0%	-5.9%	
\$50,000 - \$74,999	14.1%	-0.9%	
\$75,000 - \$99,999	13.0%	+1.6%	
\$100,000 - \$149,999	15.6%	+2.8%	
\$150,000 - \$199,999	6.0%	-4.9%	
\$200,000+	0.8%	-5.6%	

Bars show deviation from Bibb County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025

Esri

Key Facts Template

4211 Tucker Valley Rd, Macon, Georgia, 31210 (3 miles)
4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 3 miles

Prepared by Esri
Latitude: 32.83437
Longitude: -83.73150



Key Facts

4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 3 miles

KEY FACTS

28,312

Population



2.5

Average
Household Size

37.6

Median Age

\$52,295

Median Household
Income

EDUCATION

12.4%

No High School
Diploma



34.8%

High School
Graduate



30.4%
Some College/
Associate's
Degree



22.4%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,045

Total Businesses



12,059

Total Employees

EMPLOYMENT



54.2%

White Collar



23.2%

Blue Collar



22.6%

Services



6.0%
Unemployment
Rate

INCOME



\$52,295

Median Household
Income



\$31,976

Per Capita Income



\$62,461

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (16.2%)

The smallest group: \$200,000+ (5.5%)

Indicator ▲	Value	Diff
<\$15,000	16.2%	-1.6%
\$15,000 - \$24,999	10.7%	+1.9%
\$25,000 - \$34,999	9.3%	+0.8%
\$35,000 - \$49,999	12.0%	-3.3%
\$50,000 - \$74,999	14.4%	-0.0%
\$75,000 - \$99,999	12.4%	+1.0%
\$100,000 - \$149,999	11.9%	-0.0%
\$150,000 - \$199,999	7.6%	-1.3%
\$200,000+	5.5%	-0.8%

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Key Facts Template

4211 Tucker Valley Rd, Macon, Georgia, 31210 (5 miles)
4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 5 miles

Prepared by Esri
Latitude: 32.83437
Longitude: -83.73150



Key Facts

4211 Tucker Valley Rd, Macon, Georgia, 31210
Ring of 5 miles

KEY FACTS

88,814

Population



2.4

Average
Household Size

37.9

Median Age

\$55,450

Median Household
Income

EDUCATION

11.4%

No High School
Diploma



31.1%

High School
Graduate



29.5%

Some College/
Associate's
Degree



28.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,953

Total Businesses



30,717

Total Employees

EMPLOYMENT



58.9%

White Collar



19.3%

Blue Collar



21.7%

Services



5.9%
Unemployment
Rate

INCOME



\$55,450

Median Household
Income



\$33,675

Per Capita Income



\$82,642

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (16.2%)

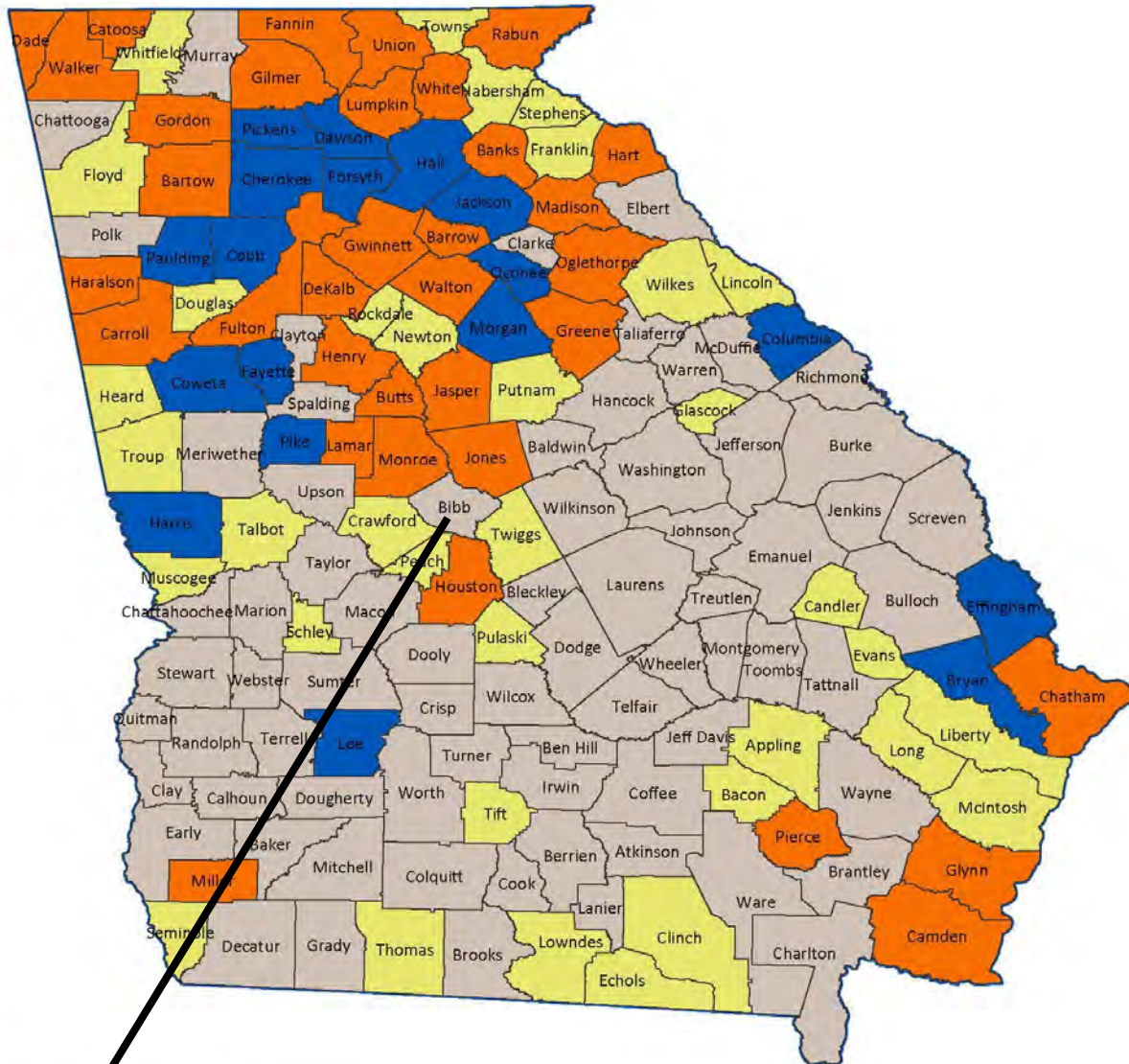
The smallest group: \$200,000+ (6.7%)

Indicator ▲	Value	Diff	
<\$15,000	16.2%	-1.6%	
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\$50,000 - \$74,999	14.7%	-0.3%	
\$75,000 - \$99,999	11.3%	-1.1%	
\$100,000 - \$149,999	13.3%	+0.5%	
\$150,000 - \$199,999	7.6%	-1.1%	
\$200,000+	6.7%	+0.3%	

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2025 Job Tax Credit Tiers



- Tier 1 - 71 counties
- Tier 2 - 35 counties
- Tier 3 - 35 counties
- Tier 4 - 18 counties

For more information on Tax Credits:

<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS