

MACON, GA'S NEWEST MIXED USE DEVELOPMENT MARKET PLACE AT BASS & NORTH MACON PLAZA Bass Road & I-75 Macon, GA 31210



Summary

Area Info

Photos

Aerial

Site Map

PROPERTY INFORMATION

PROPERTY

Property Address: Bass Road & I-75
Macon, GA 31210

County: Bibb & Monroe

Zoning: Market Place at Bass – PDE
North Macon Plaza – C-4

Utilities: All Available

Site: ±140 Acres for Mixed Use Development

Lot Size: 1.2 AC – 2.2 AC Outparcel Sites
16 AC Parcel (10 AC Useable)
±39 AC (Adjacent to Bass Pro Shop)
±54 AC (Adjacent to Bass Pro Shop)

Traffic Count: Riverside Drive – 15,200 VPD
Bass Road – 12,700 VPD
New Forsyth Road – 4,780 VPB
I-75 – 48,500 VPD

EXISTING ANCHORS/CURRENT TENANTS



five BELOW

DAVID'S BRIDAL
& Special Occasion Dresses

Michael's
MAKE CREATIVITY HAPPEN®

HomeGoods

OLD NAVY

Marshalls

bealls
OUTLET®

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,751	19,373	42,473
Avg HH Income	\$105,824	\$127,655	\$131,996
Median Age	33.8	37.9	39.2

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PROPERTY OVERVIEW

MARKET PLACE AT BASS: Market Place at Bass, across from North Macon Plaza, is a mixed use development already consisting of Bass Pro Shop, a 600,000 SF Sportsman Warehouse retail facility and distribution center. Market Place at Bass will be a destination consisting of retail, office, hotel, dining, and entertainment. Bass Pro Shop had approximately 700,000 shoppers in 2021. Macon's Bass Pro Shop is the second most visited Bass Pro Shop in Georgia.

NORTH MACON PLAZA: North Macon Plaza is currently 166,456 SF retail development in which includes Marshall's, Home Goods, Old Navy, Five Below, Bealls Outlet, Michaels, David's Bridal, and other small retailers and restaurants. North Macon Plaza had approximately 2,000,000 shoppers in 2021.

MACON AREA OVERVIEW

Nearby Residential Growth: There are currently over 2,260 apartments within 2 miles of North Macon Plaza and Market Place at Bass and 316 luxury apartments (Lullwater at Bass) within walking distance.

Macon Job Growth: Major companies in Macon/Bibb County include Amazon Distribution Center, Irving Consumer Products, GEICO, Tyson Foods, FedEx Distribution Center, Kumho Tires, YKK, Aspen Products, California Cereal, Timco, Pactir, Greenbriar and more.



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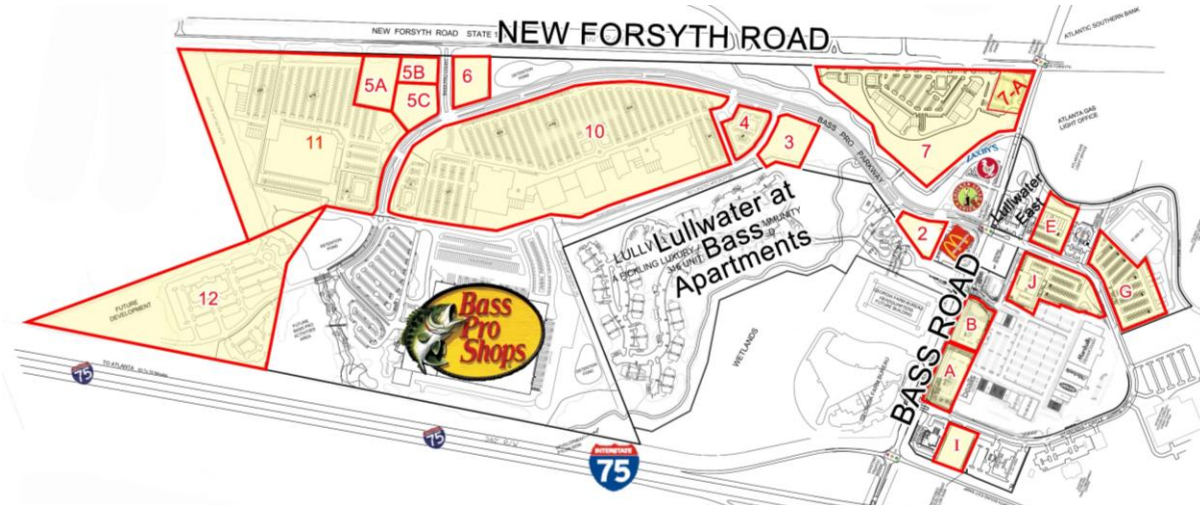
AREA INFORMATION

NEIGHBORS

Bass Pro Shop, Chicken Salad Chick, McDonalds, Surcheros Fresh Mex, Zaxby's, Marshall's, Home Goods, Old Navy, Five Below, Bealls Outlet, Michaels, David's Bridal, Publix, Hilton Homeward Suites, Shoppes at River Crossing, many other restaurants, and retail, along with over 2,260 apartments within 2 miles of the development. A proposed ±148,000 SF Costco is also planned within three miles, with an anticipated opening in 2027.

NOTES

Market Place at Bass is anchored by Bass Pro Shop, is convenient to I-75, and offers a unique blend of retail and services. North Macon Plaza is anchored by Marshall's, Home Goods, Old Navy, Michael's, and many other retailers and restaurants. Opportunities include; local and national retailers, restaurants, hotels, and entertainment. This property is like no other destination in the market with the highest demographics in Middle Georgia.



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NORTH MACON PLAZA SIGNAGE



MARKET PLACE AT BASS SIGNAGE



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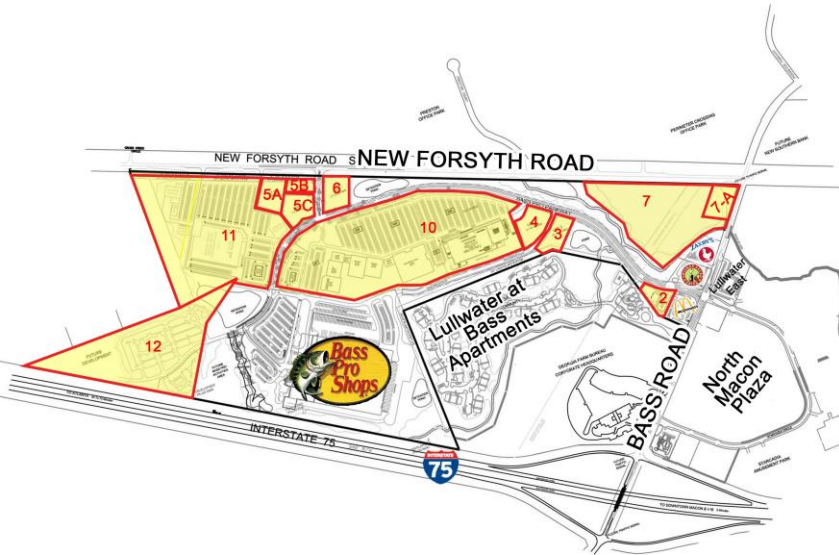
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MARKET PLACE AT BASS OUTPARCEL PRICING



PARCEL	ACRES	PRICE PER ACRE	TOTAL PRICE	NOTES
2	1.3	\$576,923.08	\$750,000	Existing underground detention
3	2.1	\$285,714.29	\$600,000	Corner lot Sold "AS IS"
4	1.5	\$333,333.33	\$500,000	Corner lot Sold "AS IS"
5A	±2.2	\$200,000.00	\$440,000	Sold "AS IS" (Can be reconfigured)
5B	±1.2	\$250,000.00	\$300,000	Corner lot Sold "AS IS" (Can be reconfigured)
5C	±1.9	\$250,000.00	\$475,000	Corner lot Sold "AS IS" (Can be reconfigured)
6	1.78	\$266,853.93	\$475,000	Corner lot Sold "AS IS"
7	10	\$274,500.00	\$2,745,000	16 AC with 10 Usable AC (Can be subdivided)
7-A	2	\$400,000.00	\$800,000	Lot 7 accommodates a 2 AC Corner Lot (IF subdivided)
10	39.14	\$124,936.13	\$4,890,000	Multi-tenant site Sold "AS IS"
11	±33	\$102,500.00	\$3,382,500	Monroe County Sold "AS IS"
12	±20	\$102,500.00	\$2,050,000	Monroe County Sold "AS IS"

Some parcels have multiple conceptals, available upon request.

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NORTH MACON PLAZA OUTPARCEL PRICING



PARCEL	ACRES	PRICE PER ACRE	TOTAL PRICE	NOTES
A	1.604	\$914,759.98	\$1,467,275	Graded and Sold "AS IS"
B	1.604	\$997,506.23	\$1,600,000	Graded and Sold "AS IS"
C	0.745	SOLD		7 Brew Coffee
D	3.09	SOLD		Multi-tenant Strip Center Lullwater East
E	1.3	\$500,000.000	\$650,000	2.0 AC with 1.3 usable AC Sold "AS IS"
F	1.71	SOLD		J Christopher's Restaurant
G	5.00	\$250,000.00	\$1,250,000	10.938 AC with 5 AC usable. Can be divided
H	2.64	\$650,000.00	\$1,716,000	Sold to Drury Inns
I	1.25	\$660,000.00	\$825,000	Sold "AS IS" (Needs on-site detention)
J	4.25	\$550,000.00	\$2,337,500	Graded and Sold "AS IS" (Also referred as Phase II)
(Dev Pad)				

NOTE: Parcels A, B, G, & J can be subdivided.

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