

SALE

AMERSON PROPERTY

777 BASS ROAD
MACON, BIBB COUNTY, GEORGIA 31210



SALES PRICE:
\$32,500/PER ACRE

LOCATION OVERVIEW

- 2.5 miles to Interstate 75
- 4 miles to Interstate 475
- 4.5 miles to The Shoppes at River Crossing (1,000,000 SF open-air life style center)
- 8 miles to Downtown Macon
- Convenient to restaurants, shopping, schools, financial institutions & churches
- School Districts:
 - Carter Elementary (1.4 miles)
 - Howard Middle School (2 miles)
 - Howard High School (2 miles)

PROPERTY OVERVIEW

- Prime development location in North Macon
- Various residential development options exist
- 103± Acres Total
- Two (2) lakes: 4± Acres and 12± Acres
- Pavilion located on 12± acre lake with two (2) restrooms
- Topography: Flat & rolling
- All utilities serve the site



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

HAL HARPER, CCIM
478.951.3991 CELL
hharper@cbcgeorgia.com

STEVE SOLOMON, CRB
478.731.5556 CELL
stevefive@sheridansolomon.com

**SHERIDAN
SOLOMON**
& ASSOCIATES, LLC
REALTORS

Revised 1/24/25

PROPERTY OVERVIEW

HIGHLIGHTS:	<ul style="list-style-type: none"> • Various residential development options exist • Large lot development across lake • Smaller lot development exists around 555 Bass Road home
IMPROVEMENTS <u>NOT</u> INCLUDED IN SALE:	<ul style="list-style-type: none"> • Residential homes located at 555, 641 and 675 Bass Road • Lake house
ACREAGE:	<ul style="list-style-type: none"> • 103+ Acres Total • Lots of frontage on Bass Road
LAKES:	<ul style="list-style-type: none"> • 4± Acres • 12± Acres <ul style="list-style-type: none"> - Pavilion with two (2) restrooms
TOPOGRAPHY:	Flat & Rolling
ZONING:	A- Agricultural District
UTILITIES:	All utilities serve the site
SALES PRICE: \$32,500/PER ACRE	

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AERIAL PARCEL MAP



Measurements are approximate.



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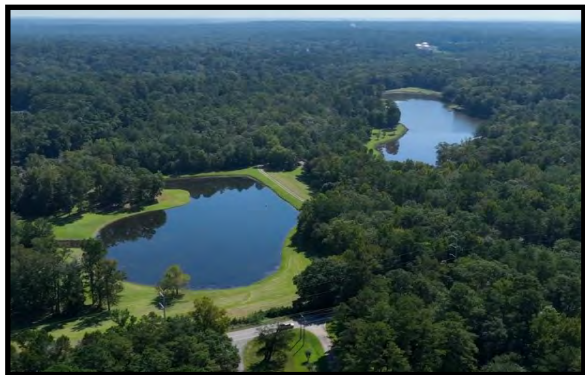
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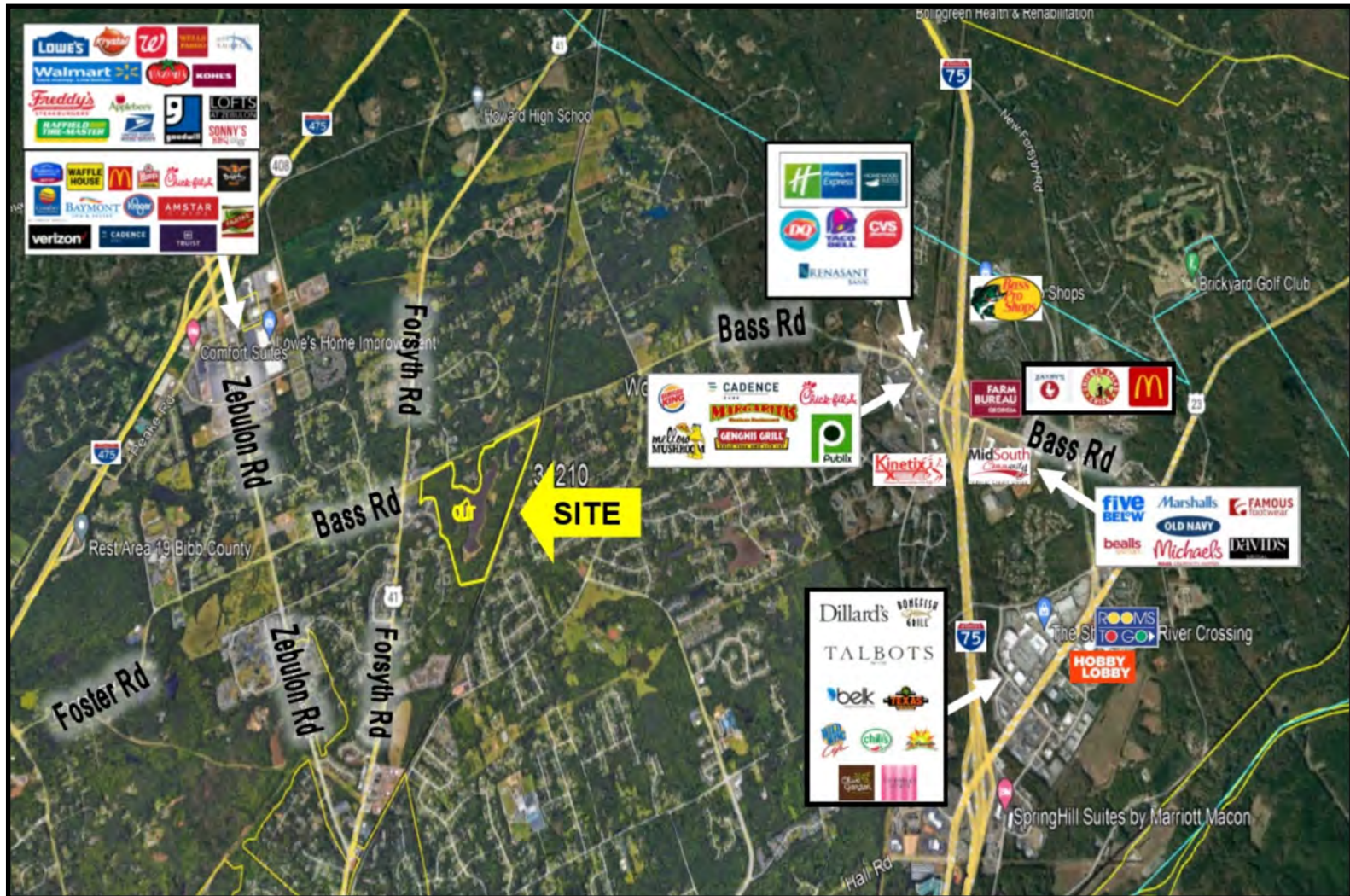
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AERIAL MAP



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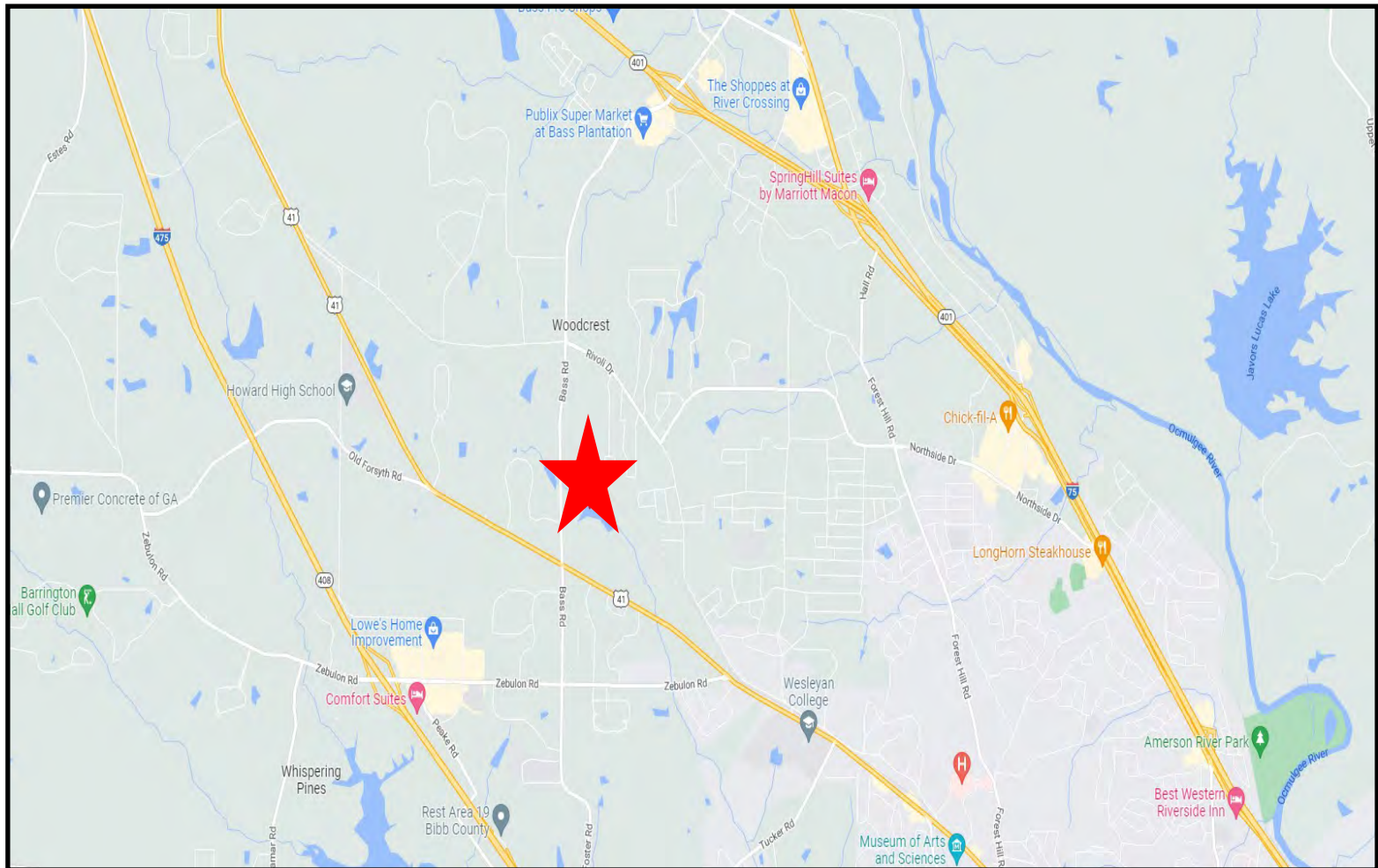
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LOCATION MAP



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