

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 (Plat Page 3)
 - Lot 1: 1.80 Acres - \$350,000
 - Lot 2: 2.85 Acres - \$450,000
- Both sites feature:
 - All utilities (Map Page 4)
 - Zoned Agricultural
- Ideal for commercial or industrial projects seeking a strategic location with excellent connectivity and nearby amenities

GUY EBERHARDT
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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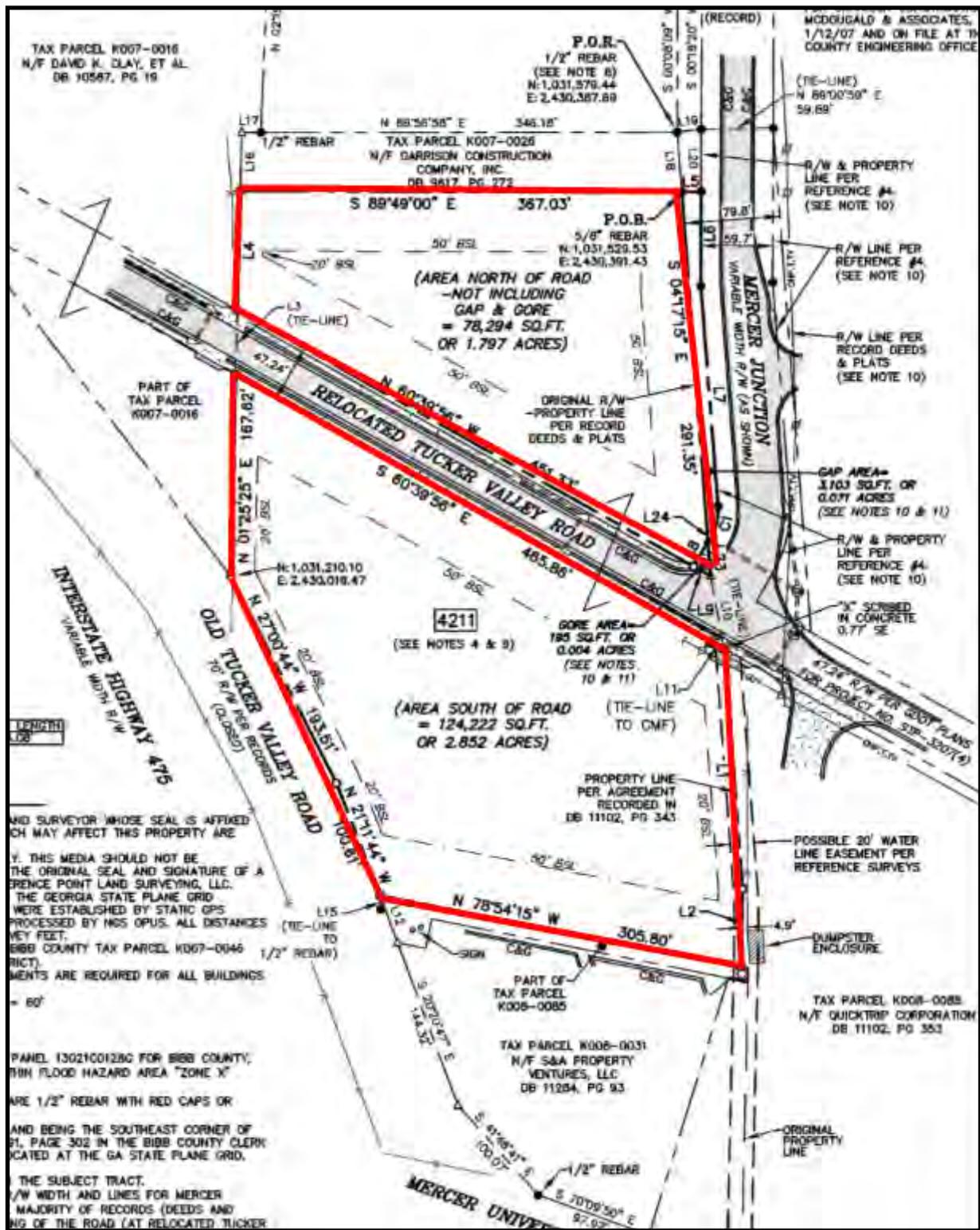
Revised 01/16/26



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PLAT

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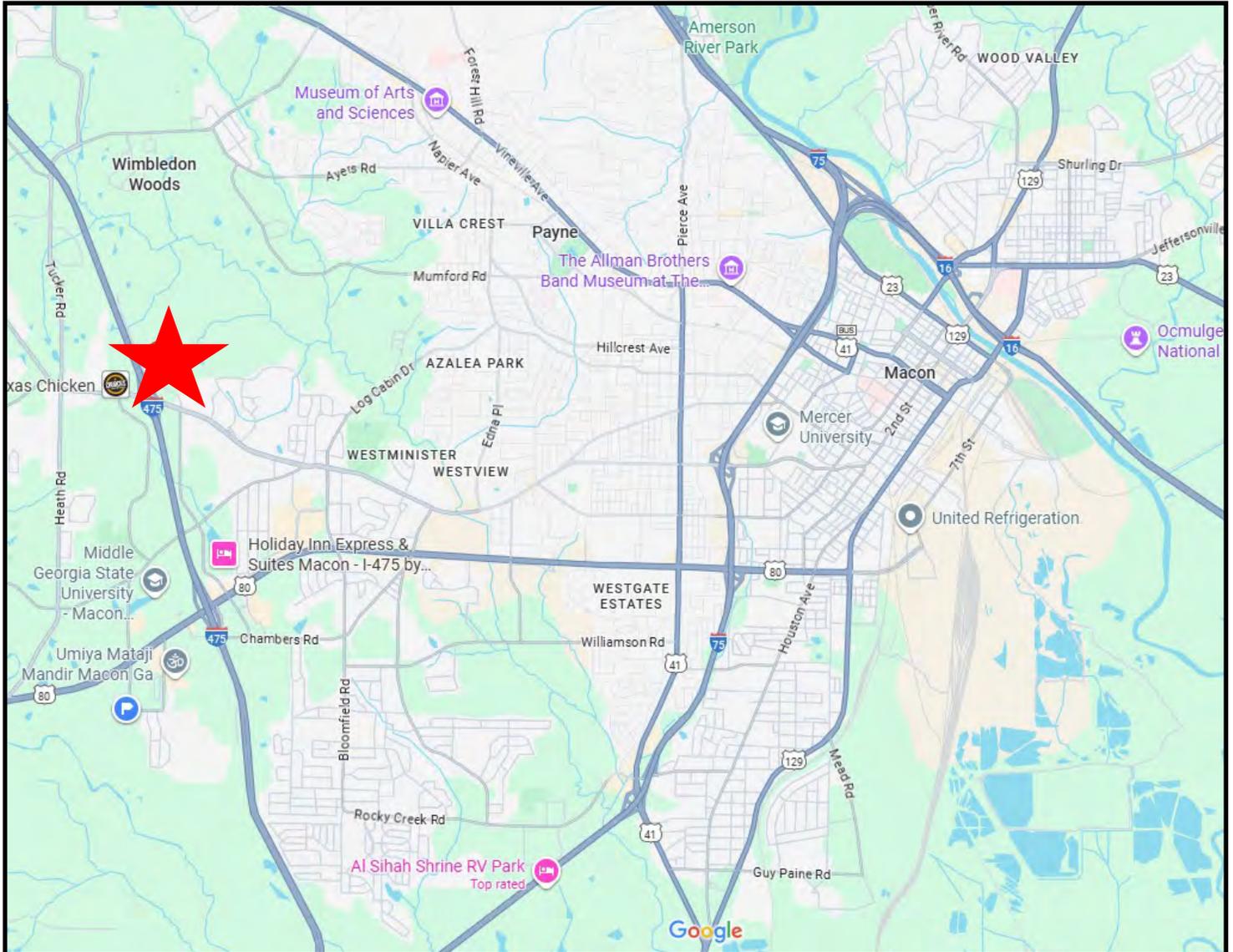


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LOCATION MAP

COMMERCIAL OR INDUSTRIAL DEVELOPMENT SITE

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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



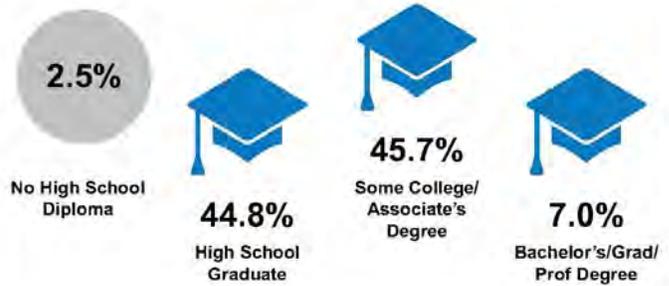
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KEY FACTS



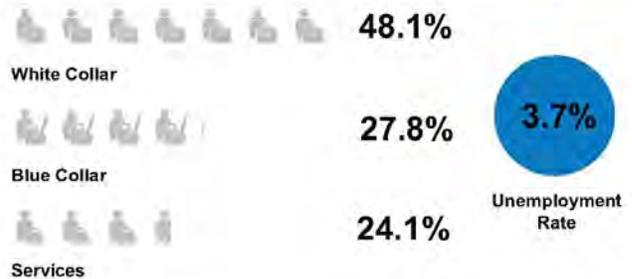
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



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%	-1.9%
\$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%	-1.9%
\$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

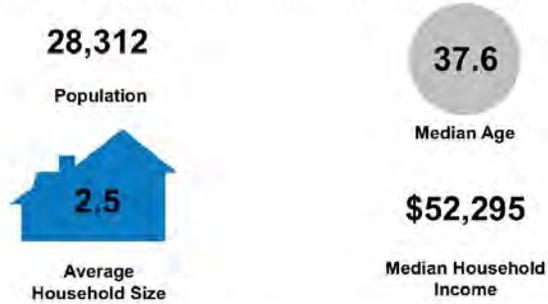
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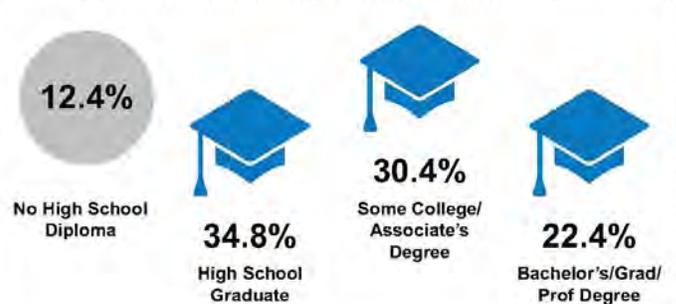
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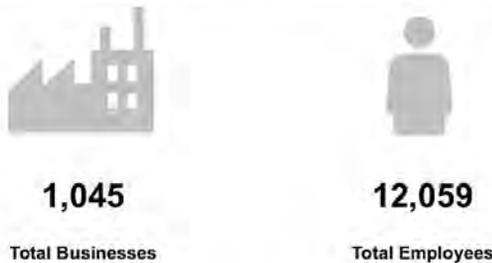
KEY FACTS



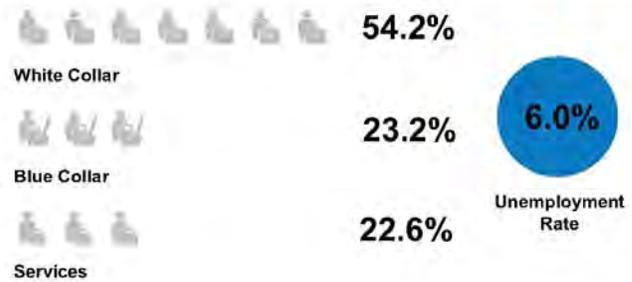
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Key Facts Template

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Ring of 5 miles

Prepared by Esri
Latitude: 32.83437
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Key Facts

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

KEY FACTS

88,814

Population



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



White Collar

58.9%



Blue Collar

19.3%



Services

21.7%



5.9%
Unemployment Rate

INCOME



\$55,450

Median Household Income



\$33,675

Per Capita Income



\$82,642

Median Net Worth

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