

BANK OWNED REDEVELOPMENT OPPORTUNITY

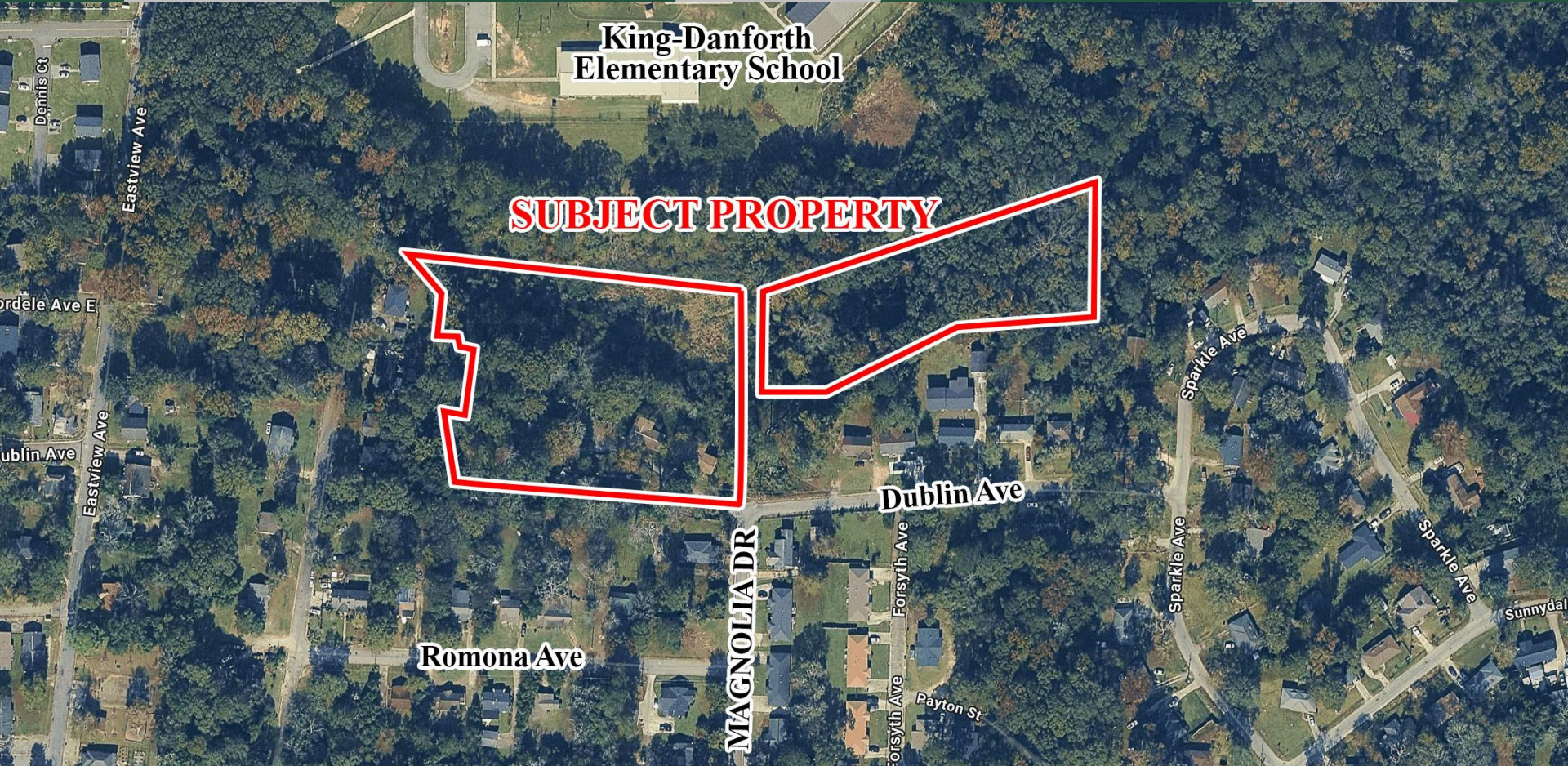
1154 Magnolia Drive
Macon, GA 31217



Summary

Area Info

Aerial



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1154 Magnolia Drive
Macon, GA 31217

County: Bibb

Buildings: 4 Buildings
1 - 1,667 SF
2 - 1,276 SF
3 - 1,224 SF
4 - 1,512 SF

Utilities: All Available

Taxes: \$5,720.93 (2025)

SITE

Site Size: 3.06 AC

Parcel ID: S064-0069

Zoning: PDR

(Planned Development)

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,557	27,343	61,581
Avg HH Income	\$39,501	\$57,862	\$63,848
Median Age	36.4	36.6	36.0

REDUCED: \$175,000.00 ~~SALE PRICE: \$200,000.00~~

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AREA INFORMATION

HIGHLIGHTS

- **Bank-owned, as-is** infill redevelopment opportunity in Macon-Bibb County
- **±3.06 acres** (Parcel **S064-0069**) in an established neighborhood setting
- **Zoning: PDR (Planned Development)** - planned development framework offers
- **Flexibility**, subject to existing conditions and approvals
- **Existing structures are in severe disrepair** and should be considered **non-contributing** (demolition or total renovation required)
- **Rare larger tract** in an infill location (more flexibility than scattered single lots)
- **Redevelopment upside:** reposition the property with a cohesive plan that fits surrounding neighborhood context
- County neighborhood designation indicates **commercial/healthcare/medical influence in the area** (buyer to verify highest-and-best use)

PROPERTY

Property is offered as-is, where-is, with no representations or warranties of any kind by Seller regarding condition, habitability, environmental matters, zoning, permitted uses, or suitability for any purpose. Existing improvements are in poor condition and may require demolition or substantial rehabilitation. Buyer is responsible for all due diligence, including verification of zoning, Development Order requirements, utilities, access, and redevelopment feasibility.

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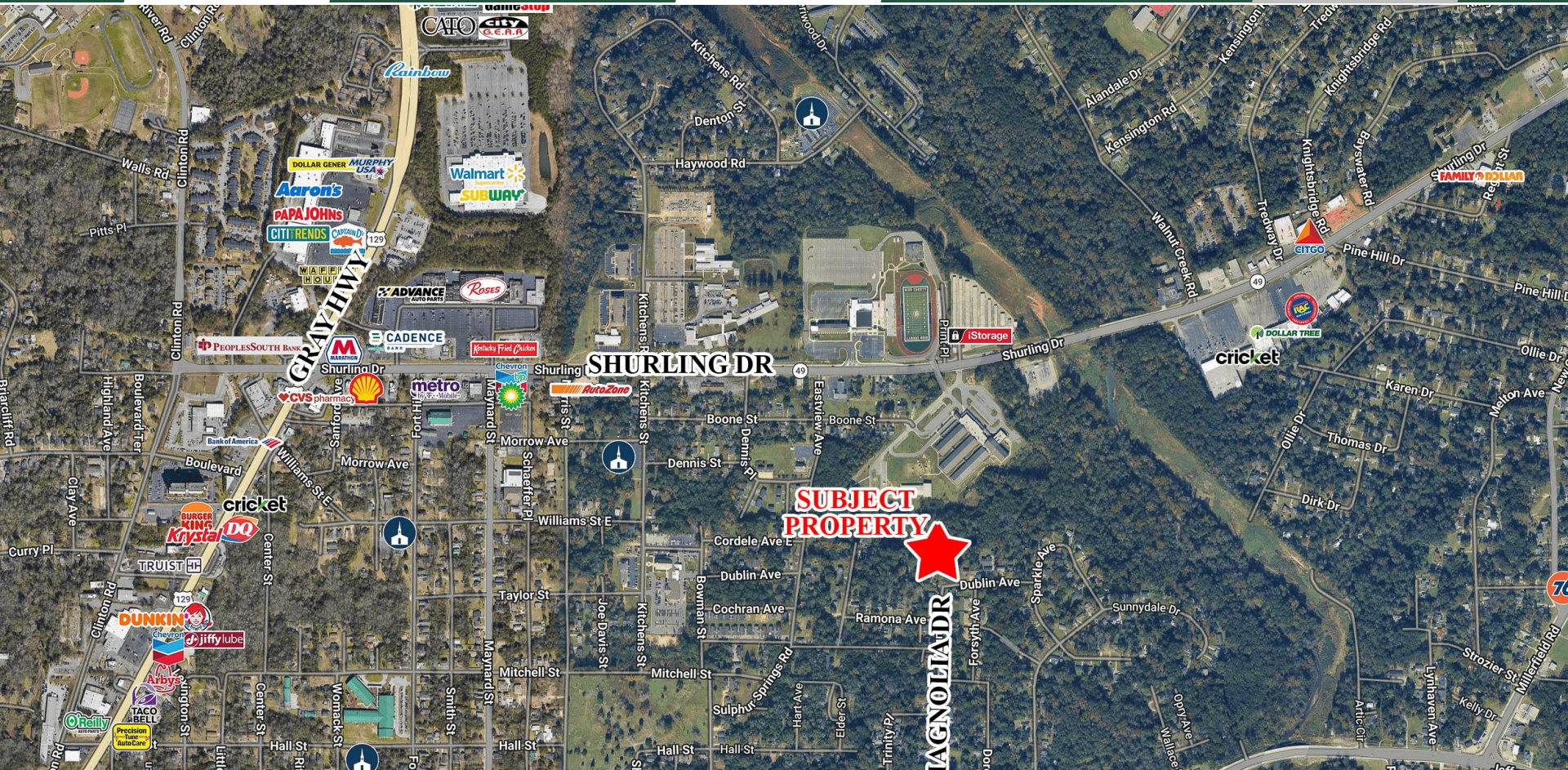
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**SUBJECT
PROPERTY**

MAGNOLIA DR

SHURLING DR

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