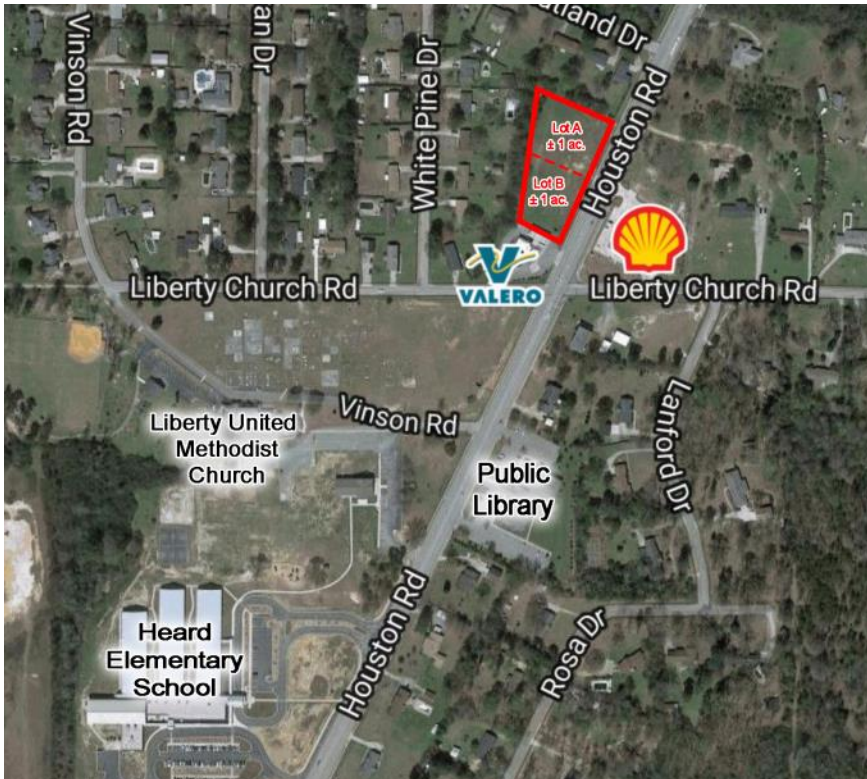


# Commercial Development Opportunity

6423 Houston Road

Macon, GA 31216



## Property Highlights:

- Located conveniently on Houston Rd
- 0.7 miles to Sardis Church Rd.  
1 ½ miles to Hartley Bridge Rd.
- Lot A - 183' frontage  
Lot B - 224' frontage
- Easy access to I-75 & Hwy 247
- Located between Macon & Warner Robins and minutes from Robins Air Force Base (largest employer in Middle GA).
- Less than 3 miles from the new Amazon Distribution Center
- Property can be purchased as one.

**Lot Size:** 2.1 acres total  
**Frontage:** 407'  
**Depth:** 225'  
**Utilities:** All available  
**Zoning:** C-1  
**Topography:** Flat & Level  
**Traffic Count:** 9,170 vehicles per day  
**Notes:** Excellent Development site in Sub South Macon. Ideal for any type of auto services, storage facility, car wash or other general commercial or office use.

**\$200,000 per lot**  
**Call agent for bulk pricing**

**FOR MORE  
INFORMATION  
CONTACT**

**Ciara Hernandez**  
478-746-9421  
478-250-2310  
chernandez@fickling.com

**Wendy Pierce**  
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# Commercial Development Opportunity

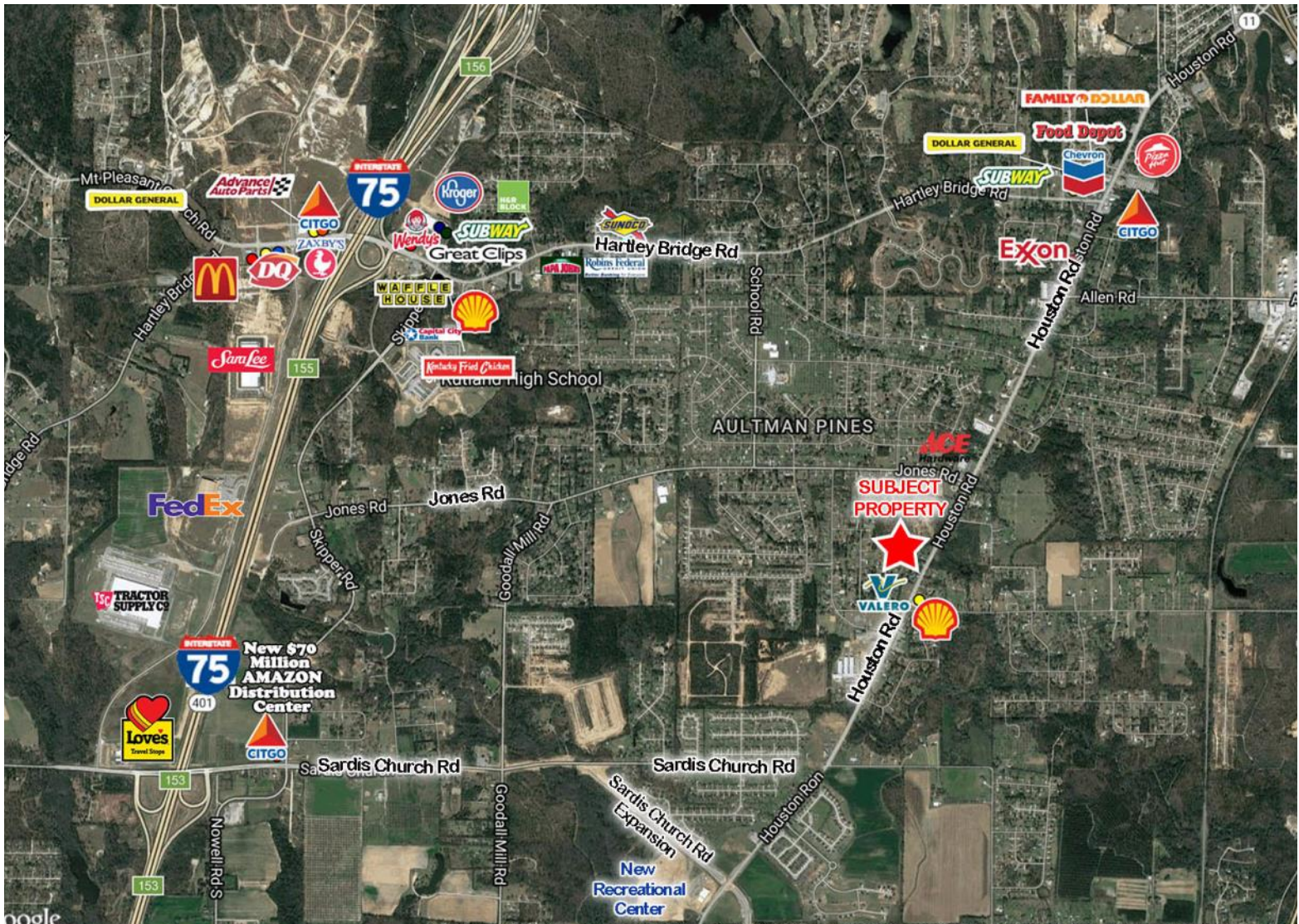
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**FICKLING & COMPANY**

A Full Service Real Estate Company  
commercial.fickling.com



## DEMOGRAPHICS

2018	5 mile	10 mile	15 mile
Population	30,142	187,763	311,982
Avg. HH Income	\$60,221	\$56,500	\$66,431
Median Age	35.3	35.3	35.9

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