

FOR SALE - Commercial Lots
250 Hwy 49
Macon, GA 31217 (Jones Co)

REDUCED



Owner Financing Available

- LOT SIZE: Lot 1 (3.2 acres), Lot 2 (3.28 acres)
- FRONTAGE: Lot 1 (337± feet), Lot 2 (160± feet)
- TOPOGRAPHY: Level, road grade
- ZONING: C-2 (general commercial)
- UTILITIES: County water & septic
- PROPERTY TAXES: Lot 1 (\$850.11), Lot 2 (\$1,085.51) & Lot 3 (\$781.77)
- TRAFFIC: 10,900 Vehicles per Day on Hwy 49
- NEIGHBORS: Dollar General, Jones Co Water Department, Jones Co. Recreation Dept (Ball fields) & Mattie Wells School
- NOTES: Ideal location for a retail development, service company, mini storage or a hardware/building supply store. Convenient to Macon and Gray.

Reduced Price: \$20,000 per acre

~~**Sale Price: \$64,500 per acre**~~

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Jim Fain - Re|Max United Alliance
478-363-2145 (C)
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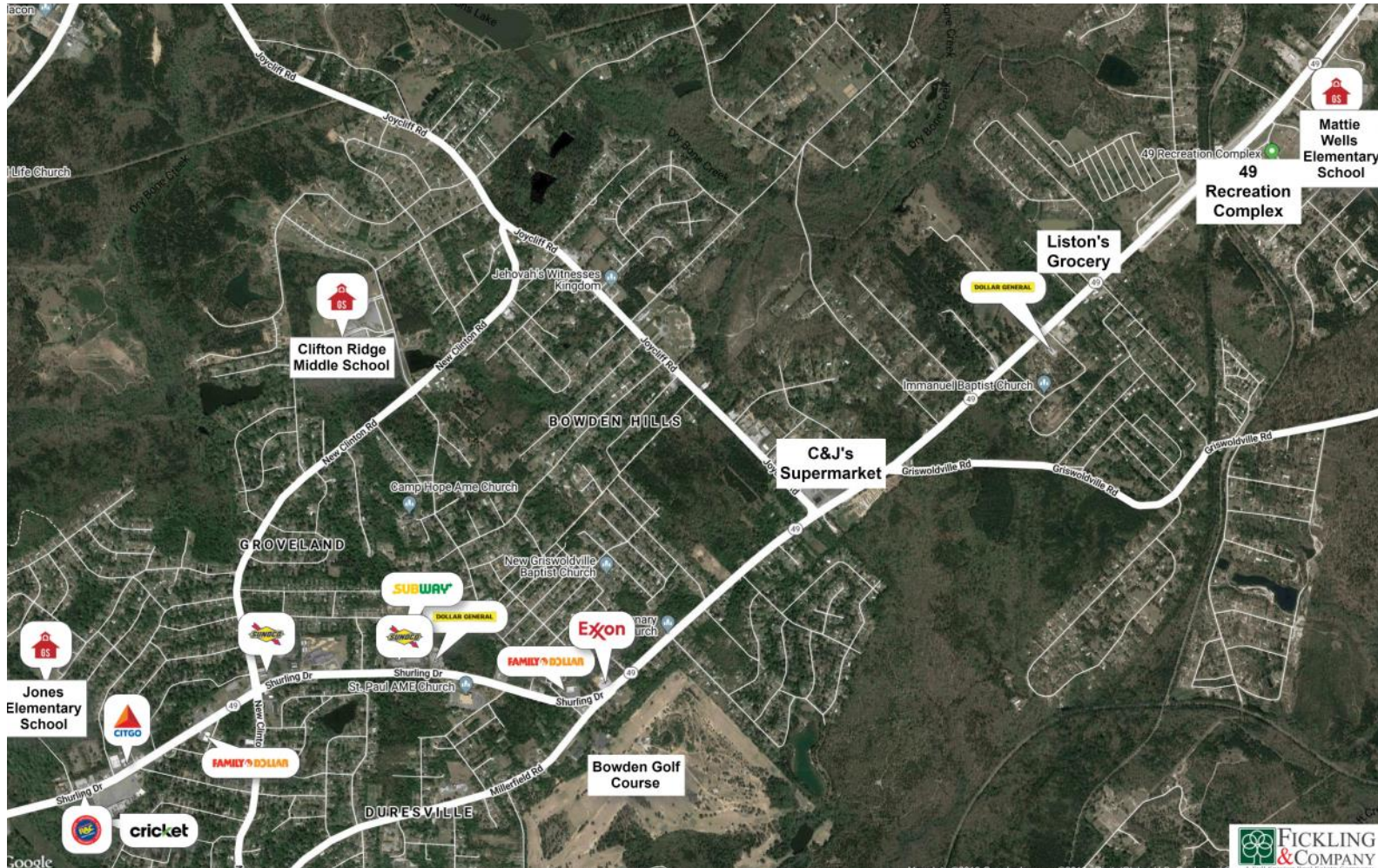
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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DEMOGRAPHICS

2021	3 mile	5 mile	10 mile
Population	14,993	28,879	112,002
Avg. HH Income	\$52,739	\$49,787	\$53,027
Median Age	38.3	37.8	36.3

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