

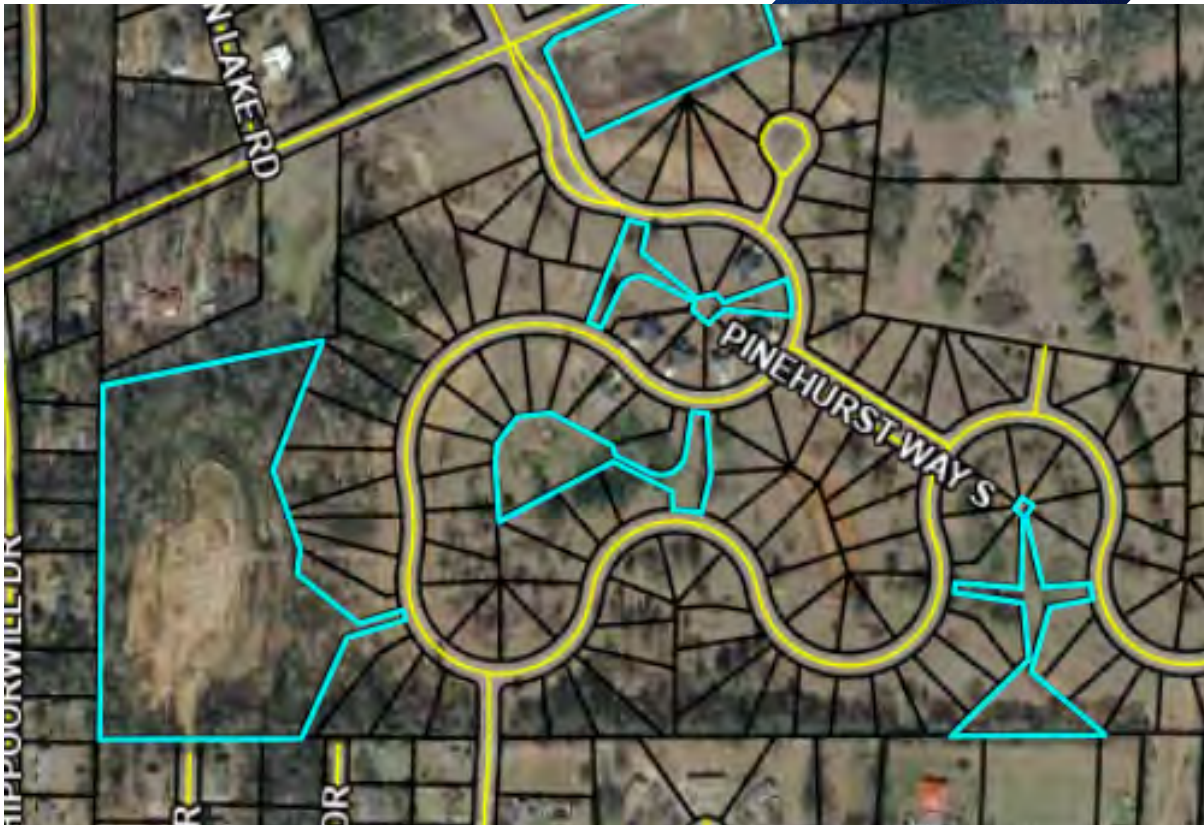
FOR SALE ~16.52 ACRES

3500 HARTLEY BRIDGE RD
MACON, GA



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE PRICE \$99,000



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SALE

3500 HARTLEY BRIDGE RD.
MACON, GA

Property Overview:

Strategically located along Hartley Bridge Road in Macon-Bibb County, this 16.52-acre parcel offers a unique opportunity for development within a PDR (Planned Development Residential) zoning designation. Situated in Tax District 11 and part of the Bridgewood Coves area, the property is currently classified as a detention pond, providing stormwater infrastructure support for the surrounding residential developments.

With its designation under PDR zoning, the parcel offers flexibility for residential development or community-based planning projects, subject to local approvals. Located within the GM0012 Commercial-Vacant Neighborhood, this site holds potential for expansion of nearby residential communities or enhancement of existing infrastructure.

Key Highlights: 16.52 acres in growing South Macon area ; Road frontage and access via Hartley Bridge Road, ~19,100 Vehicles per Day

Zoning: PDR (Planned Development Residential)

Existing use: Detention pond for surrounding development

Surrounded by established residential communities

Easy access to I-475, shopping, schools, and amenities

This property presents an ideal opportunity for developers or investors seeking a well-located tract with built-in utility infrastructure and long-term growth potential in a rapidly developing area of Bibb County

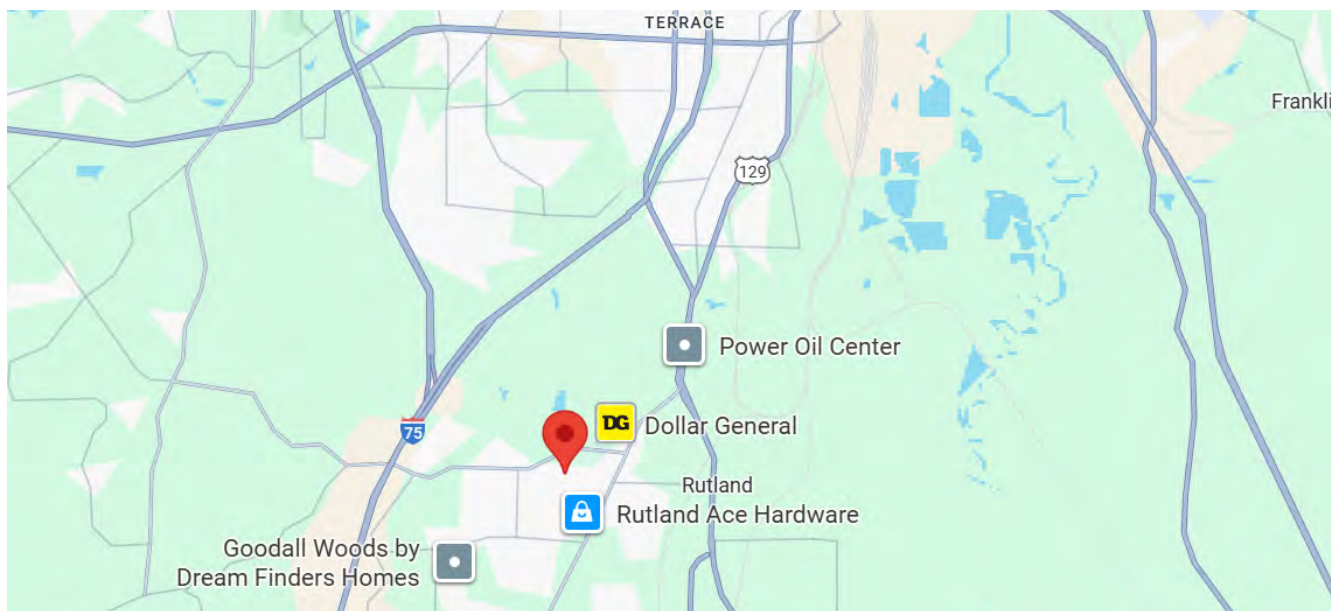
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SALE

3500 HARTLEY BRIDGE RD.
MACON, GA

5 MILE RADIUS

KEY FACTS

39,697

Population



Average
Household Size

38.3

Median Age

\$49,769

Median Household
Income

EDUCATION

14%

No High
School
Diploma



37%

High School
Graduate



34%

Some College



15%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,067

Total Businesses



14,714

Total Employees

EMPLOYMENT



55%

White Collar



25%

Blue Collar



19%

Services

5.4%

Unemployment
Rate

INCOME



\$49,769

Median Household
Income



\$25,438

Per Capita Income



\$93,575

Median Net Worth

2025 Households By Income (Esri)

The largest group: <\$15,000 (15.9%)

The smallest group: \$200,000+ (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	15.9%	-0.9%	
\$15,000 - \$24,999	11.5%	+2.7%	
\$25,000 - \$34,999	8.9%	+0.4%	
\$35,000 - \$49,999	13.8%	+1.4%	
\$50,000 - \$74,999	15.3%	+0.3%	
\$75,000 - \$99,999	10.4%	-1.0%	
\$100,000 - \$149,999	14.5%	+1.7%	
\$150,000 - \$199,999	7.4%	-0.5%	

Bars show deviation from Bibb County ▼

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