

SALE

COMMERCIAL DEVELOPMENT SITE 4031 & 4035 CAVALIER DRIVE, MACON, BIBB COUNTY, GA 31210



SALES PRICE: \$450,000

PROPERTY OVERVIEW

LOCATION OVERVIEW

- Conveniently located off Thomaston Road @ Interstate 475
 - 4 miles from Interstate 75
 - 7 miles from Interstate 16
 - 85 miles from Atlanta
 - 175 miles from Port of Savannah
 - Convenient to restaurants, financial institutions and shopping
- 2± Acre Commercial Development Site
 - 365'± Road frontage
 - Topography: Level, road grade
 - Utilities: Public water, electricity & sanitary sewer (Sewer is approximately 300' east of property)
 - Average Daily Traffic Count: 22,500± VPD on Thomaston Road (2023 GDOT)
 - Zoned C-2

GUY EBERHARDT - OWNER/AGENT
478.955.4492 Cell
mcheek@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

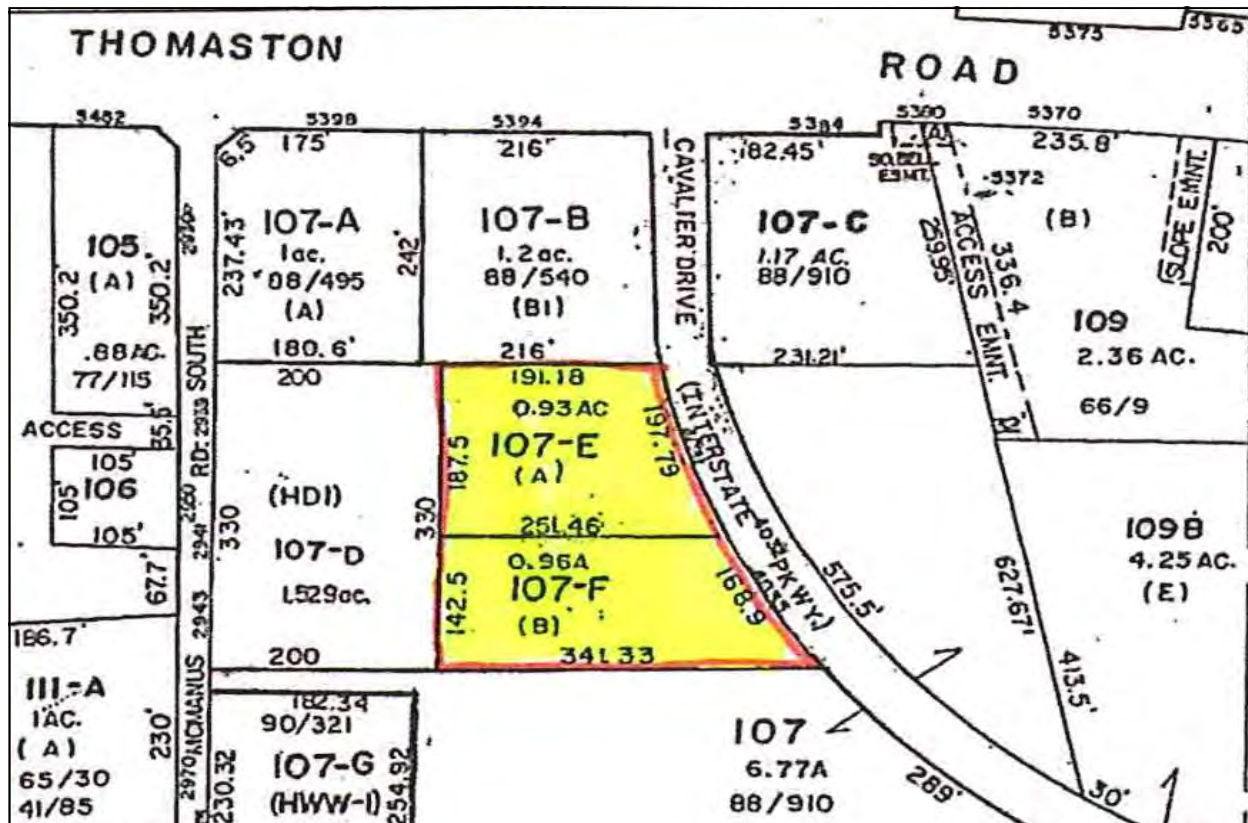
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Revised 9/5/24

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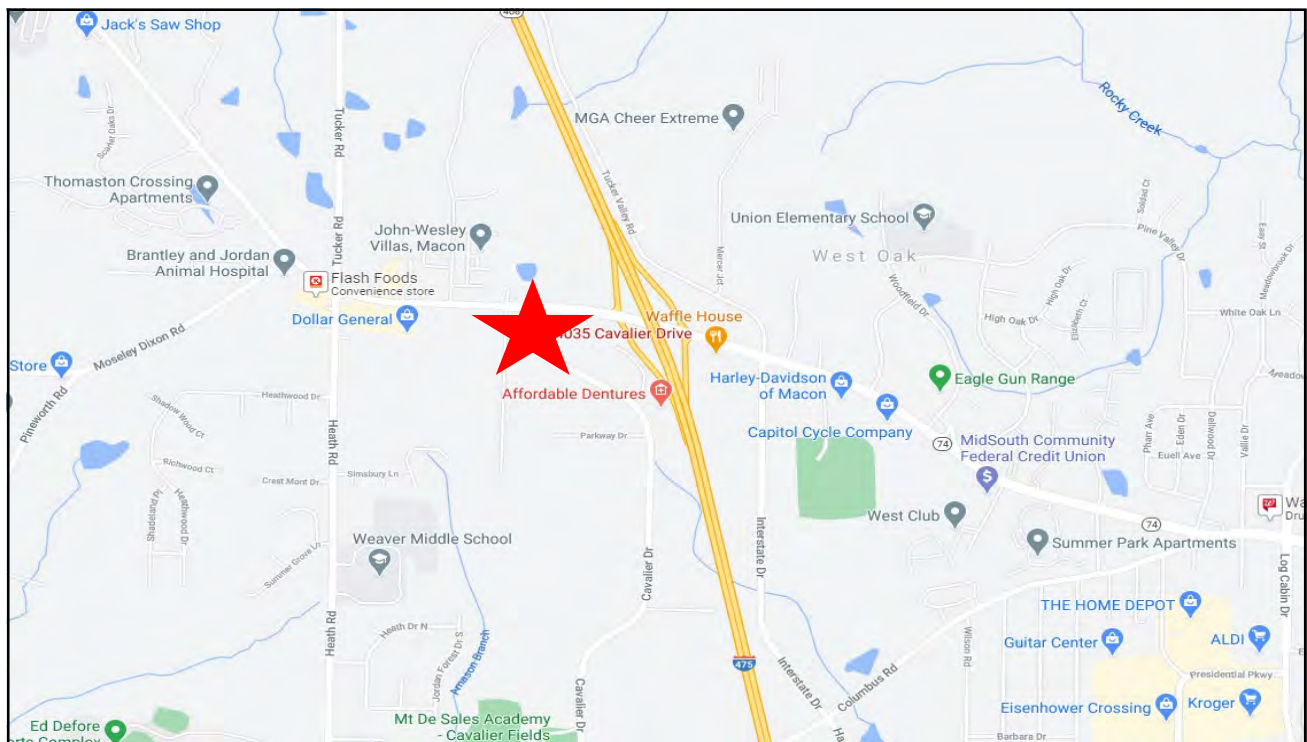
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SURVEY / AERIAL PARCEL MAP



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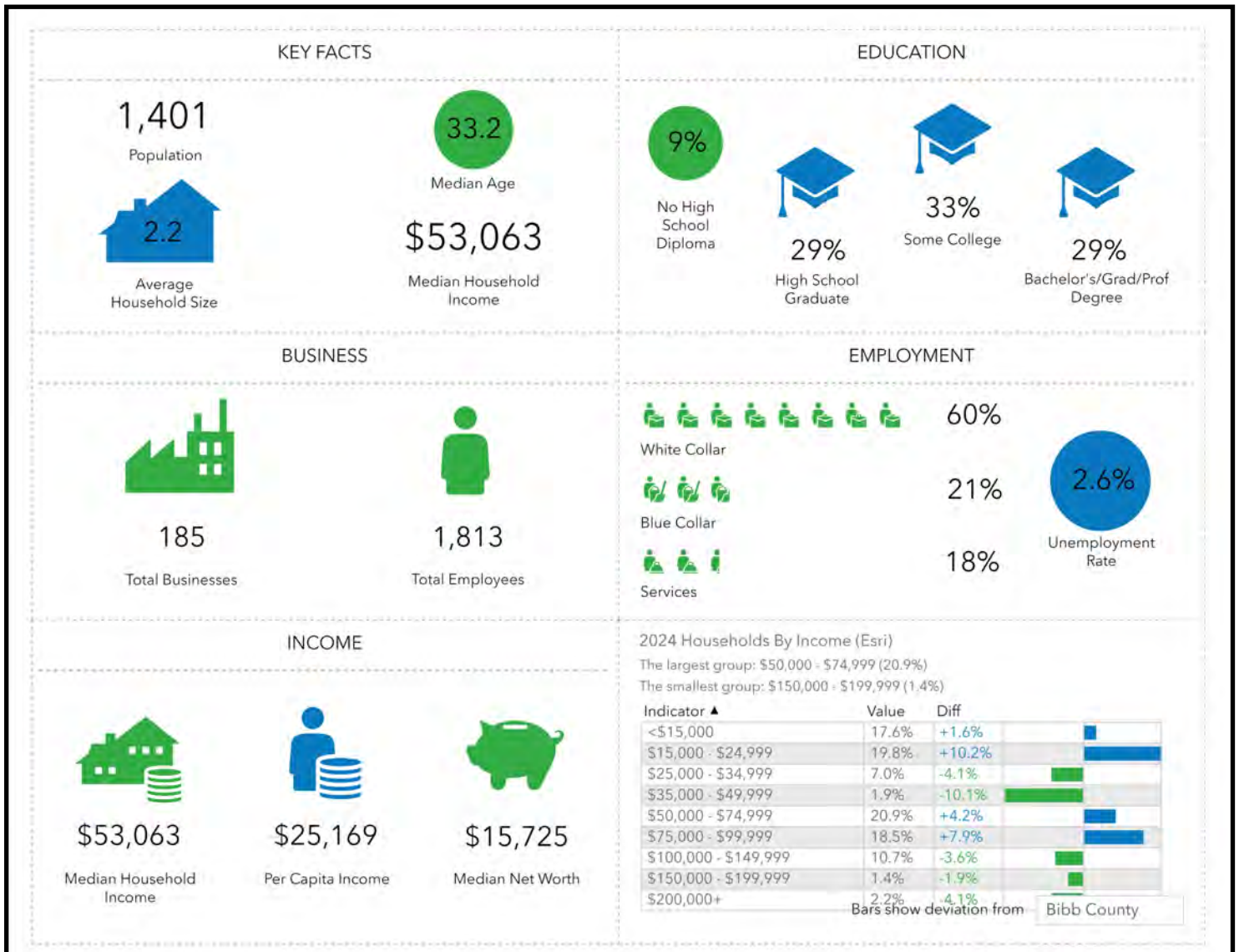


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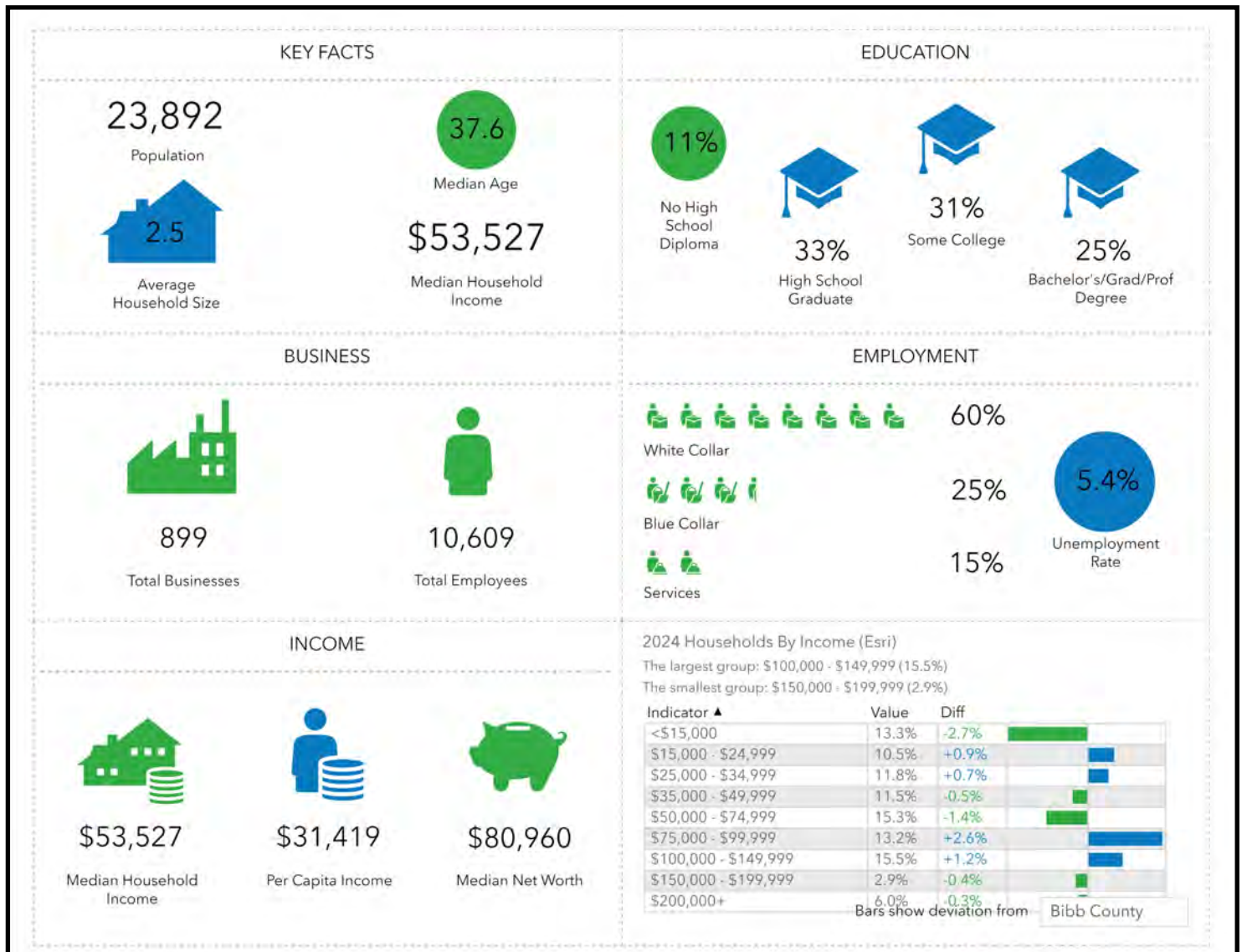
DEMOGRAPHICS—ONE MILE



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DEMOGRAPHICS—THREE MILE



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DEMOGRAPHICS—FIVE MILE

