

# FOR SALE

## INDUSTRIAL LAND BETWEEN MACON & WARNER ROBINS

7090 INDUSTRIAL HIGHWAY &  
2461 LIBERTY CHURCH ROAD  
MACON, GA 31216  
BIBB COUNTY

**\$383,000**

TWO PARCELS TOTALING 11.66 ACRES.

*7090 Industrial Highway & 2461 Liberty Church Road may be sold separately. Additional 3.52 contiguous acres at 6629 Hawkinsville Road also available for purchase. Call Agent for more information.*



**BO ELLIOTT**

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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

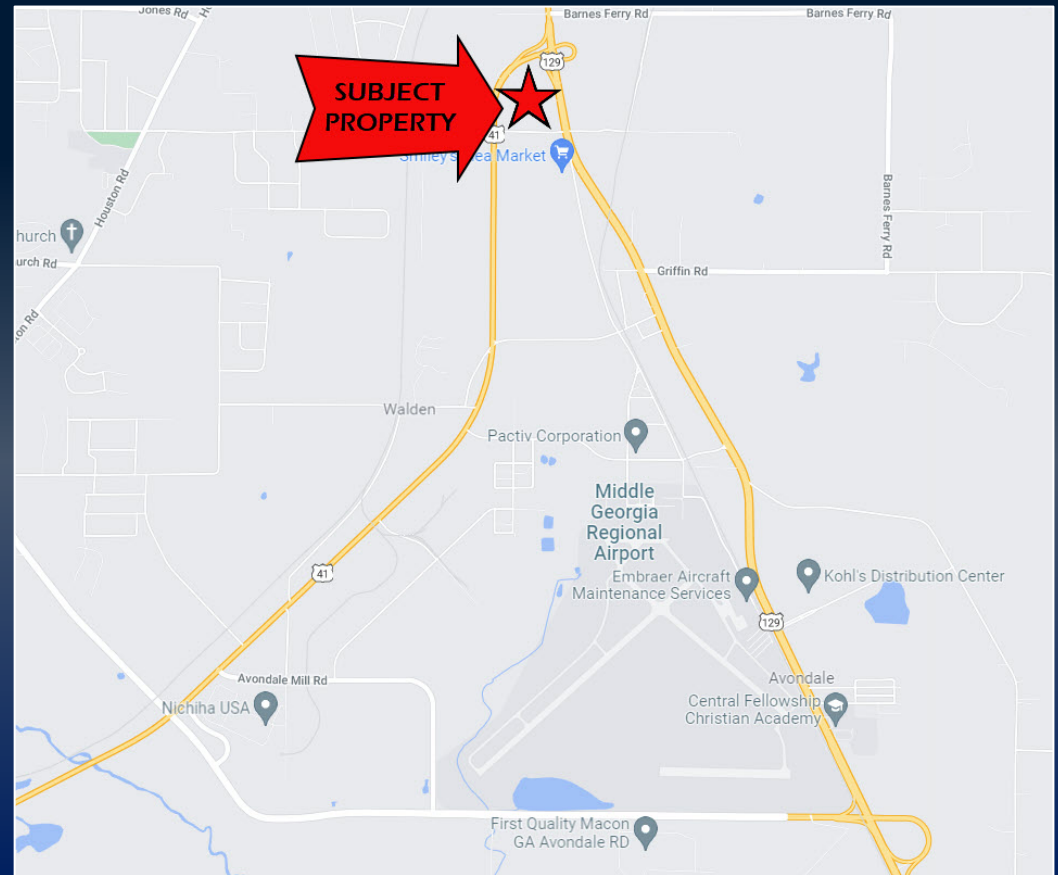
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## PROPERTY INFORMATION

- Approximately 11.66 contiguous acres split into two parcels
  - 7090 INDUSTRIAL HWY – 11.16 acres with ±500 frontage feet along Industrial Hwy. (Sale Price: \$345,000)
  - 2461 LIBERTY CHURCH ROAD – 0.5 acre with ±100 frontage feet along Liberty Church Road. Sewer available across Liberty Church Road. (Sale Price: \$38,000)
- All zoned M-1 (Industrial)
- Convenient to Macon, Warner Robins, Middle Georgia Regional Airport and Robins Air Force Base
- Located near the intersection of Hawkinsville Road (Hwy 247) and Industrial Highway (Hwy 41)

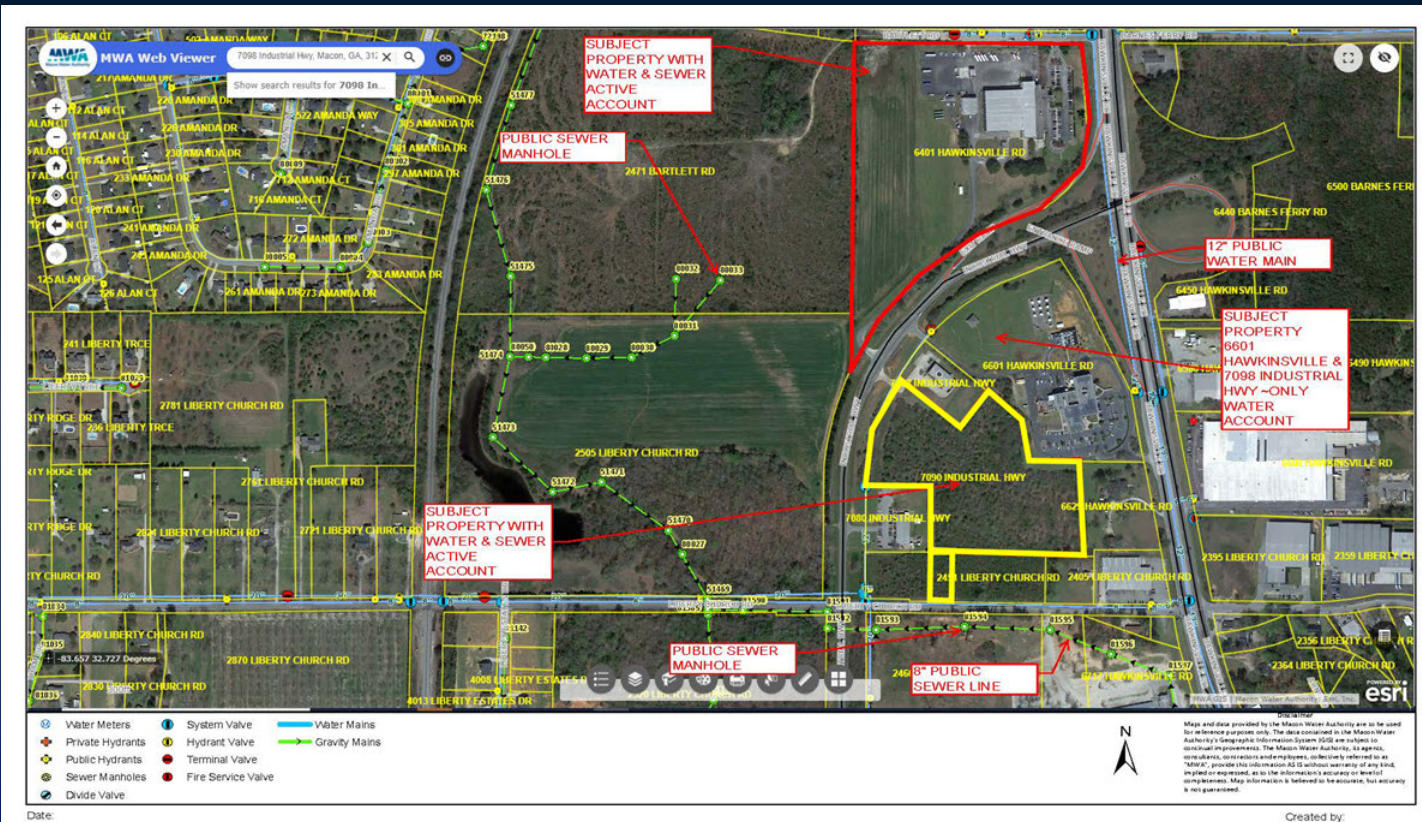


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# UTILITY MAP



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# SURVEY/ DEMOGRAPHICS

## Traffic Counts: (GDOT 2020 Published Data estimate)

Hawkinsville Road – 24,400 vpd  
Industrial Highway – 4,240 vpd

## Demographics

	3 Miles	5 Miles	10 Miles
2021 Population:	7,705	20,796	194,390
2026 Population Estimate:	7,662	20,827	198,027
2021 Households:	2,930	7,939	74,589
2026 Households Estimate:	2,922	7,970	76,135
2021 Average HH Income:	\$71,747	\$69,499	\$59,918
2026 Average HH Income Estimate:	\$82,825	\$79,950	\$68,780



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