



COMMERCIAL LAND FOR SALE

6790 HOUSTON ROAD MACON, GA 31216 BIBB COUNTY



SALE PRICE: \$99,000



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PROPERTY INFORMATION & DEMOGRAPHICS

- ± 2.46 Ac

- Zoned: PDC

- Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
• 2024 Population:			
• 2,919	12,160	27,694	
• 2029 Population Estimate:			
• 2,995	12,362	28,148	
• 2024 Households:			
• 1,101	4,820	10,414	
• 2029 Households Estimate:			
• 1,149	4,982	10,754	
• 2024 Average HH Income:			
• \$89,052	\$87,143	\$80,162	
• 2029 Average HH Income Estimate:			
• \$106,011	\$105,894	\$97,298	



6790 HOUSTON ROAD
MACON, GA 31216
BIBB COUNTY



SURVEY

Type: GEORGIA STANDARD PLATS
Recorded: 11/15/2024 3:10:00 PM
Fee Amt: \$10.00 Page 1 of 1
Bliss County Superior Court
Enna Woodruff Clerk
Participant ID: 8452344285
BK 95 PG 381

PLANNING AND ZONING APPROVAL NOT REQUIRED

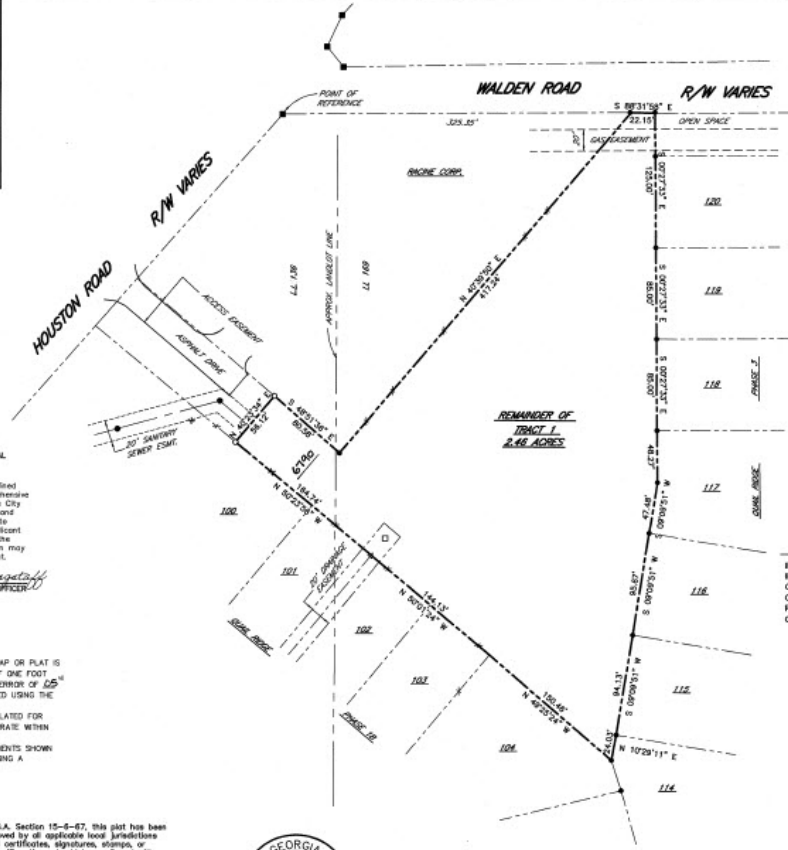
This plat is not a subdivision as defined in section 1-2-2 (104) of the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia and does not require approval pursuant to Chapter 28 of said Resolution. Applicant must be aware that approval from the Georgia Department of Transportation may be required before recording this plat.

DATE: 11/5/2024 *John L. Sargent*
ZONING ENFORCEMENT OFFICER

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 133,442 FEET, AND AN ANGULAR ERROR OF ± 0.54 PER ANGLE POINT, AND WAS ADJUSTED USING THE CRANDALL RULE.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,442 FEET.
THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-304 TOTAL STATION.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Jesse Collins Name and date: 8/1/24



REFERENCES
PLAT BOOK 84, PAGE 345
PLAT BOOK 85, PAGE 182
DEED BOOK 11234, PAGE 308
TAX MAP PARCEL N400596

NOTES

1. PROPERTY IS VACANT.
2. PROPERTY IS ZONED PDC.

LEGEND

IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IRON PIN SET (1/2" REBAR)
CONCRETE MONUMENT FOUND
COMPUTED POINT
PROPERTY LINE
ORIGINAL PROPERTY LINE



BOUNDARY SURVEY

FOR

THREE OAKS CONSTRUCTION

LANDLOTS 136 & 169 4th LAND DISTRICT
MACON - BIBB COUNTY, GEORGIA
SCALE: 1" = 60' JULY 22, 2024

COLLINS PROFESSIONAL SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
3520 HWY. 41 N. SUITE 1004, BYRON, GA 31008 478-918-7458

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