



AFFORDABLE HOUSING LAND OPPORTUNITY

280 STRAIGHT STREET
MACON, GA 31204
BIBB COUNTY

±2.27 ACRES | FOUR PARCELS

ASKING PRICE:
\$99,000



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PROPERTY INFORMATION

- Four-parcel assemblage totaling ±2.27 Acres
- Two vacant parcels totaling ±0.61 acre; remaining ±1.66 acres include church building and parking – conveyed as is
- Paved parking and existing curb cuts on site
- Public utilities in the area; buyer to confirm capacity and tap locations
- Zoned R-2 (Two-Family Residential)
- By-right: duplexes and townhomes in R-2; multifamily is a conditional use
- 2026 QCT – Tract 104.00 (FIPS 13021010400) · 2018 QOZ through 2028
- May qualify for the 130% eligible-basis boost if a QCT in the allocation year
- As of 2026 QAP, Georgia pairs a state credit with federal LIHTC; confirm at application
- AHF and MHA affiliates used on other deals; availability is not implied
- Best fit: small townhome or duplex plan, or compact 9% / mixed-income rental

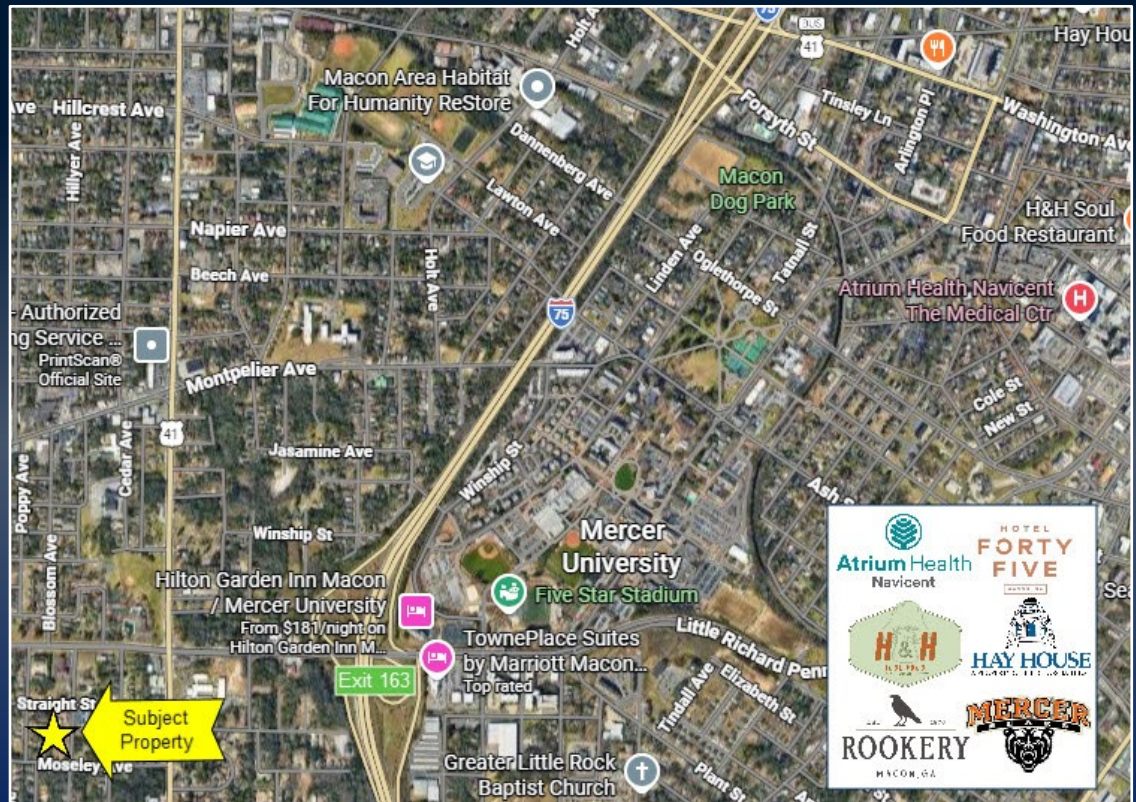


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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2025 Estimates)
Mercer University Drive – 17,100 VPD
Pio Nono Avenue – 13,900 VPD



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