

# COMMERCIAL LAND FOR SALE | INTERSTATE VISIBILITY

1540 BASS ROAD  
MACON, GA 31210  
BIBB COUNTY

±10 ACRES

ASKING PRICE:  
\$2,500,000



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## PROPERTY INFORMATION

- ±10 acres of commercial land for sale
- Zoned C-2/PDE
- Water and sewer available to site
- Strong area demographics with continued residential and commercial growth
- Flexible site offering multiple development possibilities
- High visibility location with approximately 1,064' of frontage on Interstate 75
- Convenient access to Riverside Drive, Tom Hill Sr. Boulevard, Bass Road, and downtown Macon



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## AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2025 Estimates)  
Interstate 75 – 42,100 VPD  
Bass Road – 13,800 VPD

### 1540 Bass Road - Macon GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	21,685	44,876	138,907
2031 ESTIMATED POPULATION	22,143	45,665	139,851
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	9,501	18,999	57,254
2031 HOUSEHOLD ESTIMATES	9,768	19,428	58,090
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$140,471	\$136,989	\$94,739
2031 HH INCOME ESTIMATES	\$163,466	\$159,271	\$110,996

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$136,989**



**44,876**



**18,999**



**3.6%**



**22,450**

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