



# BANK OWNED REDEVELOPMENT OPPORTUNITY

**1154 MAGNOLIA DRIVE  
MACON, GA 31217  
BIBB COUNTY**

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**±3.06 Acres**

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**ASKING PRICE:  
\$109,900**



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## PROPERTY INFORMATION

- ±3.06 acres containing Four (4) Buildings

Building 1: ±1,667 SF

Building 2: ±1,276 SF

Building 3: ±1,224 SF

Building 4: ±1,512 SF

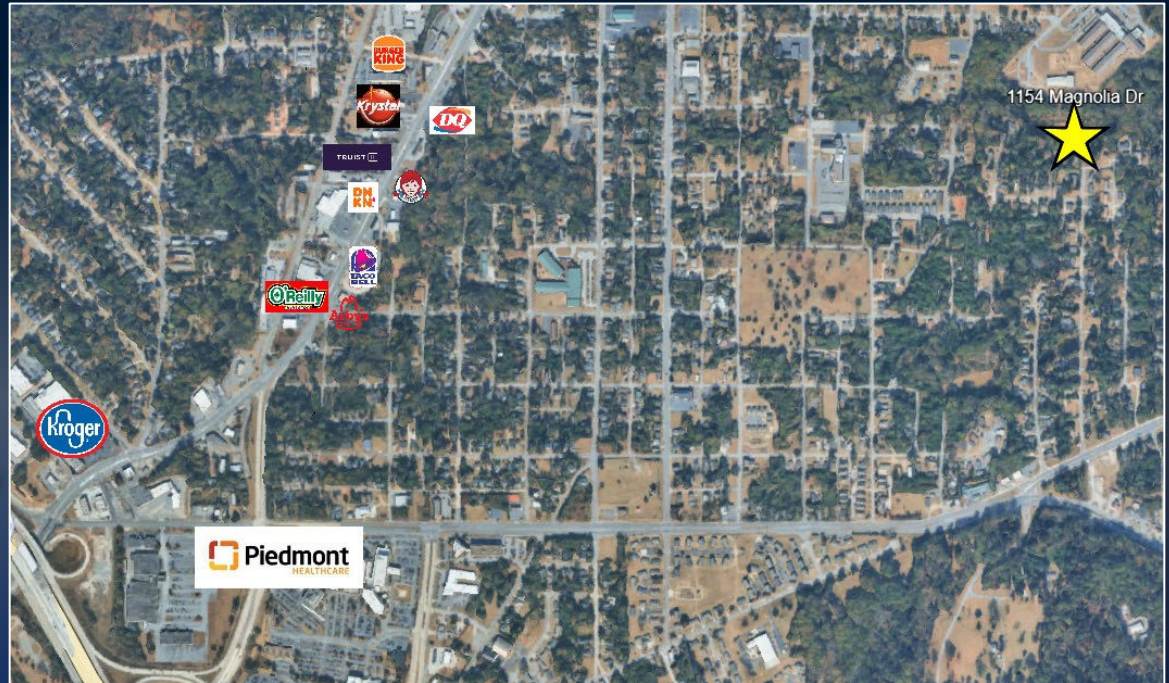
- Zoned: PDE (Planned Development)
- All utilities available
- Former Sulfur Springs Retreat for the Elderly

### Traffic Counts:

(GDOT 2025 Published Data Estimate)

Jeffersonville Road – 13,600 VPD

Emery Highway – 16,900 VPD



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