

# 3.37 AC High Visibility Development Site

4162 Sheraton Drive  
Macon, GA 31210



Summary

Area Info

Aerial

Topo Map



**REDUCED: \$249,000 | ~~SALE PRICE: \$300,000.00~~**

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4162 Sheraton Drive  
Macon, GA 31210

**County:** Bibb

**Frontage:** Sheraton Drive - 386'  
I-75 - 498'

**Utilities:** All Available

**Traffic Count:** I-75 - 54,000 VPD

### SITE

**Site Size:** 3.37 Acres

**Parcel ID(s):** M030-0082

**Zoning:** R-3

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,831	26,656	54,443
Avg HH Income	\$74,253	\$120,981	\$114,898
Median Age	32.8	36.9	38.0

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## PROPERTY AND AREA INFORMATION

### PROPERTY INFORMATION

±3.37 Acre Commercial Development Opportunity in North Macon, with strong visibility along I-75 with approximately 498' of interstate frontage. All utilities are available to the site, and no existing improvements, allowing for a clean redevelopment site. Parcel offers flexibility, with approximately 146,797 SF of land area. Excellent site for hotel, medical office, multi-family, self-storage, flex space, restaurant, or mixed-use development. Seller motivated and ready to review offers!

### IDEAL USES

- Boutique hotel or extended stay hotel
- Medical office / urgent care / specialty clinic
- Multi-family or townhome development
- Climate-controlled self-storage
- Restaurant or entertainment venue
- Professional office campus
- Flex industrial / showroom concept
- Corporate headquarters or regional office
- Senior living / assisted living
- EV charging plaza or travel-oriented retail

### LOCATION

- Prime location directly off I-75 with quick access to Exit 169 & Exit 171
- Located in the rapidly growing Riverside Drive / River Crossing corridor, with convenient access to Riverside Drive, Arkwright Road, Bass Road, and North Macon retail corridor
- Surrounded by national retailers, restaurants, hotels, medical users, and entertainment destinations, such as The Shoppes at River Crossing and Pin Strikes Bowling Alley, a new entertainment destination
- Topography allows for elevated interstate visibility and strong presence from I-75
- Positioned in one of Macon's strongest household income demographics - Average household income exceeds \$120,000 within 3 miles
- High barrier-to-entry corridor with limited remaining interstate development tracts
- Located near Bass Pro Shops, hotels, restaurants, healthcare, and office developments
- Strategic North Macon location between Atlanta and South Georgia travel corridors

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