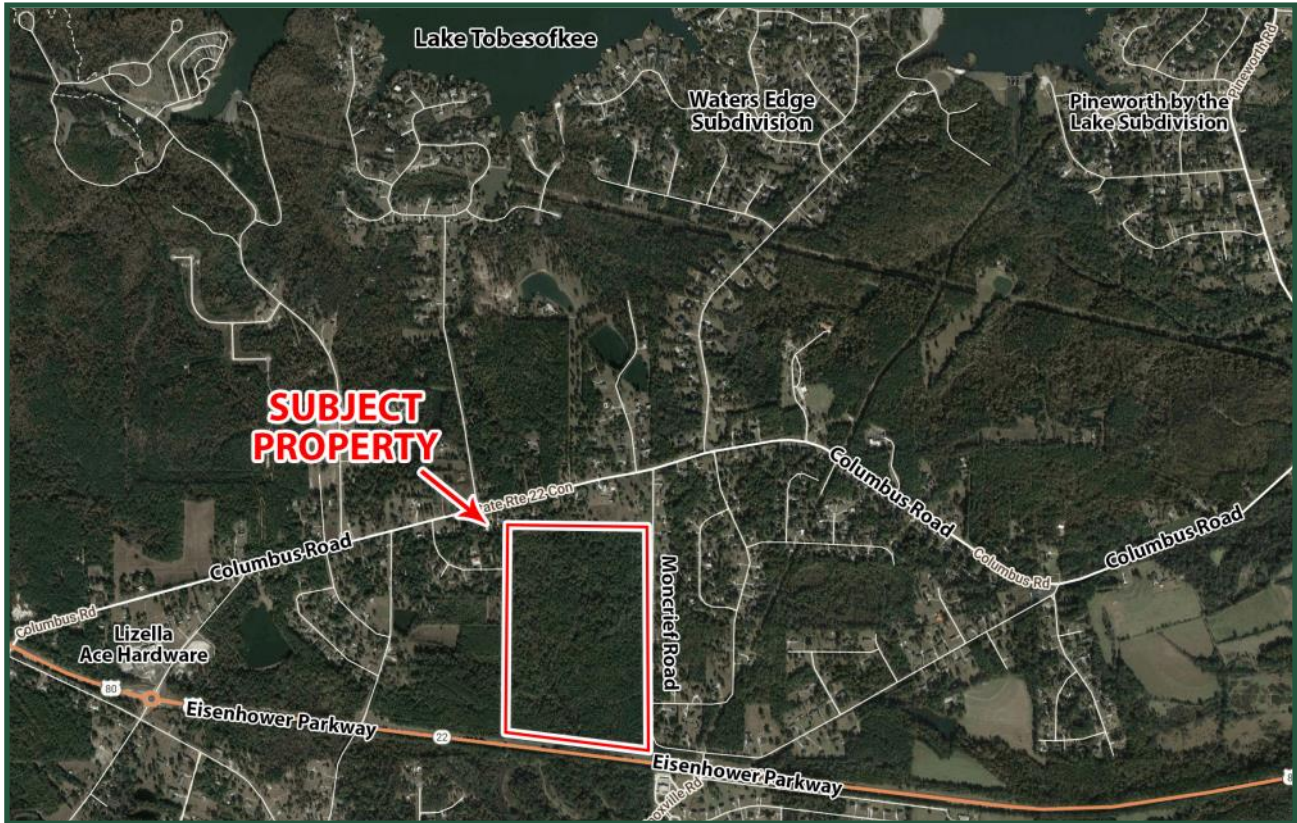


# LAND FOR SALE

± 90 Acres

2771 Moncrief Road

Macon, GA 31052



- Lot Size:** ± 90 Acres
- Frontage:** 2530' on Moncrief Road , 1630' on Hwy 80 (Eisenhower Pkwy)
- Utilities:** County water & Septic. Sewer is approximately 1 ,100 feet from subject property. A lift station would need to be installed for sewer.
- 2021 Taxes:** \$3,796.00
- Topography:** Flat with planted pines throughout.
- Wetland:** See attached map.
- Zoning:** PDR
- Description:** This 90 acre tract is conveniently located in West Macon. Ideal uses for the property can be multifamily and/or single family residential. The property has previously been zoned R-1AAA which would allow 2 homes per acre with county water and septic. Property has also been considered for a cluster home development with 155 lots with average lot sizes of 21,895 sf and min. lot sizes of 14,000 sf. See conceptual site plan attached.
- Neighbors:** Property is less then 5 miles from Macon's newest Publix, Shopper's Value Foods, Popeye's, Taco Bell, Dollar Tree, The UPS Store, VA Outpatient Clinic, Mavis Tires & Brakes (Coming Soon), and Express Car Wash (Coming Soon). Also, the property is less then 1 mile from Lake Tobesofkee, Macon's 1,700 acres recreational lake.

2021 Demos	1 Mile	3 Mile	5 Mile
Population	3,020	30,339	80,321
Median Age	35.0	35.4	35.7
Avg. HHI	\$76,149	\$79,212	\$78,915

## SALE PRICE: \$416,250

**FOR MORE  
INFORMATION  
CONTACT**

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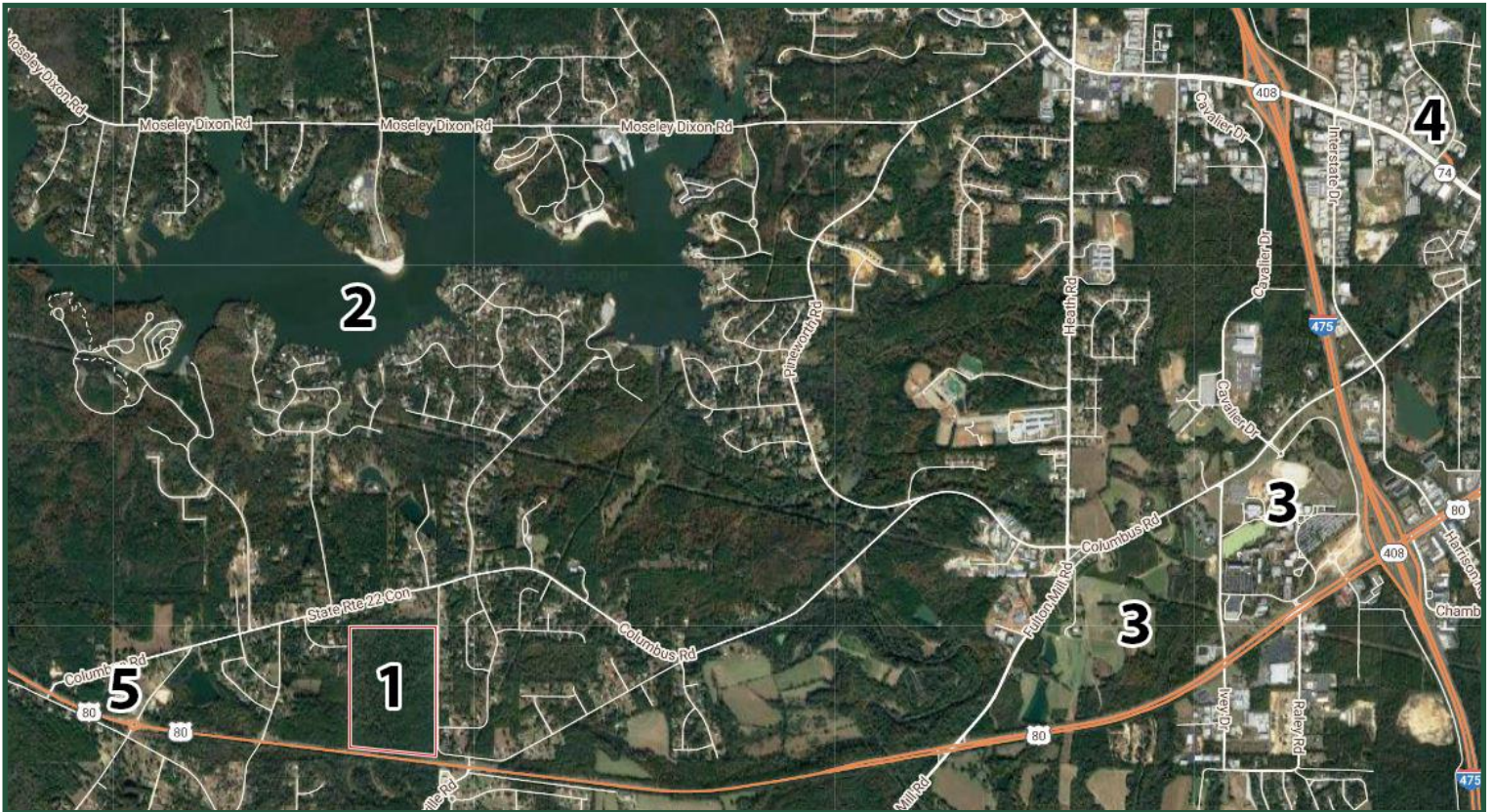
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## AERIAL



Aerial Key	
1	Subject Property
2	Lake Tobesofkee
3	Middle Georgia State University
4	Publix, Shopper's Value Foods, Popeye's, Taco Bell, Dollar Tree, The UPS Store, VA Outpatient Clinic, Mavis Tires & Brakes (Coming Soon), Express Car Wash (Coming Soon), and many other retail shopping and
5	Lizella Ace Hardware

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## WETLAND MAP



### Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine

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# LAND FOR SALE

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## CONCEPTUAL



### Conceptual Information:

- 90 Acres
- 155 Lots
- Average Lot Size - 21,895 sf
- Minimum Lot Size - 14,000 sf

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