

# COMMERCIAL LOTS FOR SALE

4306, 4316, 4330 Houston Avenue  
Macon, GA 31206



Summary

Area Info

Water/Sewer  
Map

Aerial



**MOTIVATED SELLER!!!!**

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4306, 4316, 4330 Houston Ave  
Macon, GA 31206

**County:** Bibb

**Total Size:** 4306: 0.41± AC  
4316: 0.88± AC  
4330: 0.72± AC

**Traffic Count:** 5,680 VPD Houston Ave

**Utilities:** See Water/Sewer Map

**Frontage:** 393' total feet Houston Ave

**Taxes:** 4306: \$206.79 (2022 est.)  
4316: \$504.34 (2022 est.)  
4330: \$113.20 (2022 est.)

### SITE

**Parcel ID:** P101-0496 (4306)  
P101-0497 (4316)  
P101-0498 (4330)

**Zoning:** C-1 Neighborhood Commercial District

**REDUCED PRICE: \$149,000**  
~~**Sale Price: \$199,000**~~

Demographics 2023	5 Miles	10 Miles	15 Miles
Population	71,900	169,703	290,995
Avg HH Income	\$55,566	\$78,537	\$87,318
Median Age	35.0	37.3	37.2

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### DESCRIPTION

**Motivated Seller!!!** Three (3) lot parcel, with two (2) curb cuts, with three (3) separate road frontages. Road frontage dimensions are approximate. Property access on Houston Ave 393'± feet road frontage. Other road frontages are 233'± Chatham Street and 241'± feet Toombs Street.

### LOCATED

Located on Houston Avenue, less than 1 mile from I-75 and Pio Nono Avenue (Highway 41). 2 miles from Hawkinsville Road (Highway 247).



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\*Maps and data are to be used for reference purposes only. The data contained on the Authority's plans is subject to continual improvements. The Authority, its agents, consultants, contractors, or employees collectively referred to as the "MWA" provide this data and information AS IS without warranty of any kind, implied or expressed, as to the information being accurate or complete. Map information is believed to be accurate, but accuracy is not guaranteed.

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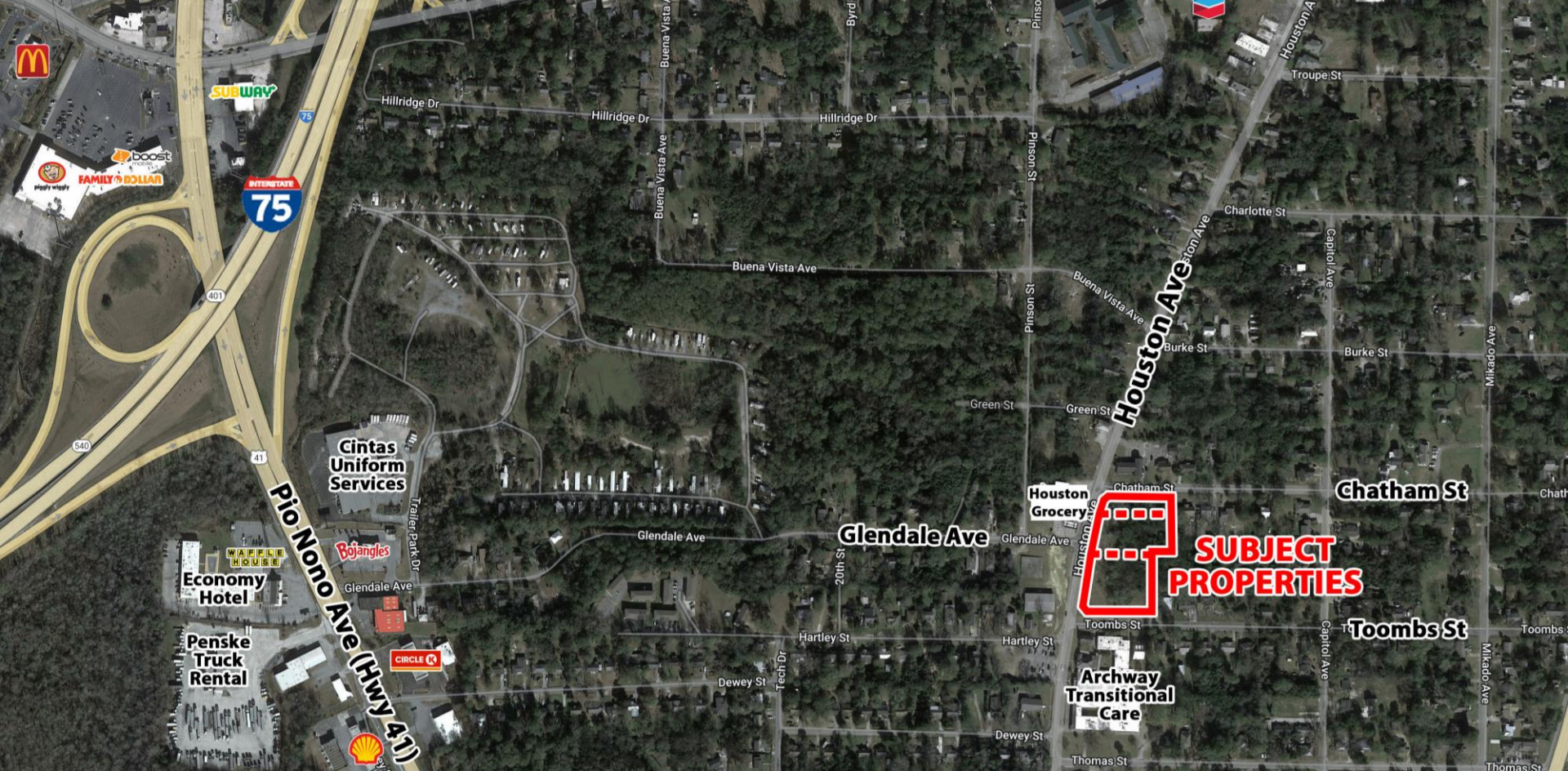


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