

FOR SALE – 158.97 AC Mixed-Use Tract
7359 Thomaston Road
Macon, GA 31220



Area Info

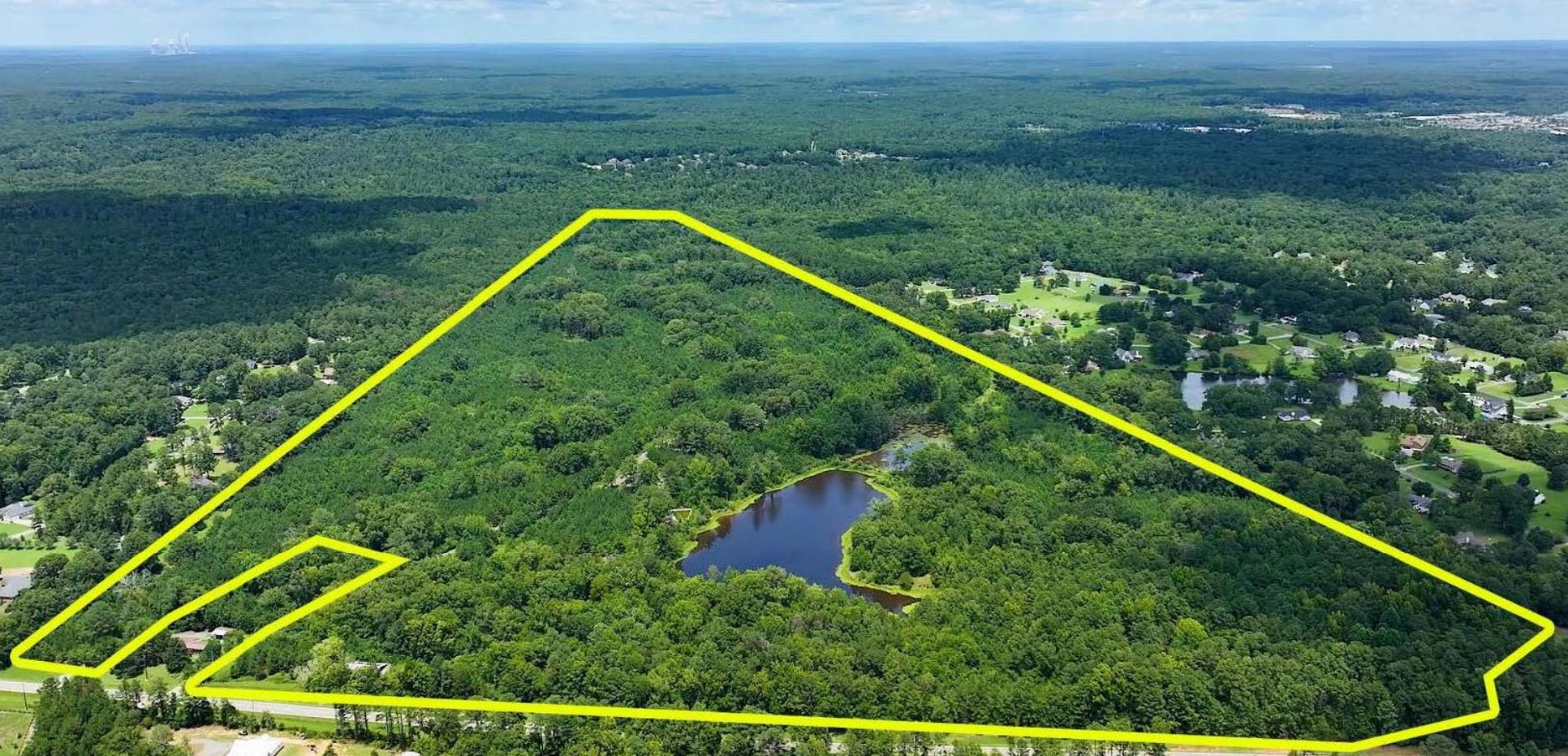
Summary

Photos

Maps

Macon Info

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

PROPERTY INFORMATION

LOCATION HIGHLIGHTS

Property is located on Thomaston Road (GA-74) in between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon Road; all with high-income households. The land is in close proximity to the Publix-anchored Tobesofkee Crossing Shopping Center, Wesleyan College, Idle Hour Country Club, and I-475.

PROPERTY DESCRIPTION

Previously known as Oak Haven Golf Course, this property is the perfect location for a Mixed-Use Residential Development or an Active Adult Resort Community.

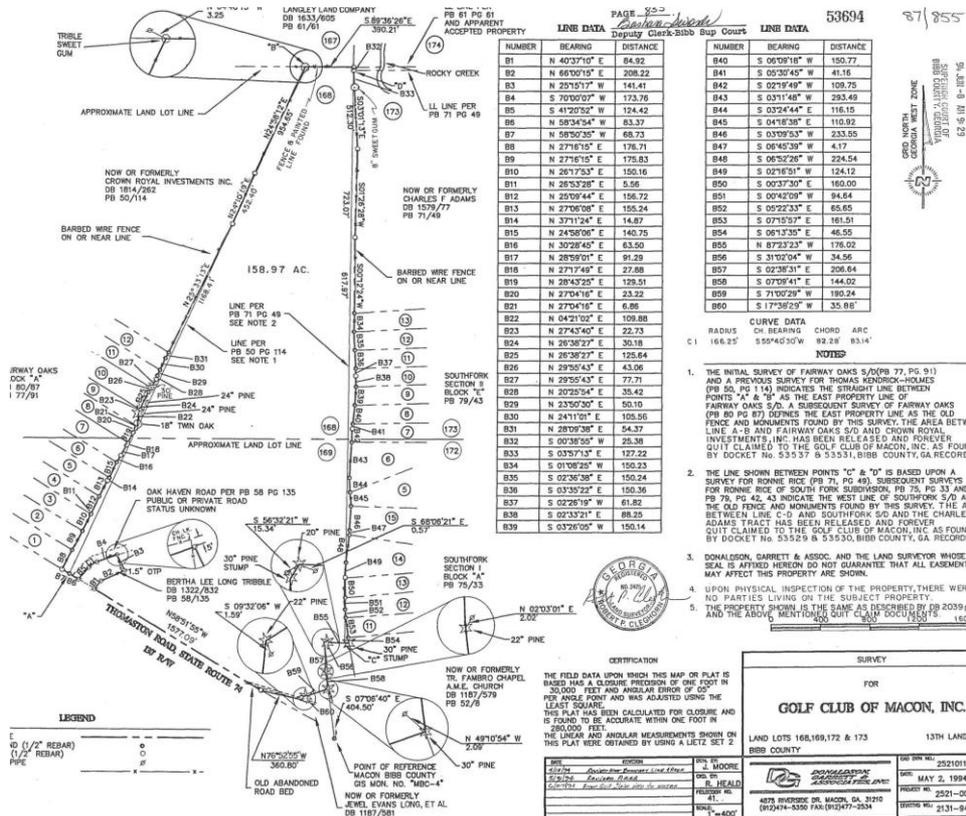
CONTACT

Jenny Howell, Commercial Sales & Leasing
 478-746-9421 Office
 786-449-8523 Cell
 jenny@fickling.com

Licensed in Florida and Georgia
 Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
 Macon, GA 31201
 478.746.9421 Office
<https://commercial.fickling.com>



FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

PROPERTY INFORMATION

PROPERTY

Location: Thomaston Road between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon Road, in the city of Macon

Frontage: Thomaston Road - 1,870± ft

Zoning: AG - Agricultural

Schools: Heritage Elementary School
Weaver Middle School
Westside High School

Utilities: All Available

Taxes: \$14,143.73 (Est. 2023)

SITE

Parcel ID: G0060004

County: Bibb

Site Gallery: <https://georgiadronepros.hd.pics/7359-Thomaston-Rd>

REDUCED: \$3,974,250.00 (\$25,000/AC)
~~**SALE PRICE: \$4,200,000.00**~~

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	14,484	30,739	135,798
Avg HH Income	\$125,484	\$139,548	\$93,154
Median Age	39.9	42.3	37.2

CONTACT

Jenny Howell, Commercial Sales & Leasing
 478-746-9421 Office
 786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
 Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
 Macon, GA 31201
 478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract
7359 Thomaston Road
Macon, GA 31220



Area Info

Summary

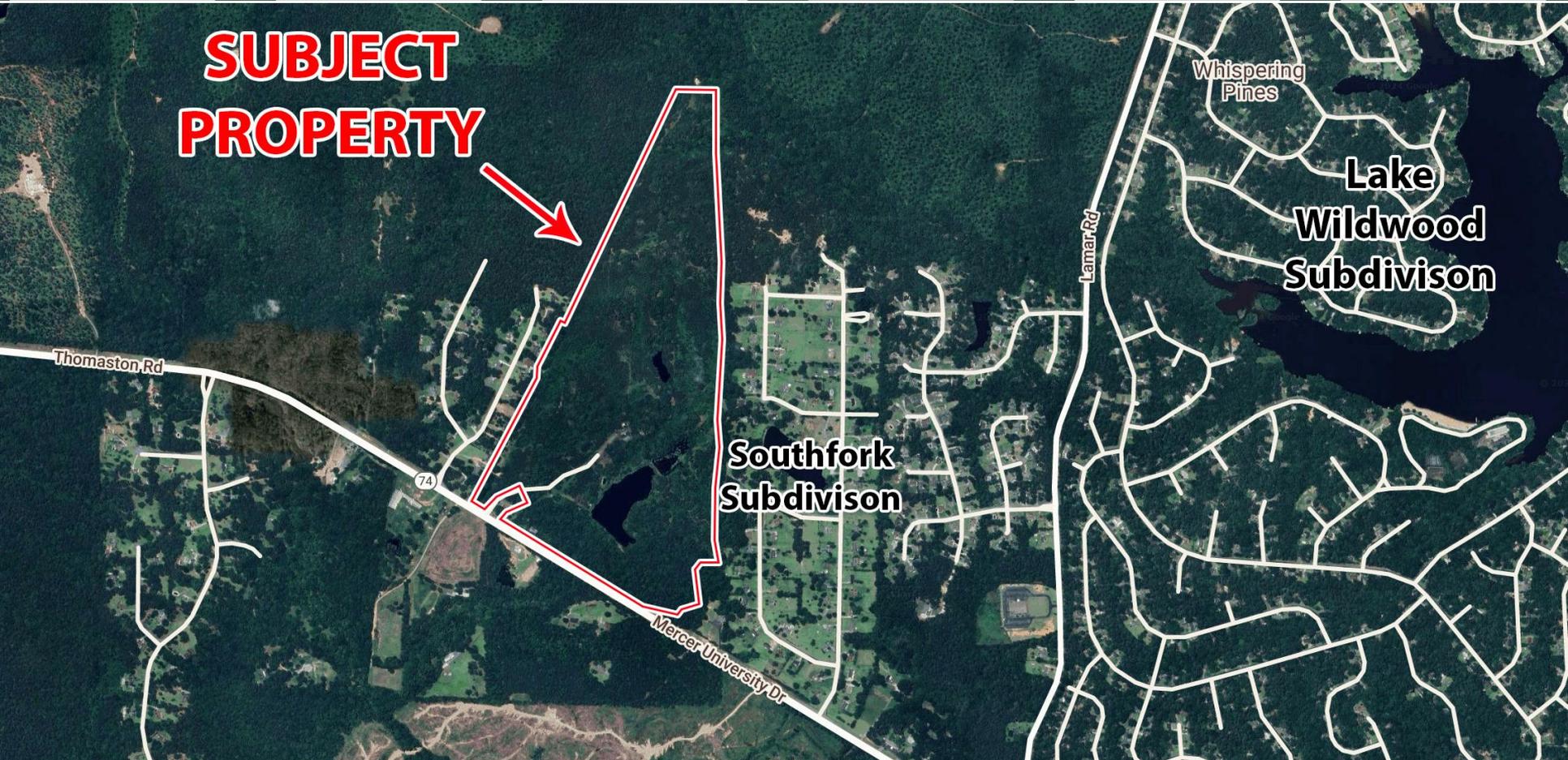
Photos

Maps

Macon Info

Agent Info

**SUBJECT
PROPERTY**



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road
Macon, GA 31220



Area Info

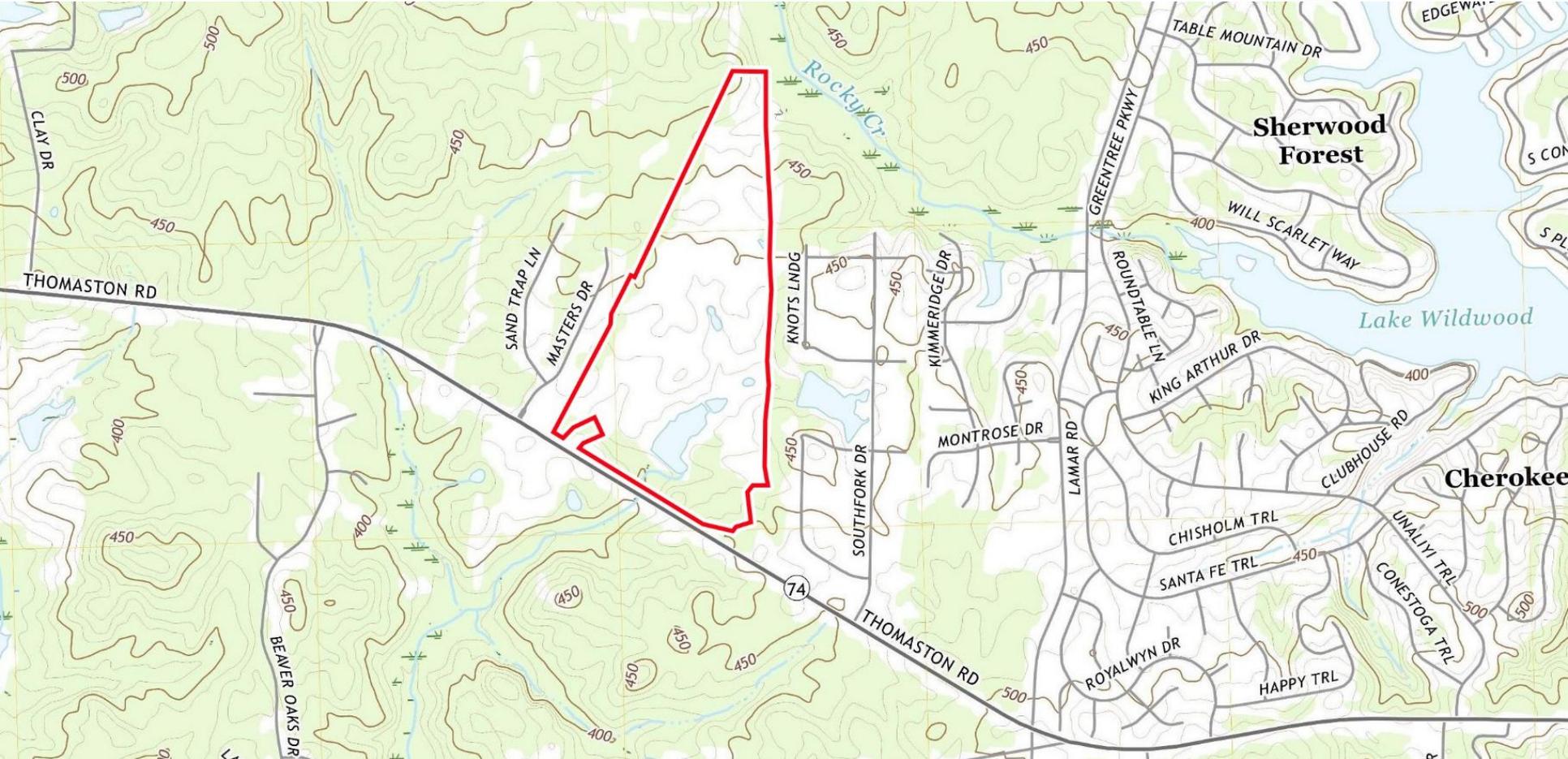
Summary

Photos

Maps

Macon Info

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

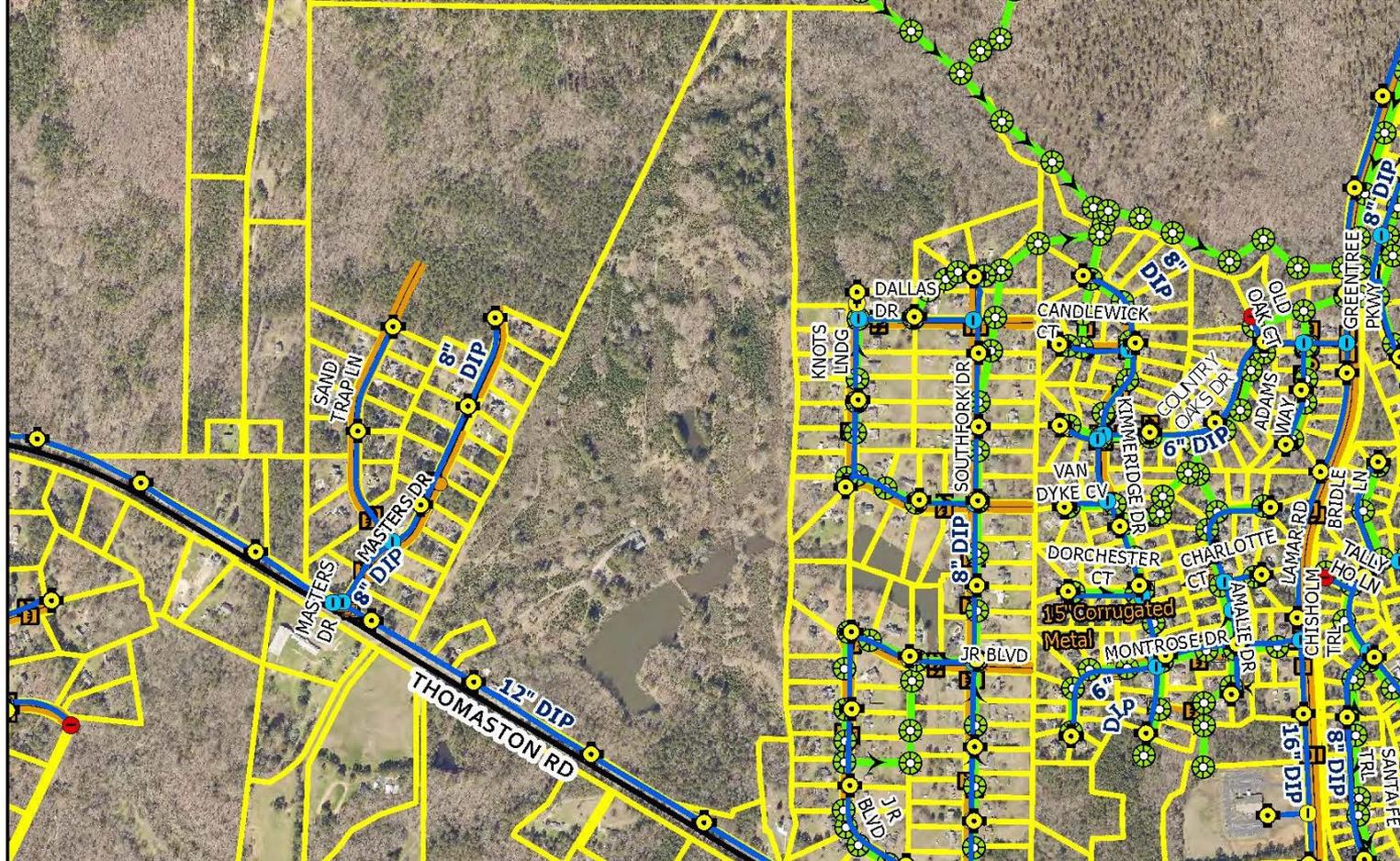
Summary

Photos

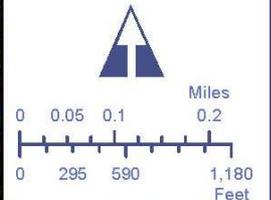
Maps

Macon Info

Agent Info



- Water Hydrant Valve
- Water Bypass Valve
- Water Terminal valve
- Public Hydrant
- Public Water Main
- Catch Basin
- Headwall
- Other
- Yard Inlet
- Storm Culverts
- Storm Gravity Mains
- Storm Ditches
- Sanitary Manholes
- Sewer Gravity Mains



Map created by Laura Conner on May 17, 2024 using data from the Macon Water Authority's (MWA) GIS. These data are provided AS IS without warranty of any kind

CONTACT

Jenny Howell, Commercial Sales & Leasing
 478-746-9421 Office
 786-449-8523 Cell
 jenny@fickling.com

Licensed in Florida and Georgia
 Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
 Macon, GA 31201
 478.746.9421 Office
<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- Ocmulgee Mounds, poised to become Georgia's first National Park & Preserve, anticipates a surge in visitors from 200,000 to 1.3 million annually, fostering a significant economic boost over \$200MM and the creation of approximately 3,000 jobs.
- The Macon Middle GA Regional Airport is undergoing expansion, featuring a distinctive "guitar-shaped" terminal, set to enhance air travel options and employment opportunities.
- The \$140 million Revitalization of Macon Project, highlighted by the newly inaugurated 12,000-seat Amphitheater, has already drawn crowds with four sold-out concerts since its March 2024 opening.
- Inaugurated on January 1st, 2024, the world's largest indoor Pickle-Ball facility, boasting 32 courts, aims to bolster Sports Tourism and stimulate local commerce. Since it's opening the facility has hosted numerous tournaments with over 2,000 participants from all over the country.



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office

786-449-8523 Cell

jenny@fickling.com

Licensed in Florida and Georgia

Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- The industrial sector has seen a private investment surge of \$2.3 billion since 2017, resulting in over 4 million square feet of new construction, the creation of 3,400 jobs, and the retention of over 1,000 positions.
- Downtown Macon has witnessed a flurry of activity with over \$200 million in new businesses opening in the last 18 months. Additionally, groundbreaking has commenced on projects exceeding \$200 million, introducing residential units, retail spaces, a hotel with a convention center, outdoor event areas, performing arts stages, and parking facilities.
- Collaborative efforts between the Macon-Bibb County Mayor and Tourism Department are underway for the East Bank development, envisioning a mixed-use Coliseum/Arena, Hotel, and Convention Center complex.



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office

786-449-8523 Cell

jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract
7359 Thomaston Road
Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

HIGHER EDUCATION



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 **WESLEYAN**
First for Women
1836

CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office

786-449-8523 Cell

jenny@fickling.com

Licensed in Florida and Georgia

Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

FOR SALE – 158.97 AC Mixed-Use Tract

7359 Thomaston Road

Macon, GA 31220

[Area Info](#)[Summary](#)[Photos](#)[Maps](#)[Macon Info](#)[Agent Info](#)

AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

Presented by: Jenny Howell

Licensed in Florida and Georgia

Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office

786-449-8523 Cell

jenny@fickling.com

Licensed in Florida and Georgia

Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>