

49.7 Acres Near Downtown Barnesville

Roberts Road, Sims Street
Barnesville, GA 30204



Summary

Area Info

Maps

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
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Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

SITES

County: Lamar
Property: Sims Street – B30 097
Addresses, Roberts Road – B36 007
Parcel IDs: Roberts Road – B36 007 002
Taxes: Sims Street – \$2,954.49
(2024 Est.) Roberts Road – \$132.05
Roberts Road – \$103.89
Total – \$3,190.43

REDUCED PRICE: \$375,000.00
~~SALE PRICE: \$450,000.00~~

SITES

Site Sizes: Sims Street – 49.07 AC
Roberts Road – 0.32 AC
Roberts Road – 0.31 AC
Total – 49.7 AC

Zoning: R-1B
(Single Family Residential Low Density)

Utilities: All Available

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	13,091	29,206	93,715
Avg HH Income	\$84,769	\$95,554	\$96,948
Median Age	35.9	37.5	38.6

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Just 1.5 miles from charming Downtown Barnesville and only an hour south of Atlanta.

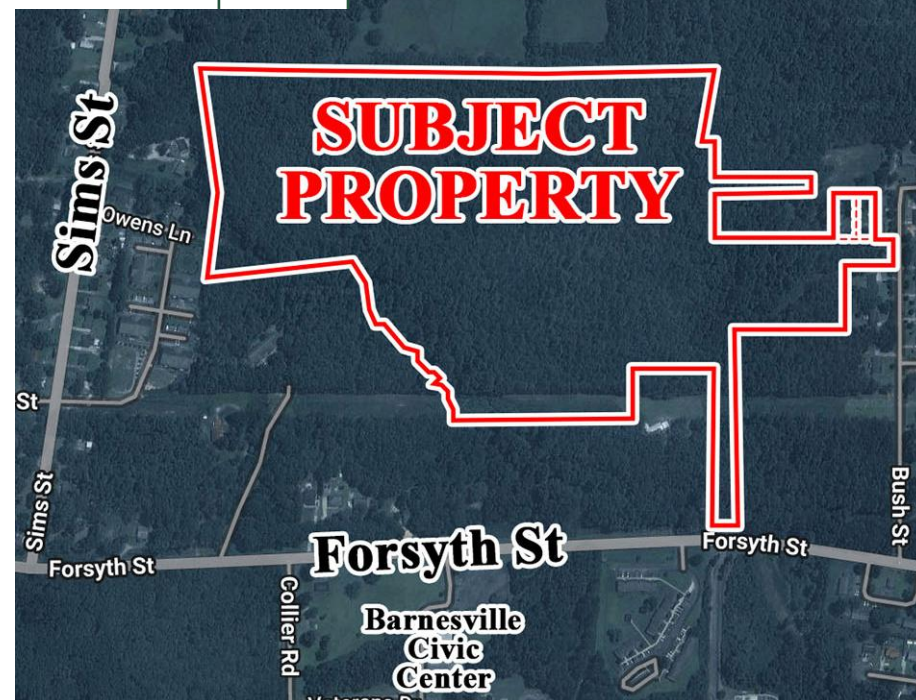
Build your dream estate, create a family retreat, or hold as a long-term investment. Enjoy small-town tranquility with city convenience. Multiple access points via Roberts Road, Bush Street, Forsyth Street, and Owens Lane. Three residential lots total may offer potential for subdivision.

Properties are zoned R-1B (Single Family Residential Low Density).

Located off of US Highway 41, 13 miles from I-75 and Forsyth, and 60 miles south of Atlanta. Barnesville is home to Gordon State College.

Tract Address Acreage

Sims Street	49.07
Roberts Road	0.32
Roberts Road	0.31
Total:	49.7



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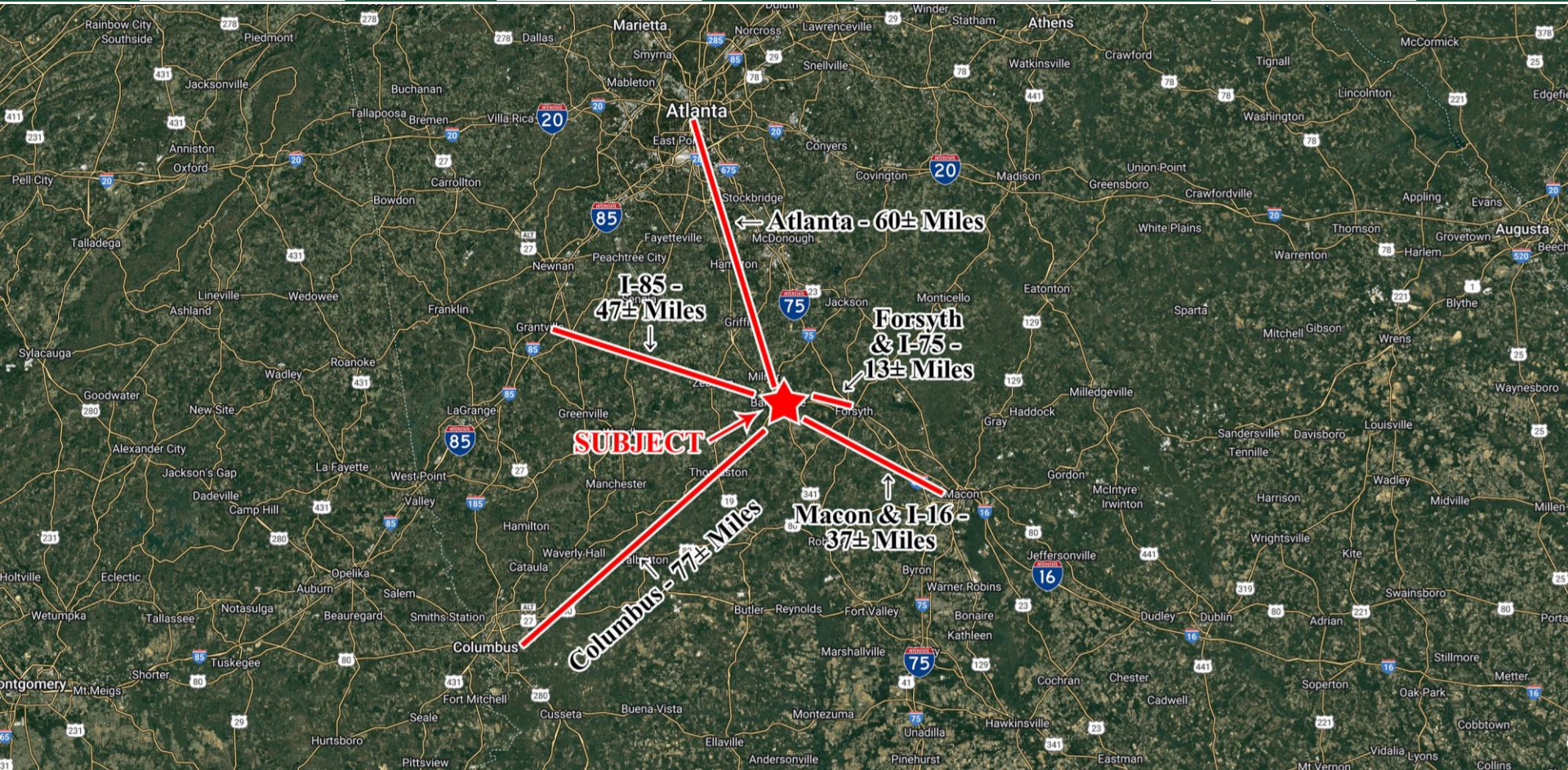


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AGENT INFORMATION



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.

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