

# 11.89± AC Industrial Land Near I-16 & I-75

2091 Hubbard Road, Tracts A & D  
Macon, GA 31217




- Summary
- Area Info
- Maps
- Macon Info
- Agent Info



**SALE PRICE: \$399,000.00 (Both Tracts)**  
**TRACT A: \$250,000.00 | TRACT D: \$245,000.00**

**CONTACT** | **Jenny Howell, Commercial Sales & Leasing**  
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786-449-8523 Cell  
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Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese

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## PROPERTY INFORMATION

### SITE

**Property Address:** 2091 Hubbard Road  
Tracts A & D  
Macon, GA 31217

**County:** Bibb

**Taxes (2025):** \$1,522.38\*  
(prorated for the 11.89 AC tract)

**Utilities:** See Water & Sewer map

**Traffic Count:** Ocmulgee East Boulevard - 8,030 VPD

### TRACT

**Tract Size:** Tract A - 4.95± AC  
Tract D - 7.09± AC

**Parcel ID:** U080-0162

**Zoning:** M-2

### HIGHLIGHTS

- ✓ 11.89± Acres, Zoned M-2 Industrial
- ✓ Tract A has ±192' frontage on Hubbard Road and ±400' frontage on Vandiver Road, Tract D has ±834' frontage on Vandiver Road
- ✓ Corner configuration with multiple access points
- ✓ 3 miles to Downtown Macon
- ✓ Quick access to I-75 & I-16
- ✓ Positioned within Macon's emerging Ocmulgee East industrial corridor

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	35,388	124,260	233,801
Avg HH Income	\$59,062	\$71,717	\$84,929
Median Age	35.6	35.9	37.1

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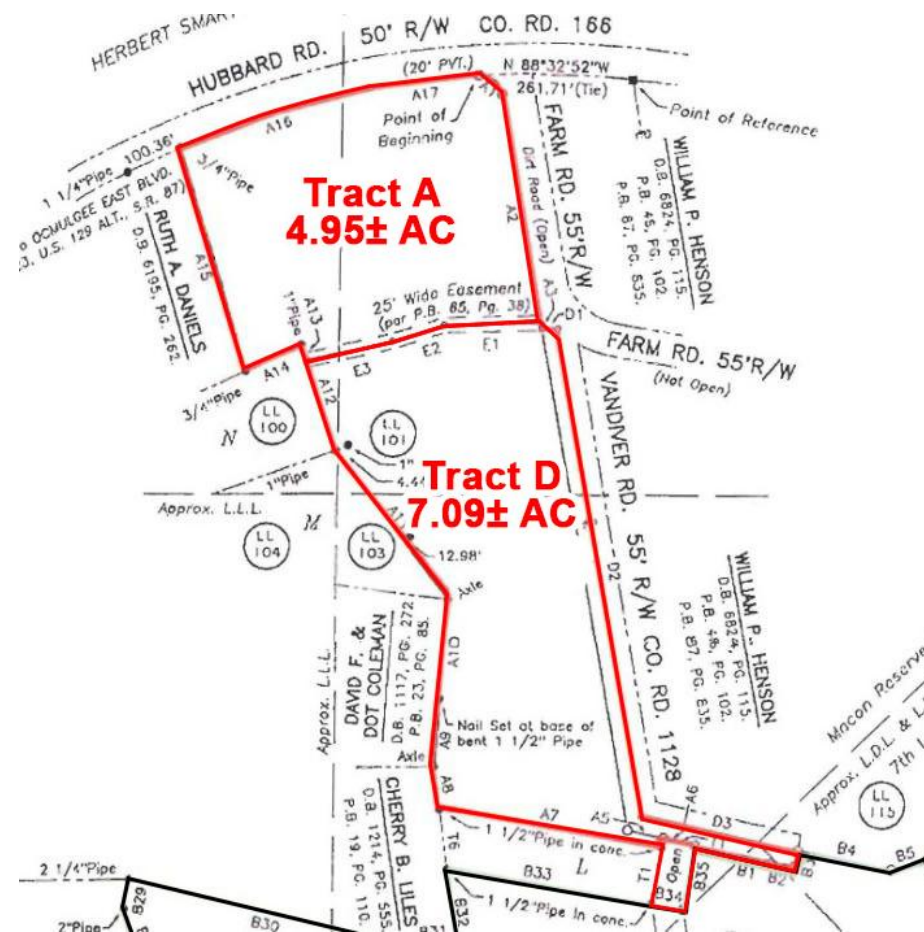
## PROPERTY INFORMATION

### SITE

Prime industrial opportunity in the path of growth just off Ocmulgee East Boulevard (US-129 / SR-87), near the I-75/I-16 interchange and minutes from Downtown Macon. Tract D is accessible via Vandiver Road.

### LOCATION

Located near Ocmulgee Mounds National Historical Park, widely anticipated to become America's next National Park, this 11.89± acre parcel offers M-2 Industrial zoning with access from Hubbard Road and Vandiver Road and is ideal for flex warehousing, contractor yard, small distribution, self-storage, business park concept, or light manufacturing.



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### Legend

- ▭ County Line
- Storm Structures**
- 3 Headwall
- Other
- Weir (dry pond)
- - - Storm Ditches
- ➔ Storm Drain Pipes
- Detention Ponds**
- Private
- GreaseTrap\_LOCA
- Manholes**
- ⊗ MWA Manhole
- Gravity Mains**
- ➔ MWA
- Hydrants**
- ⊕ Our Agency; MWA
- ⊕ Private
- Valves**
- ⊕ Hydrant Valve
- ⊕ System Valve
- ⊕ Terminal Valve
- Mains**
- MWA
- ParcelCAMA\_Curr

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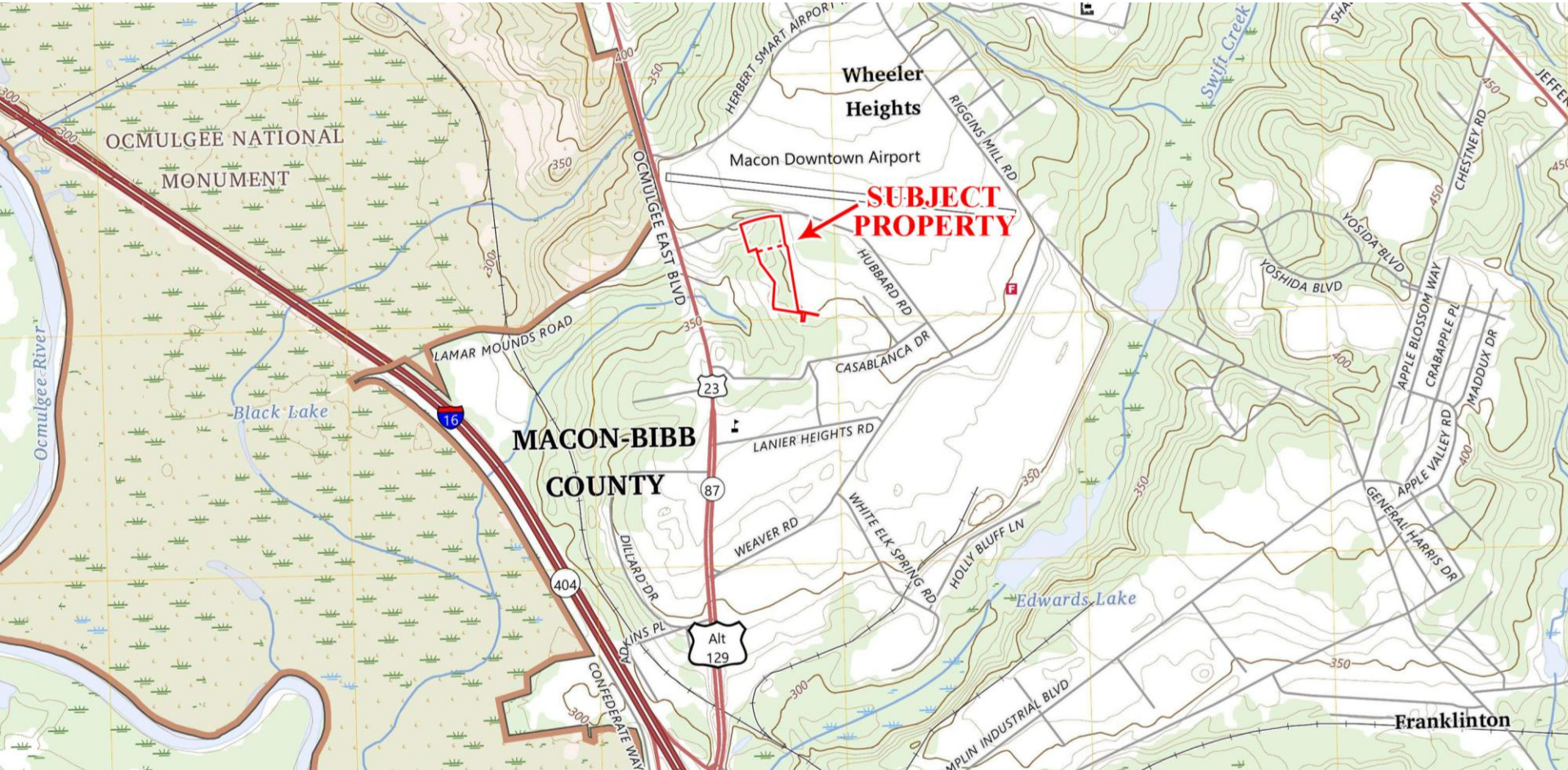
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## Why Macon for Industrial?

Macon continues to attract industrial users due to:

- ✓ Over \$3 Billion in new private industrial sector investment since 2017
- ✓ Central location within Georgia
- ✓ Connectivity to Atlanta, Savannah Port, and Florida markets
- ✓ Established distribution corridors
- ✓ Competitive land pricing relative to metro markets
- ✓ A regional population of 1.3 million within a 60-minute drive
- ✓ Positioned just outside the urban core, this site offers visibility, accessibility, and flexibility for industrial users, contractors, service businesses, or investors seeking land in a growth corridor.



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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 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

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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