

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road
Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D



REDUCED! Tract 3: \$150,000.00 ~~\$200,000.00~~

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary	Exhibit A-1	Exhibit A-2	Exhibit B	Exhibit C-1	Exhibit C-2	Exhibit D
---------	-------------	-------------	-----------	-------------	-------------	-----------

PROPERTY INFORMATION

PARCELS

Property Address: Eisenhower Parkway & Fulton Mill Road
Macon, GA 31206

Frontage: Tract 3 - 421' Eisenhower, 772' Fulton Mill

Utilities: See Exhibit A-1 & A-2
Tract 3 - City Water & Sewer

Topography: See Exhibit B

Wetlands: See Exhibit C-1 & C-2
Per the GWES Report & Exhibit C-2, some of the zone AE property can possibly be developed

Traffic Count: Eisenhower Parkway: 15,310 VPD
Fulton Mill Road: 7,420 VPD

Notes: Access to all tracts is shown on Exhibit D highlighted in blue. A new round-a-bout is almost complete at this intersection.

SITE

Parcel ID: Tract 3: J009-0140

Lot Size: Tract 3: 6.02 Acres (4.06 Useable)

County: Bibb

Zoning: Agricultural

REDUCED!
Tract 3: \$150,000.00 ~~\$200,000.00~~

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	19,645	50,693	158,172
Avg HH Income	\$85,357	\$80,461	\$89,448
Median Age	36.7	36.3	37.2

CONTACT	Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com	Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com
----------------	---	---



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 - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT A-1



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

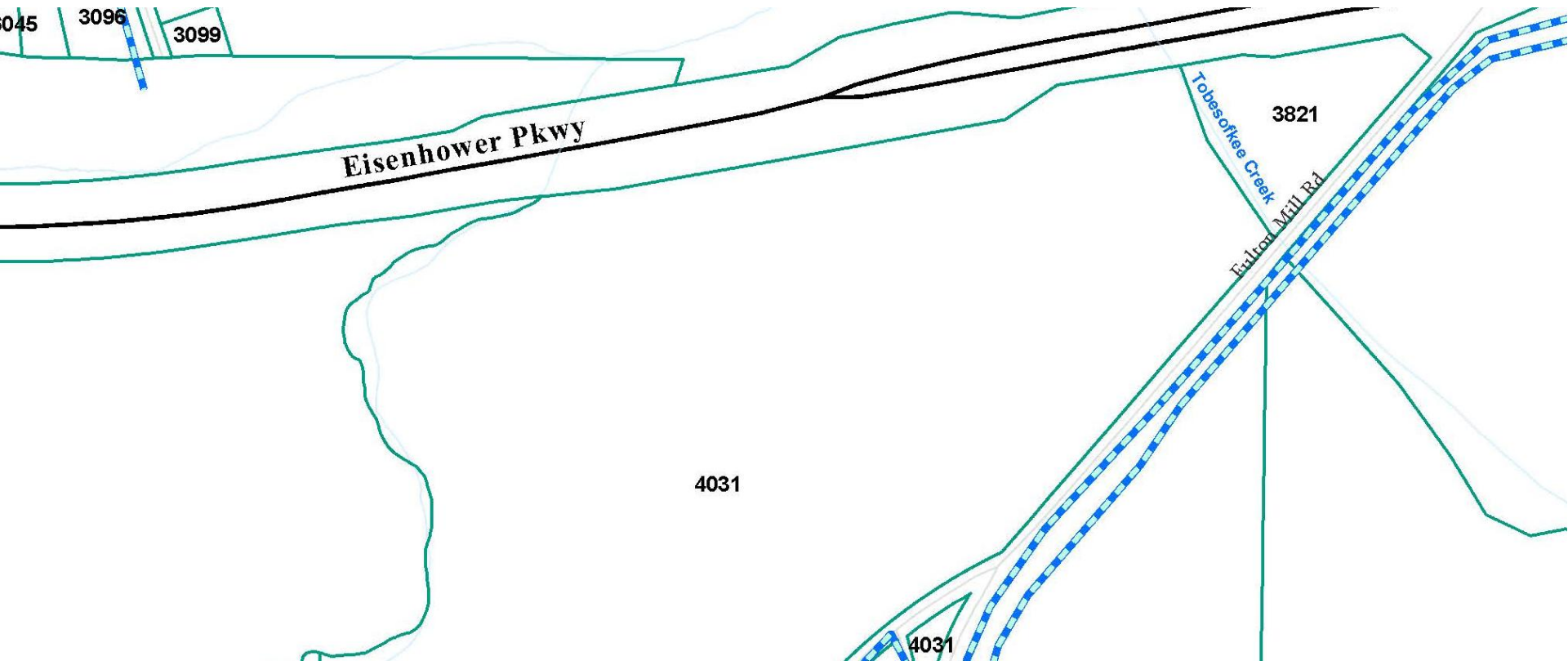
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT A-2



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT B



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

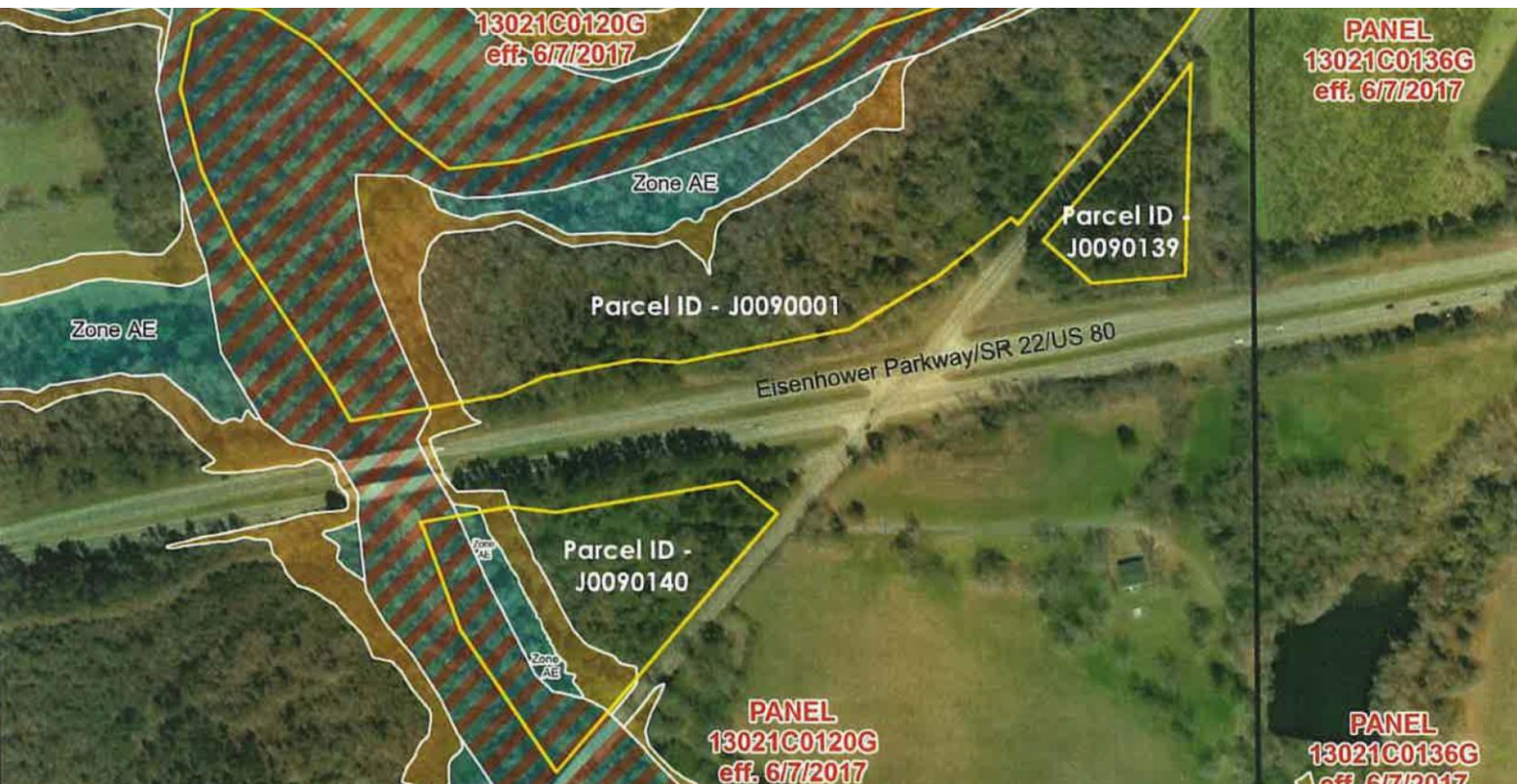
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT C-1



NATIONAL FLOOD
HAZARD LAYER MAP

Elizabeth A E Venable Trust Properties

MAP LEGEND

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

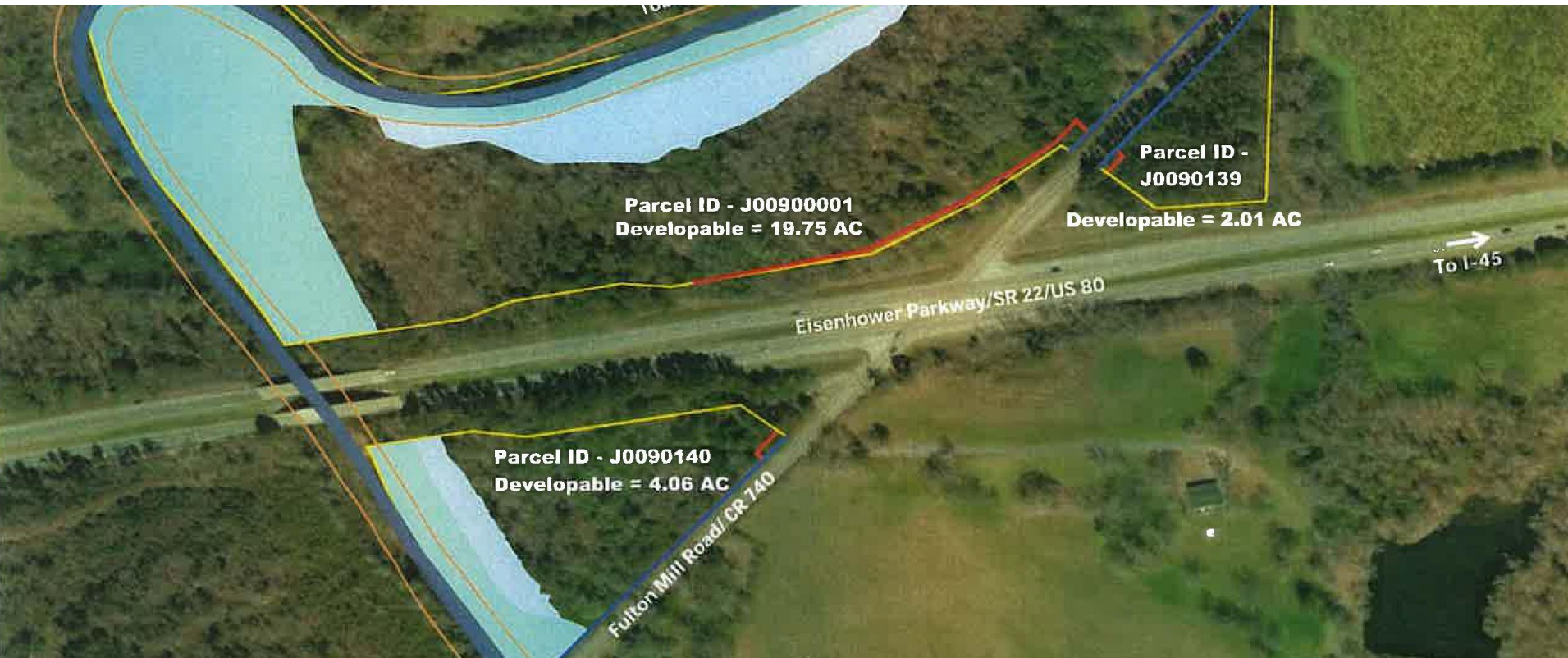
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT C-2



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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

FOR SALE - CORNER LOT

Eisenhower Parkway (Hwy 80) & Fulton Mill Road

Macon, GA 31206



Summary

Exhibit A-1

Exhibit A-2

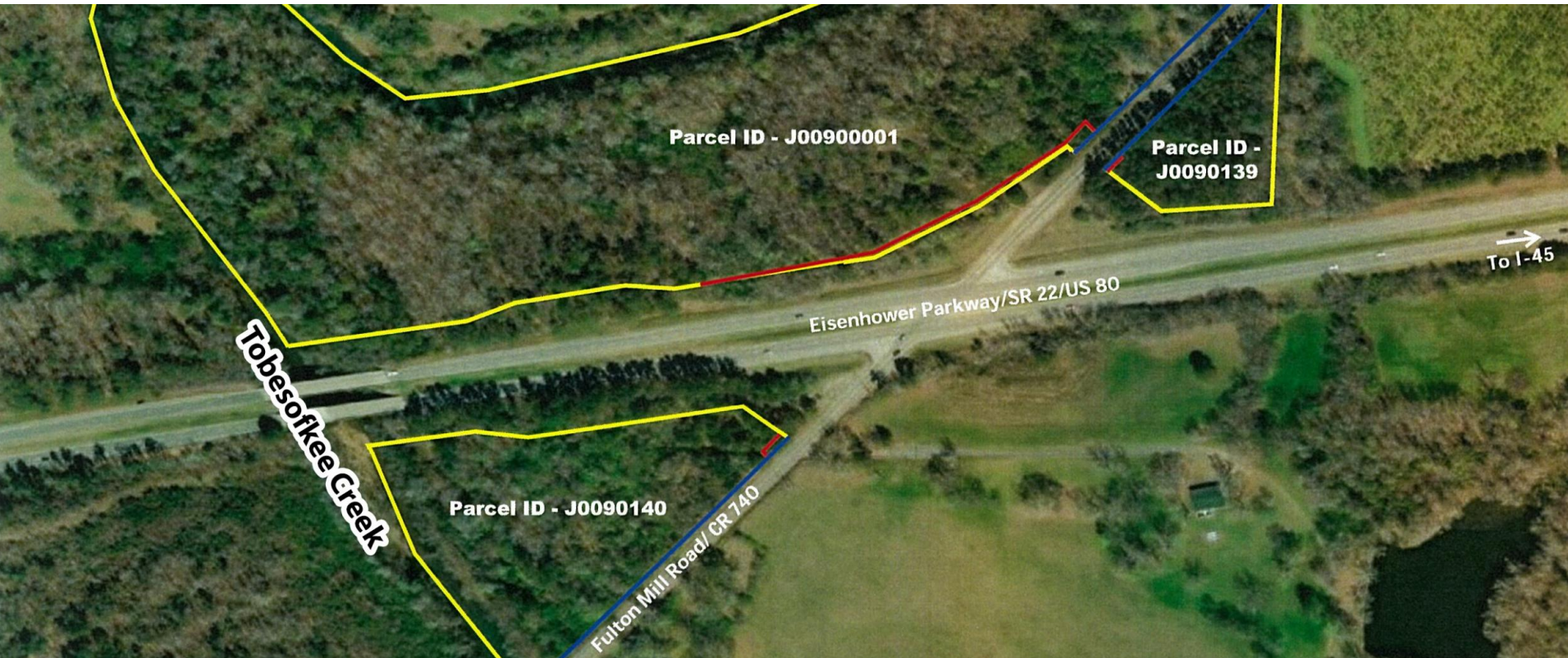
Exhibit B

Exhibit C-1

Exhibit C-2

Exhibit D

EXHIBIT D



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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