



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





Summary Area Info Photos Maps Agent Info

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Lot Size: 117.34 AC

Utilities: Sewer and all utilities already to site

Zoning: AG

Traffic Count: McDonough Road – 11,100 VPD

McDonough Road at Tara Blvd – 42,000 VPD

New Hope Road – 7,400 VPD

Frontage: McDonough Road – 1,680 ft

New Hope Road – 1,526 ft

Site Gallery: https://georgiadronepros.hd.pics/655-

McDonough-Rd

SALE PRICE: \$4,200,000.00

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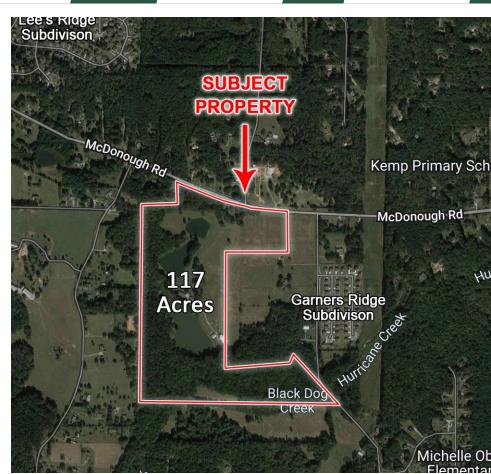
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LOCATION INFORMATION

LOCATION HIGHLIGHTS

- 30 Minutes from Atlanta's Downtown and Hartsfield-Jackson Atlanta International Airport.
- Easy access to I-75, US Highway 41, Atlanta Motor Speedway, and Trilith Studios.
- Sewer, natural gas, electrical, and paved driveway already on site.
- Excellent frontage on McDonough Road.
- Amenities include a 5BR/4BA main residence (6,082 SF), 2BR/2BA guest home (1,152 SF), 6,000 SF pole barn, 2,300 SF barn, carriage house, 5-acre private lake, and private dock with great views.

Demographics 2024	5 Miles	10 Miles	15 Miles
Population	94,610	360,408	753,682
Avg HH Income	\$96,976	\$98,321	\$98,890
Median Age	35.7	36.2	36.4



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Summary Area Info Photos Aerial Site Map













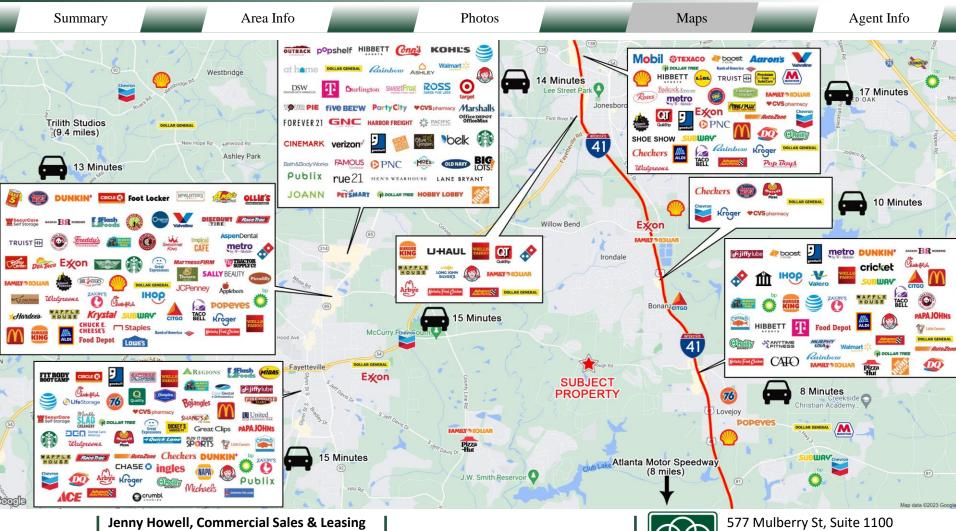
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https://commercial.fickling.com

Agent Info Summary Area Info **Photos** Maps WATER & SEWER MAP MCDONOUGH RD SAWMILL RD 672 11401 MCDONOUGH RD ENGLISH RD MCDONOUGH RD 712 MCDONOUGH RD AWMILL RD MCDONOUGH RD FOLSOM RD MCDONOUGH RD MCDONOUGH RD WELVE OAKS CT SAWMILL ROSAWMILL RD MCDONOUGH RD MCDONOUGH RDMCDONOUGH RD MCDONOUGH RD657 SAWMILL RD MCD DNOUGH RD MCDONOUGH RD MCDONOUGH RD MCDON OUGH RD JRNER RD MCDONOUGH RD MCDONOUGH RD MCDONOUGH RD 1027 MCDONOUGH RD MCDONOUGH RDMCDONOUGH RD MCDONOUGH RD NEW HOPE RD MCDONOUGH RD MCDONOUGH RD RANQUIL WAY 860 8" DIP TRANQUIL WAY GENOVA TE 11182 TURNER RD TRANQUIL WAY 907 MCDONOUGH RD MCDONOUGH RD SAWMILL RD TURNER RD TRANQUIL WAY 11199 TORINO DR NEW HOPE RD TRANQUIL WAY VIENNA CT 1249 TURNER RD MCDONOUGH RD MCDONOUGH RD 11169 TURNER RD TURNER RD 11314 AZALEA TR NEW HOPE RD NEW HOPE RD AZALEA TRL 11302 TURNER RD AZALEA TR 1336 11322 AZALEA TR AZALEA TRL TURNER RD 1350 NEW HOPE RD AZALEA TR AZALEA TRL ZALEA TR 11485 NEW HOPE ROMAGNOLIA WAY PANHANDLE RD TURNER RD11394 TURNER RD MAGNOLIA WAY Z AZALEA TRI TURNER RD 11902 11418 Jenny Howell, Commercial Sales & Leasing 577 Mulberry St, Suite 1100 478-746-9421 Office Macon, GA 31201 **CONTACT**

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.

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Area Info

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Maps

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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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