

LAND FOR SALE

1888 PAUL WALSH DRIVE

MACON, GA 31206



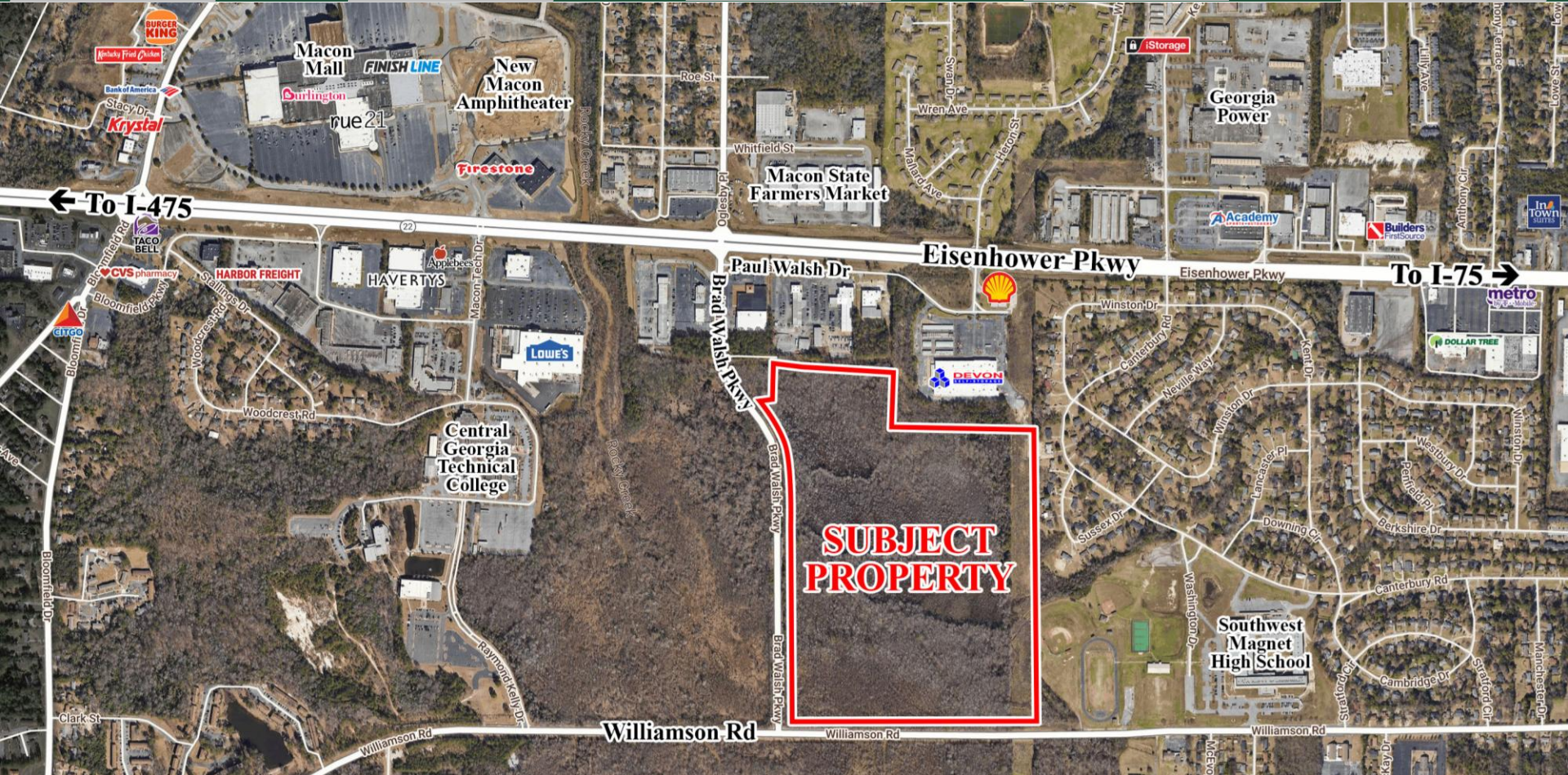
Summary

Area Info

Topography

Survey

Broker Profile



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



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PROPERTY INFORMATION

PROPERTY

Property Address:	1888 Paul Walsh Drive Macon, GA 31206
County:	Bibb
Total Size:	88.05 Acres
Utilities:	Water and sewer to site
Taxes:	\$1,409.62 (2024 est.)
Frontage:	Williamson Road - ± 1,686' Brad Walsh Parkway - ± 2,279'
Traffic Count:	Eisenhower Parkway - 20,000 VPD Williamson Road - 7,100 VPD

SITE

Site Size:	88.05 Acres
Parcel ID:	N092-0004
Zoning:	PDI - Planned Development Industrial

SALE PRICE: \$119,000
(\$1,351.50/Surveyed AC)

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AREA INFORMATION

NOTES

Property is located off busy Eisenhower Parkway (US Highway 80) between I-75 and I-475. Site is a 5-minute drive from the newly renovated Macon Mall, home to the world's largest indoor pickleball sports complex, as well as the new 12,000 seat amphitheater.

Perfect for Conservation Easement. Get a tax break. Limited buildable area due to flood plain. Water & sewer map and other details are available upon request. Contact Agent for more information.

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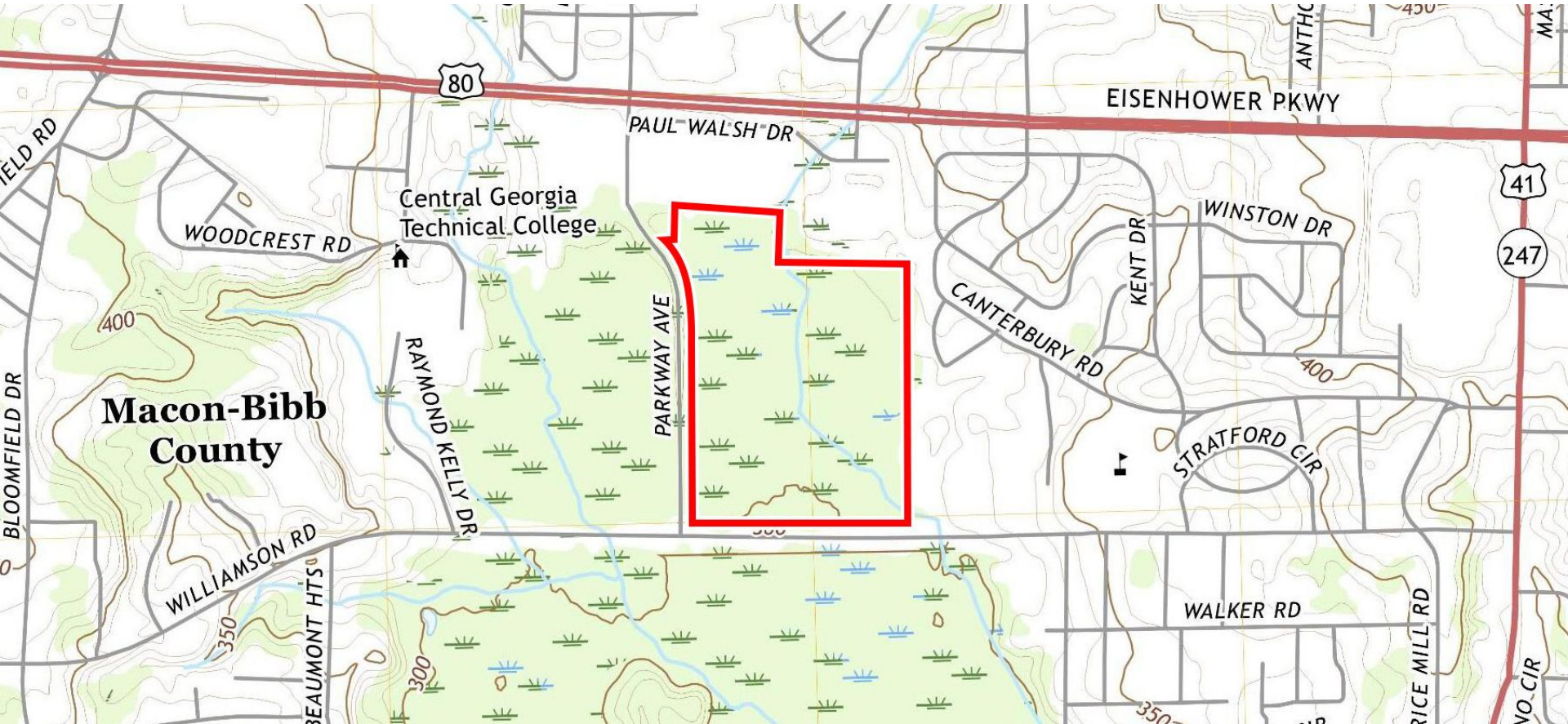
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LOCATION

Nearby businesses include Devon Self Storage, 478 Liquidate, Butler Collision, Macon State Farmers Market, Lowe's, Academy Sports & Outdoors, Central Georgia Technical College, Havertys Furniture, Harbor Freight, and many other retail and restaurant locations.

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	52,053	84,838	168,076
Avg HH Income	\$47,265	\$67,197	\$84,806
Median Age	32.5	34.5	37.1

TOPOGRAPHY



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BROKER PROFILE



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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