

FOR SALE – 158.97 AC Mixed-Use Tract
7359 Thomaston Road
Macon, GA 31220



Area Info

Summary

Photos

Maps

Macon Info

Agent Info



CONTACT

Jenny Howell
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish, & Portuguese



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PROPERTY INFORMATION

LOCATION HIGHLIGHTS

Property is located on Thomaston Road (GA-74) in between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon Road; all with high-income households. The land is in close proximity to the Publix-anchored Tobesofkee Crossing Shopping Center, Wesleyan College, Idle Hour Country Club, and I-475.

PROPERTY DESCRIPTION

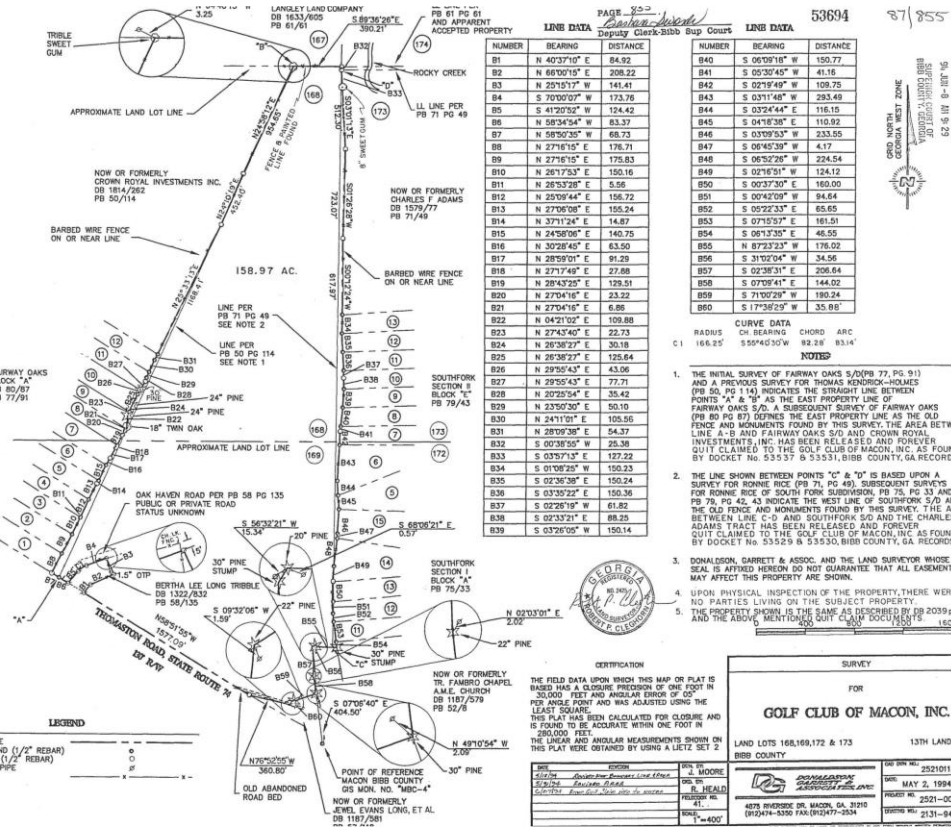
Previously known as Oak Haven Golf Course, this property is the perfect location for a Mixed-Use Residential Development or an Active Adult Resort Community.

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PROPERTY INFORMATION

PROPERTY

Location: Thomaston Road between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon Road, in the city of Macon

Frontage: Thomaston Road - 1,870± ft

Zoning: AG - Agricultural

Schools: Heritage Elementary School
Weaver Middle School
Westside High School

Utilities: All Available

Taxes: \$14,143.73 (Est. 2023)

SITE

Parcel ID: G0060004

County: Bibb

Site Overview: <https://georgiadronepros.hd.pics/7359-Thomaston-Rd>

SALE PRICE:
\$4,200,000.00

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	14,024	30,792	135,393
Avg HH Income	\$125,276	\$143,530	\$93,240
Median Age	39.3	41.7	37.3

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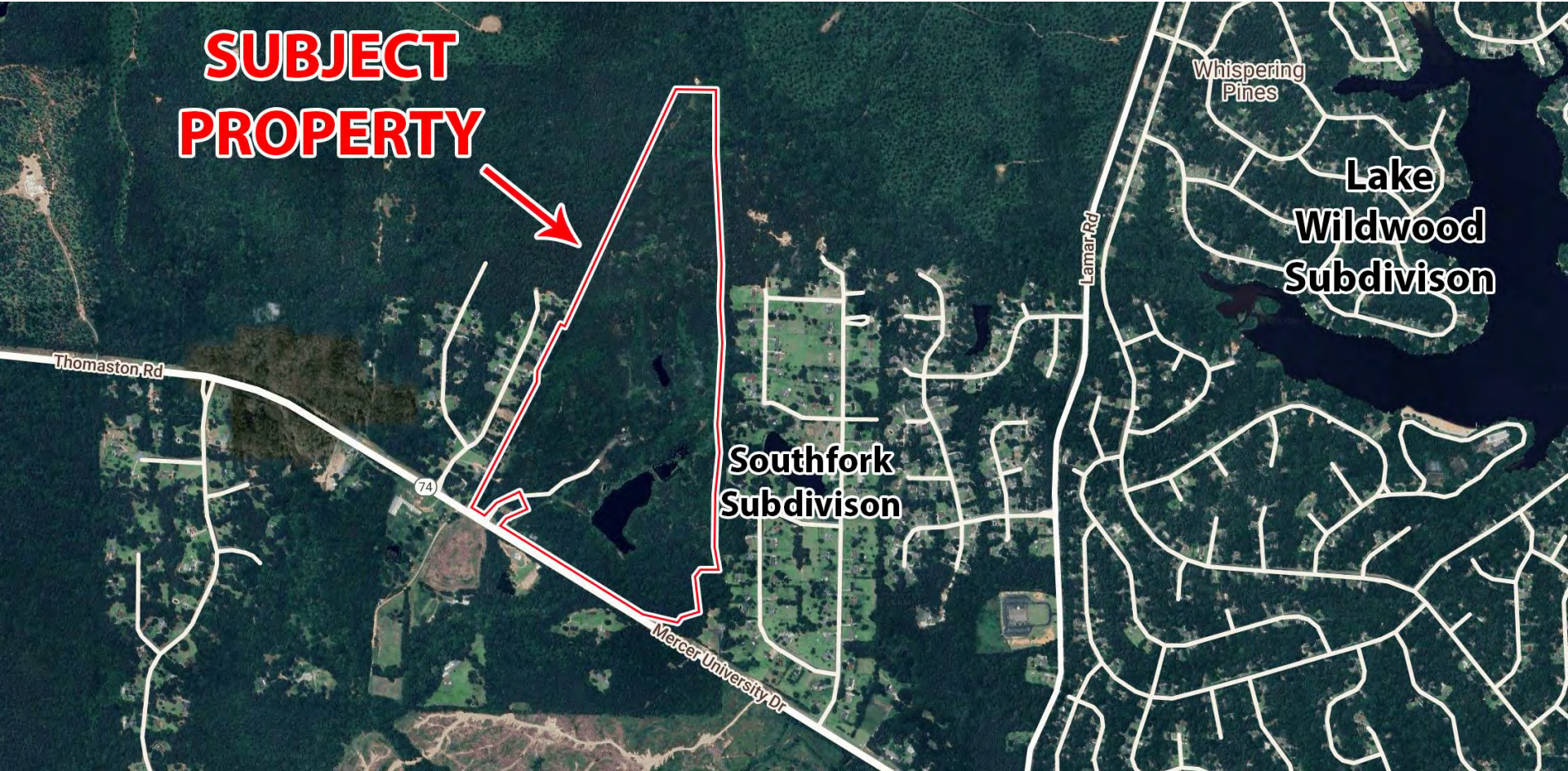
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**SUBJECT
PROPERTY**



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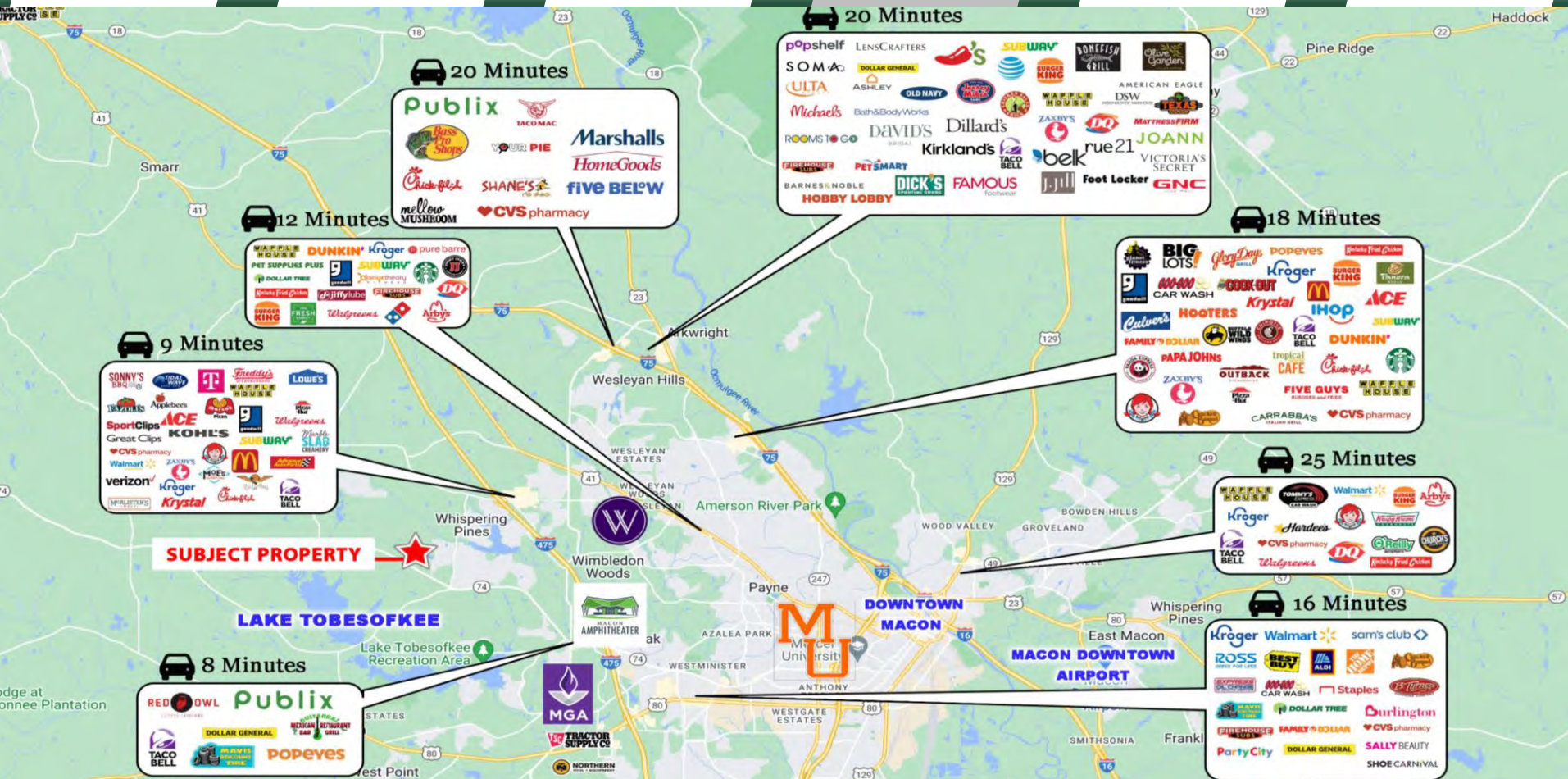
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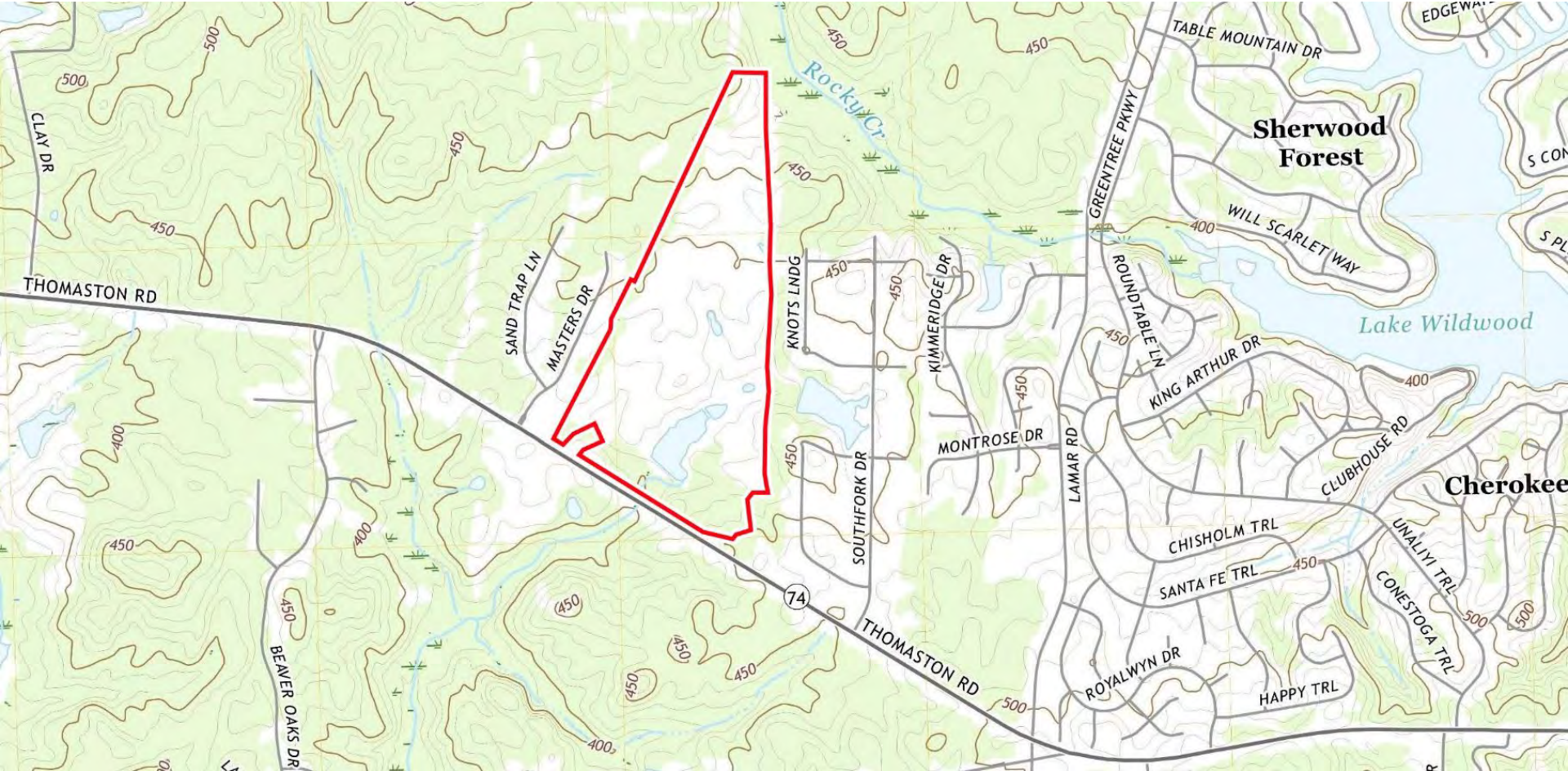
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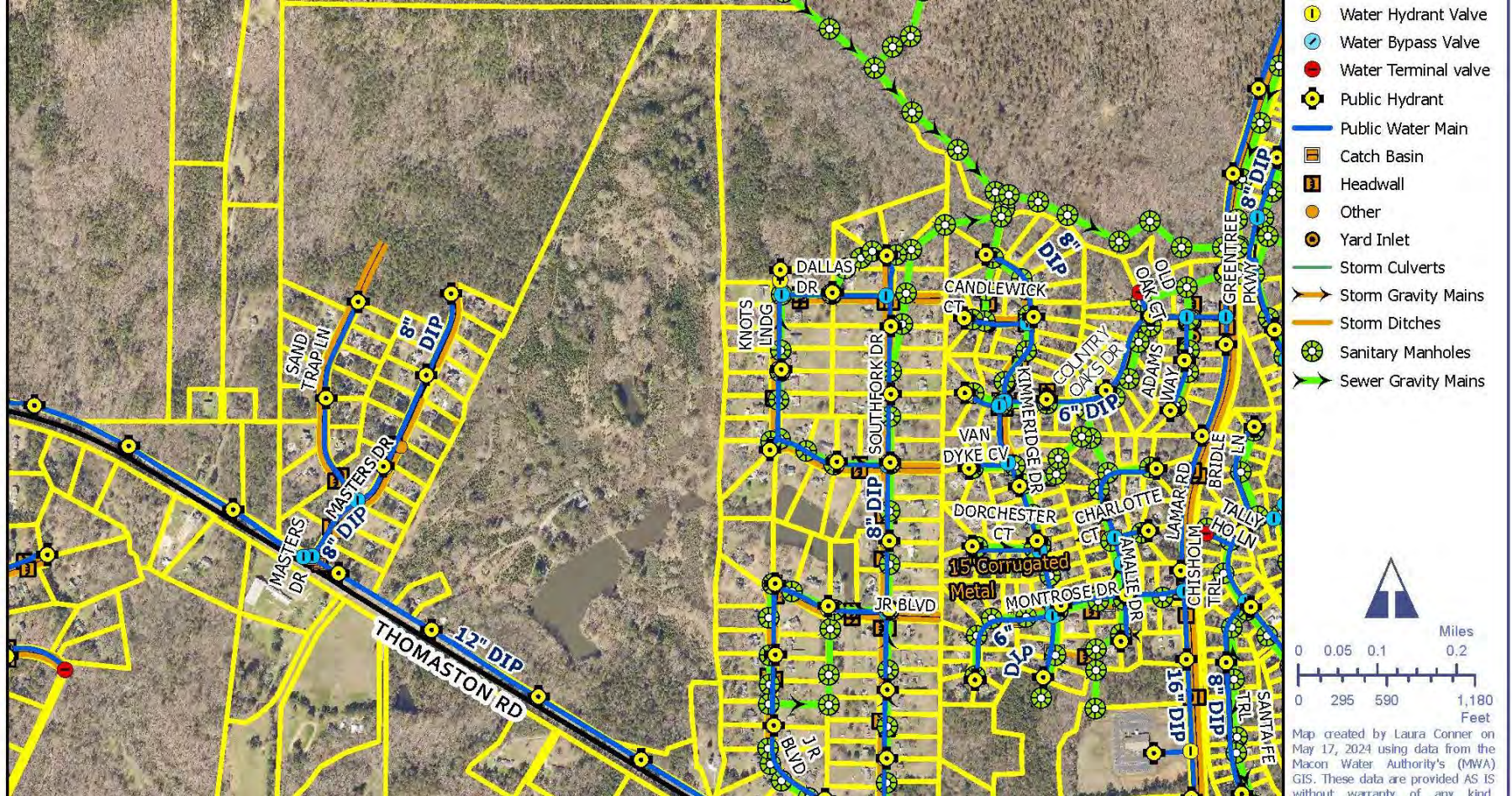
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Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- Ocmulgee Mounds, poised to become Georgia's first National Park & Preserve, anticipates a surge in visitors from 200,000 to 1.3 million annually, fostering a significant economic boost over \$200MM and the creation of approximately 3,000 jobs.
- The Macon Middle GA Regional Airport is undergoing expansion, featuring a distinctive "guitar-shaped" terminal, set to enhance air travel options and employment opportunities.
- The \$140 million Revitalization of Macon Project, highlighted by the newly inaugurated 12,000-seat Amphitheater, has already drawn crowds with four sold-out concerts since its March 2024 opening.
- Inaugurated on January 1st, 2024, the world's largest indoor Pickle-Ball facility, boasting 32 courts, aims to bolster Sports Tourism and stimulate local commerce.

Follow link to the full [Macon presentation!](#)



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Snapshot of some developments on the way:

- The industrial sector has seen a private investment surge of \$2.3 billion since 2017, resulting in over 4 million square feet of new construction, the creation of 3,400 jobs, and the retention of over 1,000 positions.
- Downtown Macon has witnessed a flurry of activity with over \$200 million in new businesses opening in the last 18 months. Additionally, groundbreaking has commenced on projects exceeding \$200 million, introducing residential units, retail spaces, a hotel with a convention center, outdoor event areas, performing arts stages, and parking facilities.
- Collaborative efforts between the Macon-Bibb County Mayor and Tourism Department are underway for the East Bank development, envisioning a mixed-use Coliseum/Arena, Hotel, and Convention Center complex.

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HIGHER EDUCATION



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 **WESLEYAN**
First for Women
1836

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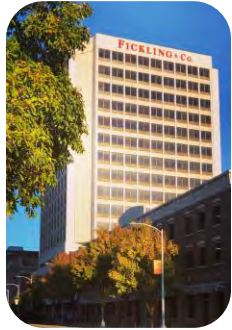
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Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered 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 the countless commercial developments throughout the Southeast.

Presented by: Jenny Howell
Land Specialist, Hotel Expert
Commercial Sales & Leasing



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 deliver 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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