

FOR SALE – 360.4 AC Residential | Mixed-Use Tract
7633 Thomaston Road
Macon, GA 31220



Area Info

Summary

Maps

Macon Info

Agent Info

An aerial photograph of a large, wooded property. A thick red outline with a white border defines the property's irregular shape. The text "SUBJECT PROPERTY 360.4 AC" is overlaid in the center in a bold, red, serif font with a white drop shadow. To the left, a road is labeled "Mulberry Terrace" and to the right, "Thomaston Rd".

**SUBJECT
PROPERTY
360.4 AC**

CONTACT

Jenny Howell, Commercial Sales & Leasing

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786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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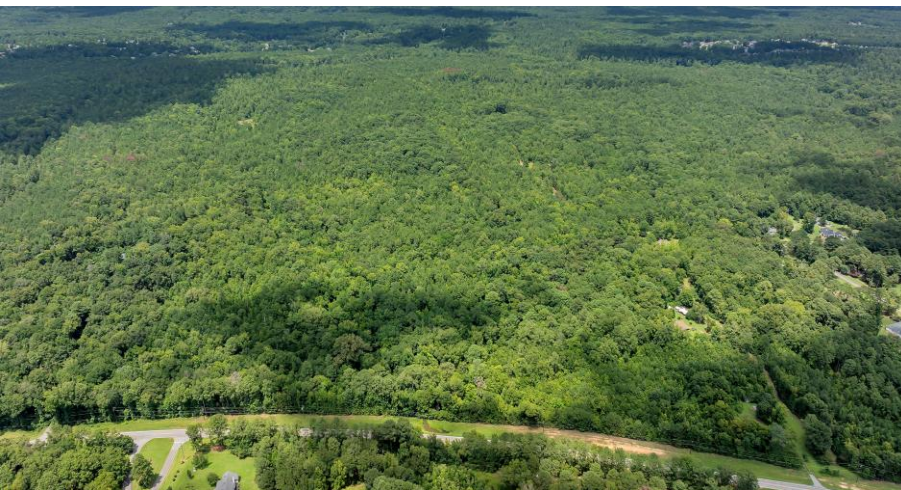
Macon, GA 31220

[Area Info](#)[Summary](#)[Maps](#)[Macon Info](#)[Agent Info](#)

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.



PLACES & DISTANCES

- Publix – 4.8 miles
- I-475 – 4.4 miles
- I-75 – 10 miles
- Shoppes at River Crossing – 11 miles
- Private Schools:
 - Stratford Academy – 5 miles
 - First Presbyterian Day School – 6 miles
 - Covenant Academy – 7.2 miles
 - Tattnell Square Academy – 8.6 miles
 - Mount de Sales Academy – 11.8 miles
 - St. Joseph's Catholic School – 12.2 miles
- Hartsfield Jackson International Airport – 73.2 miles

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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 - 1,607± ft

Zoning: AG - Agricultural

Schools: Heritage Elementary School
Weaver Middle School
Westside High School

Utilities: All Available (Sewer access through adjacent parcel owned by same entity)

Taxes: \$4,809.53 (Est. 2024)

SITE

Parcel ID: FG45-0031

County: Bibb

Site Gallery: <https://georgiadronepros.hd.pics/7633-Thomaston-Rd>

SALE PRICE: \$9,010,000.00
(\$25,000/Acre)

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	10,772	27,035	120,867
Avg HH Income	\$138,796	\$139,896	\$94,903
Median Age	37.9	38.8	37.2

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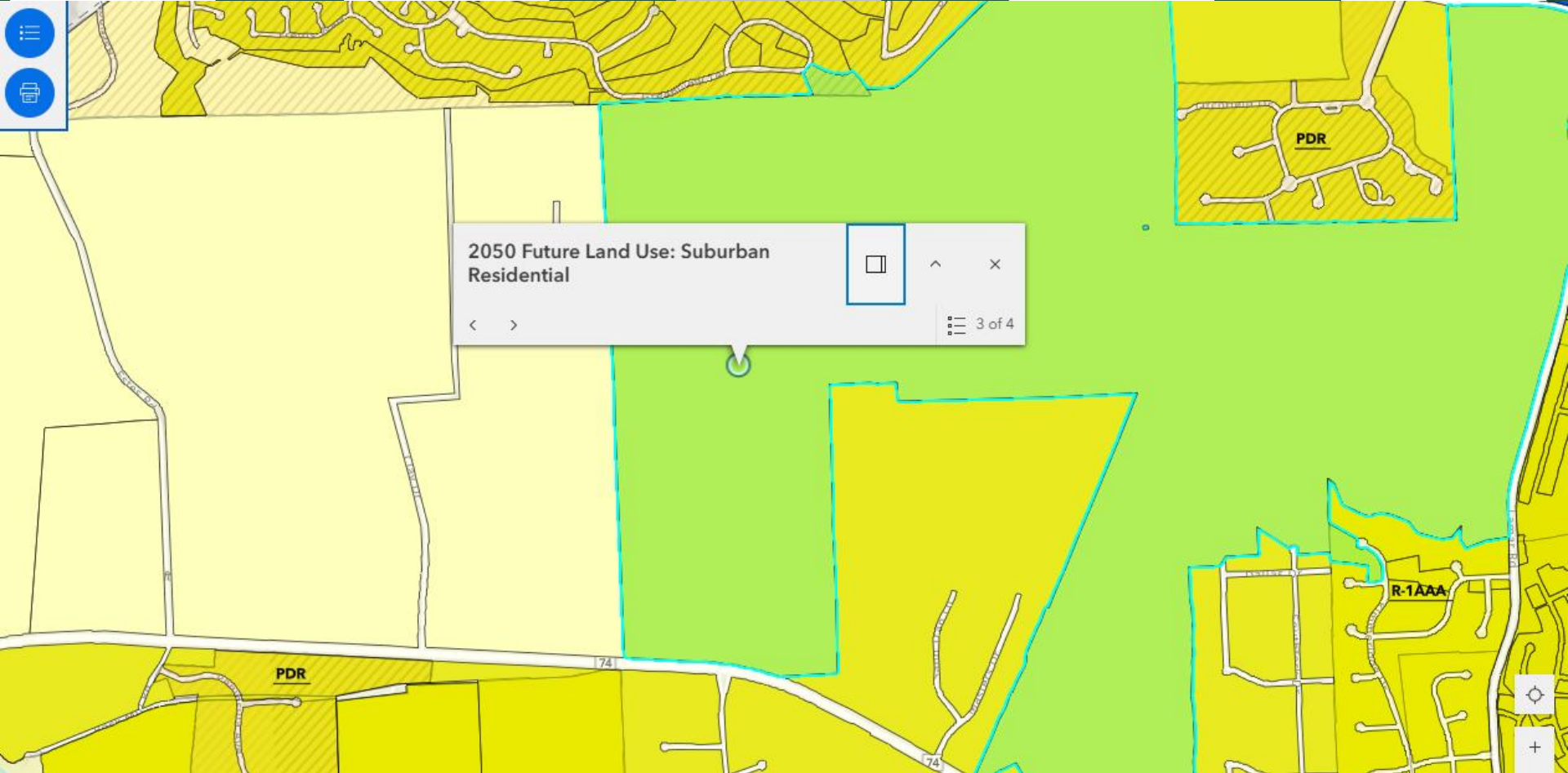
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DESCRIPTION OF SUBURBAN RESIDENTIAL

Suburban Residential. This subcategory predominantly promotes single family detached dwellings in subdivision settings with higher density single family attached or multi-family developments at appropriate locations. Mixed use developments that are predominantly single family in nature but may include attached or multi-family dwellings are also anticipated in this district. The following images below are examples of housing types and development patterns that are believed to be appropriate in this district. Other appropriate housing types are townhouse, condominiums, apartments and senior citizen housing. It is important to note that in **Suburban Residential** areas, smaller lot developments, cluster developments, and attached/multi-family developments should incorporate substantial park or open space. Where appropriate, mixed use developments which contain small scale commercial or office in addition to residential uses may be allowed. Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Cited from Comprehensive Plan, please [click here](#) for full document and go to page 68 or search keyword “Suburban Residential”

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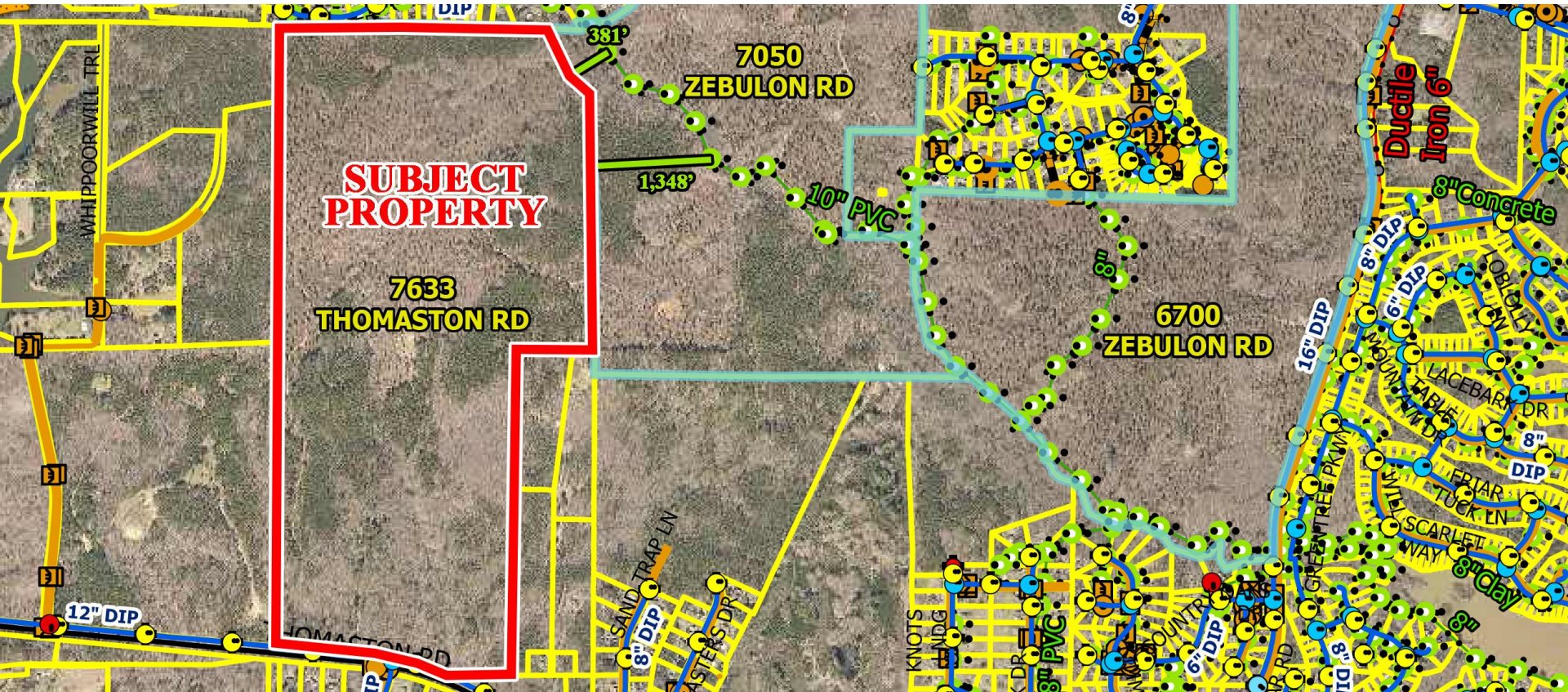
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DISTANCE TO SEWER



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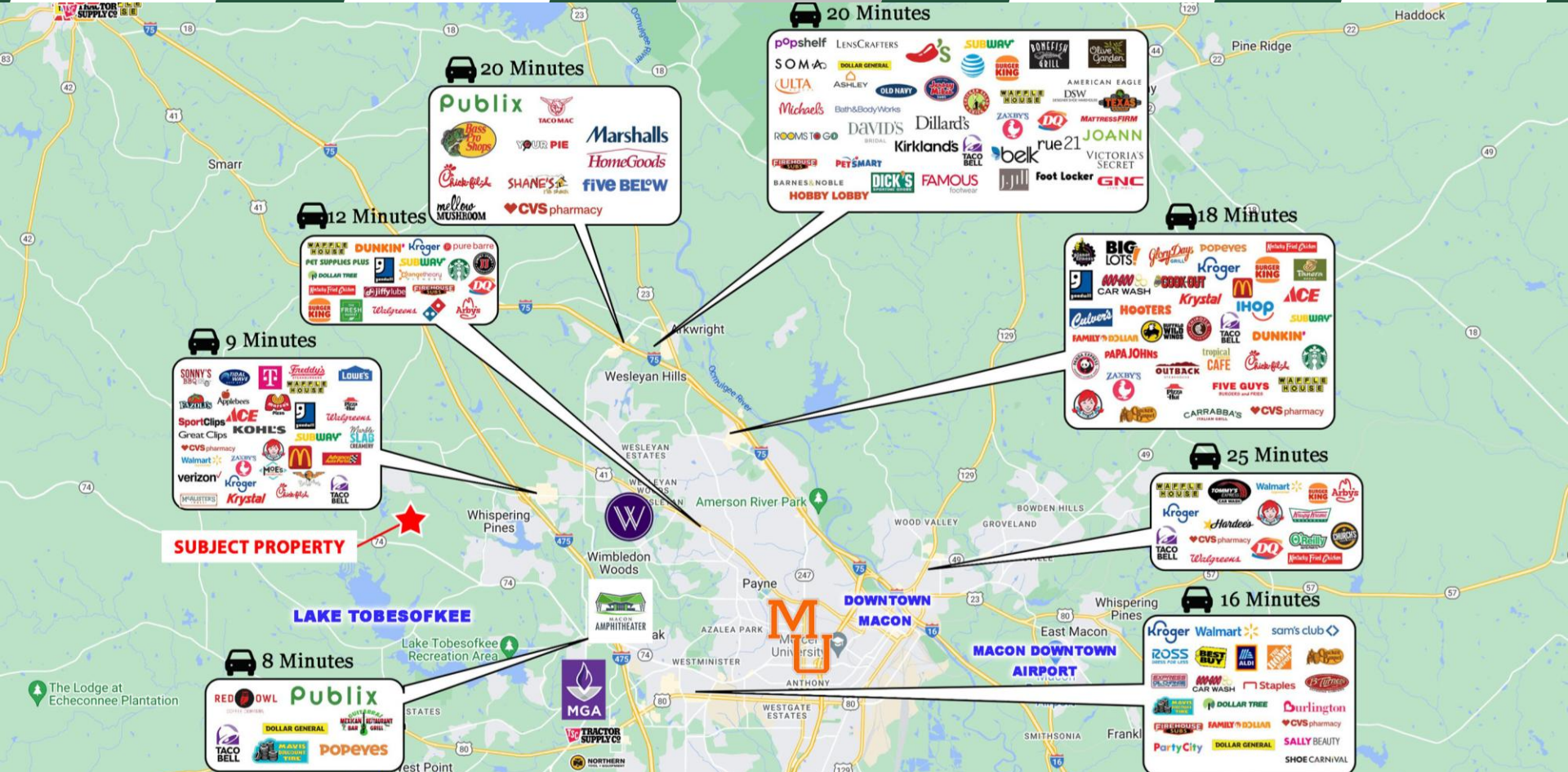
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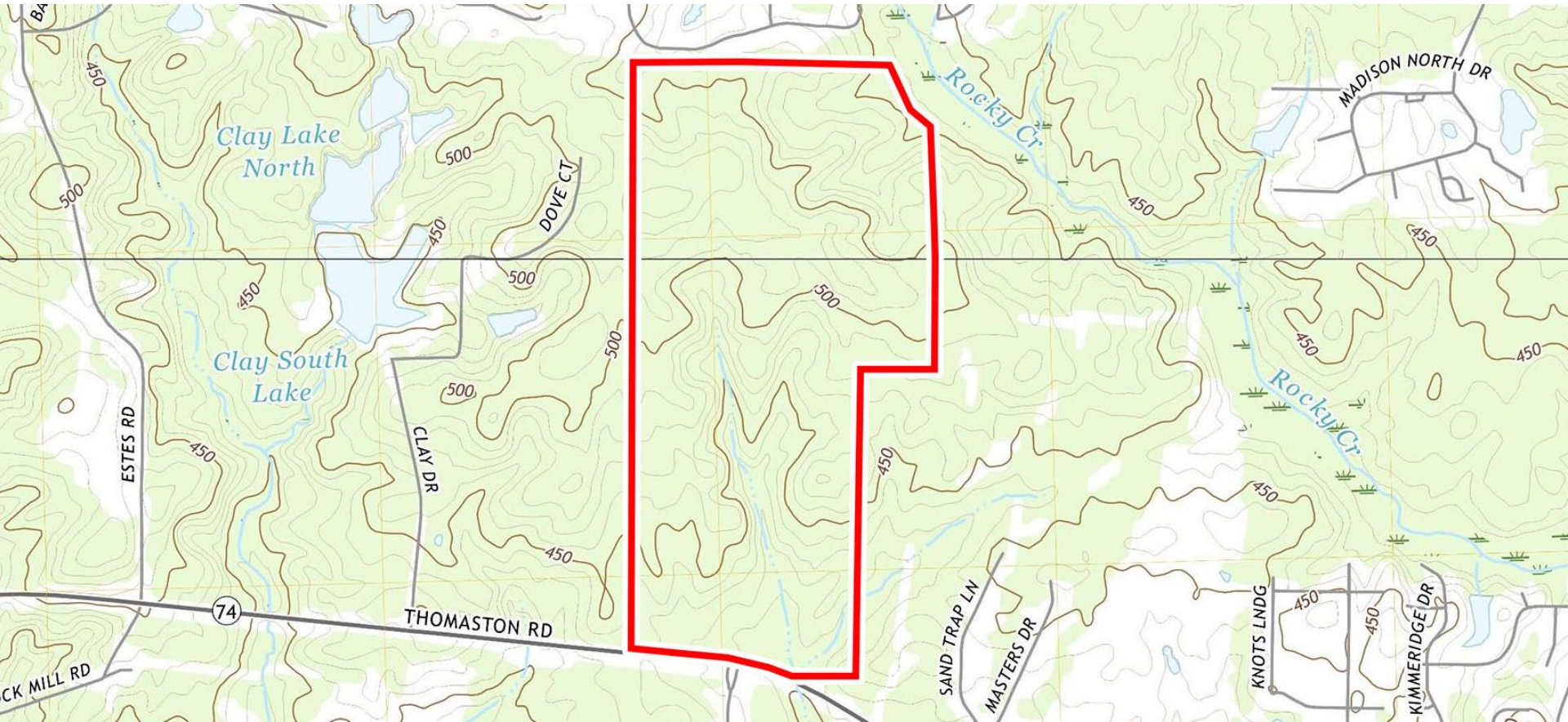
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TOPOGRAPHY MAP



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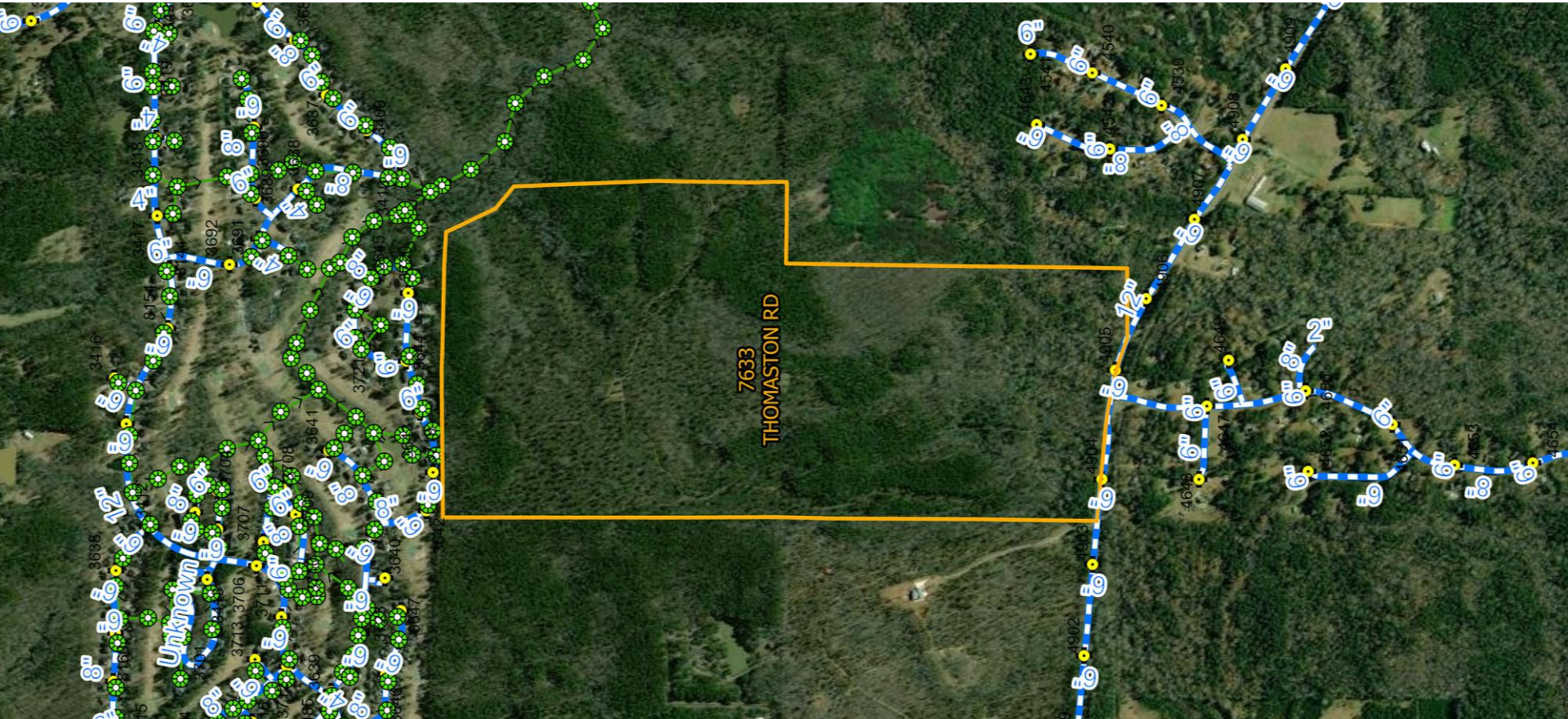
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WATER & SEWER MAP



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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. Since its opening the facility has hosted numerous tournaments with over 2,000 participants from all over the country.



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

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Macon: A Rapidly Growing Market

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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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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