

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



Area Info

Summary

Photos

Maps

Macon Info

Agent Info

**SUBJECT
PROPERTY
360.4 AC**

CONTACT

Jenny Howell, Commercial Sales & Leasing
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Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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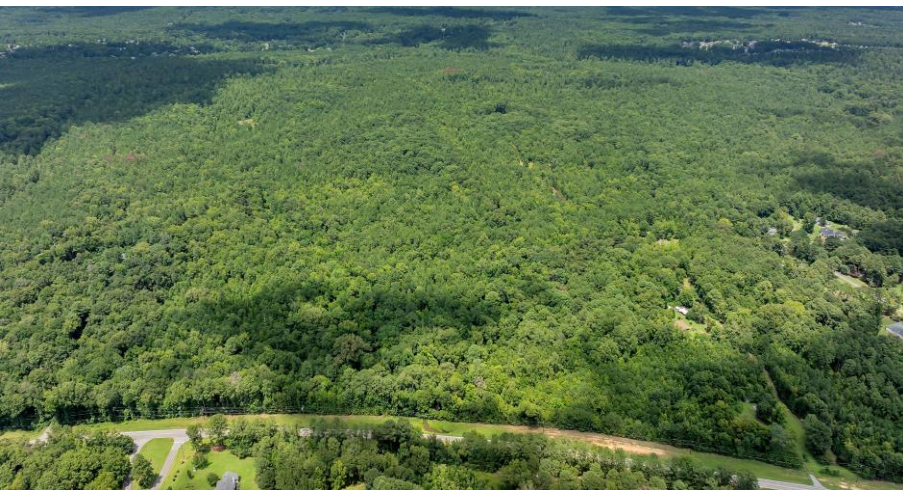
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PROPERTY INFORMATION

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.



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
 - Tattnall 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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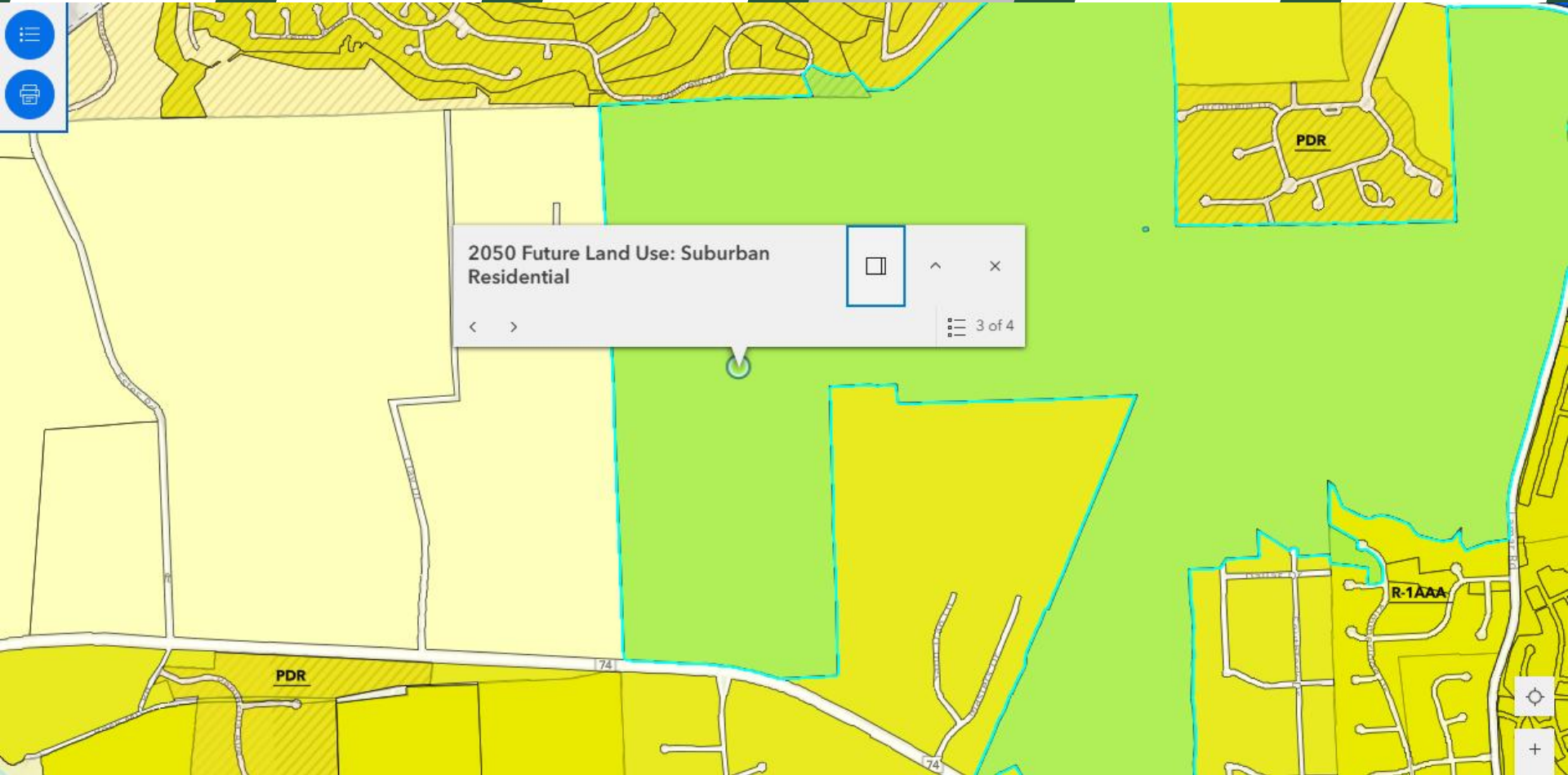
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DESCRIPTION OF SUBURBAN RESIDENTIAL

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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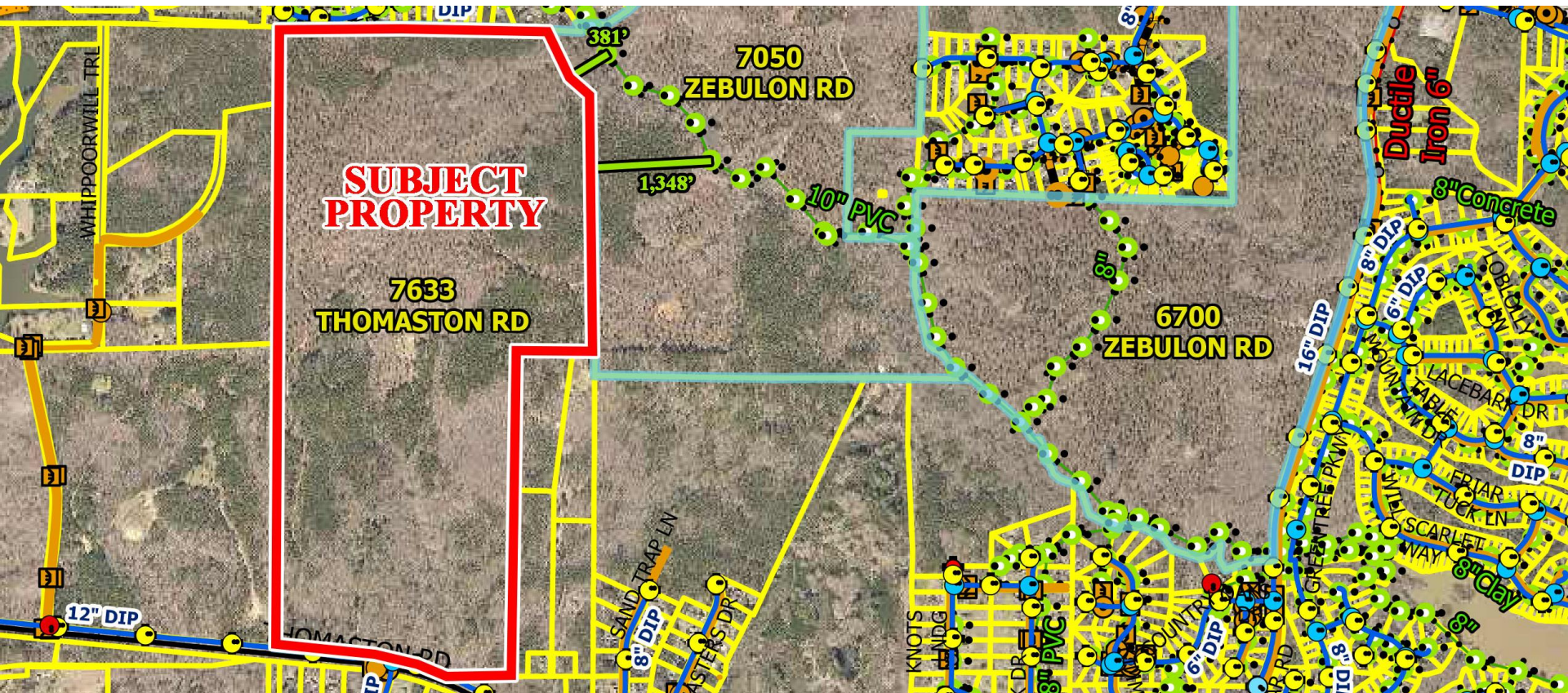
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DISTANCE TO SEWER



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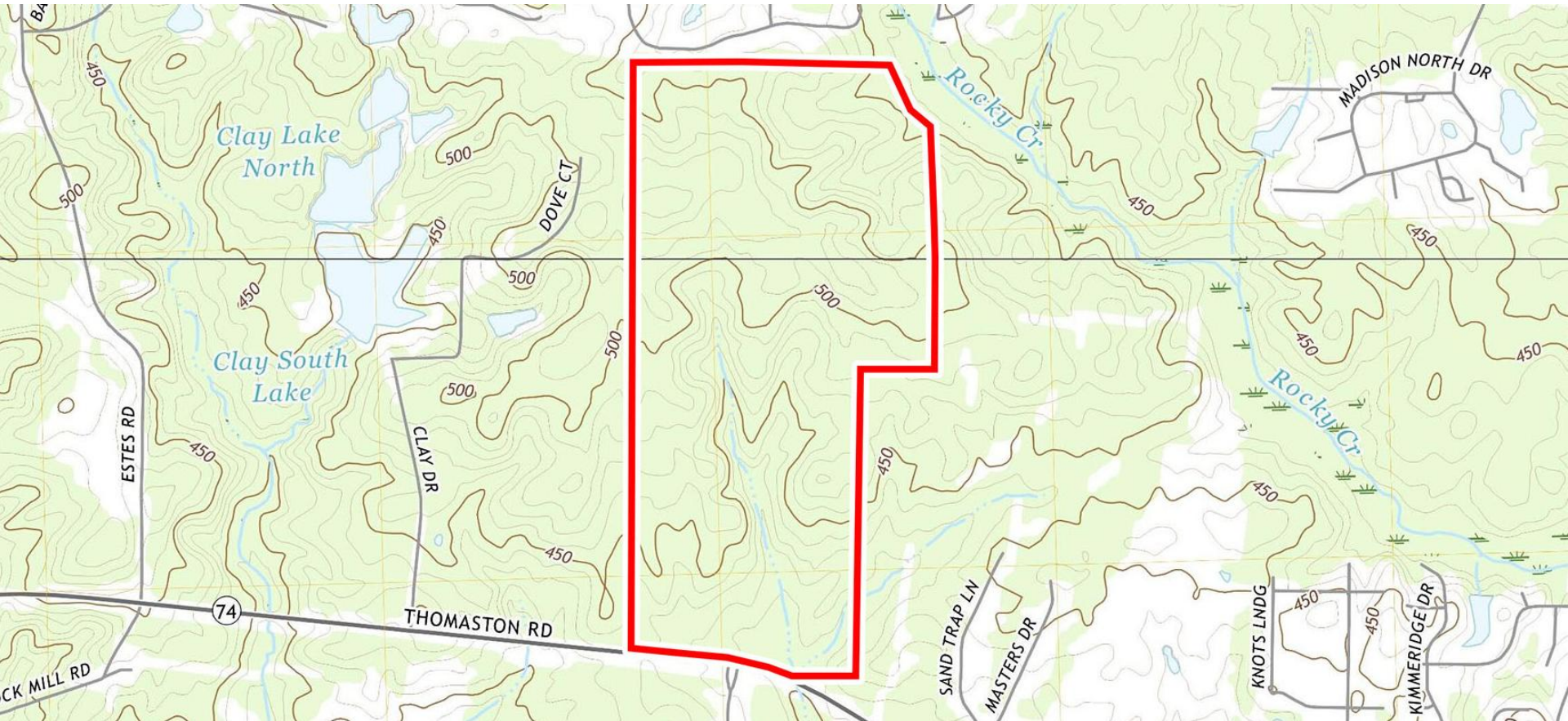
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TOPOGRAPHY MAP



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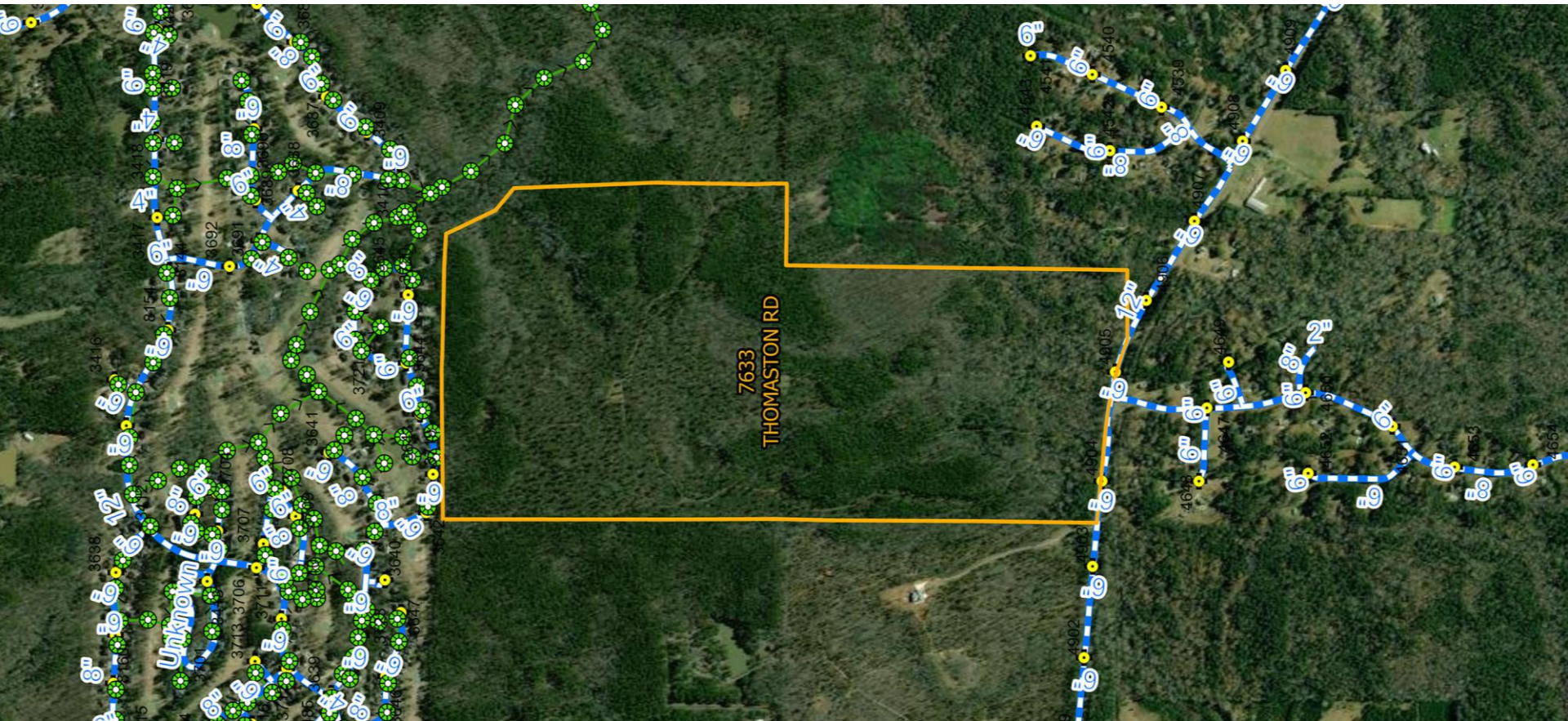
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WATER & SEWER MAP



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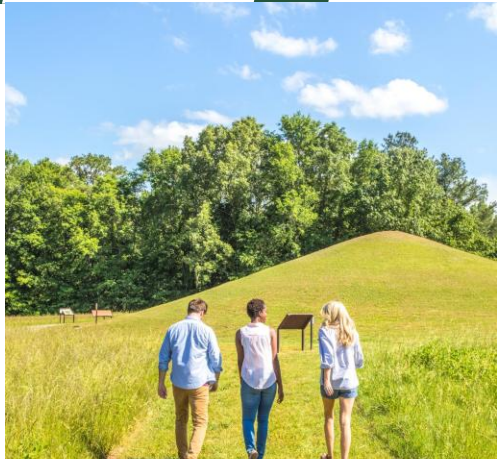
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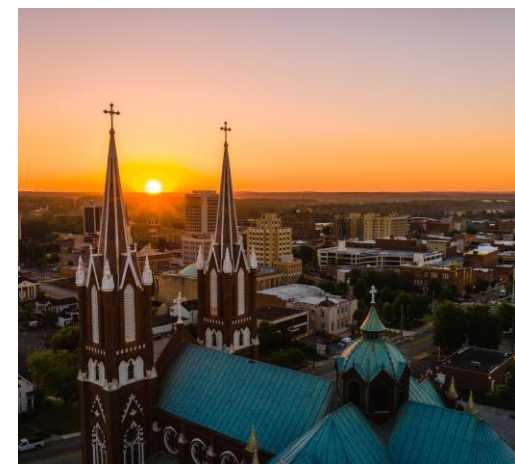
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With **\$1B+ in private investment**, thousands of jobs in the pipeline, and a surge in tourism and downtown revitalization, Macon is positioned for strong residential, commercial, and mixed-use demand.



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MARKET MOMENTUM IN MACON

Regional Growth Drivers

Middle Georgia Regional Airport Expansion

Macon-Bibb is investing more than **\$22 million** in upgrades, including a **\$13.4M “guitar-shaped” terminal**, runway extension, and hangar improvements. New leases with **Embraer Aircraft Maintenance Services** are expected to bring **up to 300 aviation jobs**.

 [Construction Equipment Guide](#)

 [Macon Newsroom](#)

Ocmulgee Mounds National Park & Preserve

The Ocmulgee Mounds Historic Park is on track to become **Georgia’s first National Park & Preserve**, projected to generate **\$230M in annual regional economic impact**. Macon-Bibb recently added **\$2.1M in new land acquisitions** to expand the Heritage Trail.

 [41NBC](#)

 [13WMAZ](#)

Downtown & Riverfront Redevelopment

Macon-Bibb has issued an **RFQ for a hotel + convention center** downtown.

Mercer University continues to expand its medical and downtown footprint, supported by a **\$5M Knight Foundation grant**.

New residential and mixed-use projects, including a **\$33M apartment + parking development**, are underway.

 [41NBC](#)

 [Macon Newsroom](#)

 [Macon Telegraph](#)

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ECONOMIC DRIVERS & JOB GROWTH

Major Employers Expanding in Macon-Bibb

First Quality Enterprises

\$418 million expansion of Macon facility, creating **600 new jobs** in advanced manufacturing.

 [MBCIA Report](#)

Irving Consumer Products (Irving Tissue)

\$600 million mill expansion adding new lines, warehouse space, and **100 jobs**.

 [Associated Press](#)

Embraer Aircraft Maintenance (at MGRA)

Expanded lease and operations expected to add **up to 300 aviation service jobs** at the regional airport.

 [Macon Newsroom](#)

MBCIA Industrial Parks: Ready for Growth

Airport North (123 acres) and **Ocmulgee East Industrial Park (53 acres)** are being cleared and marketed as **GRAD-certified sites**.

New infrastructure, including a traffic signal at Sardis Church Road/Frank Amerson Parkway, is improving access for industry.

 [MBCIA](#)

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HIGHER EDUCATION



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtec
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 **WESLEYAN**
First for Women
1836

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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 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

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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