

5+/- AC Industrial Site Near I-75 & I-16

4290 Lakeside Rd

Macon, GA 31217



Summary

Area Info

Maps

Agent Info



CONTACT

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Licensed in Florida and Georgia
 Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

SITES

County:	Bibb
Property Address:	4290 Lakeside Rd Macon, GA 31217
Parcel IDs:	U073-0097
Taxes (2025 Est.):	\$1,960.21
Traffic Count:	Emery Rd 12,200 Jeffersonville Rd 4,310
Surrounding Neighbors:	Vanguard Truck Centers, Macon Downtown Airport, GEICO, YKK, and many more businesses.

SITES

Site Size:	5+/- AC
Zoning:	M-1
Utilities:	All Available

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	46,913	134,407	214,533
Avg HH Income	\$43,549	\$55,280	\$64,344
Median Age	35.6	36.2	37.5

SALE PRICE: \$175,000

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Prime industrial opportunity in the path of growth near Ocmulgee Mounds National Historical Park, widely anticipated to become America's next National Historical Park.

This M-1 zoned corner parcel offers approximately 526 feet of frontage on Jeffersonville Road, just off Emery Highway (US-23 / US-80 / SR-19 / SR-87).

Property Highlights

- ✓ Approx. 526 FT frontage on busy Jeffersonville Road
- ✓ Corner parcel with excellent visibility and access
- ✓ M-1 Industrial Zoning
- ✓ Adjacent to future National Historical Park corridor
- ✓ 3 miles to Downtown Macon
- ✓ Quick access to I-75 & I-16 interchange
- ✓ Central Georgia logistics hub



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AERIAL



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SEWER & STORM WATER MAP



SW Structures

- Catch Basin
- Flume
- Green Infrastructure/Low Impact Development
- Headwall
- Junction Box
- Other
- Stand Pipe (wet pond)
- Trench Drain
- Weir (dry pond)
- Yard Inlet
- <all other values>

Gravity Mains

- MWA; Our Agency
- Private
- <all other values>

Manholes

- Jones Manhole
- MWA Manhole
- Private Manhole
- <all other values>
- DOT_ROW



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Map created using data from the Macon Water Authority's (MWA) GIS. These data are provided AS IS without

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WATER MAP



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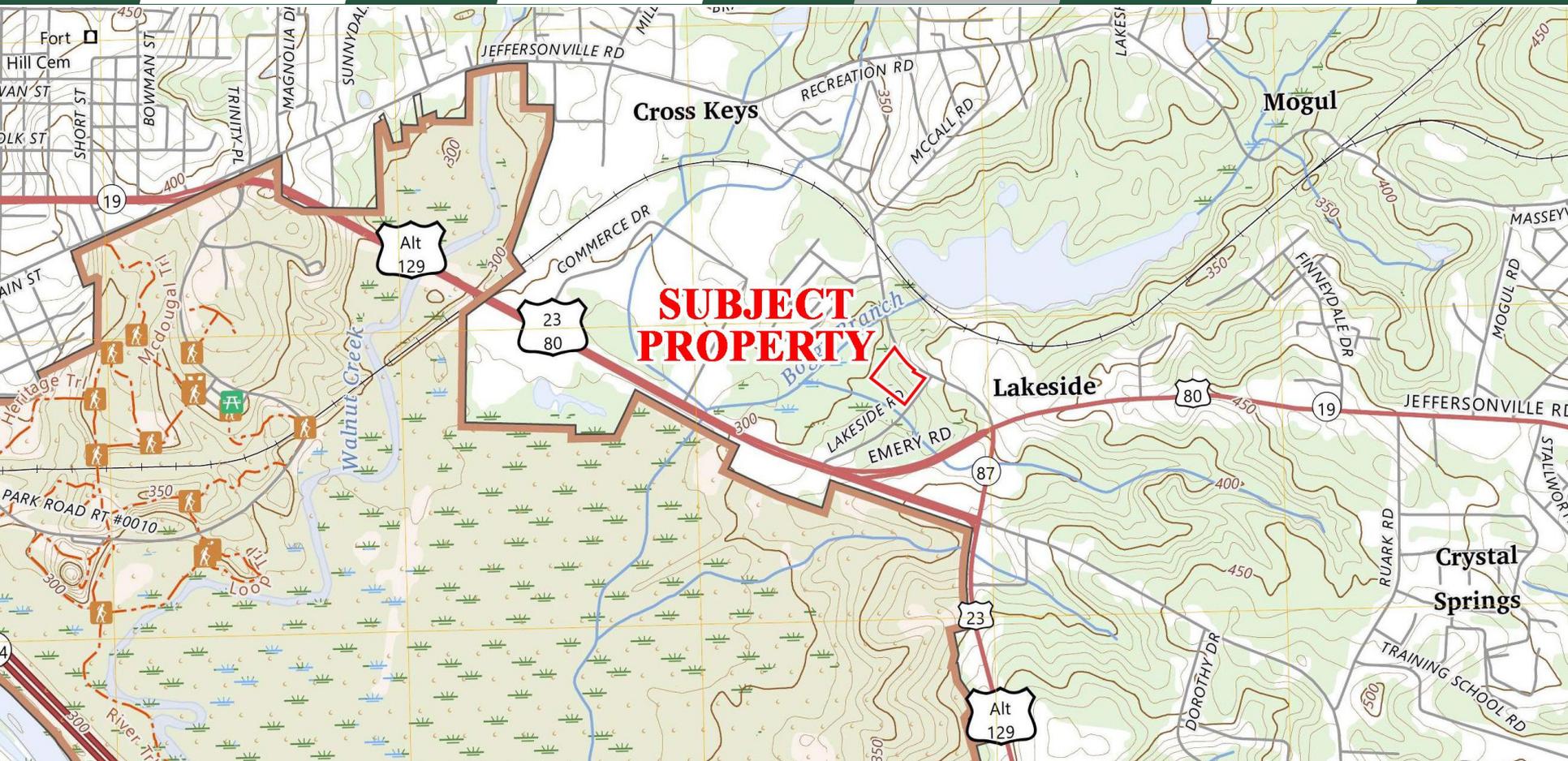


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AGENT INFORMATION



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 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 of 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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