

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

4290 Lakeside Rd

Macon, GA 31217

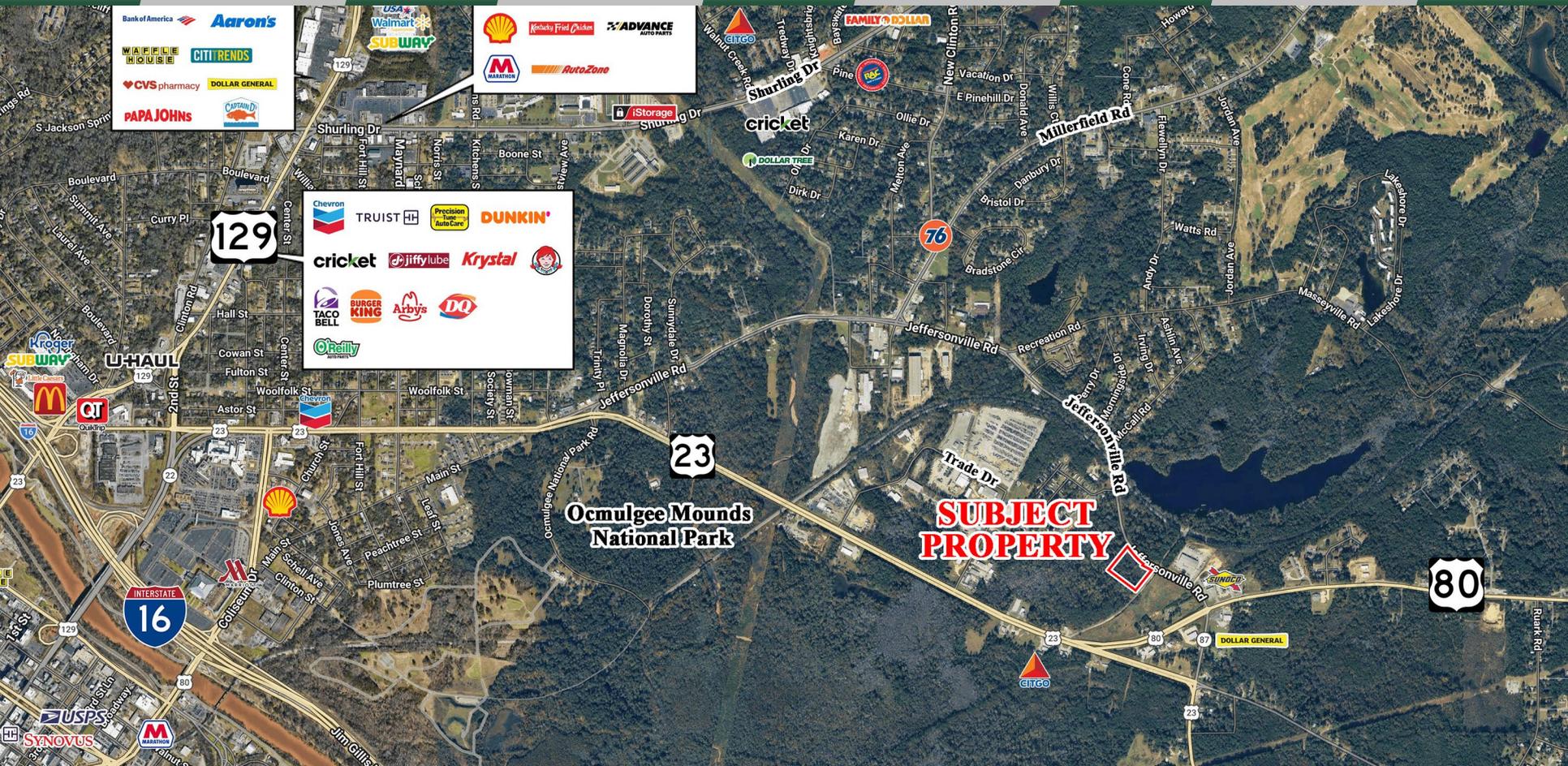


Summary

Area Info

Maps

Agent Info



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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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

Site

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).

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
- ✓ Phase 1 on file



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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>

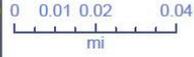
Gravity Mains

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

Manholes

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

DOT_ROW



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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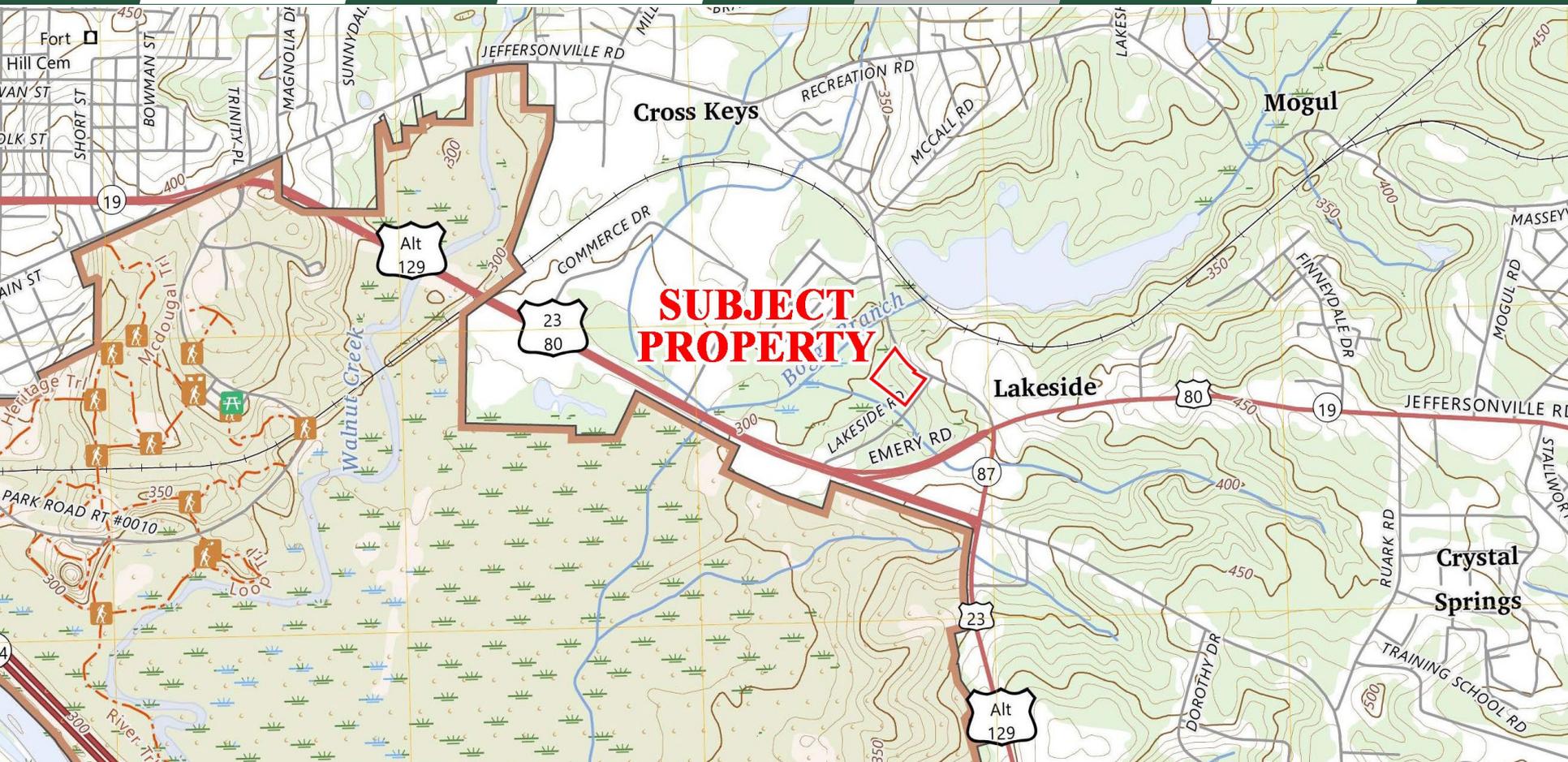


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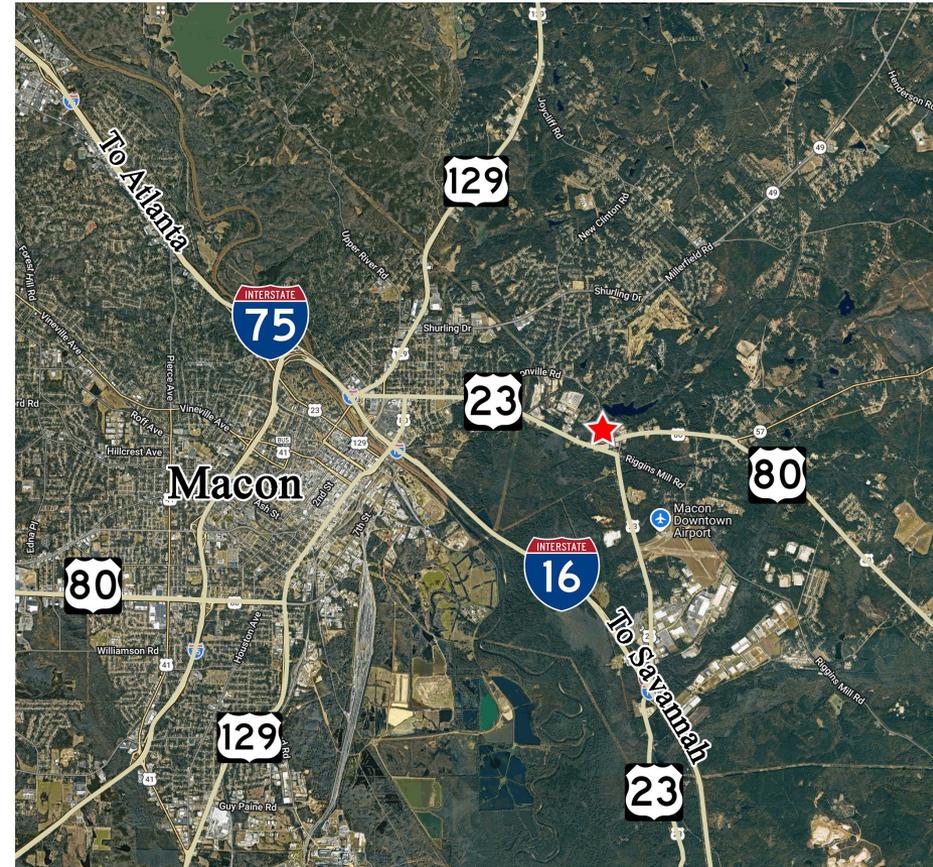


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Why Macon for Industrial?

Macon continues to attract industrial users due to:

- ✓ Over \$3 Billion in new private industrial sector investment since 2017
- ✓ Central location within Georgia
- ✓ Connectivity to Atlanta, Savannah Port, and Florida markets
- ✓ Established distribution corridors
- ✓ Competitive land pricing relative to metro markets
- ✓ A regional population of 1.3 million within a 60-minute drive
- ✓ Positioned just outside the urban core, this site offers visibility, accessibility, and flexibility for industrial users, contractors, service businesses, or investors seeking land in a growth corridor.



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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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