5± AC Industrial Site Near I-75 & I-16
4290 Lakeside Road
Macon, GA 31217

FICKLING & COMPANY



CONTACT

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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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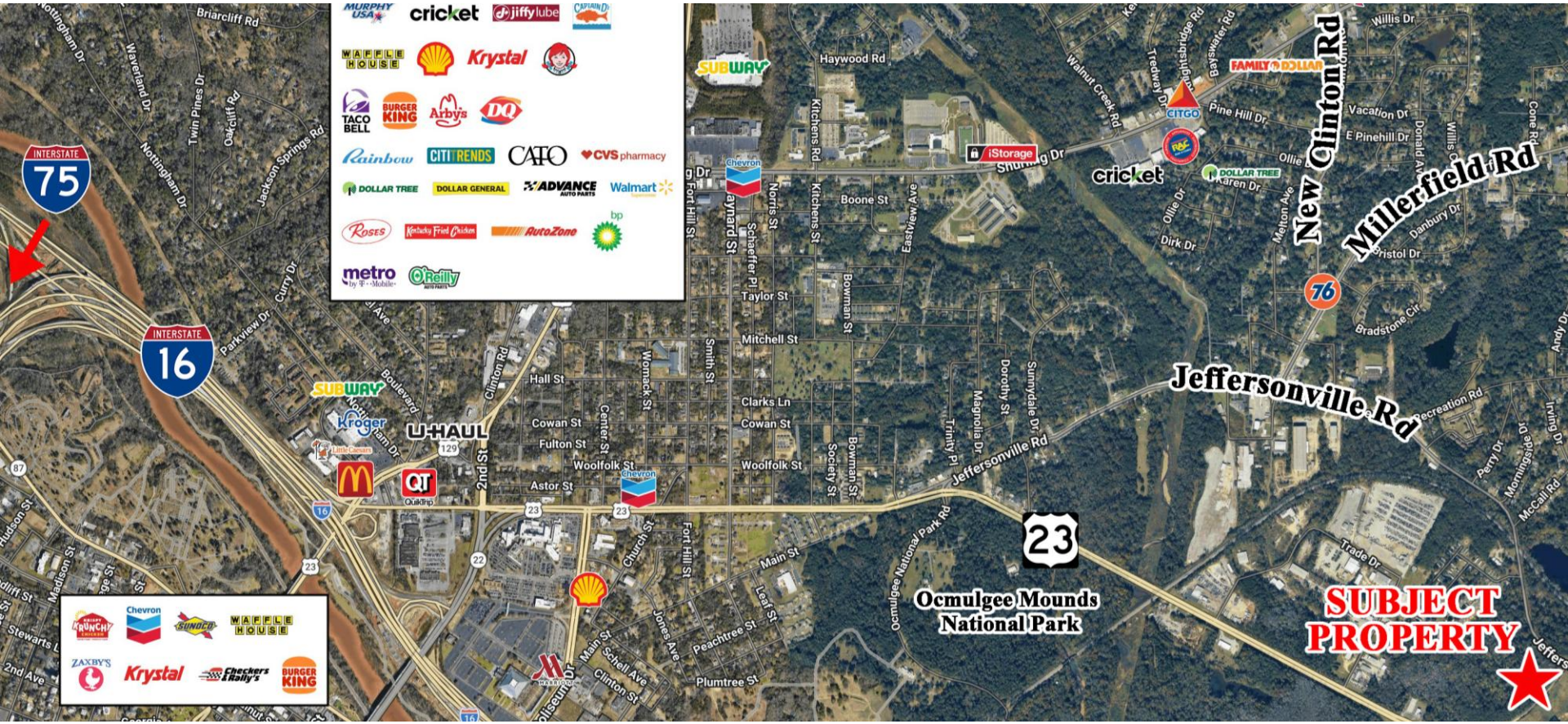
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AERIAL



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SEWER & STORM WATER MAP



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WATER MAP



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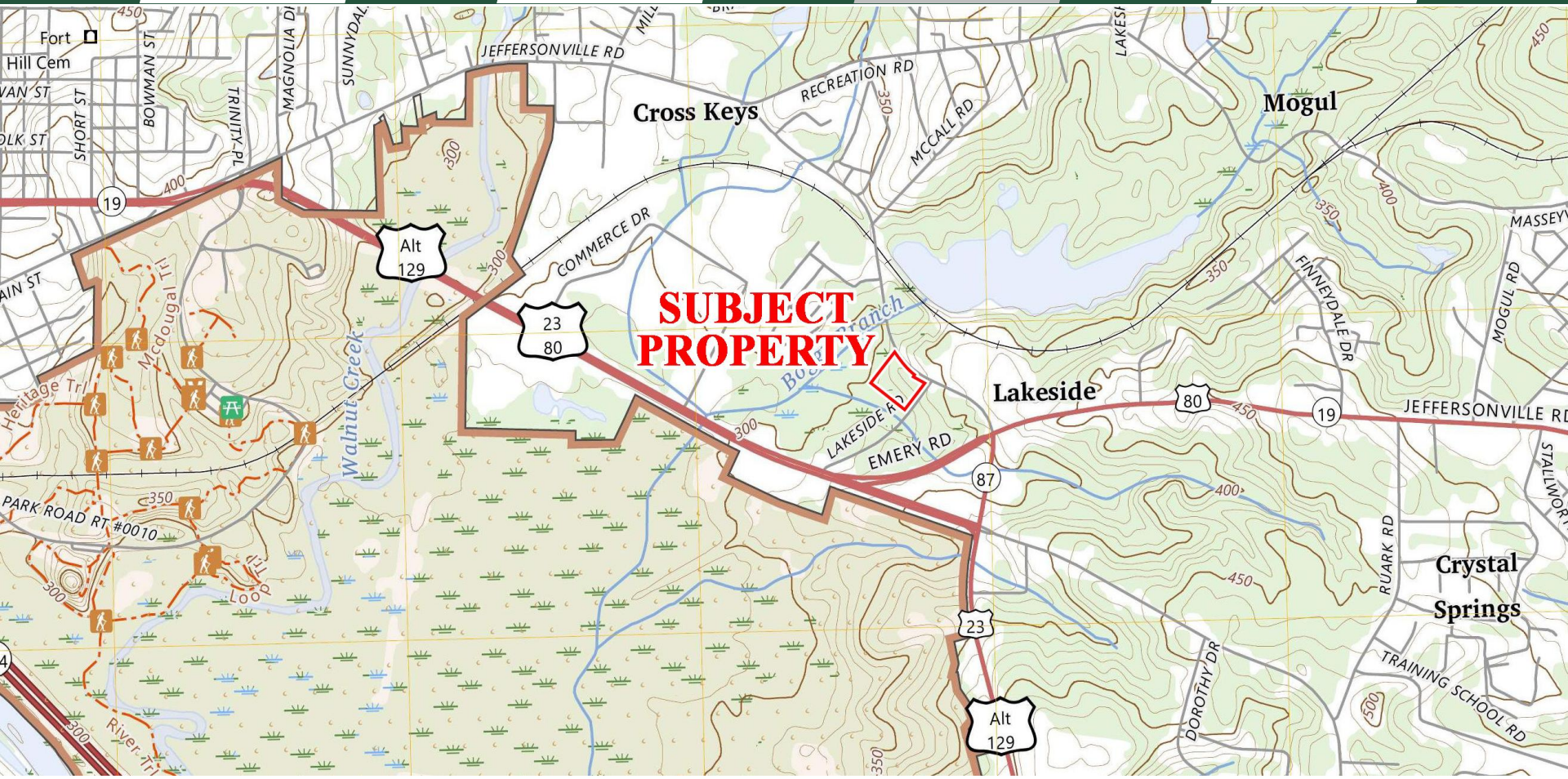
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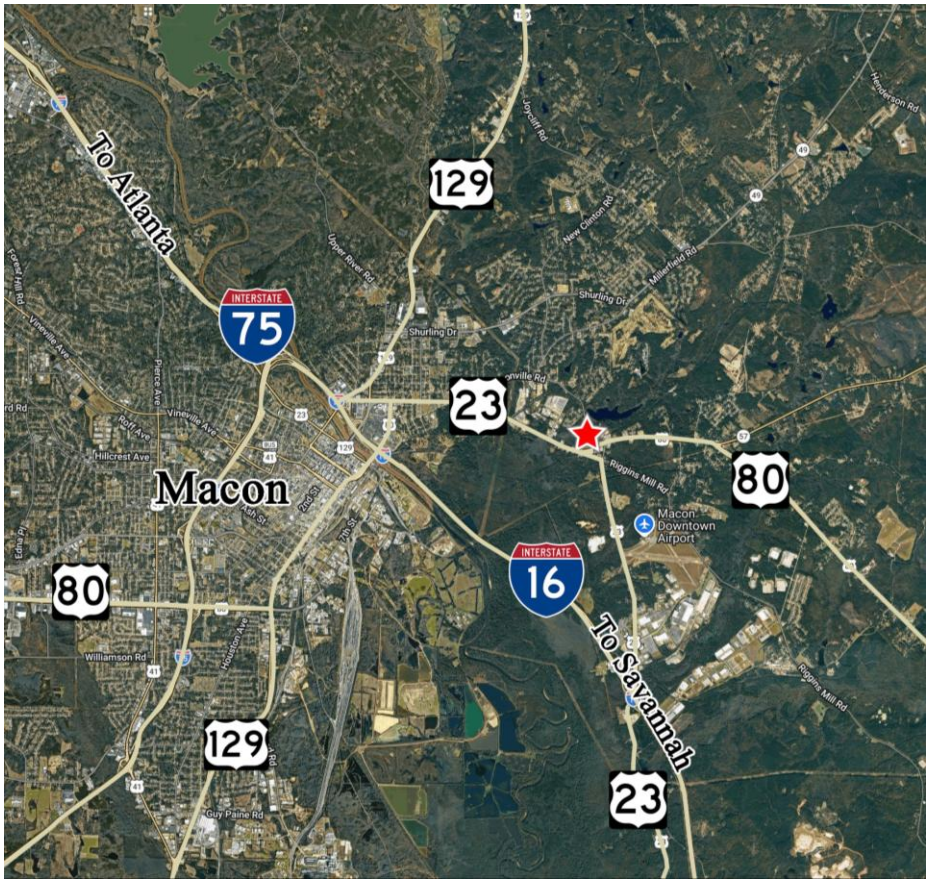
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Why Macon for Industrial?

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
Jenny Howell, CCIM, brings more than two decades of sales, marketing, and business development experience to commercial real estate. Previously Director of Sales and Marketing for luxury resorts in Miami Beach, she led diverse teams, managed multimillion-dollar accounts, and negotiated with international clients. That background informs her approach to property positioning, targeted outreach, and attentive client service.

Based in Macon, Jenny serves metro Atlanta and Middle Georgia, including smaller and emerging markets. She focuses on commercial property sales, with particular interests in hospitality assets and large tracts of development land. Her brokerage experience includes land sales, buyer representation, and landlord and tenant representation.

Fluent in English, Spanish, and Portuguese, Jenny connects across markets and cultures. She holds the Certified Commercial Investment Member (CCIM) designation, serves on the boards of the Greater Macon Chamber of Commerce and Visit Macon, and is a member of ACBR and the local Commercial Council.

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