

2.47± AC Industrial Land Near I-16 & I-75  
2091 Hubbard Road, Tract C  
Macon, GA 31217



Summary

Area Info

Maps

Macon Info

Agent Info



**SALE PRICE: \$150,000.00**

**Build-to-Suit Available – Contact Agent for Details**

**CONTACT**

**Jenny Howell, Commercial Sales & Leasing**  
478-746-9421 Office  
786-449-8523 Cell  
jenny@fickling.com

Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



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**PROPERTY INFORMATION**

**SITE**

**Property Address:** 2091 Hubbard Road  
 Tract C  
 Macon, GA 31217

**County:** Bibb

**Taxes (2025):** \$336.64\*  
 (prorated for the 2.47 AC tract)

**Utilities:** Water & Sewer available, see map

**Traffic Count:** Ocmulgee East Boulevard - 8,030 VPD

**TRACT**

**Tract Size:** Tract C – 2.47± AC

**Parcel ID:** U080-0162

**Zoning:** M-1

**HIGHLIGHTS**

- ✓ 2.47± Acres, Zoned M-1 Industrial
- ✓ ±259’ frontage on Ronald Avenue
- ✓ ±900’ side boundary along Mar-Sha Drive allows full-depth access and enhanced development flexibility
- ✓ Corner configuration with multiple access points
- ✓ 3 miles to Downtown Macon
- ✓ Quick access to I-75 & I-16
- ✓ Positioned within Macon’s emerging Ocmulgee East industrial corridor

Demographics 2025	5 Miles	10 Miles	15 Miles
Population	35,388	124,260	233,801
Avg HH Income	\$59,062	\$71,717	\$84,929
Median Age	35.6	35.9	37.1

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## PROPERTY INFORMATION

### SITE

Prime industrial opportunity in the path of growth just off Ocmulgee East Boulevard (US-129 / SR-87), near the I-75/I-16 interchange and minutes from Downtown Macon. Tract C is accessible via Mar-Sha Drive or Casablanca Drive.

### LOCATION

Located near Ocmulgee Mounds National Historical Park, widely anticipated to become America's next National Park, this 2.47± acre parcel offers M-1 Industrial zoning with dual access from Ronald Avenue and Mar-Sha Drive and is ideal for flex warehousing, contractor yard, small distribution, self-storage, business park concept, or light manufacturing.



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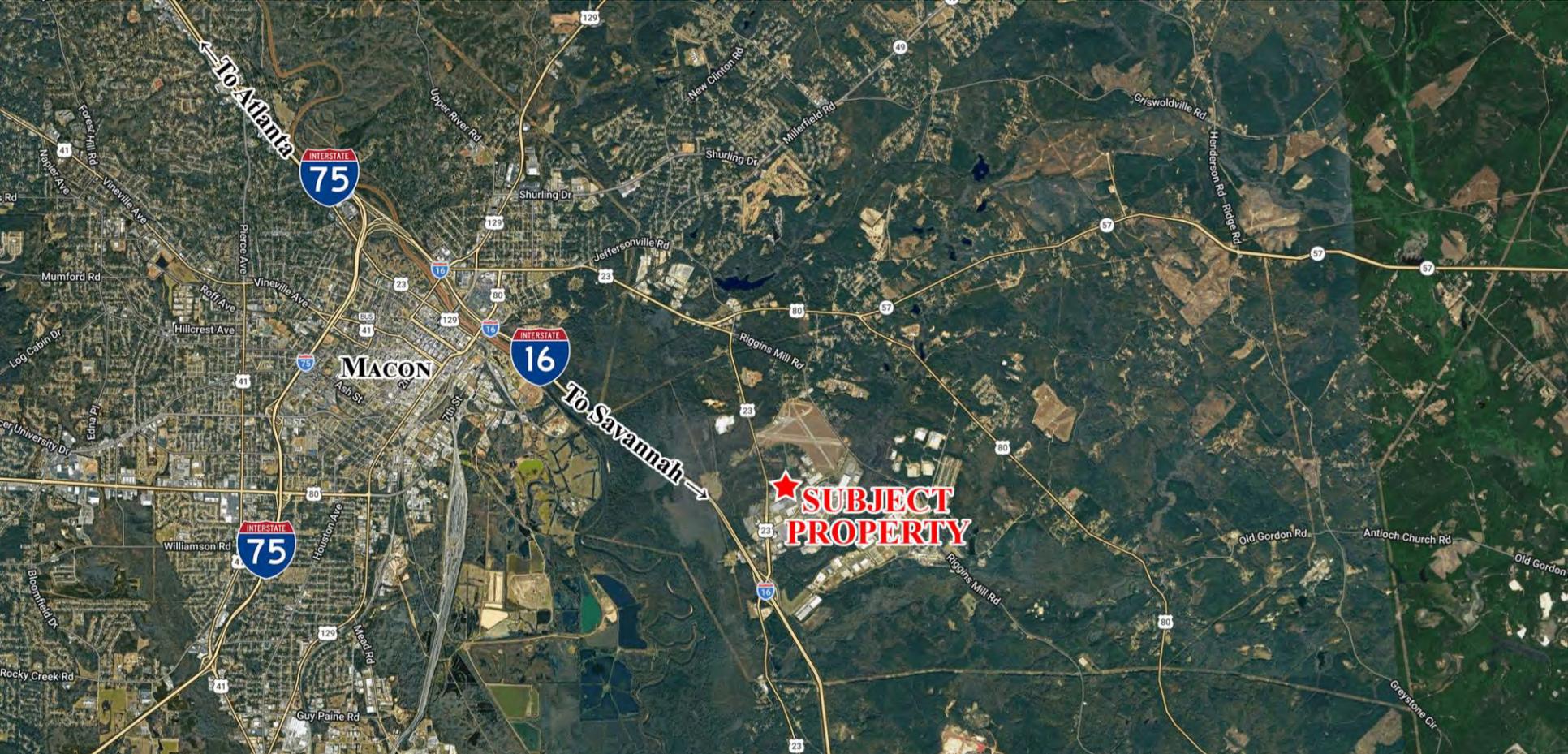
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Legend	
	Macon-Bibb County Line
	MBC Parcels (2023)
Gravity Mains	
	<all other values>
	MWA; Our Agency
	Private
Manholes	
	<all other values>
	Jones Manhole
	MWA Manhole
	Private Manhole
	SW Drain Pipes
	SW Ditches
SW Structures	
	Catch Basin
	Flume
	Green Infrastructure/Low Impact Development
	Headwall
	Junction Box
	Other
	Stand Pipe (wet pond)
	Trench Drain
	Weir (dry pond)
	Yard Inlet
	<all other values>
Mains	
	MWA
	Jones Co
	Private
Valves	
	Bypass Valve
	Divide Valve
	Fire Service Valve
	Hydrant Valve
	System Valve
	Terminal Valve
Hydrants	
	MWA
	Private
	Historic Meter Locations
	SewerFlowMeters

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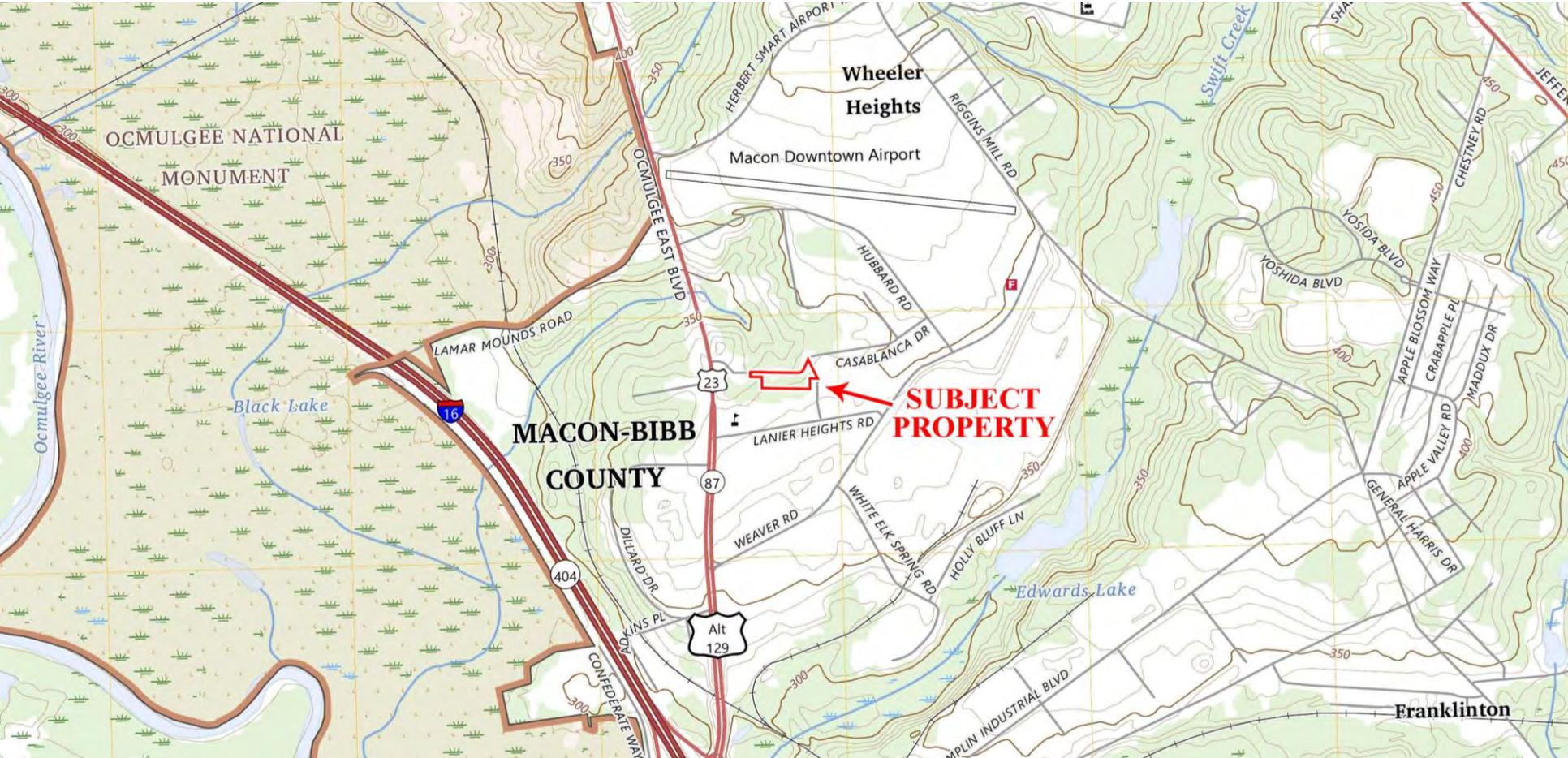
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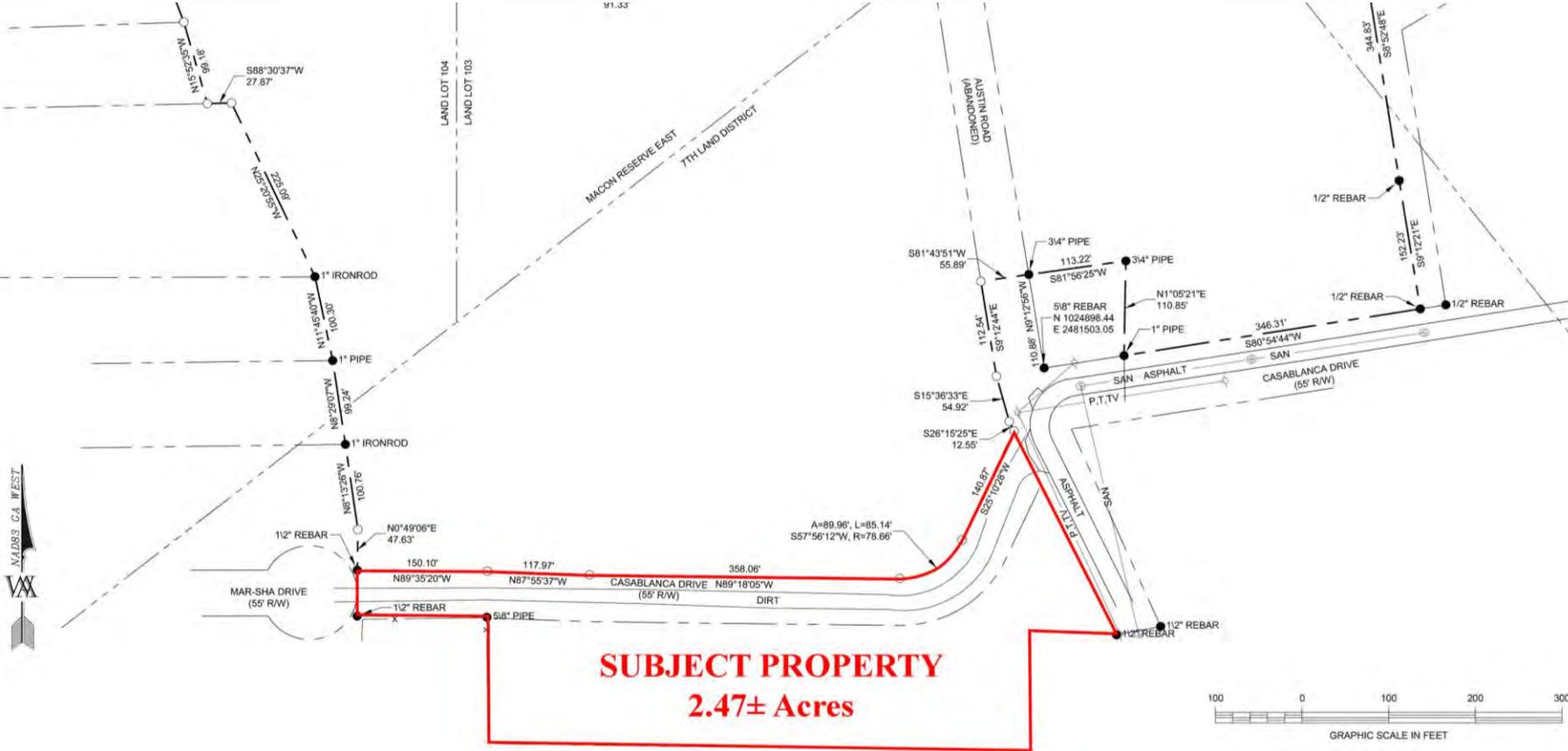
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## Why Macon for Industrial?

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' 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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