

**Signalized Corner Development Site | 1.56± Acres**  
**South Jefferson Street and Hwy 441 (Exit 54)**  
**Dublin, GA, 31021**



Summary

Area Info

Photos

Aerial

Site Map

Agent Info



**SUBJECT  
PROPERTY**

**SALE PRICE: \$750,000.00**

**CONTACT**

**Jenny Howell**  
478-746-9421 Office  
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[jenny@fickling.com](mailto:jenny@fickling.com)

Licensed in Georgia and Florida  
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

BUILDING

**Property Address:** South Jefferson Street  
Dublin, GA, 31021

**County:** Laurens

**Total Size:** 1.56 AC

**Frontage:** 219' - S Jefferson Street (SR-19)  
369' - MLK Jr Blvd (Hwy 441)  
205' – Franklin St

**Utilities:** All Available

**Taxes:** \$71.93 (Estimated)

**Traffic Count:** S Jefferson St – 6,968 VPD  
MLK Jr Blvd - 9,950 VPD

SITE

**Site Size:** 1.56 AC

**Parcel ID:** D16D 196, D16D 209

**Zoning:** B-2 (Highway Oriented Business)

| Demographics 2025 | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 4,466    | 17,921   | 39,525   |
| Avg HH Income     | \$65,039 | \$86,849 | \$89,781 |
| Median Age        | 33.5     | 36.2     | 38.0     |

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## SITE

Prime corner commercial site with outstanding visibility and three points of access via Dollar General, South Franklin Street, and Martin Luther King Jr. Boulevard. Ideal for a QSR, gas station, drive-through coffee, mobile food service, or other B-1 and P permitted uses. Some use restrictions apply.

## LOCATION

Located at the signalized intersection of South Jefferson Street (SR-19) and Martin Luther King Jr. Boulevard (HWY 441), the site offers full four-way access and sidewalk connectivity from all four corners. Neighboring businesses include Georgia Military College Dublin, Cochran Cash & Carry, Dublin City Hall, Pitts Toyota, Dollar General, Piggly Wiggly, Your Pie, Subway, and Lou Ann's Biscuits & Burgers.

## HIGHLIGHTS

- Signalized intersection with full four-way access
- Sidewalk connectivity from all four corners directly to the site
- Excellent accessibility with three points of ingress/egress via Hwy 441 (MLK Jr. Dr.), Franklin Street, and shared access through the adjacent Dollar General
- Exceptional visibility along Hwy 441 (Martin Luther King Jr. Dr.) and S. Jefferson St. (SR-19)
- Excellent access with easement and signalized intersection
- Ideal for gas station, QSR, Drive-Thru or Restaurant Development
- Located within Dublin's primary commercial corridor

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**View of Site from MLK Jr Blvd.**



**Signalized intersection with full four-way access**



**View of Site from sidewalk**



**Sidewalk connectivity from all four corners directly to the Site**

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View of Site from W Madison St. & Hwy 441



Site's view across S Jefferson St.



View of Site from Franklin St.



Wide view of Site from MLK Jr Blvd.

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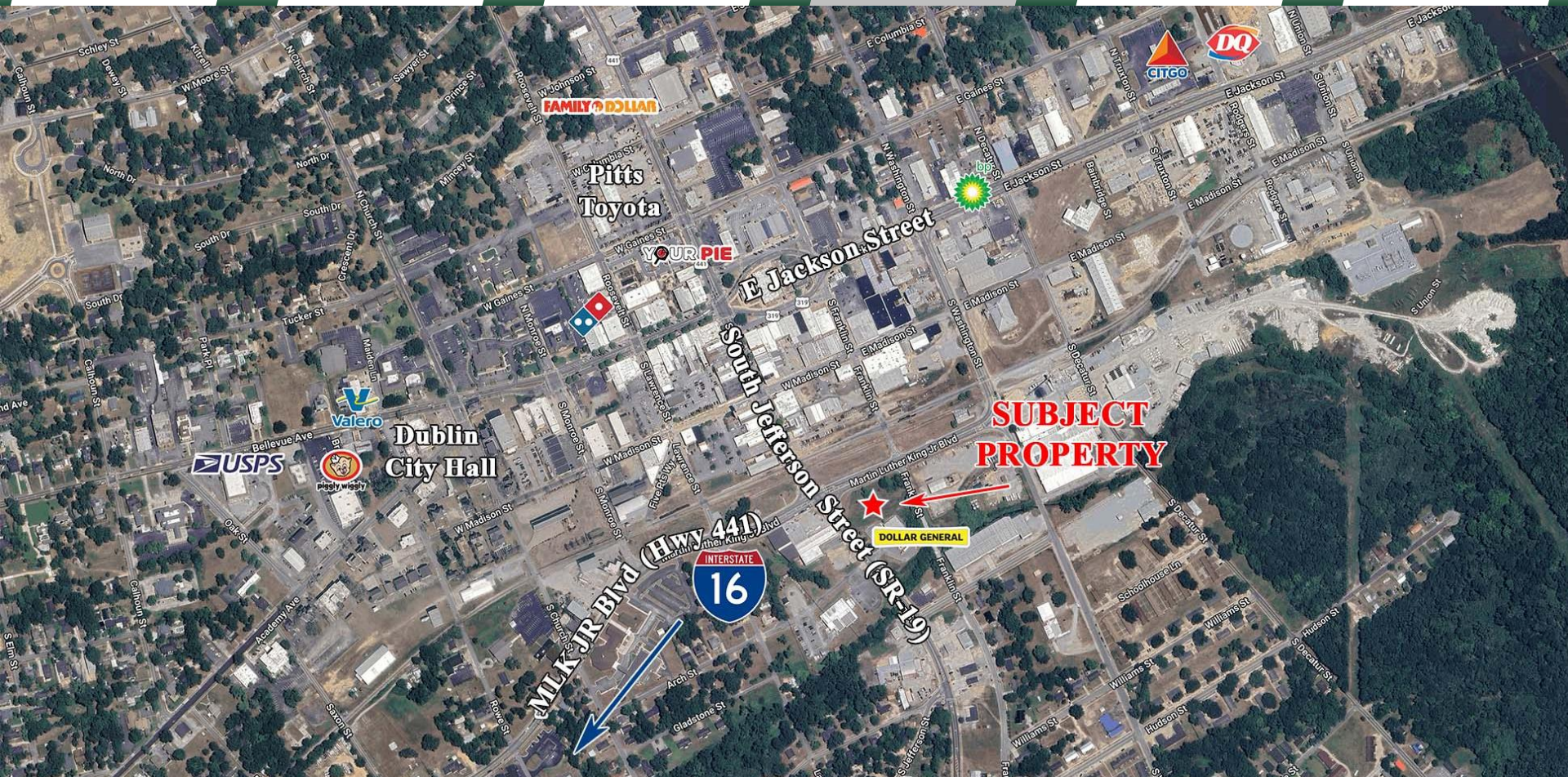
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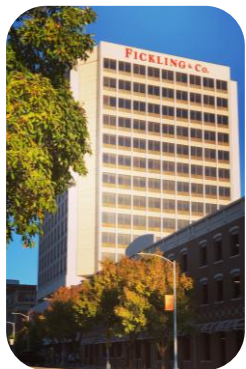
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## AGENT INFORMATION



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' 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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