

**FOR SALE – 360.4 AC Residential | Mixed-Use Tract**  
**7633 Thomaston Road**  
**Macon, GA 31220**



Area Info

Summary

Maps

Macon Info

Agent Info

An aerial photograph of a large, irregularly shaped property outlined in red. The property is mostly covered in dense green forest. In the center of the property, the text "SUBJECT PROPERTY 360.4 AC" is written in a large, bold, red font with a white outline. To the left of the property, a road labeled "Mulberry Terrace" is visible. To the right, a road labeled "Thomaston Rd" is visible.

**SUBJECT  
PROPERTY  
360.4 AC**

**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

### LOCATION HIGHLIGHTS

Property is located on Thomaston Road (GA-74) in between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon road; all with high-income households. The land is in close proximity to the Publix-anchored Tobesofkee Crossing Shopping Center, Wesleyan College, Idle Hour Country Club, and I-475.



### PLACES & DISTANCES

- Publix – 4.8 miles
- I-475 – 4.4 miles
- I-75 – 10 miles
- Shoppes at River Crossing – 11 miles
- Private Schools:
  - Stratford Academy – 5 miles
  - First Presbyterian Day School – 6 miles
  - Covenant Academy – 7.2 miles
  - Tattnell Square Academy – 8.6 miles
  - Mount de Sales Academy – 11.8 miles
  - St. Joseph's Catholic School – 12.2 miles
- Hartsfield Jackson International Airport – 73.2 miles

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### PROPERTY

**Location:** Thomaston Road between Lake Tobesofkee, Barrington Hall golf communities, and Zebulon Road, in the city of Macon

**Frontage:** Thomaston Road - 1,607± ft

**Zoning:** AG - Agricultural

**Schools:** Heritage Elementary School  
Weaver Middle School  
Westside High School

**Utilities:** All Available (Sewer access through adjacent parcel owned by same entity)

**Taxes:** \$4,970.60 (Est. 2023)

### SITE

**Parcel ID:** FG45-0031

**County:** Bibb

**Site Gallery:** <https://georgiadronepros.hd.pics/7633-Thomaston-Rd>

**SALE PRICE: \$9,010,000.00**  
**(\$25,000/Acre)**

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	10,772	27,035	120,867
Avg HH Income	\$138,796	\$139,896	\$94,903
Median Age	37.9	38.8	37.2

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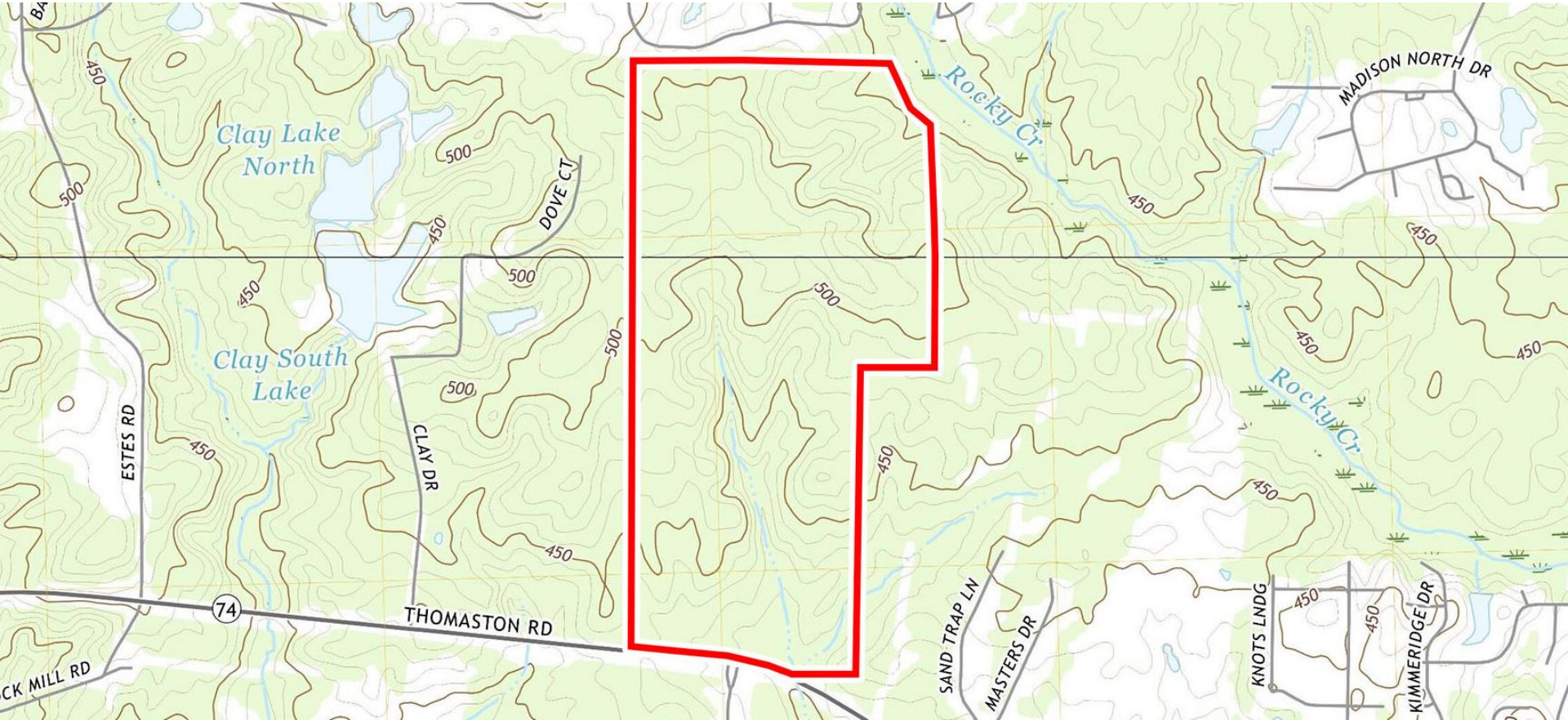
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## TOPOGRAPHY MAP



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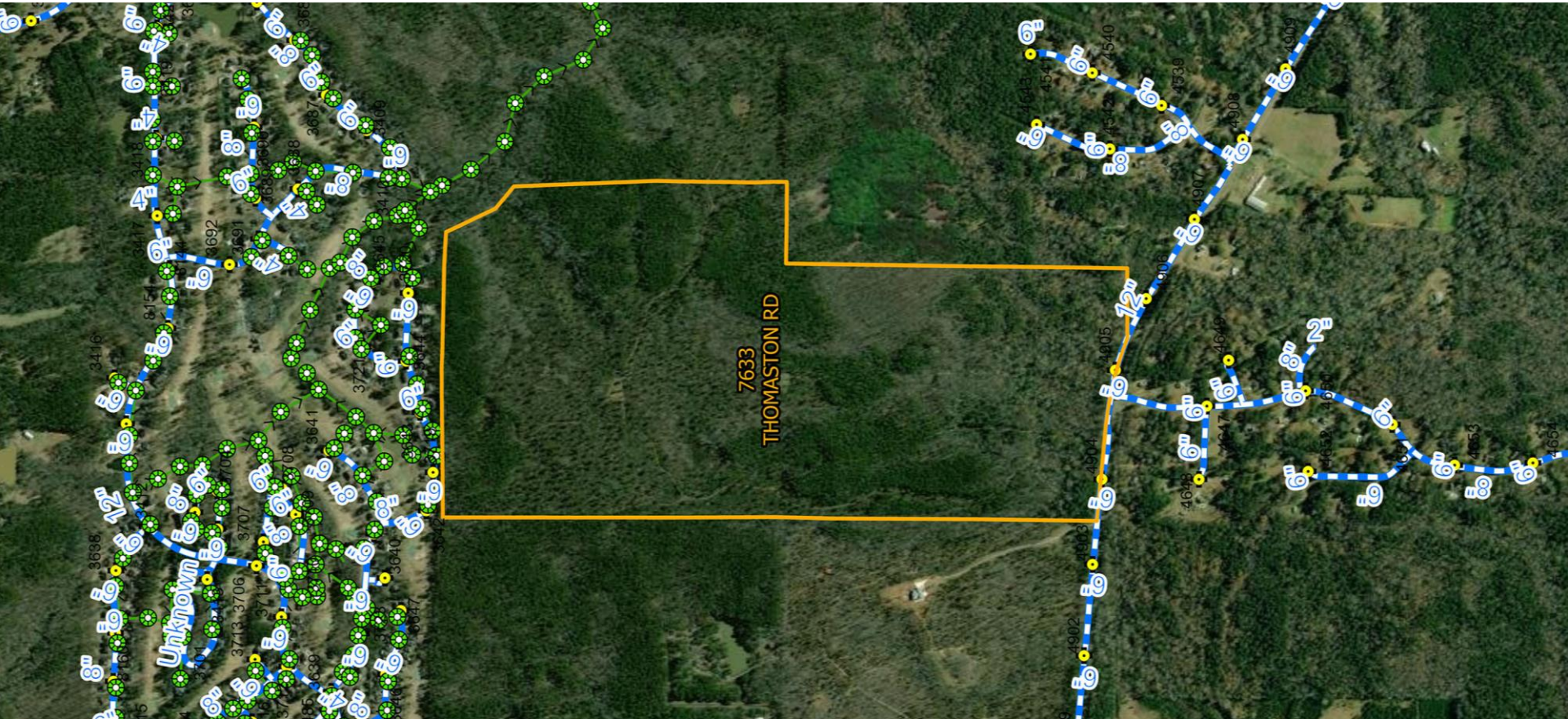
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## WATER & SEWER MAP



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## Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- Ocmulgee Mounds, poised to become Georgia's first National Park & Preserve, anticipates a surge in visitors from 200,000 to 1.3 million annually, fostering a significant economic boost over \$200MM and the creation of approximately 3,000 jobs.
- The Macon Middle GA Regional Airport is undergoing expansion, featuring a distinctive "guitar-shaped" terminal, set to enhance air travel options and employment opportunities.
- The \$140 million Revitalization of Macon Project, highlighted by the newly inaugurated 12,000-seat Amphitheater, has already drawn crowds with four sold-out concerts since its March 2024 opening.
- Inaugurated on January 1st, 2024, the world's largest indoor Pickle-Ball facility, boasting 32 courts, aims to bolster Sports Tourism and stimulate local commerce. Since its opening the facility has hosted numerous tournaments with over 2,000 participants from all over the country.



Follow link to the full [Macon presentation!](#)

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## Macon: A Rapidly Growing Market

Snapshot of some developments on the way:

- The industrial sector has seen a private investment surge of \$2.3 billion since 2017, resulting in over 4 million square feet of new construction, the creation of 3,400 jobs, and the retention of over 1,000 positions.
- Downtown Macon has witnessed a flurry of activity with over \$200 million in new businesses opening in the last 18 months. Additionally, groundbreaking has commenced on projects exceeding \$200 million, introducing residential units, retail spaces, a hotel with a convention center, outdoor event areas, performing arts stages, and parking facilities.
- Collaborative efforts between the Macon-Bibb County Mayor and Tourism Department are underway for the East Bank development, envisioning a mixed-use Coliseum/Arena, Hotel, and Convention Center complex.

Follow link to the full [Macon presentation!](#)



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## HIGHER EDUCATION



**MERCER**  
UNIVERSITY



CENTRAL GEORGIA  
**cgtc**  
TECHNICAL COLLEGE



 **Middle Georgia**  
State University



 **WESLEYAN**  
First for Women  
1836

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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, the 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**

Licensed in Florida and Georgia  
Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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