

CORNER LOTS FOR SALE

5421 & 5441 COLUMBUS ROAD

Macon, GA 31206



Summary

Photos

Maps

Macon Info

Agent Info



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



577 Mulberry St, Suite 1100
Macon, GA 31201
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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Reduced Sale Price: ~~\$445,000~~
~~\$525,000~~

Address: 5421 & 5441 Columbus Road
Macon, GA 31206

Location: Across from Middle Georgia State University

Lot Size: 5421 Columbus Road – 1.54 AC (~~\$235,000~~)
5441 Columbus Road – 1.25 AC (~~\$210,000~~)

Traffic Count: Columbus Road – 10,020 VPD
Interstate 75 – 64,000 VPD

Utilities: All Available

Frontage: 5421 Columbus Road – 247 sq ft
5441 Columbus Road – 250 sq ft

Zoned: PDM
Planned Development Mixed Use

Property Taxes: 5421 Columbus Road - \$2,217.90
5441 Columbus Road - \$1,858.58

NOTES

Outstanding location right across Middle Georgia State University and easy access to I-475.

Both lots have been graded and prepped and all utilities are available. Parcels may be purchased separately.

The two corner lots are also in close proximity to the \$140MM investment including the brand-new Amphitheater and the world's largest indoor pickleball court.

Nearby businesses include Middle Georgia State University, Publix, Tobesofkee Crossing Shopping Center, The Home Depot, and Tractor Supply.

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	24,040	72,533	161,490
Avg HH Income	\$47,238	\$59,330	\$64,249
Median Age	32.7	35.1	36.6

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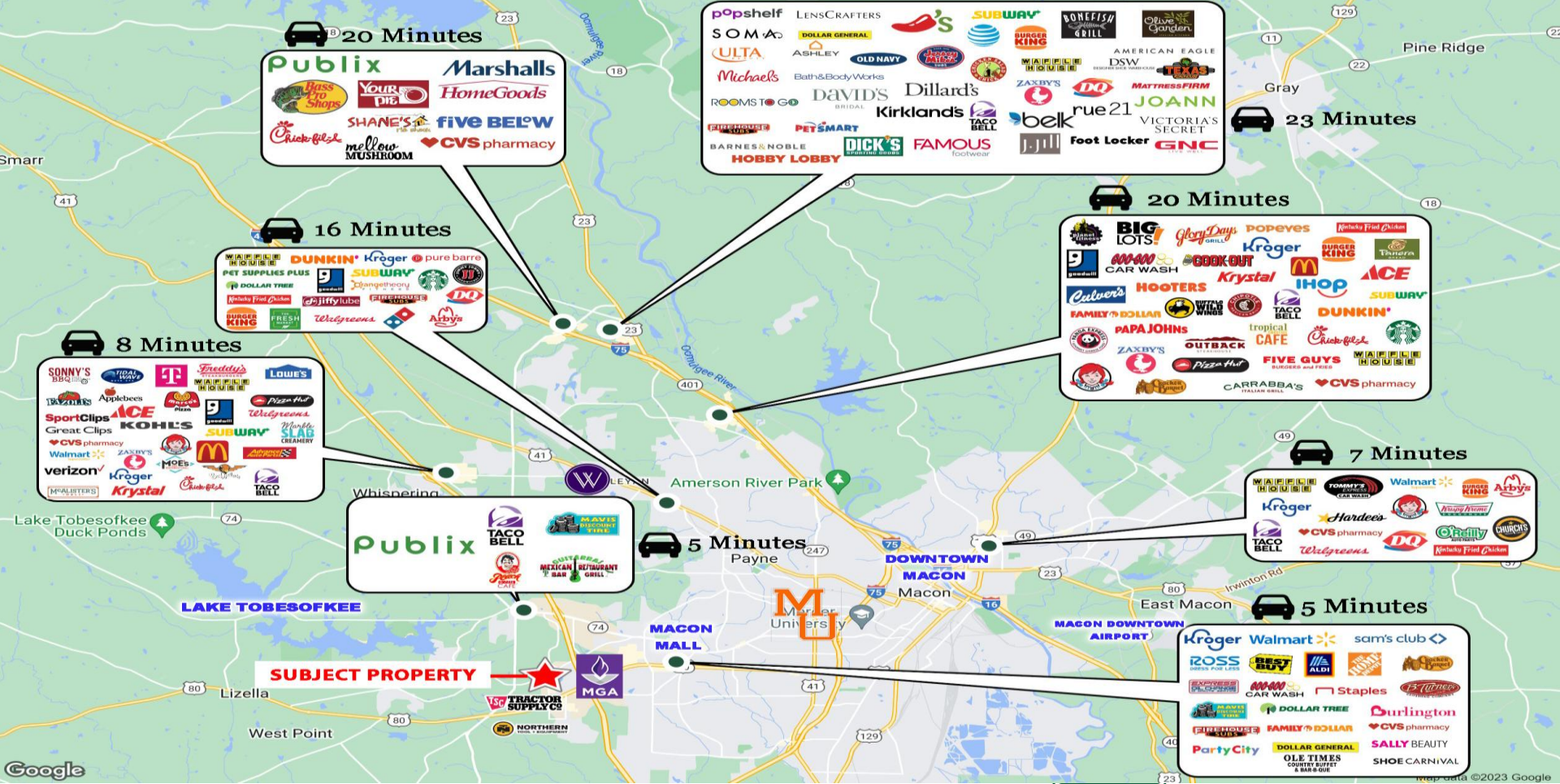
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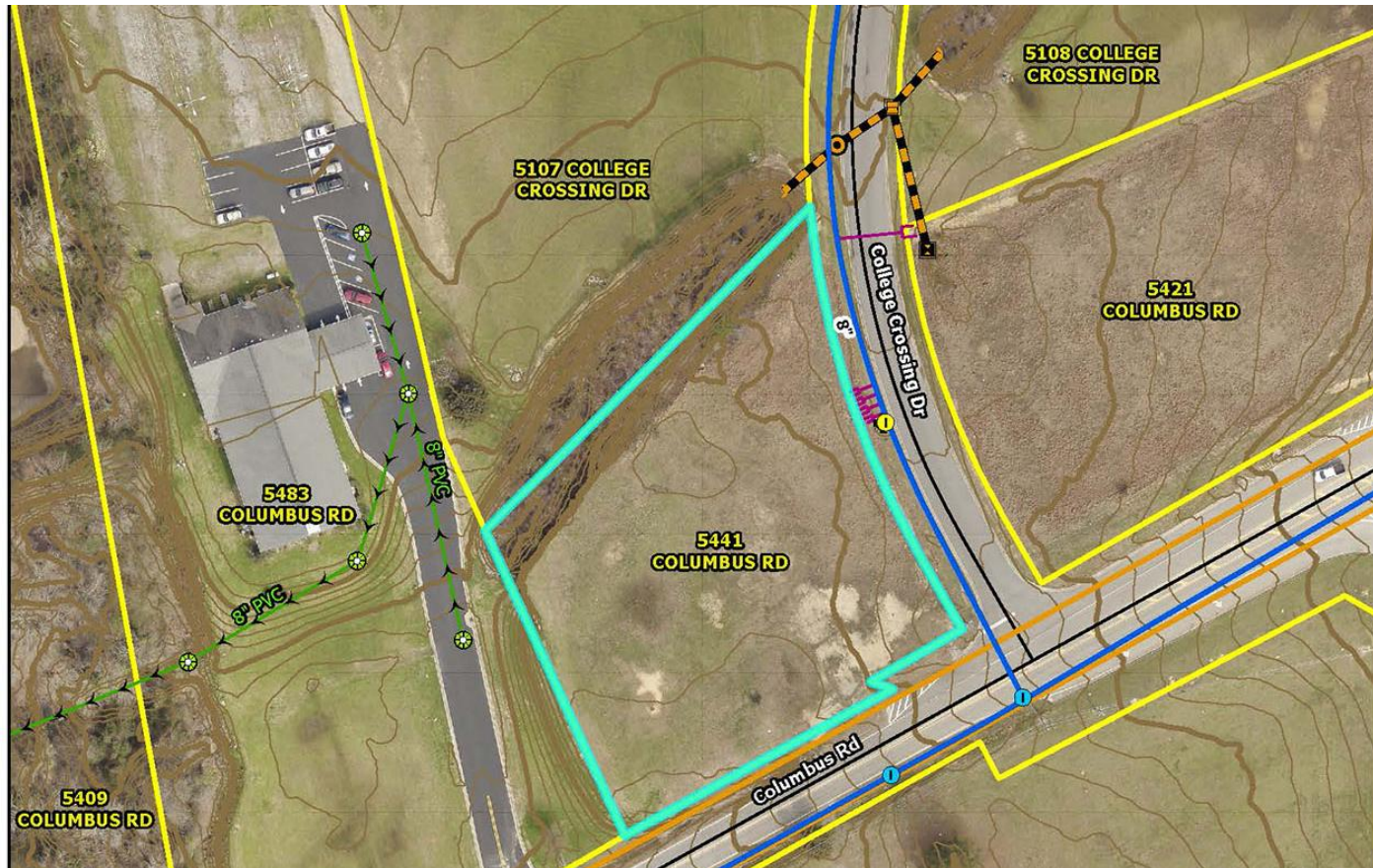
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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

WATER & SEWER MAP



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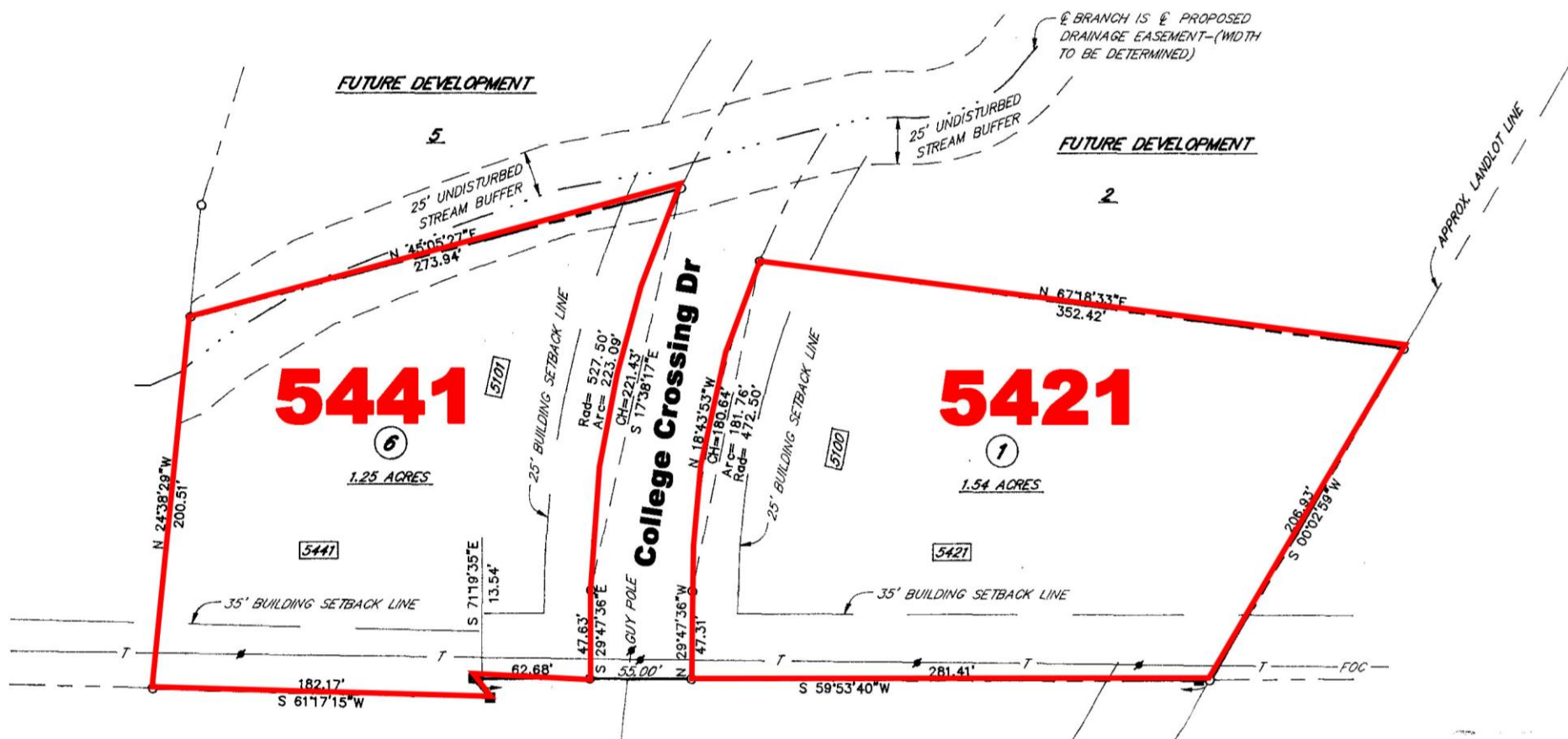
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SURVEY



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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 it's 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.

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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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