

# 28.5 Acre Tract with Interstate Visibility

## 4500 Chambers Road

### Macon, GA 31206



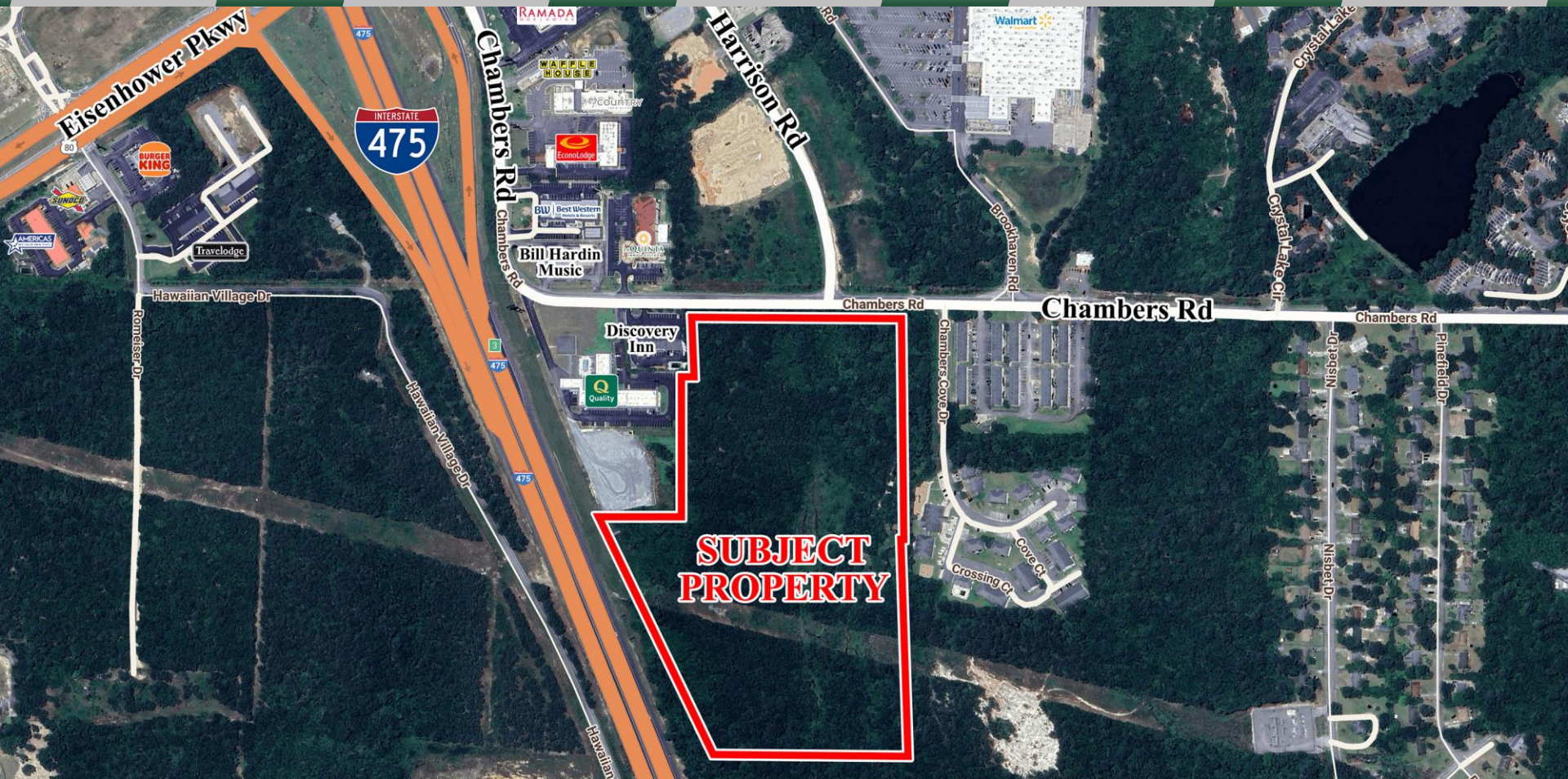
Summary

Area Info

Maps

Macon Info

Agent Info



#### CONTACT

**Jenny Howell, Commercial Sales & Leasing**  
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Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

PROPERTY

**Location:** Chambers Road, with easy access to I-475 (Exit 3) and busy Eisenhower Parkway

**Frontage:** Chambers Road - 725± ft  
I-475 - 920± ft

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

**Utilities:** Available at or near site

**Taxes:** \$17,859.60 (2024)

**Traffic Count:** Chambers Road – 8,400 VPD  
Eisenhower Parkway – 19,900 VPD  
I-475 – 70,700 VPD

SITE

**Parcel ID:** L091-0094

**County:** Bibb

**Zoning:** [C-4 Highway Commercial District](#)

REDUCED PRICE: \$1,500,000  
~~SALE PRICE: \$2,000,000~~

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	29,024	78,519	166,282
Avg HH Income	\$55,076	\$70,324	\$86,659
Median Age	32.8	35.1	37.3

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PROPERTY INFORMATION

DESCRIPTION

28.50 acres of commercially zoned land within a highway commercial district. This site has I-475 visibility, and is a perfect location for retail, recreation, hospitality, multi-family, entertainment, and automobile/boat/truck related businesses, among others. Click [here](#) to access permitted uses and ordinances.

LOCATION HIGHLIGHTS

Easy access to I-475 (Exit 3) and bustling Eisenhower Parkway. A growing area of Macon, this site is located just a short drive from the newly opened 12,000-seat Amphitheater at the Macon Mall, and the world’s largest indoor Pickleball facility, both part of a \$140MM project.

Neighbors in the area include Walmart, Wendy’s, Chick-fil-A, Cook Out, Dollar Tree, Goodwill, Sam’s Club, Middle Georgia State University, Presidential Parkway shopping center, apartment communities, & many other hotels and restaurants.

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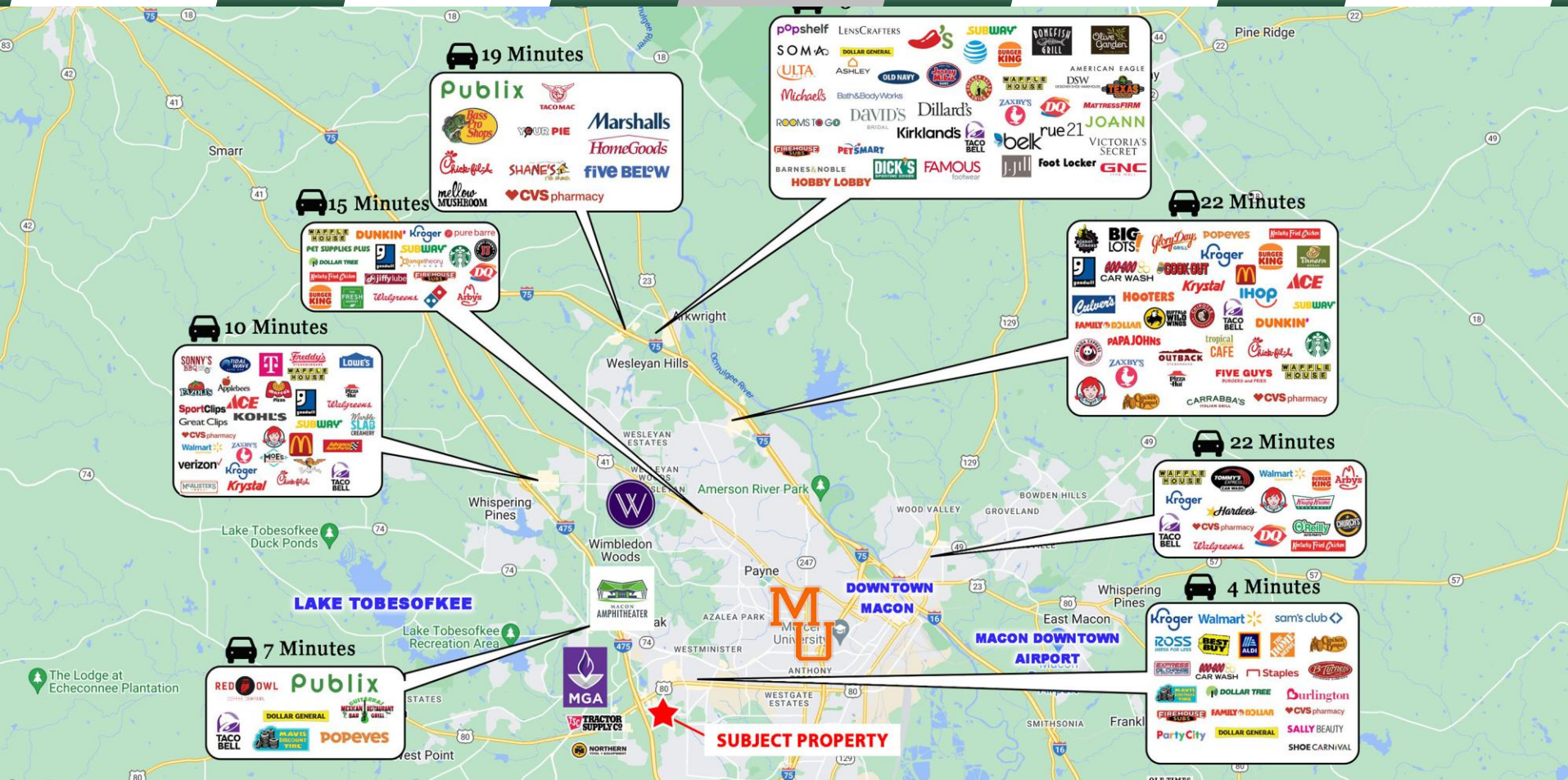
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## AERIAL



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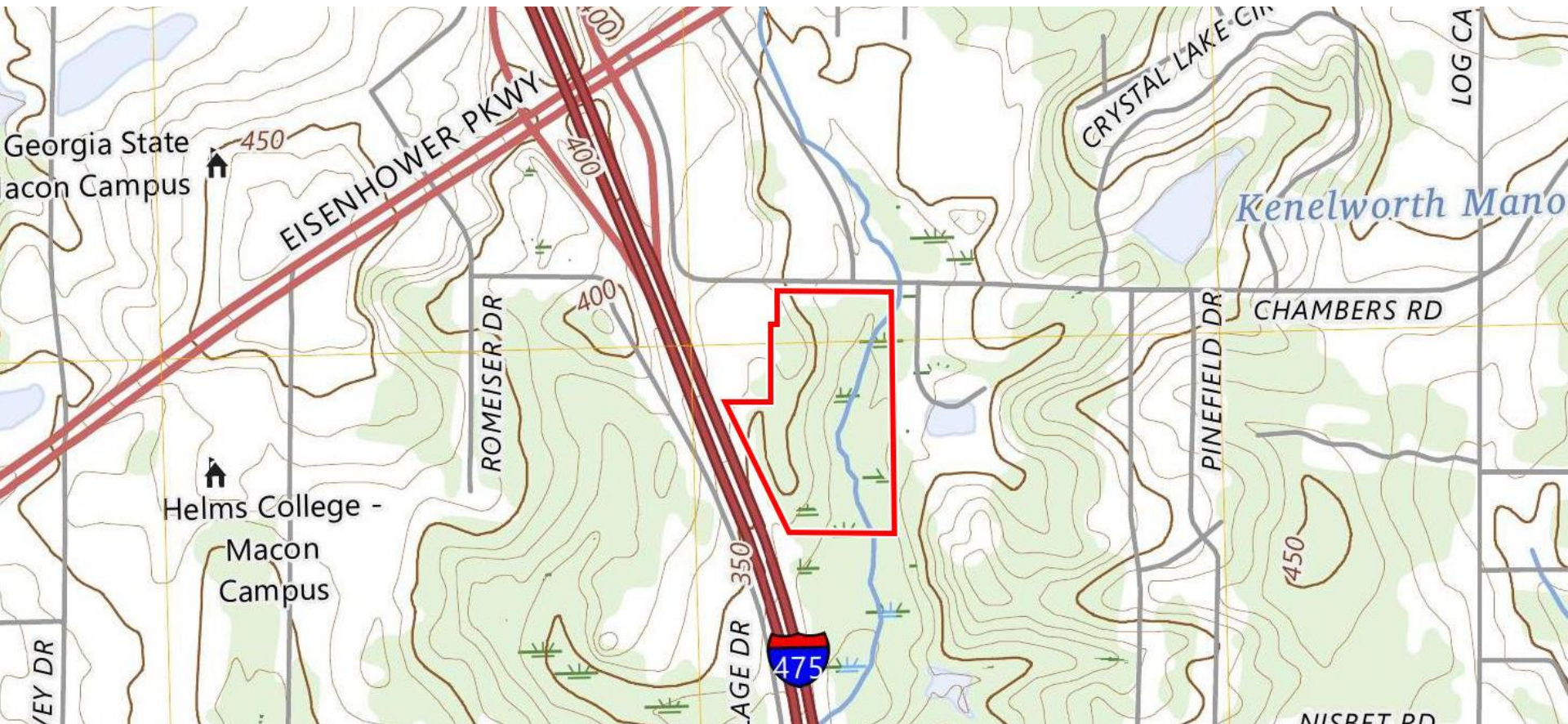
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## TOPOGRAPHY MAP



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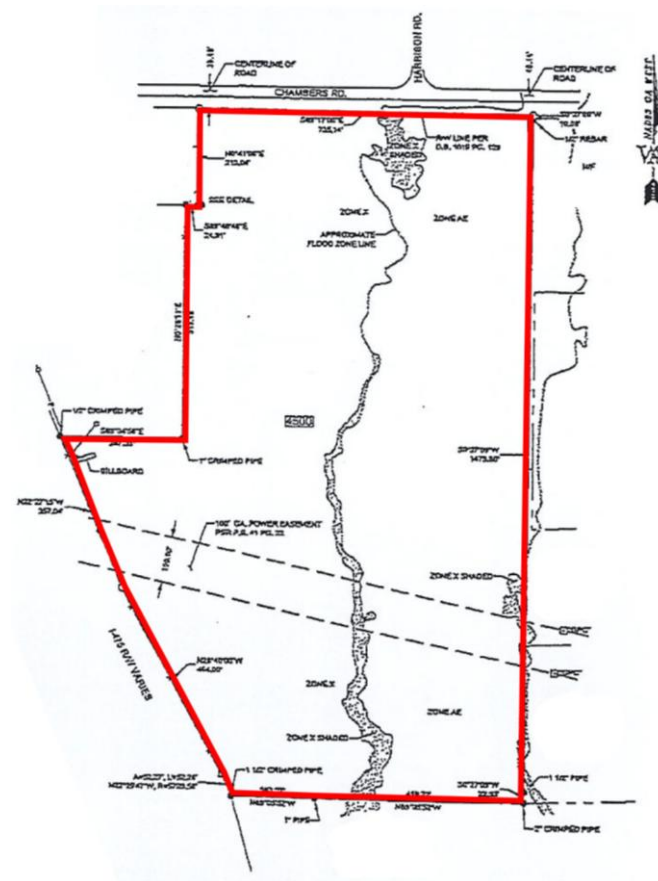
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## WATER & SEWER MAP



## SURVEY



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With **\$1B+ in private investment**, thousands of jobs in the pipeline, and a surge in tourism and downtown revitalization, Macon is positioned for strong residential, commercial, and mixed-use demand.



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## MARKET MOMENTUM IN MACON

### Regional Growth Drivers

#### Middle Georgia Regional Airport Expansion

Macon-Bibb is investing more than **\$22 million** in upgrades, including a **\$13.4M “guitar-shaped” terminal**, runway extension, and hangar improvements. New leases with **Embraer Aircraft Maintenance Services** are expected to bring **up to 300 aviation jobs**.

 [Construction Equipment Guide](#)

 [Macon Newsroom](#)

#### Ocmulgee Mounds National Park & Preserve

The Ocmulgee Mounds Historic Park is on track to become **Georgia’s first National Park & Preserve**, projected to generate **\$230M in annual regional economic impact**. Macon-Bibb recently added **\$2.1M in new land acquisitions** to expand the Heritage Trail.

 [41NBC](#)

 [13WMAZ](#)

#### Downtown & Riverfront Redevelopment

Macon-Bibb has issued an **RFQ for a hotel + convention center** downtown.

Mercer University continues to expand its medical and downtown footprint, supported by a **\$5M Knight Foundation grant**.

New residential and mixed-use projects, including a **\$33M apartment + parking development**, are underway.

 [41NBC](#)

 [Macon Newsroom](#)

 [Macon Telegraph](#)

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## ECONOMIC DRIVERS & JOB GROWTH

### Major Employers Expanding in Macon-Bibb

#### First Quality Enterprises

\$418 million expansion of Macon facility, creating **600 new jobs** in advanced manufacturing.

 [MBCIA Report](#)

#### Irving Consumer Products (Irving Tissue)

\$600 million mill expansion adding new lines, warehouse space, and **100 jobs**.

 [Associated Press](#)

#### Embraer Aircraft Maintenance (at MGRA)

Expanded lease and operations expected to add **up to 300 aviation service jobs** at the regional airport.

 [Macon Newsroom](#)

#### MBCIA Industrial Parks: Ready for Growth

**Airport North (123 acres)** and **Ocmulgee East Industrial Park (53 acres)** are being cleared and marketed as **GRAD-certified sites**.

New infrastructure, including a traffic signal at Sardis Church Road/Frank Amerson Parkway, is improving access for industry.

 [MBCIA](#)



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## HIGHER EDUCATION



**MERCER**  
UNIVERSITY



CENTRAL GEORGIA  
**cgtc**  
TECHNICAL COLLEGE



 **Middle Georgia**  
State University



 *First for Women*  
**WESLEYAN**  
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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