

FOR SALE – Three Commercial Parcels (7.46 AC)

4598 Arkwright Road, 4325 Sheraton Drive & 4315 Sheraton Drive
Macon, GA 31210



Summary

Area Info

Aerial

Topo/Water &
Sewer 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



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PROPERTY INFORMATION

PROPERTY

Address: 4598 Arkwright Road
4325 Sheraton Drive & 4315 Sheraton Drive
Macon, GA 31210

County: Bibb

Frontage: 4598 Arkwright Road – 478.77± ft
4325 Sheraton Drive – 271.80± ft
4315 Sheraton Drive – 288± ft

Utilities: All Available

Taxes: 4598 Arkwright Road – \$5,933.14 (Est 2024)
4325 Sheraton Drive – \$2,054.77 (Est 2024)
4315 Sheraton Drive – \$2,089.28 (Est 2024)

Traffic Count: Arkwright Road – 1,850 VPD
Sheraton Drive – 2,410 VPD
I-75 – 50,000 VPD

SITE

Lot Size: 4598 Arkwright Road – 5.03 AC
4325 Sheraton Drive – 1.34 AC
4315 Sheraton Drive – 1.09 AC
7.46 Acres

Parcel ID: 4598 Arkwright Road – M030-0024
4325 Sheraton Drive – M030-0112
4315 Sheraton Drive – M030-0113

Zoning: Planned Development Commercial

REDUCED PRICE: \$850,000.00
(\$113,941.01/ PER ACRE)

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	24,879	50,369	155,974
Avg HH Income	\$124,291	\$122,506	\$87,323
Median Age	37.6	38.8	36.9

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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.

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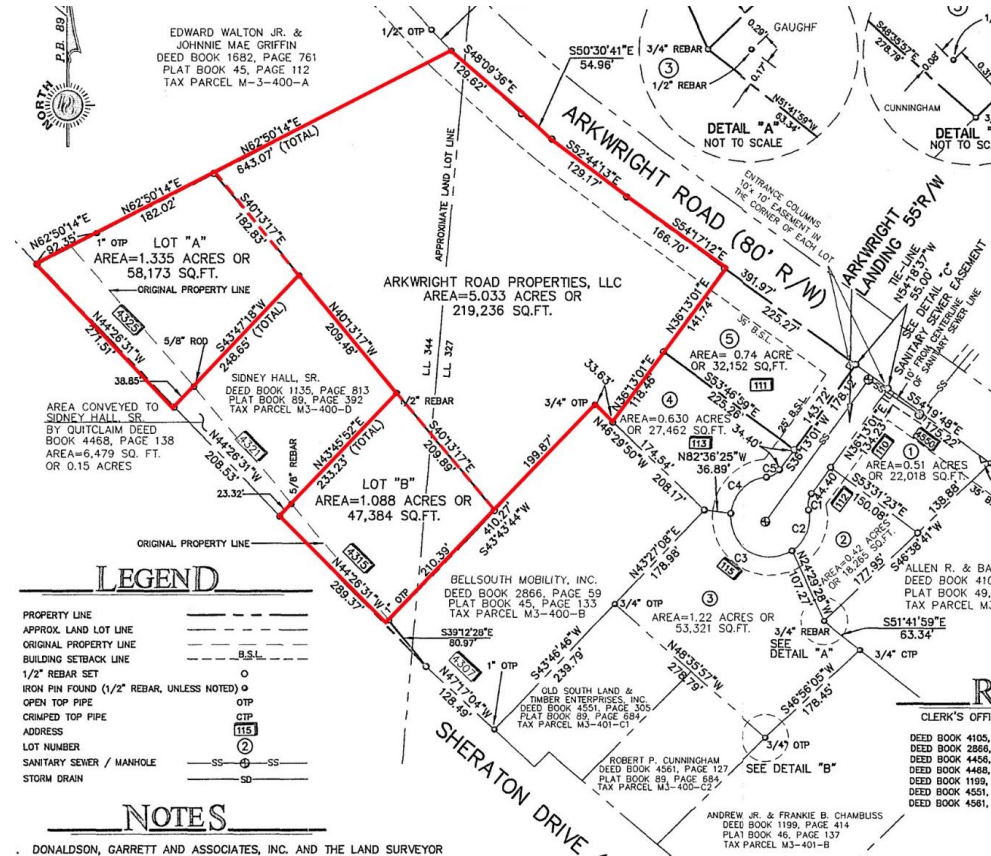
NOTES

7.46 Acres of Planned Development Commercial zoned land with frontage on both Arkwright Road and Sheraton Drive, offering outstanding visibility. Some permitted uses include places of assembly such as theaters, event centers and/or auditoriums, public utility buildings and structures, communication towers and antennas, churches, private and public schools and libraries, kindergartens, playschools, and day care centers, recreational areas and structures, including private clubs, bowling alleys, skating rinks, and the like.

Link to ordinances: [Macon-Bibb Co PDC Ordinances](#)

LOCATION

A desirable location in the heart of North Macon, just one mile of I-75, close to vibrant Riverside Drive, Bass Road and the best shopping that Macon has to offer, and a 10-minute drive from Historic Macon. Surrounding neighbors include Shoppes at River Crossing, River North Subdivision, Butler Nissan, Lexus, & Toyota, and many more retailers, class A offices, and restaurants.



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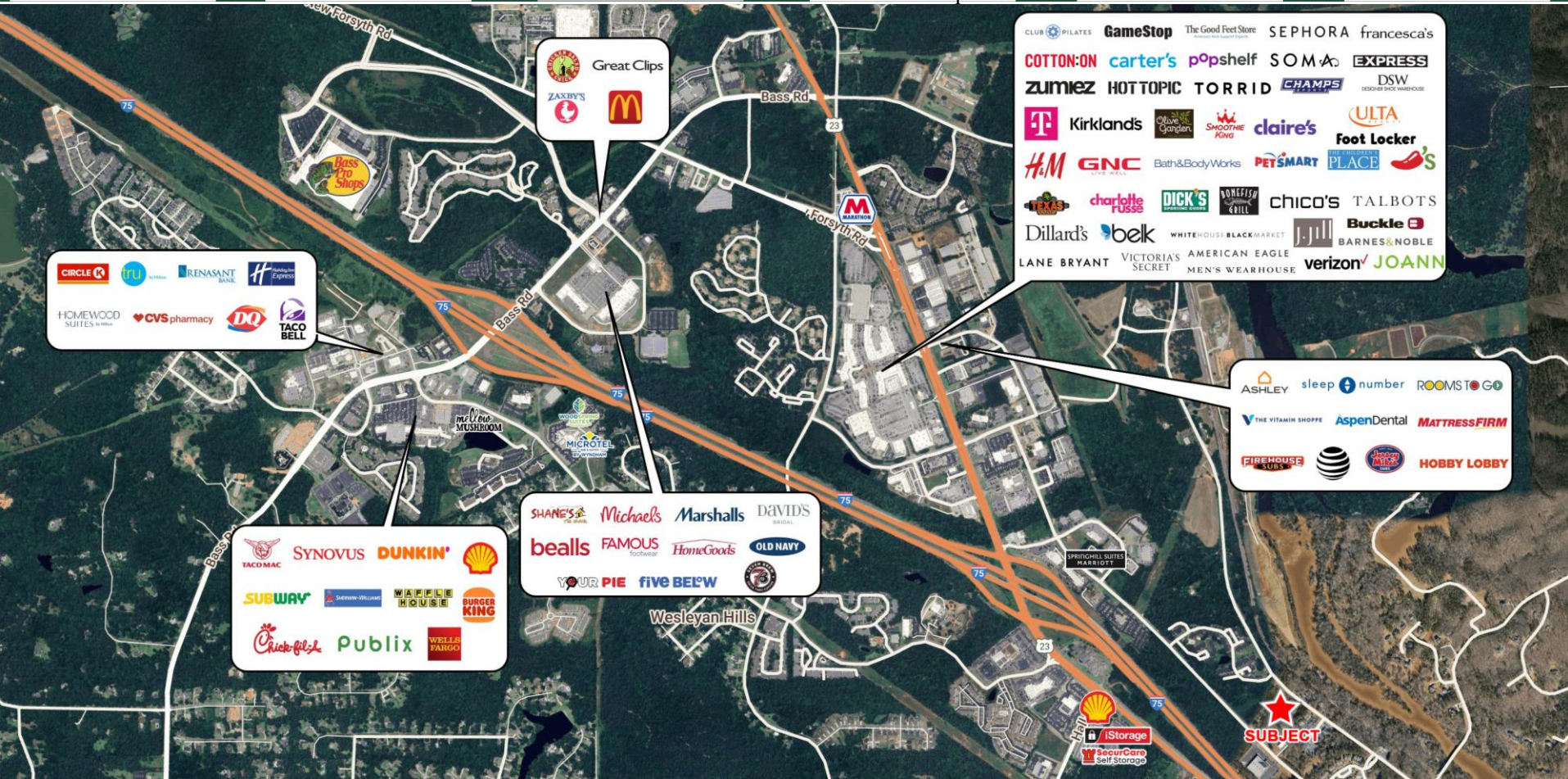
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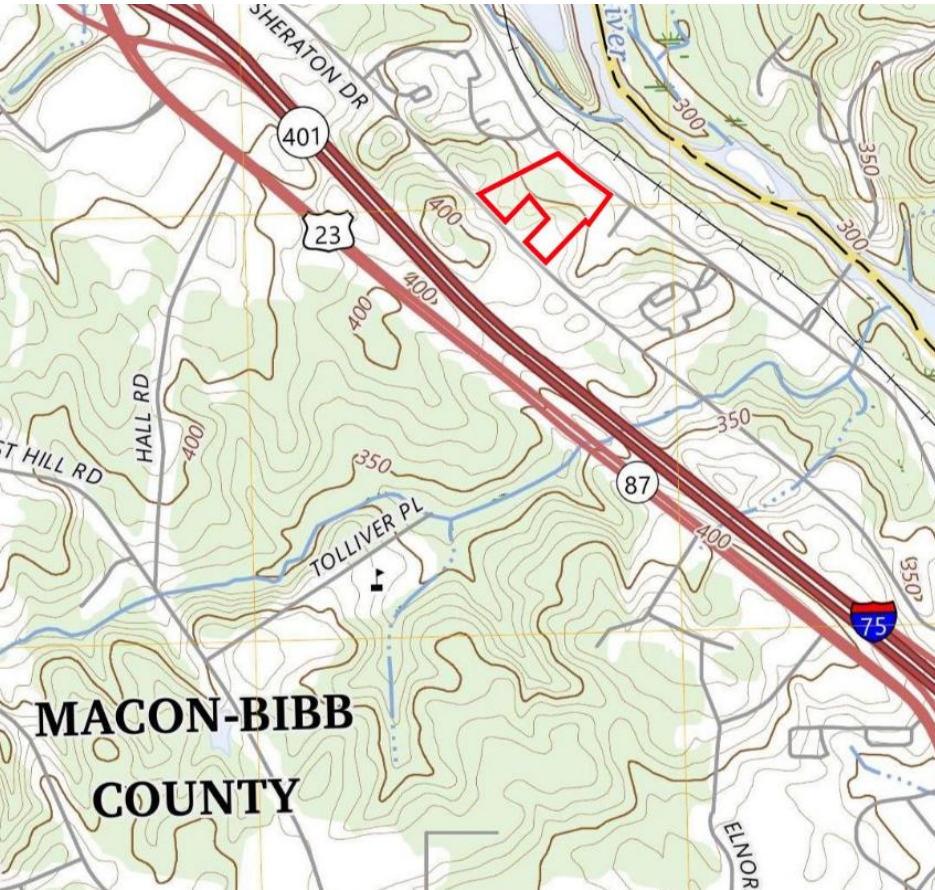
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TOPOGRAPHY MAP



WATER & SEWER MAP



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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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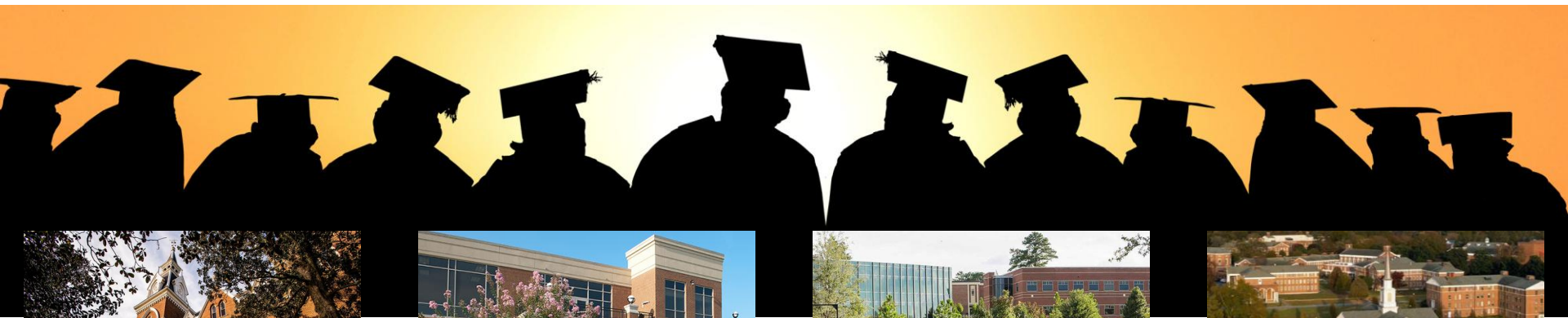
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HIGHER EDUCATION



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 *First for Women*
WESLEYAN

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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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