

# 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



577 Mulberry St, Suite 1100  
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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

**SALE PRICE: \$1,200,000.00**

| 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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## AREA INFORMATION

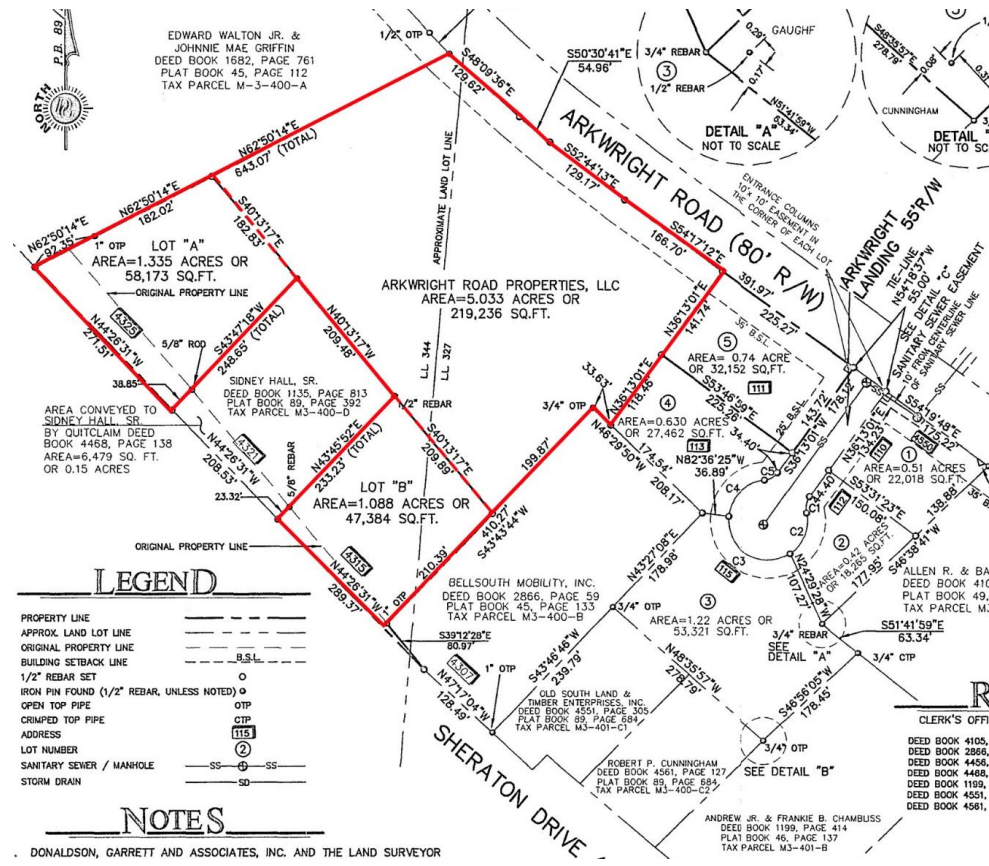
### NOTES

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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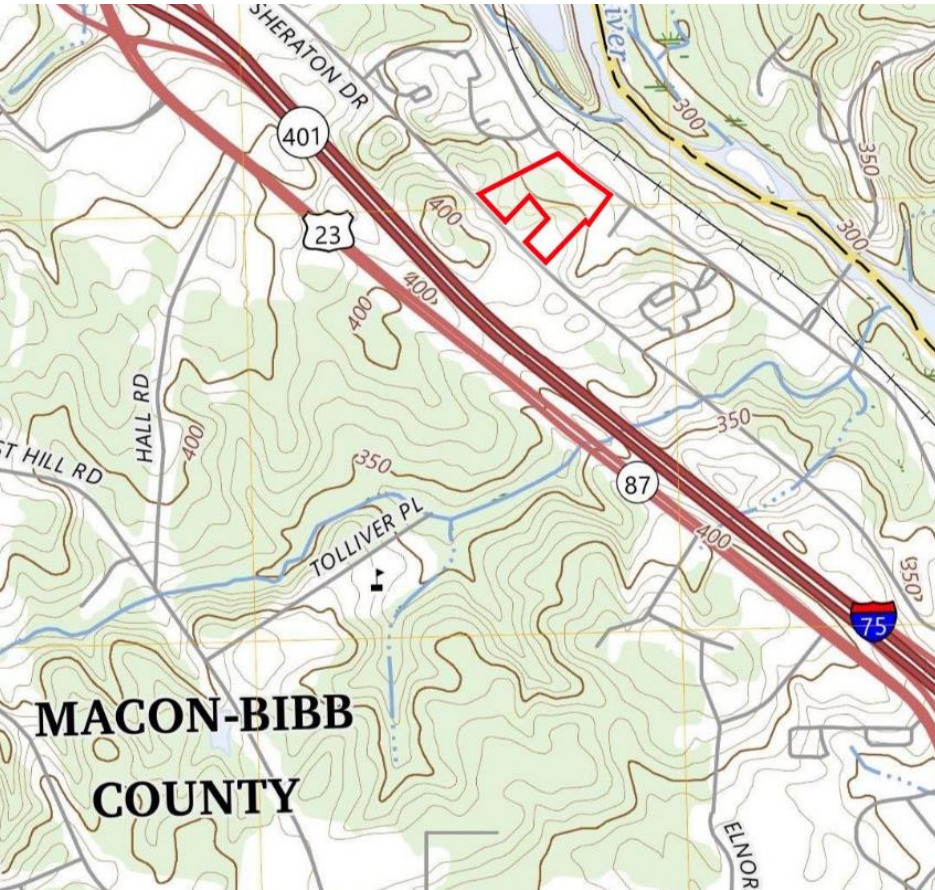
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## TOPOGRAPHY MAP



## 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 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.
- 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:

- Downtown Macon has witnessed a flurry of activity with over \$200 million in new businesses opening in the last 2 years. 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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## New Developments + Developments On The Way

Links to articles about all the exciting developments in Macon, GA :

- [Travel + Leisure : The 50 Best Places to Travel - Ocmulgee Mounds National Historical Park](#)
- [Middle Georgia Regional Airport - Guitar-Shaped Airport](#)
- [Interactive Gold Driving Range + Pickleball Courts Planned for Downtown Macon Venue](#)
- [\\$130 Million Dollar Project, Expanded Business Improvement District Boost Downtown](#)
- [Opening of Atrium Health Amphitheater- Local Businesses Preparing](#)
- [World's Largest Indoor Pickleball Facility Opens in Macon](#)
- [Bibb Commissioners Approve East Bank Development](#)

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## HIGHER EDUCATION



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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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