

# Historic House of Hines | Live-Work Commercial Estate

2028 Vineville Avenue  
Macon, GA 31204



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

Agent Info



## SALE PRICE: \$799,000.00

### CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Jenny Howell (Fluent in Spanish)**  
478-746-9421 Office  
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Macon, GA 31201  
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PROPERTY INFORMATION

BUILDING

**Property Address:** 2028 Vineville Avenue  
Macon, GA 31204

**Year Built:** 1890

**Total Size:** 5,994 SF

**Frontage:** Vineville Avenue - ±127’

**Depth:** 768’

**Utilities:** All Available

**Parking:** Ample

**Traffic Count:** Vineville Avenue - 21,800 VPD

SITE

**Site Size:** 2.21 Acres

**Parcel ID:** P074-0184

**County:** Bibb

**Zoning:** HC - Historic Commercial

| Demographics<br>2026 | 5 Miles  | 7 Miles  | 10 Miles |
|----------------------|----------|----------|----------|
| Population           | 91,932   | 128,377  | 170,484  |
| Avg HH Income        | \$68,954 | \$79,570 | \$88,328 |
| Median Age           | 35.0     | 35.8     | 37.0     |

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### Macon, GA 31204

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Discover one of Macon's most recognizable historic properties. Built in 1890 and formerly home to the renowned House of Hines, this 5,994 SF two-story property combines timeless architectural character with exceptional flexibility. Zoned HC (Historic Commercial), it offers a rare live-work opportunity along with a variety of permitted commercial uses.

Distinctive features include an impressive façade, grand reception hall, elegant second-floor gallery hall, French door entrance, vintage brass chandeliers, oversized windows, rich wood trim and millwork, a private primary suite, kitchen, multiple offices and flex rooms, a rear gallery lobby, and a charming widow's walk.

The landscaped grounds include a private courtyard, a two-story barn and loft, and a 1,290 SF detached storage building. The 2.21-acre site extends nearly 400 feet beyond the rear outbuilding, providing room for expansion. A circular driveway with separate entrance and exit on Vineville Avenue offers convenient access. Seller is willing to pursue rezoning at the seller's expense with an acceptable purchase contract. Contact the listing agent for details. A rare opportunity to own an iconic Macon property in Historic Vineville.



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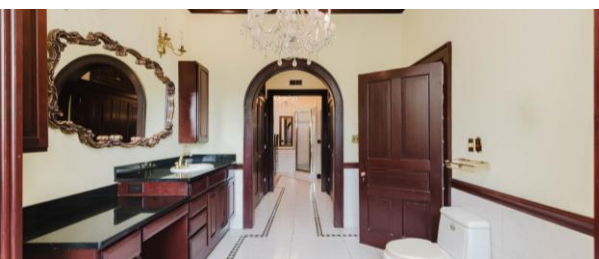
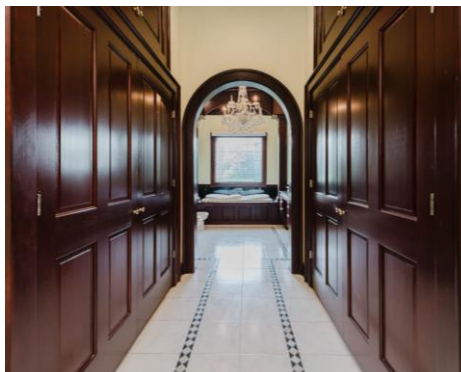
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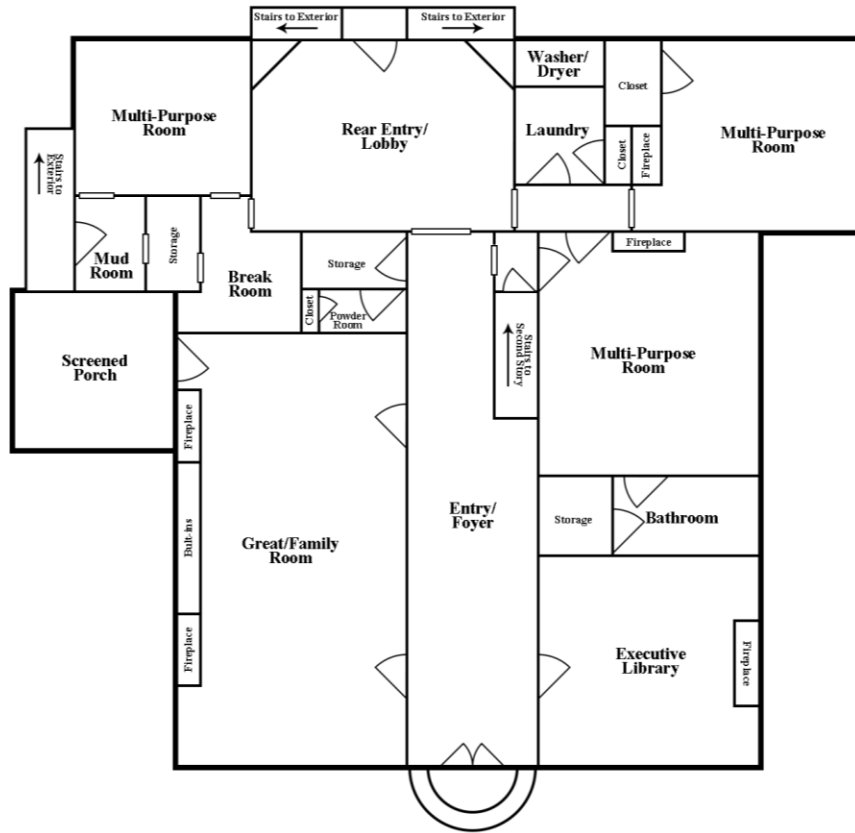
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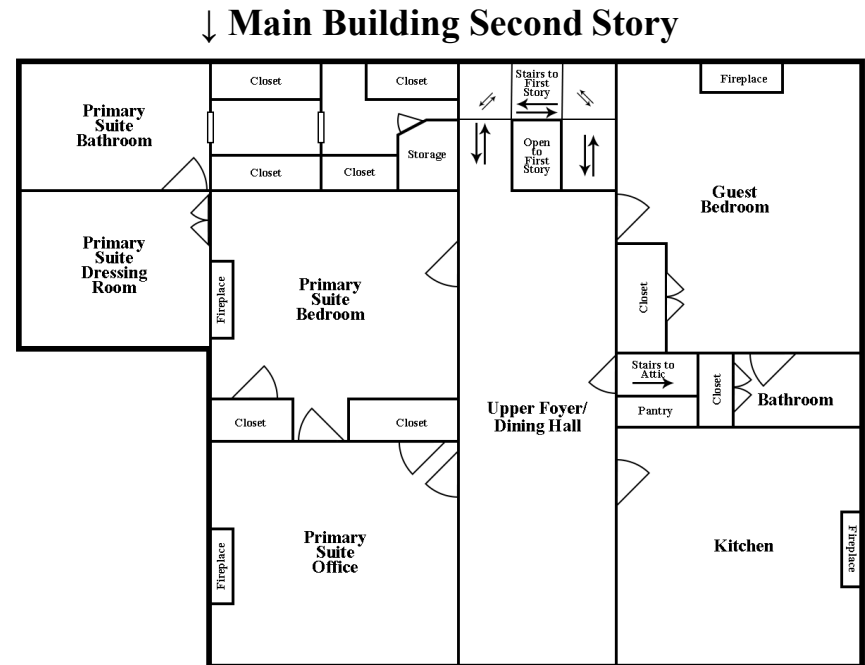
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← Main Building First Story



↓ Main Building Second Story

\*All measurements and all calculations of area are approximate and not guaranteed

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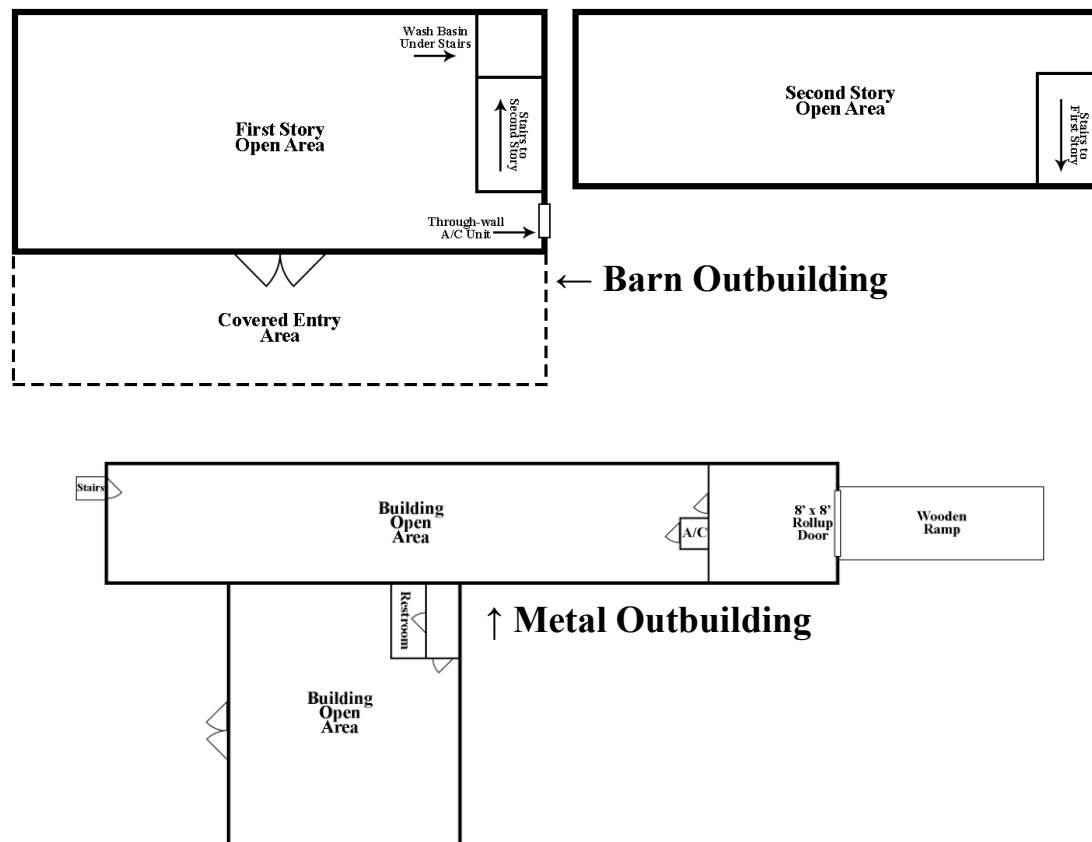
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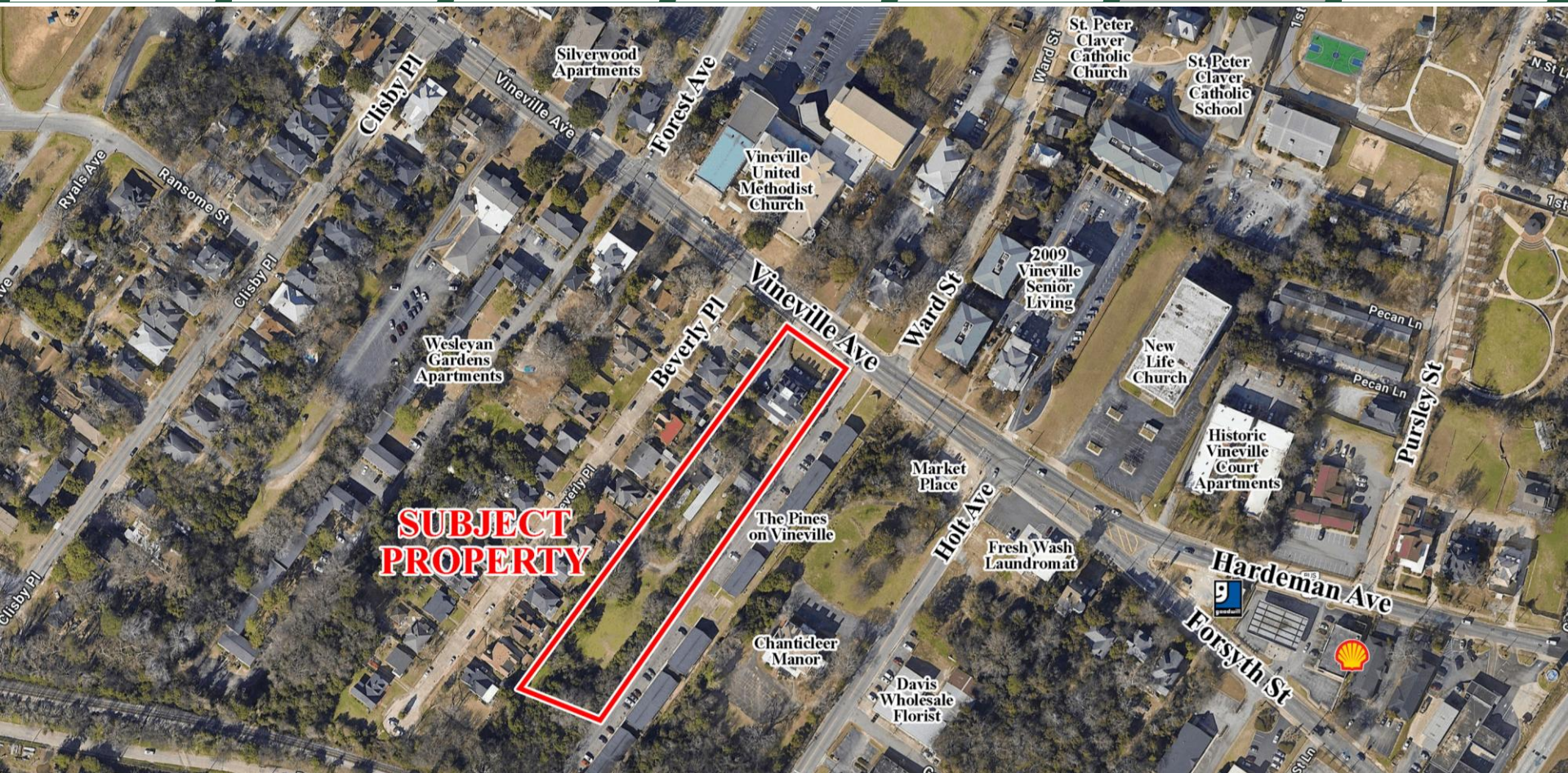
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**Presented by: Lan Heath**

Lan has extensive experience in the commercial and multi-family development fields. He started in that industry as a founding principal with Heath & Associates, Inc. and MMI Capital, LLC. In October 1995. Those companies focused on development, investment, finance and management of multi-family market rate and tax credit properties (section 42), as well build-to-suit commercial investment properties leased to federal, state and county governmental agencies and fortune 1000 corporate customers. He was responsible for the development, finance, and management of nearly 500,000 square feet of space in five southeastern states.

Since joining the Fickling Team in October of 2019 his focus has been in retail center, industrial, automotive, warehousing and distribution owner representation, sales, leasing and investment.



**Presented by: Jenny Howell**

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.

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