

# 49.7 Acres Near Downtown Barnesville

## Roberts Road, Sims Street

### Barnesville, GA 30204



**FICKLING**  
**& COMPANY**

Summary

Area Info

Maps

Agent Info



#### CONTACT

**Jenny Howell, Commercial Sales & Leasing**  
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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  
478.746.9421 Office  
<https://commercial.fickling.com>

## PROPERTY INFORMATION

### SITES

<b>County:</b>	Lamar
<b>Property Addresses,</b>	Sims Street – B30 097
<b>Parcel IDs:</b>	Roberts Road – B36 007
<b>Taxes:</b>	Roberts Road – B36 007 002
<b>(2024 Est.)</b>	Sims Street – \$2,954.49 Roberts Road – \$132.05 Roberts Road – \$103.89 Total – \$3,190.43

**REDUCED PRICE: \$295,000.00**  
**~~SALE PRICE: \$450,000.00~~**

### SITES

<b>Site Sizes:</b>	Sims Street – 49.07 AC
	Roberts Road – 0.32 AC
	Roberts Road – 0.31 AC
	Total – 49.7 AC

<b>Zoning:</b>	R-1B
(Single Family Residential Low Density)	

<b>Utilities:</b>	All Available
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Demographics 2025	5 Miles	10 Miles	15 Miles
Population	13,091	29,206	93,715
Avg HH Income	\$84,769	\$95,554	\$96,948
Median Age	35.9	37.5	38.6

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### PROPERTY DESCRIPTION

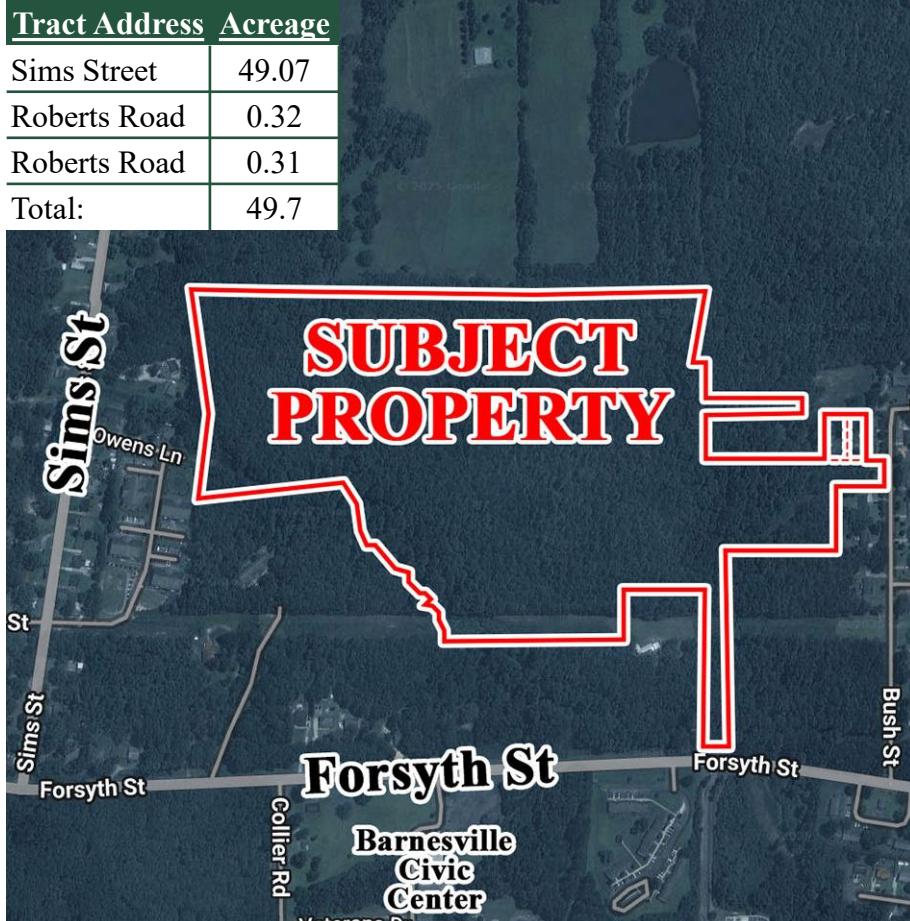
Just 1.5 miles from charming Downtown Barnesville and only an hour south of Atlanta.

Build your dream estate, create a family retreat, or hold as a long-term investment. Enjoy small-town tranquility with city convenience. Multiple access points via Roberts Road, Bush Street, Forsyth Street, and Owens Lane. Three residential lots total may offer potential for subdivision.

Properties are zoned R-1B (Single Family Residential Low Density).

Located off of US Highway 41, 13 miles from I-75 and Forsyth, and 60 miles south of Atlanta. Barnesville is home to Gordon State College.

Tract Address	Acreage
Sims Street	49.07
Roberts Road	0.32
Roberts Road	0.31
Total:	49.7



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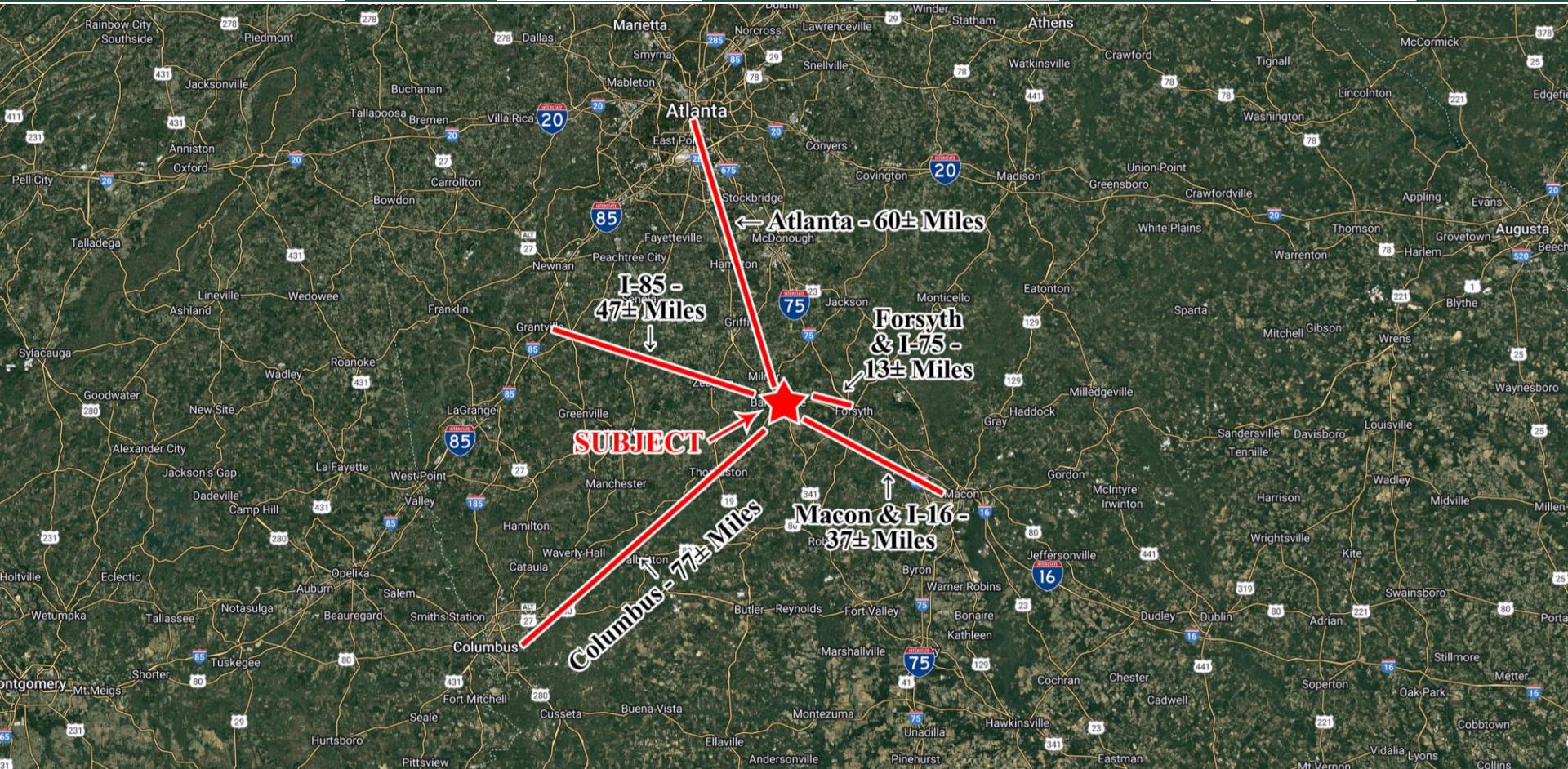


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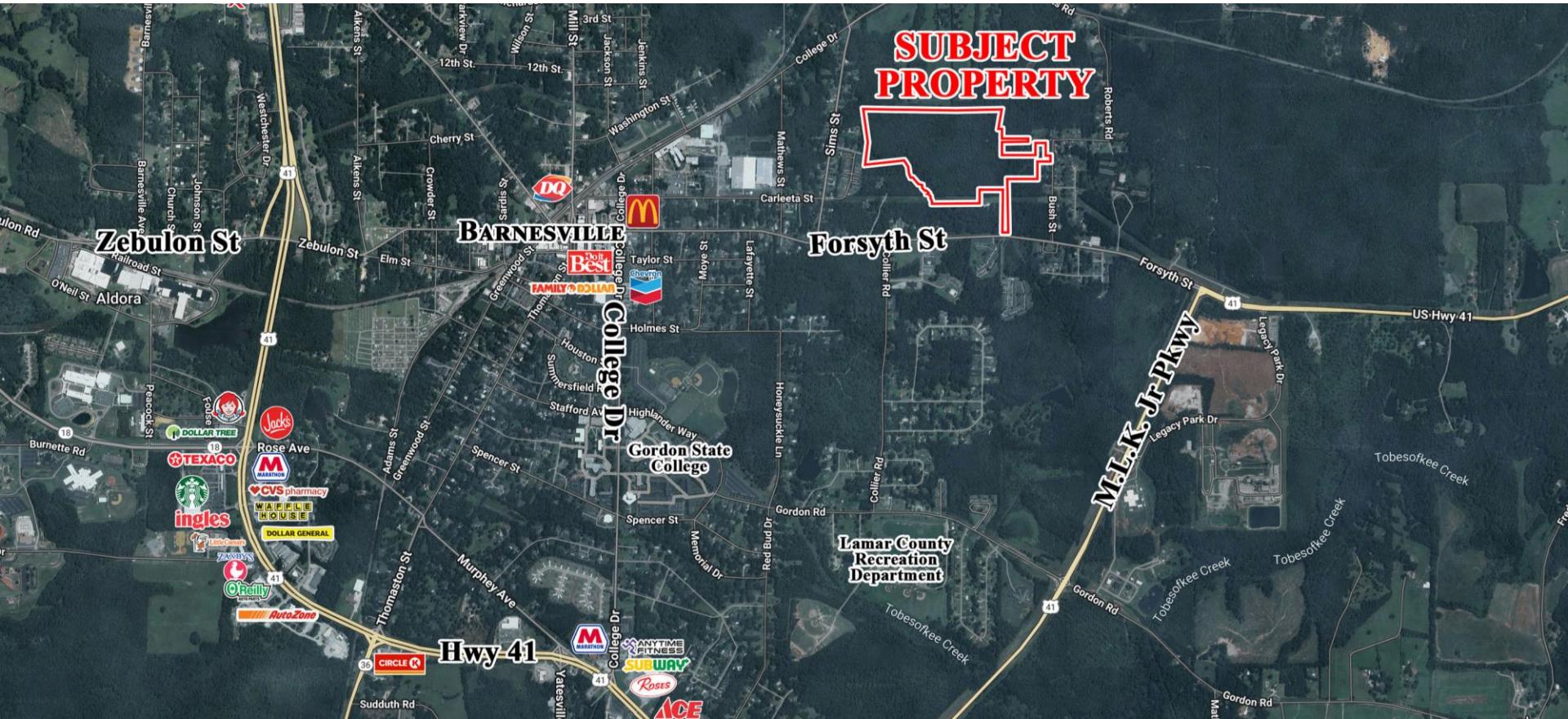
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## AGENT INFORMATION



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 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 of experience in the commercial real estate business.

### 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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