

POTENTIAL RESIDENTIAL DEVELOPMENT

Conceptual Plans For 13 Lots | ±17.41 AC

Hampton, Georgia



Area Info

Maps

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing

478-746-9421 Office
786-449-8523 Cell
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Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS

- Parcel is located inside Magnolia Plantation subdivision.
- Convenient to New Hope Road, Panhandle Road, Tara Boulevard, and I-75.
- 30 Minutes from ATL International Airport.
- In close proximity to schools and shopping.
- Property is located in Clayton County, GA in the city of Hampton.

PROPERTY HIGHLIGHTS

- ±17.41 Acre Tract
- All utilities are available to site.
- Taxes in 2022: \$1,579.26

SALE PRICE:
\$522,300.00
(\$30,000/Acre)



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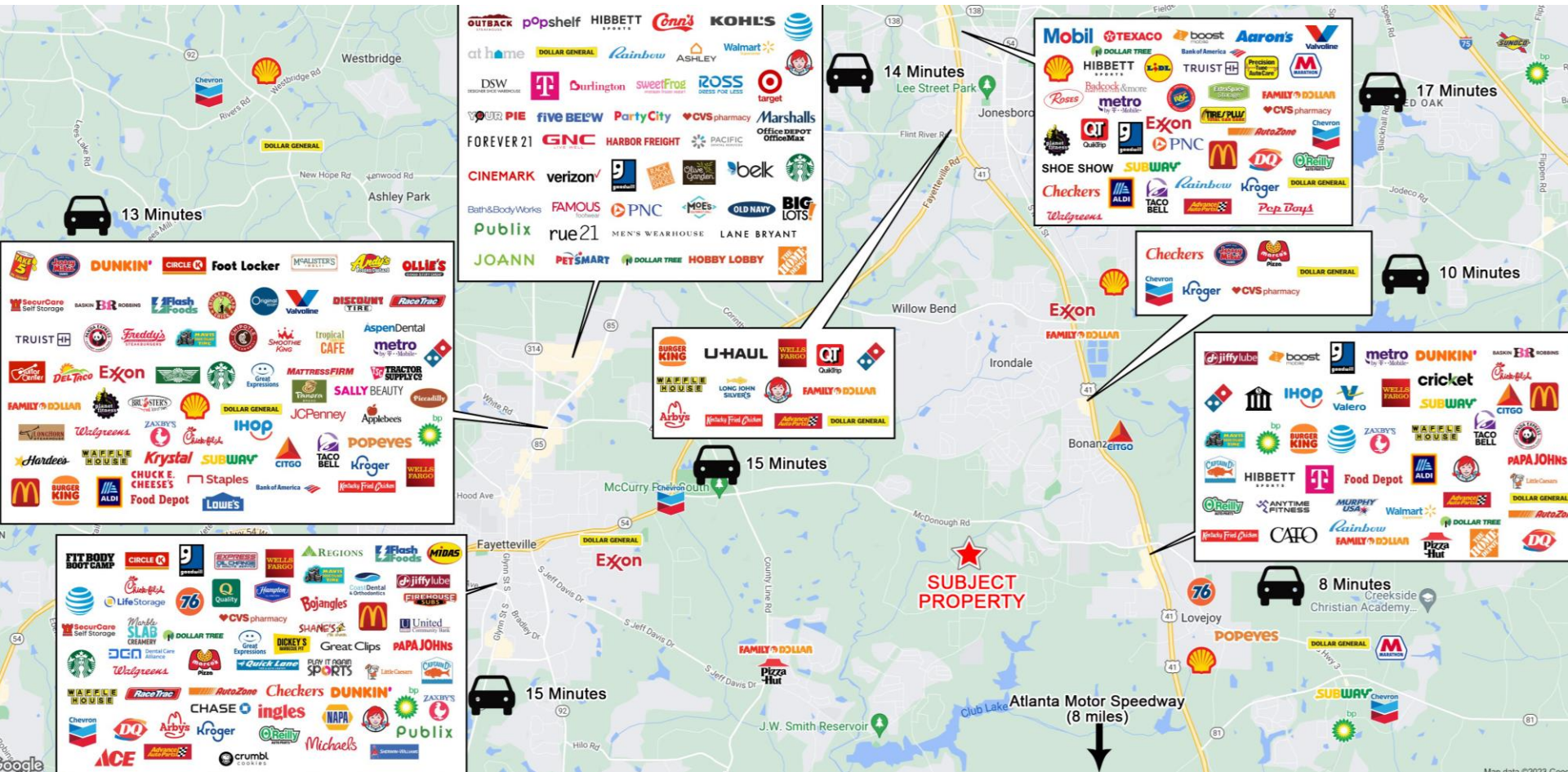
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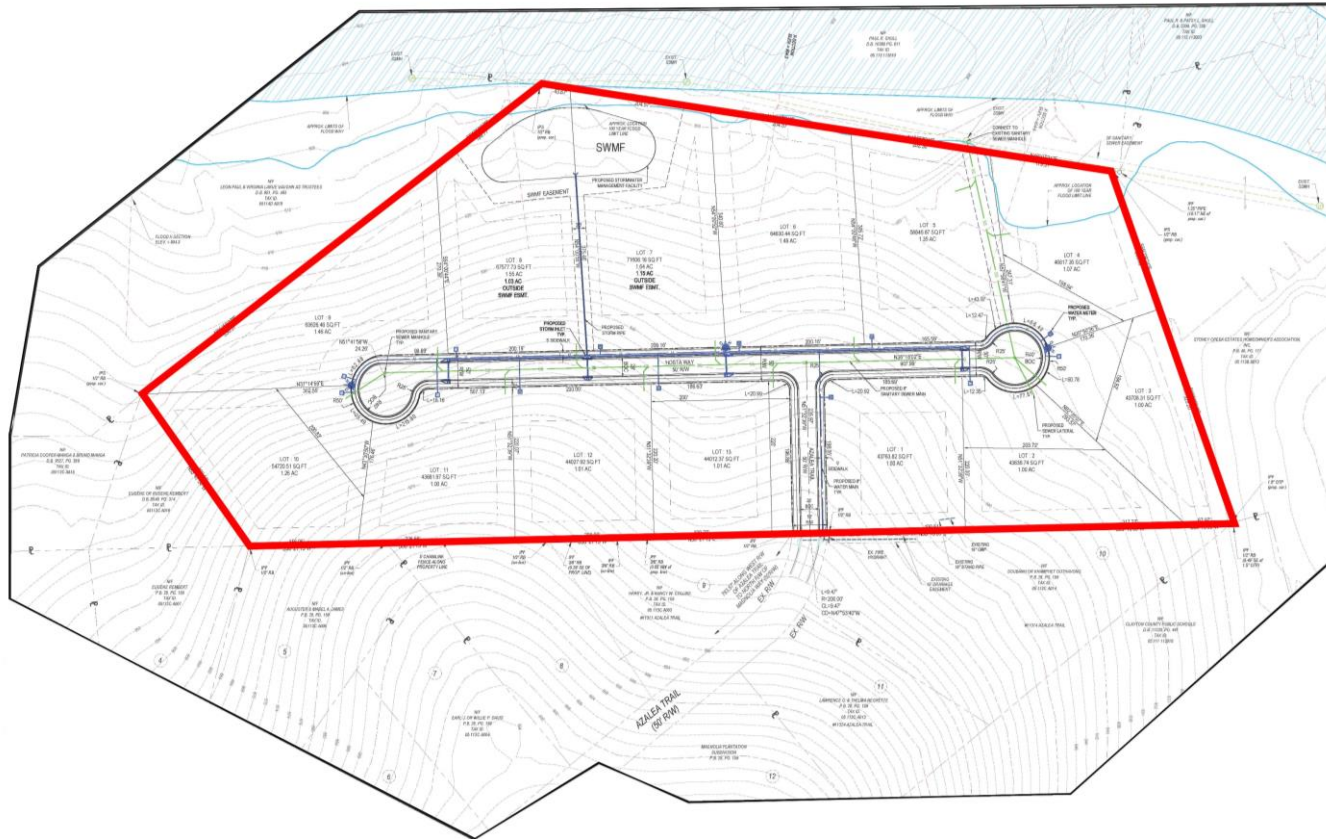


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CONCEPTUAL PLANS



DISCLAIMER: These plans have not been approved by any governing body and are only to be used as a possible use for the site.

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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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TOPOGRAPHY MAP



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WATER & SEWER MAP



WW Gravity Main	Smart Covers	Owned By Others	Private Lift Station
Gravity Mains WW Manholes	CCWA	CCWA	Non CCWA or Inactive Lift Stations
Outfall Mains	CCWA	WW Lift Stations	Water Mains
Overflow	Owned By Others	Active Lift Station	CCWA Water Mains

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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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