

**1.06 AC for Sale**  
7163 South Nowell Rd.  
Macon, GA 31206

**FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



- Lot Size:** 1.06 AC  
**Frontage:** 201' on South Nowell Rd, 325' on I-75  
**Zoning:** Agricultural  
**Utilities:** County water & septic (sewer in close proximity)  
**Topography:** Flat  
**Taxes:** \$935.80 (2022)  
**Traffic:** 104,060 VPD on I-75  
4,630 VPD on Sardis Church Rd  
**Notes:** This property is located behind the new QuikTrip (QT) truck stop on Sardis Church Road and is across from the new Amazon Fulfillment Center. It has visibility from South Nowell Rd as well as I-75. The adjacent property (7173 South Nowell Rd) is also available for sale.  
**Neighbors:** Amazon Fulfillment Center, QuikTrip truck stop, Love's Travel Stop, and Citgo.

**Reduced Price: \$79,900**  
**~~Sale Price: \$99,000~~**

**FOR MORE  
INFORMATION  
CONTACT**

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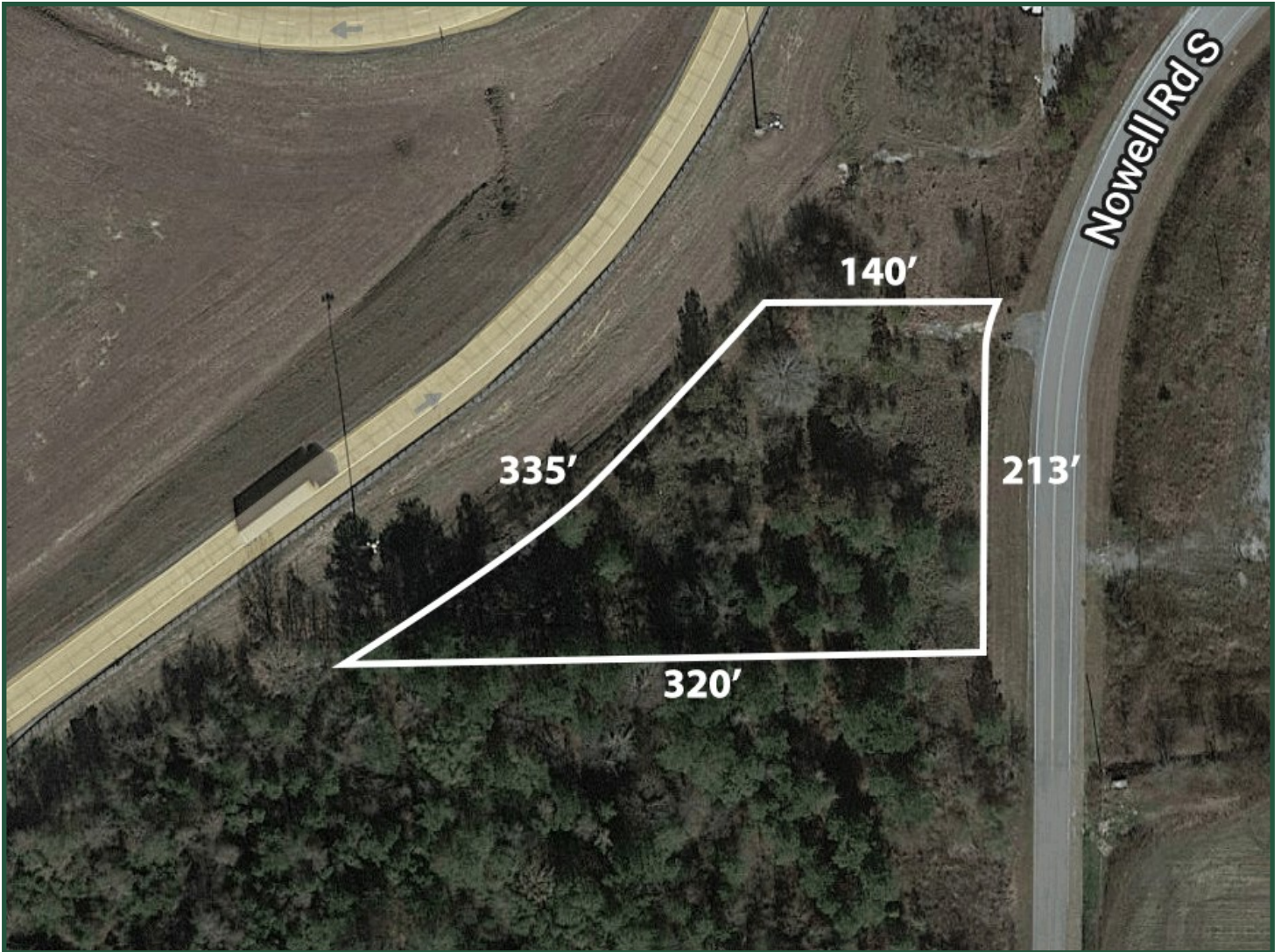
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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# FRONTAGE



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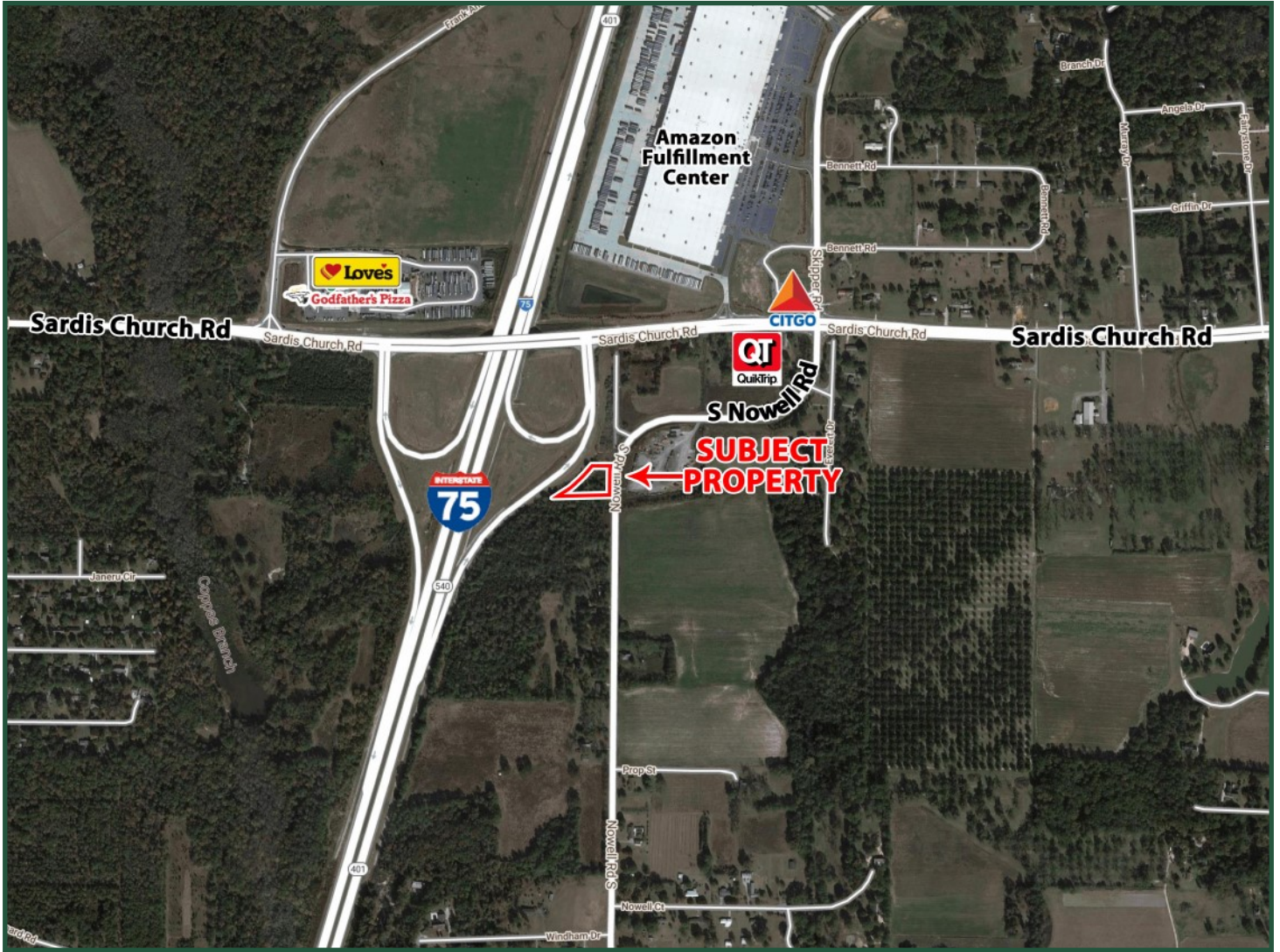
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# AERIAL



2023 Demos	1 Mile	3 Mile	5 Mile
<b>Population</b>	843	9,630	29,389
<b>Avg. HHI</b>	\$95,955	\$95,055	\$91,111
<b>Median Age</b>	38.0	39.7	37.6

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