

FOR SALE - SELLER MOTIVATED!

**4747 Donnan Road
Macon, GA 31217**



Summary

Area Info

Photos

Aerial

TOPO Map



REDUCED PRICE: \$930,000.00 | LEASE PRICE: \$9,750.00/Month (plus T&I)

CONTACT

Stephanie Stocks Griffin
478-746-9421 Office
239-322-4603 Cell
sgriffin@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 4747 Donnan Rd
Macon, GA 31217

County: Bibb

Total Size: 5,400 SF & 3,000 SF

Utilities: Tri-County (4 meters)
4 – 1,500 Septic Tanks (3 operational)
Deep Well water

Year Built: 1990, 2000, 2024

Parking: Multiple Lots

Frontage: Entry: 80 FT
Lot: 2,700 FT

Depth: Entry: 1,000 FT
Lot: 1,500 FT

SITE

Site Size: 75± AC

Parcel ID: Y080-0003

Zoning: A

Property Taxes: \$5,500± (est.)

LEASE PRICE: \$9,750.00/Month (plus T&I)
REDUCED PRICE: \$930,000.00
~~SALE PRICE: \$1,500,000.00~~

Demographics 2025	10 Miles	15 Miles	30 Miles
Population	70,423	174,171	478,699
Avg HH Income	\$62,708	\$79,250	\$96,106
Median Age	36.6	36.9	37.7

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AREA INFORMATION

DESCRIPTION

Known as Camp Lord's Manor, and located at 4747 Donnan Rd., Macon, Georgia, this is a versatile retreat and event center spanning approximately 75 acres. Established in 2022, the facility is designed to host a wide range of events, including weddings, corporate gatherings, group retreats, AirBnB, and social celebrations.

Facilities and Amenities:

Event Center: The 5,400-square-foot building features two separate halls, each accommodating up to 150 guests in a theatrical arrangement or 100 guests in a banquet setup. Both halls are equipped with stages, bathrooms with multiple toilets and shower rooms, and offer access to the adjacent courtyard.

Guest Quarters: The Glebe Family Hall provides 3,000 square feet of living space, including 6 master bedrooms, a combined dining and living area, and a fully equipped kitchen with natural gas. This accommodation is ideal for groups or families seeking a shared lodging experience.

Cabins: Ten tiny cabins, six of which are currently operational, each furnished with two twin beds and equipped with private toilets and shower facilities. These cabins offer comfortable lodging for guests wishing to extend their stay.

Outdoor Amenities: The property boasts a 40x60-foot swimming pool with depths ranging from 3 to 5 feet and a designated toddler area. For outdoor events, there is a 30x50-foot pavilion and ten spacious pergolas suitable for various activities such as food festivals, arts and craft festivals, job expos, or educational booths.

Natural Features: Guests can enjoy two walking trails that meander through approximately 60 acres of mixed timber, including pine, oak, pecan, and even a persimmon orchard with over 250 trees.

This serene environment is perfect for nature walks and outdoor activities and offers a tranquil setting where celebration and enjoyment converge amidst natural beauty. The possibilities are endless.

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AREA INFORMATION

LOCATION

Nestled in a serene woodland setting, 4747 Donnan Rd offers the perfect blend of privacy and convenience. While tucked away in nature, this location is just minutes from downtown Macon, providing easy access to local amenities, entertainment, and major institutions.

Nearby Landmarks & Businesses:

Ocmulgee Mounds National Historical Park, Mercer University, Piedmont Macon Hospital, Atrium Health Hospital, Downtown Macon, Macon Amphitheater, Macon Bacon at Luther Williams Field, Macon Mayhem at the Macon Coliseum, along with much more entertainment and attractions.

This prime location offers the tranquility of nature without sacrificing accessibility to Macon's vibrant city life.

DIRECTIONS

From Emery Hwy E, turn left onto Hwy 80, then right onto Jeffersonville Rd. Take a left onto Donnan Road, and the property will be on the right.



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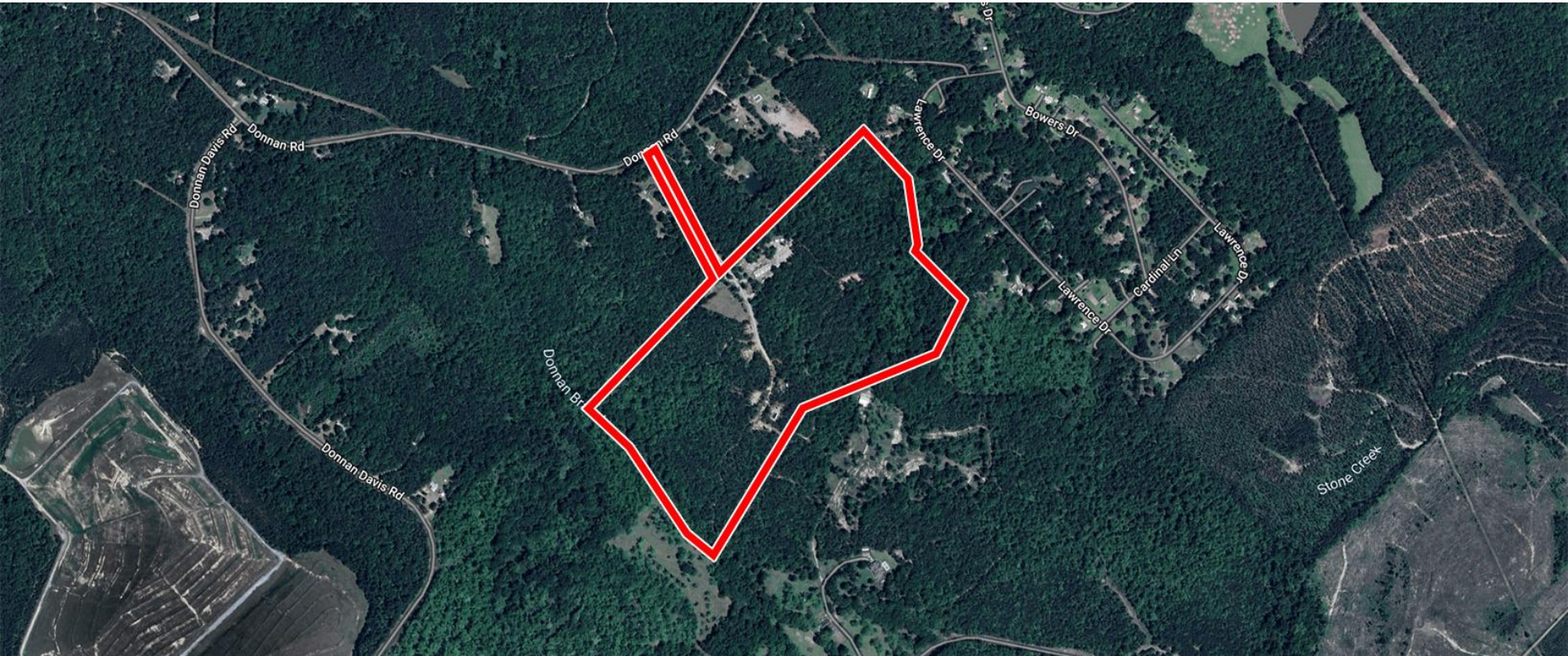
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