



6.32+/- Acres High Density

FOR SALE

130 Mount Carmel Road
McDonough, GA 30253

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
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EXECUTIVE SUMMARY

The Property

130 Mount Carmel Road
McDonough, GA 30253

PROPERTY SPECIFICATIONS

Property Type:	Land Parcel
Land:	6.32 +/- Acres
Tax ID:	073-01025000
2023 Taxes:	\$1,964.08
Zoning:	RA - Residential

PRICE

Sale Price:	\$1,000,000
Price per Acre:	\$158,228



Property Description

Henry County zoned C-3. Commercial uses allowed on this 6.32+/- acres just off exit 221 on Jonesboro Road. Property is located approx. 1 mile from I-75 which offers excellent commercial opportunity for your business or future development. This parcel is also on the FLUM designation that could be rezoned for high density mixed use per Henry County which is the most dense of all future land uses. Please visit our website for the link to Municode for all the C-3 uses.

Location Highlights

- Minutes from I-75
- Close Proximity to Many Area Businesses
- Approximately 26 Miles to Atlanta Airport
- Approximately 6,140 Daily Traffic Count

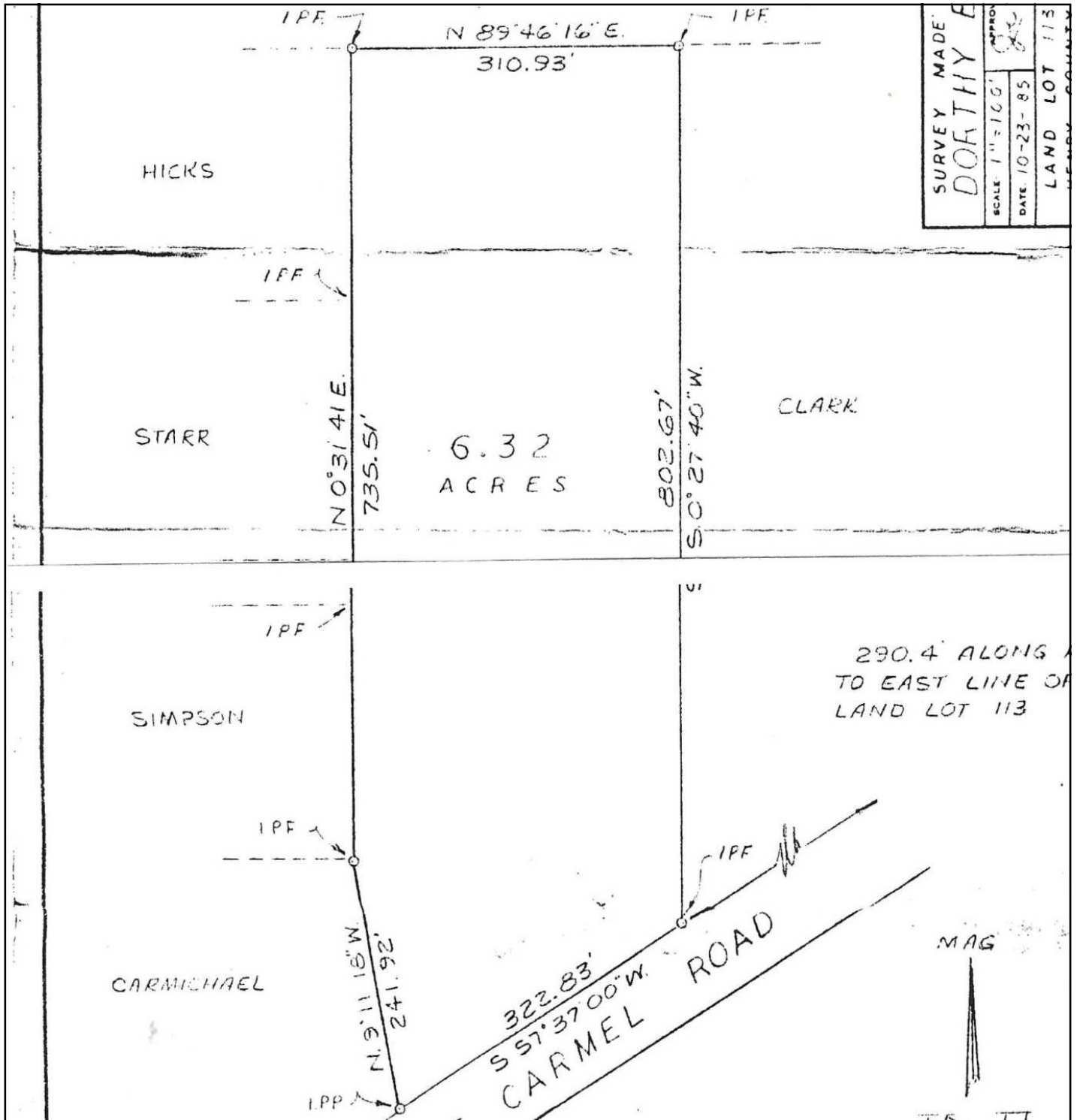
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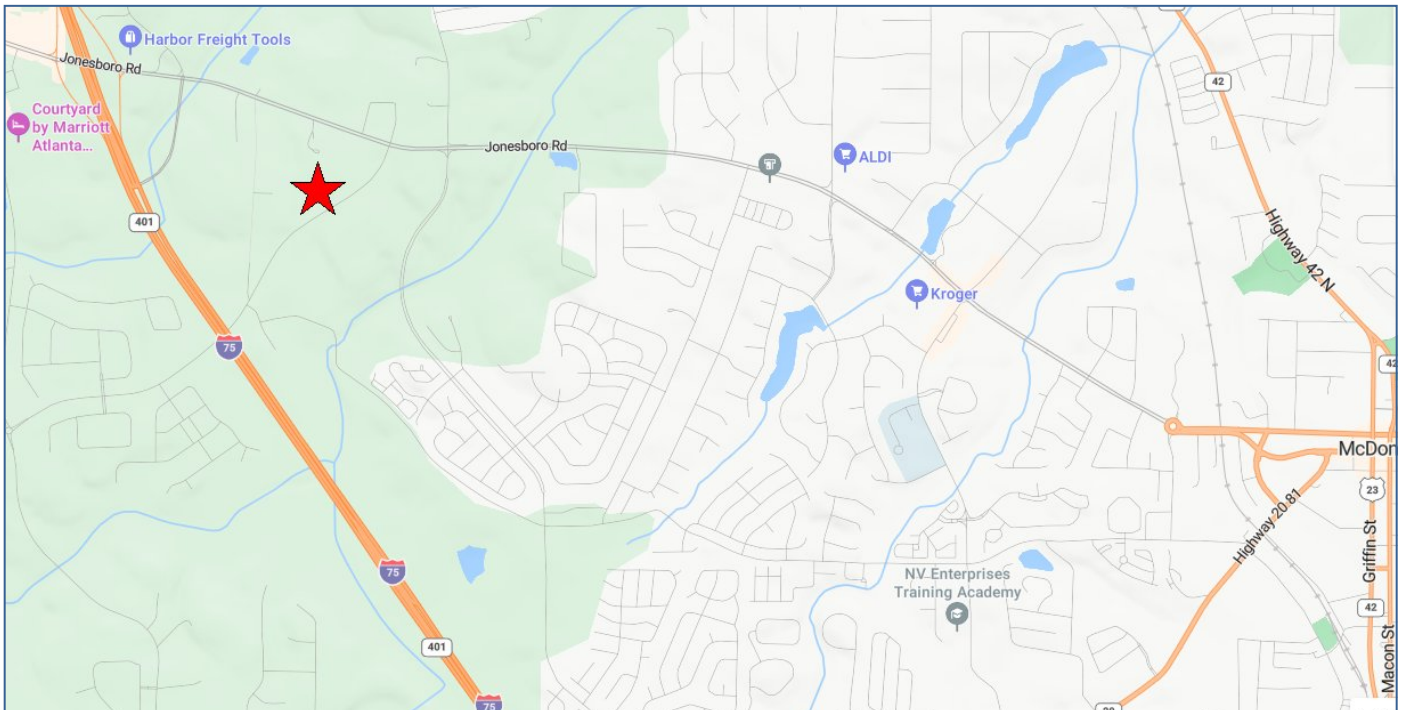
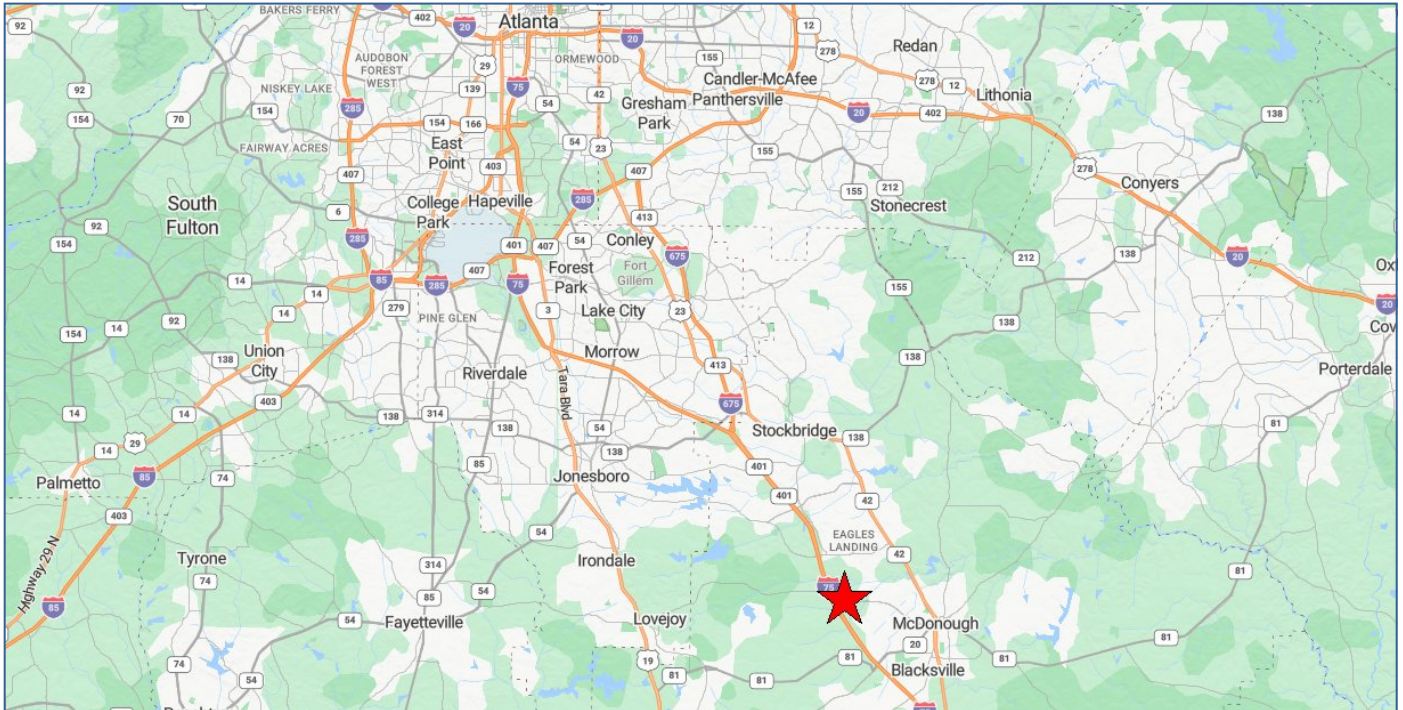
SURVEY



TOPO



MAPS



Agent profile



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

For more information, please contact:

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.