



10.00+/- Acres on Highway 155

FOR SALE

1916 Highway 155 S
McDonough, GA 30253

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
678-320-4800
Butchspr@gmail.com

EXECUTIVE SUMMARY

The Property

1916 Highway 155 S
McDonough, GA 30253

PROPERTY SPECIFICATIONS

Property Type:	Land Parcel
Land:	10.00 +/- Acres
Tax ID:	095-01009000
2022 Taxes:	\$1,822.87
Current Zoning:	RA - Residential Agricultural
Designated Use:	Urban Residential

PRICE

Sale Price:	\$1,320,000
Price per Acre:	\$132,000



Property Description

Great location on Highway 155 in Henry County, GA. Property is 10+/- acres with sewer on site and tons of potential for high density housing. Across Highway 155 on the Northern side is the new home to Luxottica North American Distribution Center: approx. 200,000 s.f. on 10 Acre site. Just South of the site is over 30,000 s.f. of retail space. This site is designated as Urban Residential on the current Henry County Future Land Use Map adopted on 10-30-2023. Seller willing to participate in rezoning.

SELLER FINANCING AVAILABLE TO QUALIFIED BUYER

Location Highlights

- Situated in an ideal high traffic location on Highway 155.
- Approximately 2.7 miles to I-75
- Located close to many area businesses and residential developments
- Approximately 30 Miles to Hartsfield Jackson Airport

AERIAL

URBAN RESIDENTIAL

DESCRIPTION

A new future land use category, the Urban Residential use is intended to delineate areas within the Central District and Workplace Center for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhouses and garden-style multi-family residences. Density bonuses for including workforce housing (units available at 80% AMI) are encouraged.

POLICY CONSIDERATIONS

- » Internal to the development, sidewalks should be provided on both sides of the streets with a minimum width of 5 feet and 3-foot landscaped buffers
- » External to the development along roadways, wide paths must be provided at least 8 feet in width with at least a 3-foot buffer between the path and the roadway
- » No dead-ends or cul-de-sacs; developments must contribute to overall connectivity of the local

- » roadway network, with subdivisions of over 50 lots having at least two entry/exit points
- » Blocks within the subdivision should have perimeters no larger than 3,200 feet to promote walkable block sizes and a connected street network
- » Require more usable greenspace in Urban Residential projects
- » Development must adhere to Central District design standards (to be developed through the recommended Central District Master Plan process) which include specifications for streetscape, landscape, parking and building design
- » Prioritize a diversity of housing types within developments that can support a range of household incomes and sizes; up to 30 du/acre should be allowed if at least 20% of units are affordable at 80% AMI
- » Consider the removal of minimum floor area requirements for residential uses to offer more flexibility in design and market driven dwelling size; alternatively, set a low a minimum such as an average floor area size of 600 square feet

FIGURE 20. URBAN RESIDENTIAL DETAILS

Primary Development + Infrastructure Strategy Areas	Central District, Workplace Center
Density/Intensity	4-12 dwelling units/acre (du/acre net); up to 30 du/acre (net) with density bonuses
Appropriate zoning district(s)	Single-Family Residence (R-4), (R-5), Residential Duplex (RD), Multifamily Residential (RM), Residential Suburban (RS), Mixed Use (MU)

TYPICAL CHARACTER



INTENSITY

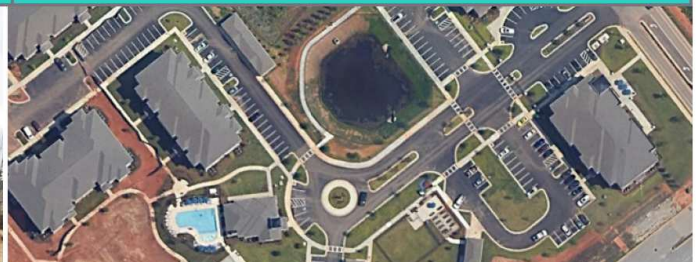
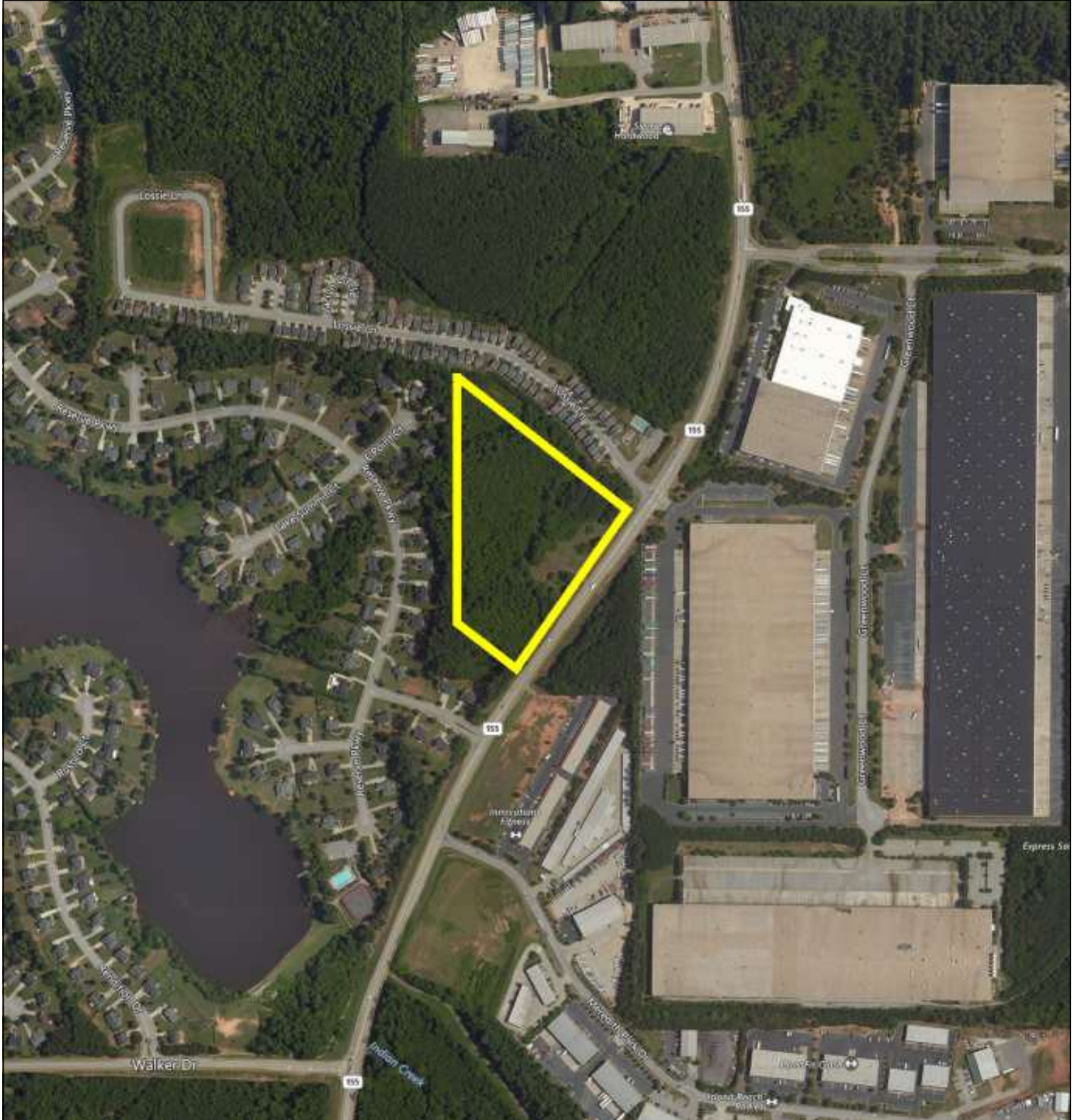


Image Sources: Google Street View and Google Earth

AERIAL



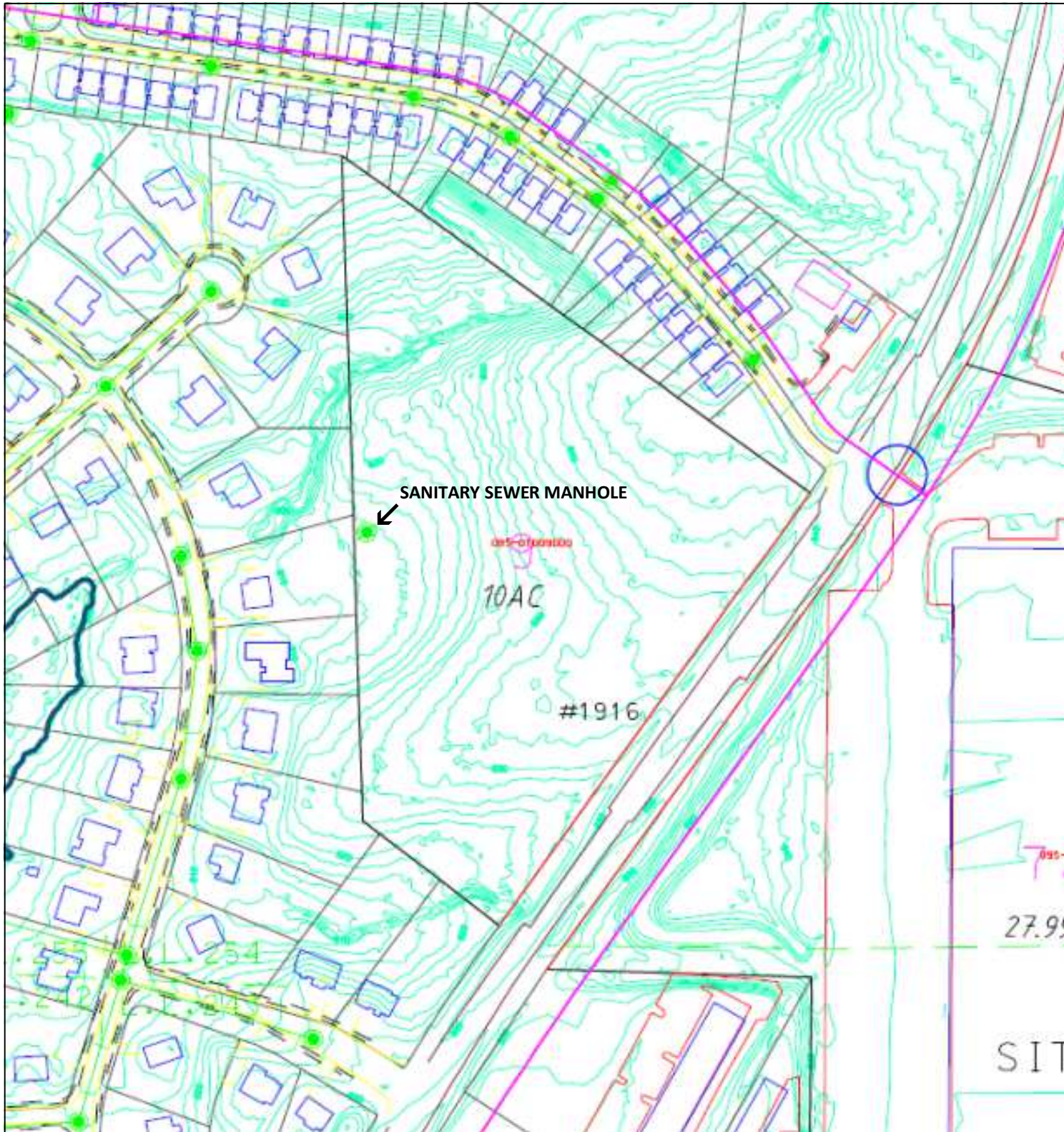
AERIAL



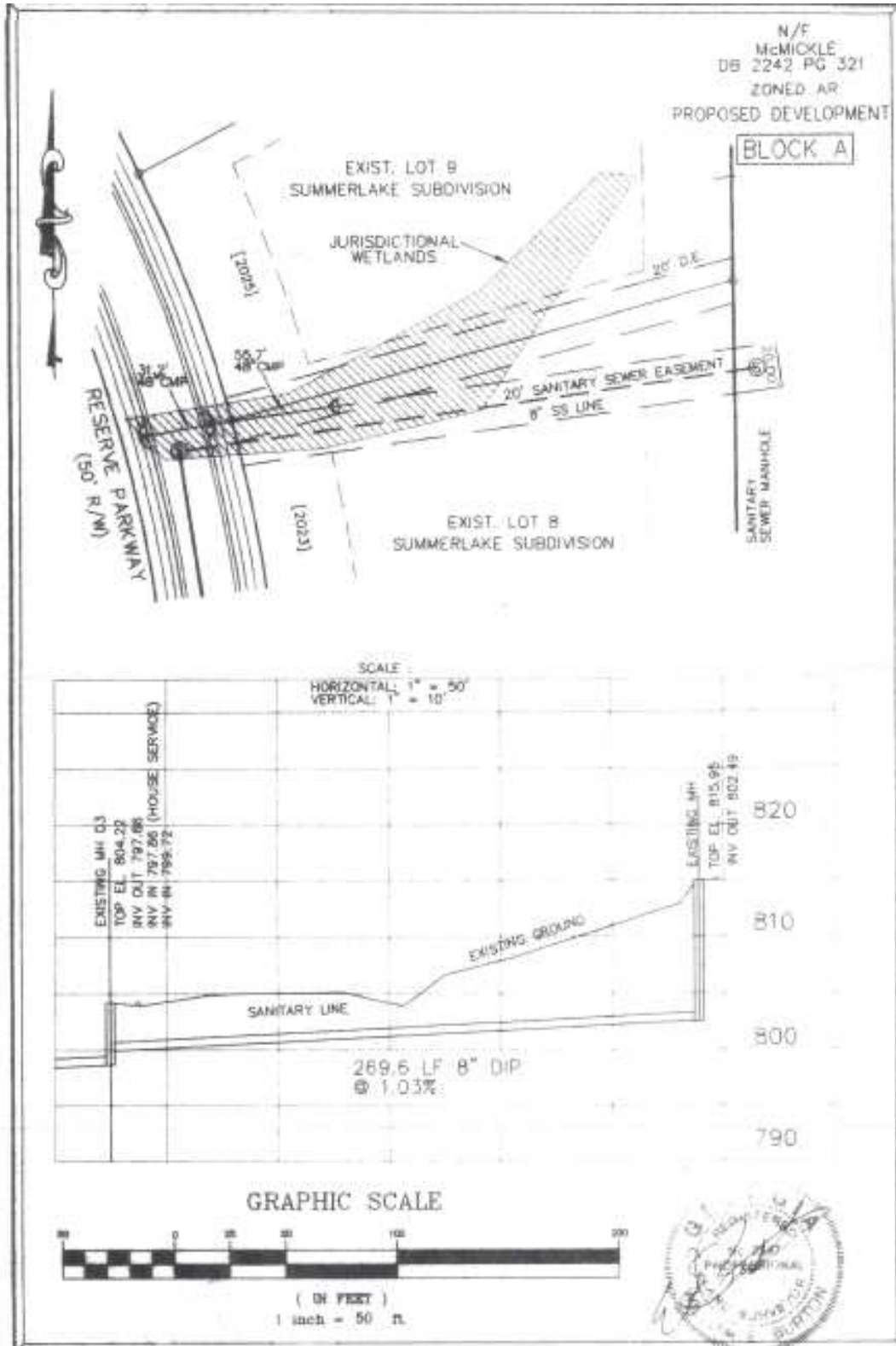
CONTOURS



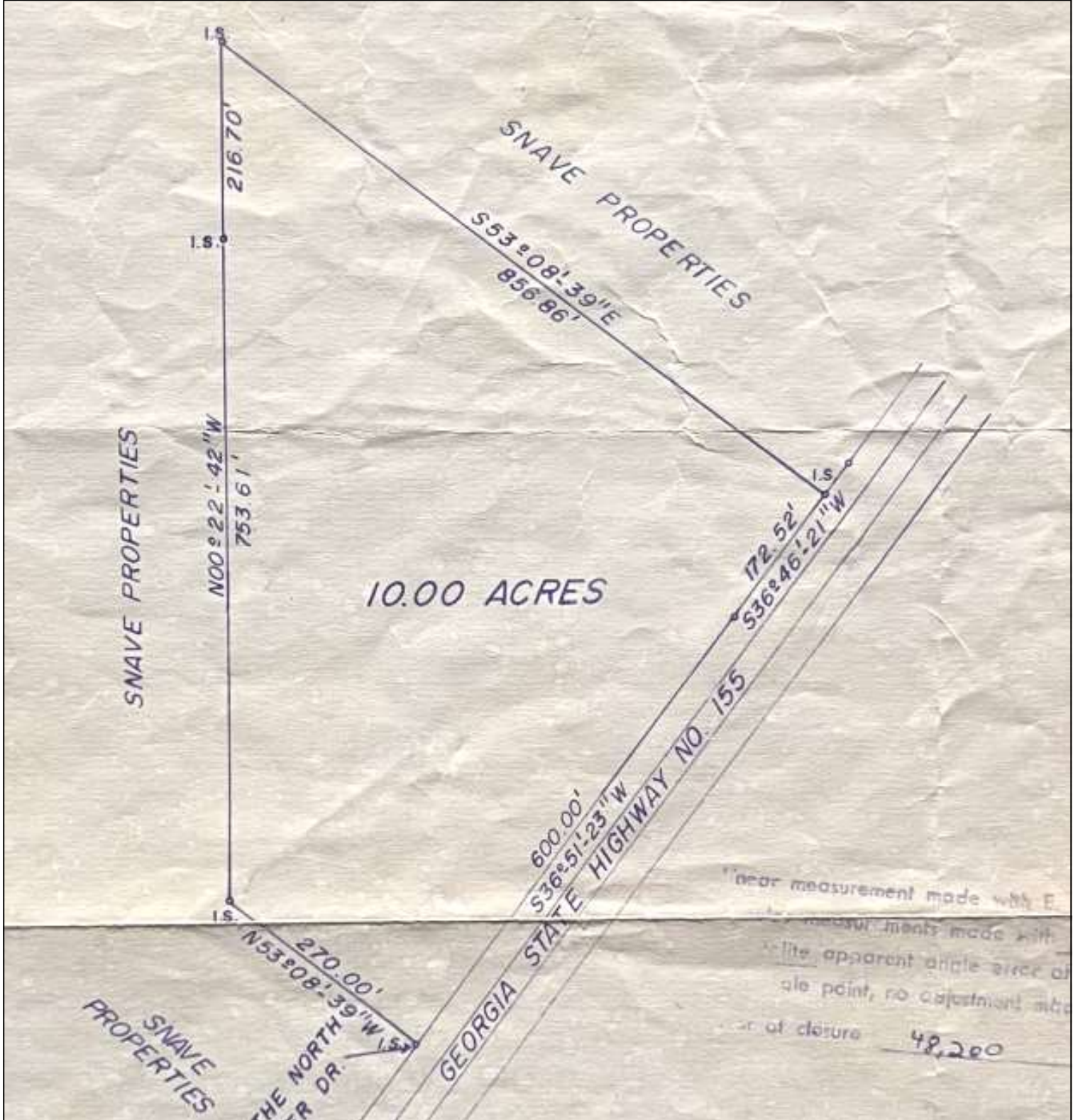
SEWER / FLOOD



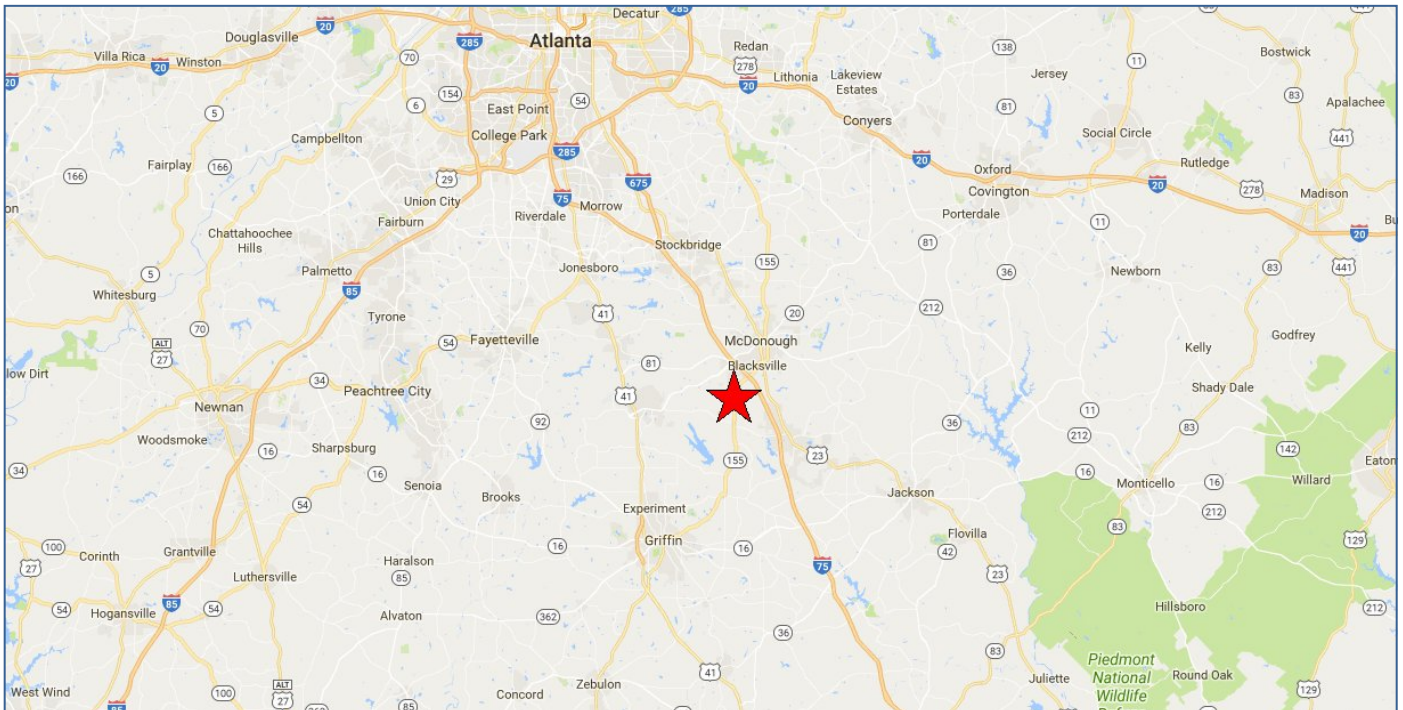
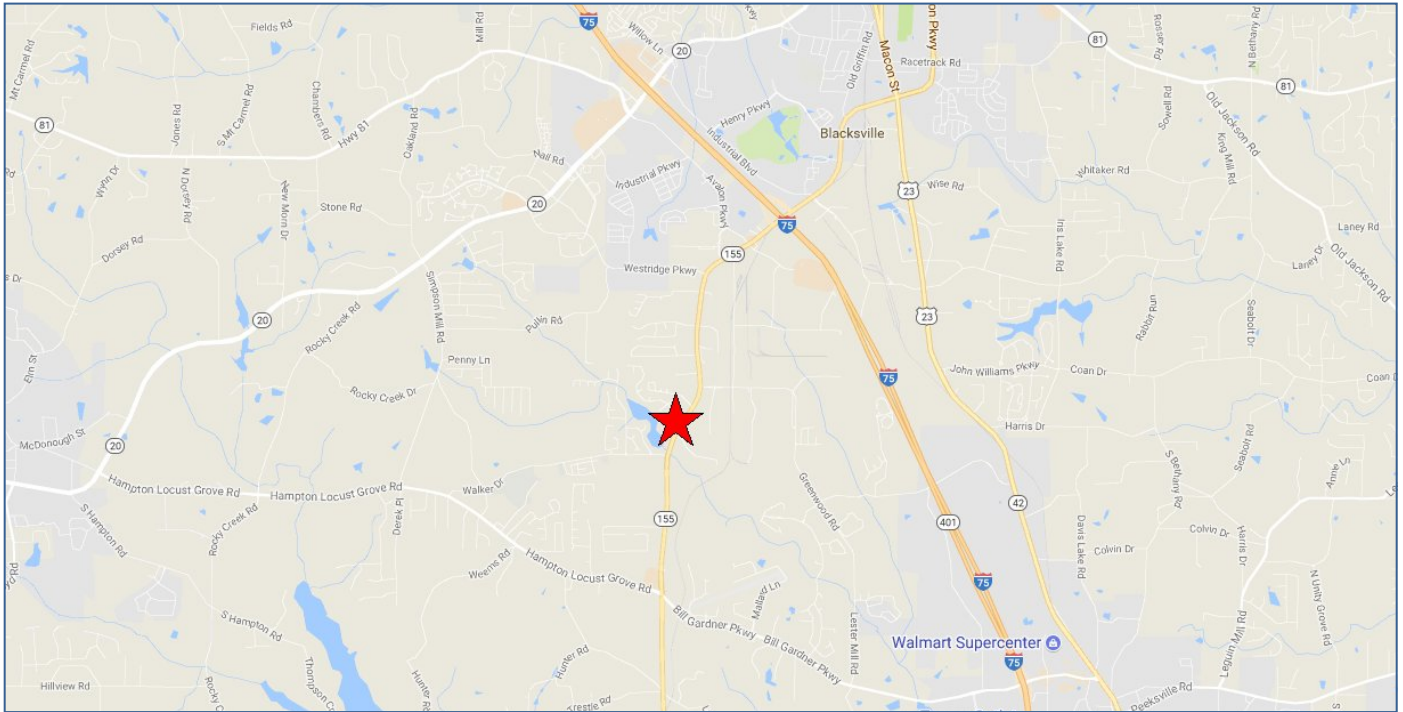
SEWER ASBUILT PLAN



SURVEY



MAPS



Agent profile



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818
Fax: 678-610-6170
Email: Butchspr@gmail.com
Web: www.butchspringer.com

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:

Butch Springer, CCIM
COLDWELL BANKER COMMERCIAL
Metro Brokers

1401 Highway 20W
McDonough, GA 30253

Phone: (678) 320-4800
Fax: (678) 610-6170
Mobile: (770) 527-1818
butchspr@gmail.com
Georgia Brokerage License: 183192

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.