



2 Lots - Avalon Pkwy

FOR SALE

2 Lots - Avalon Pkwy
McDonough, GA 30253

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

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

EXECUTIVE SUMMARY

The Property

2 Lots Avalon Pkwy
McDonough, GA 30253

PROPERTY SPECIFICATIONS - Lot 1

Property Address:	2050 Avalon Parkway
Property Type:	Land Parcel
Land:	1.21 +/- Acres
Tax ID:	094-01052000
2019 Taxes:	\$5,972.72
Zoning:	C-2 Commercial Limited
LIST PRICE:	\$339,900

PROPERTY SPECIFICATIONS - Lot 2

Property Address:	2060 Avalon Parkway
Property Type:	Land Parcel
Land:	1.39 +/- Acres
Tax ID:	094-0105100
2019 Taxes:	\$5,972.72
Zoning:	C-2 Commercial Limited
LIST PRICE:	\$359,900



Property Description

2 Commercial lots in a great location! Lots total 2.60+/- Acres and are zoned C-2 Commercial Limited. These great locations are available and can accommodate multi-story buildings to house professional offices, retail stores and/or restaurants. Conveniently located adjacent to a large apartment complex along a highly traveled road resulting in tons of exposure and potential patrons. Both sites are fully developed and pad ready with curb, gutter, parking and all infrastructure already in place.

Location Highlights

- Situated in an ideal high traffic location alongside I-75 In McDonough
- Located moments from two I-75 interchanges
- Approximately 24 Miles to Hartsfield Jackson Airport
- Close proximity to many restaurants and other businesses

AERIAL



AERIAL



AREA AERIAL



AERIAL



PHOTOS



2060 Avalon Parkway

1.39 +/- Acres



PHOTOS

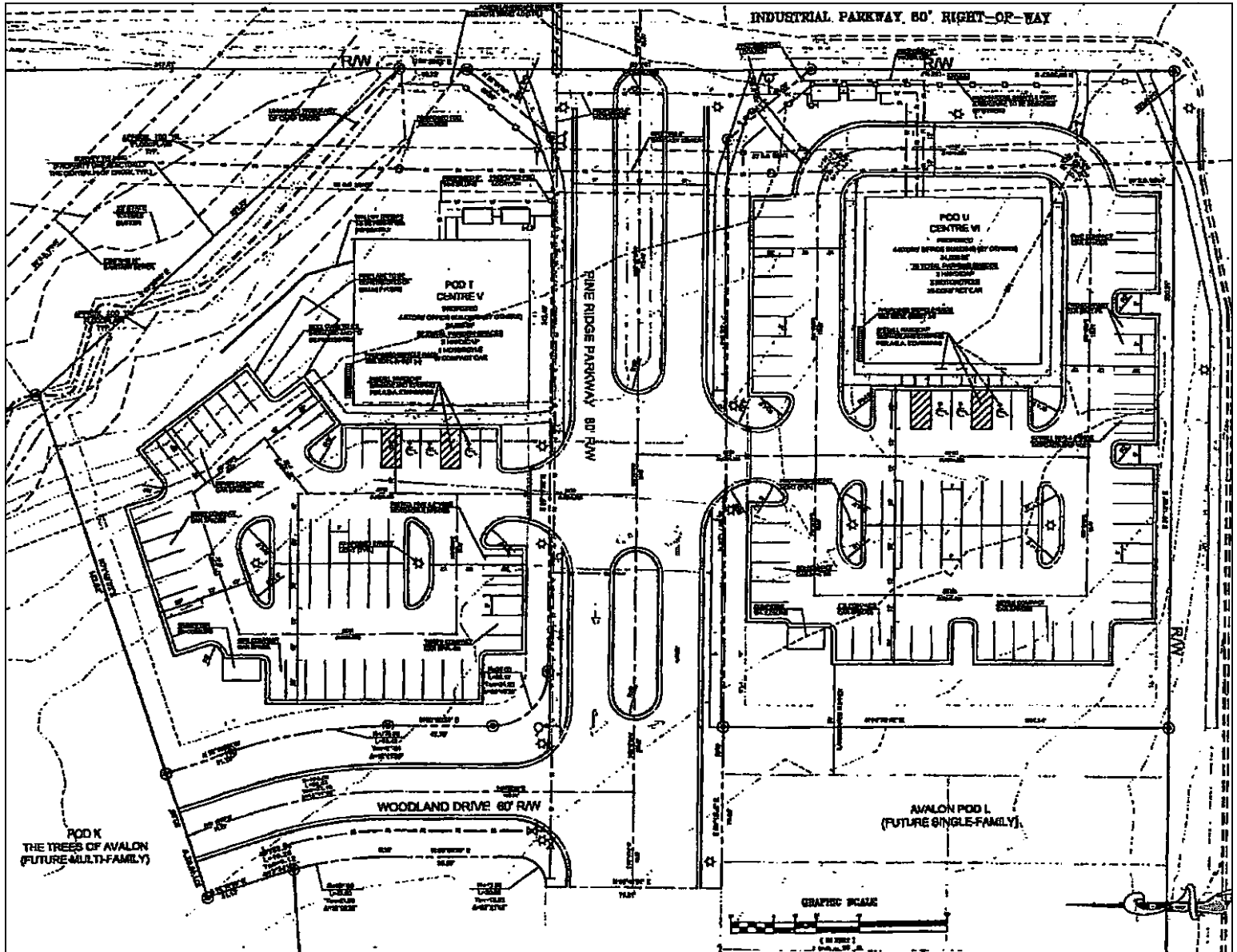


2050 Avalon Parkway

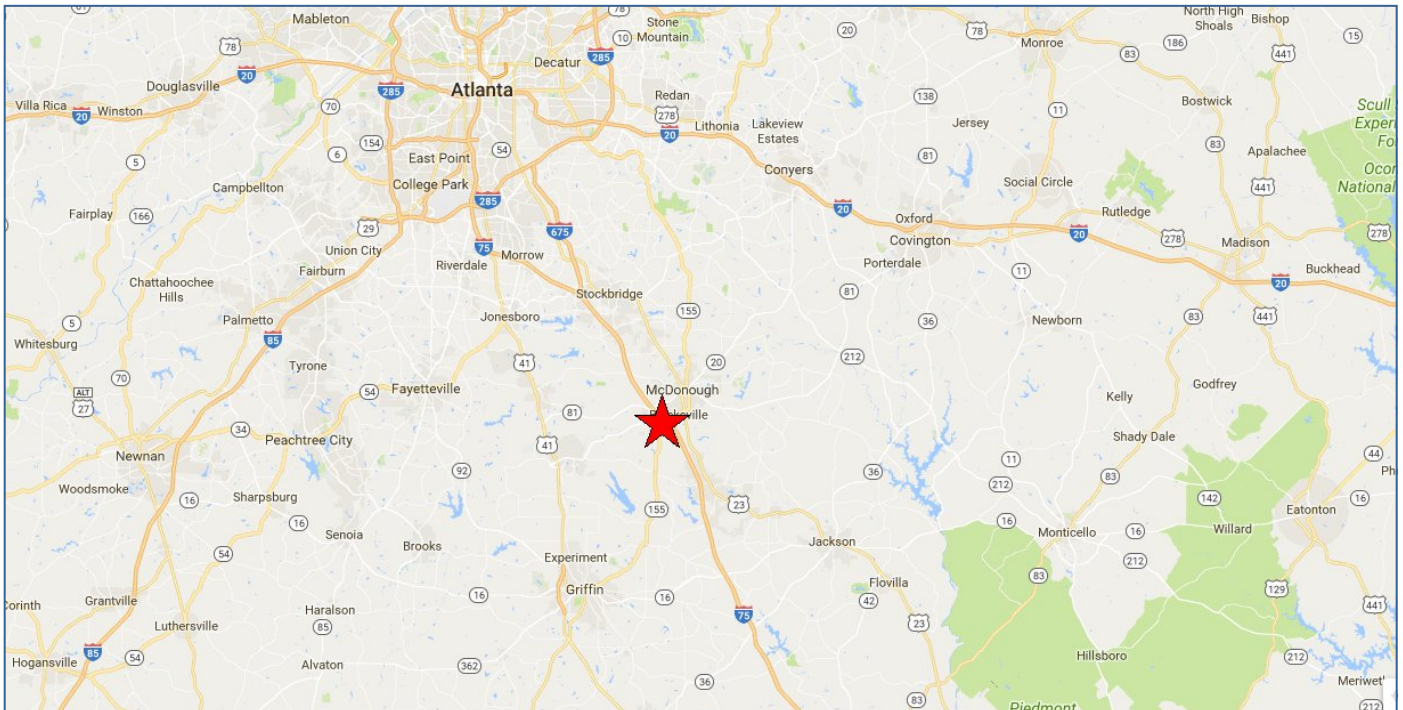
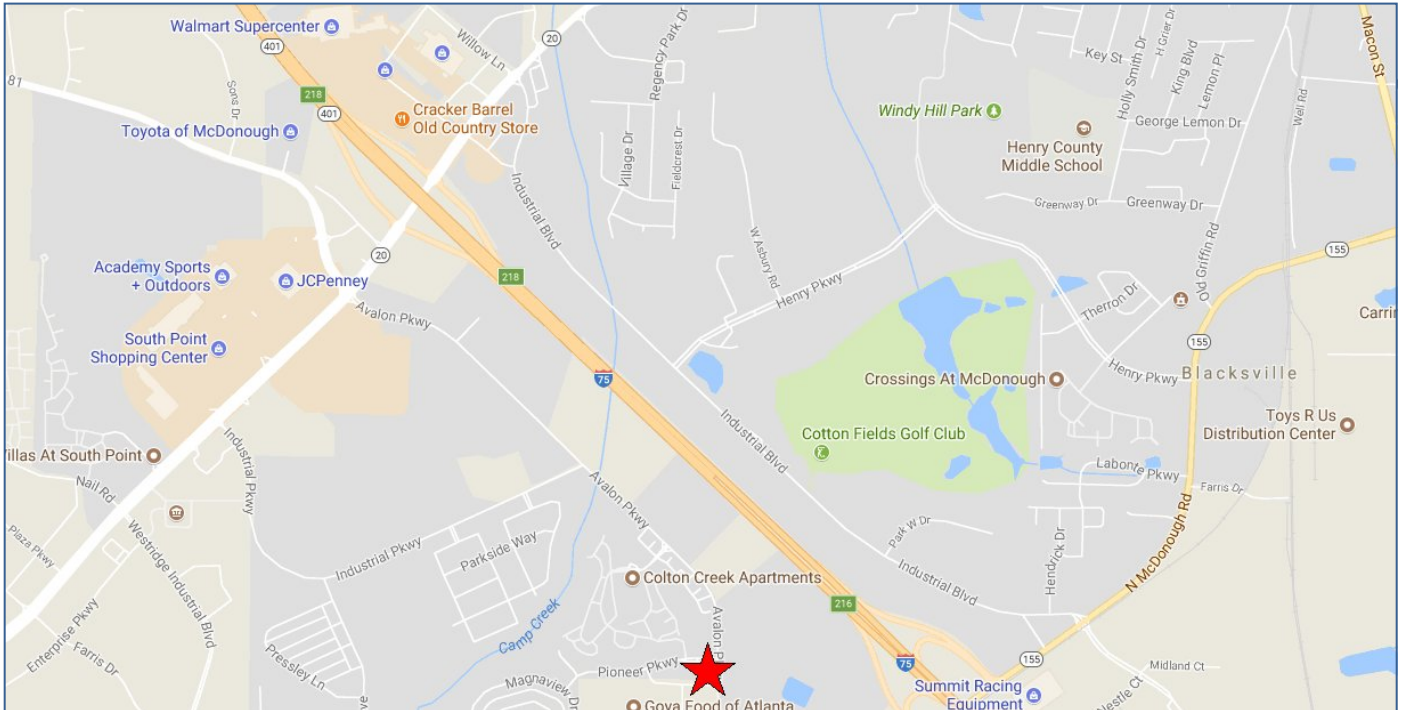
1.21 +/- Acres



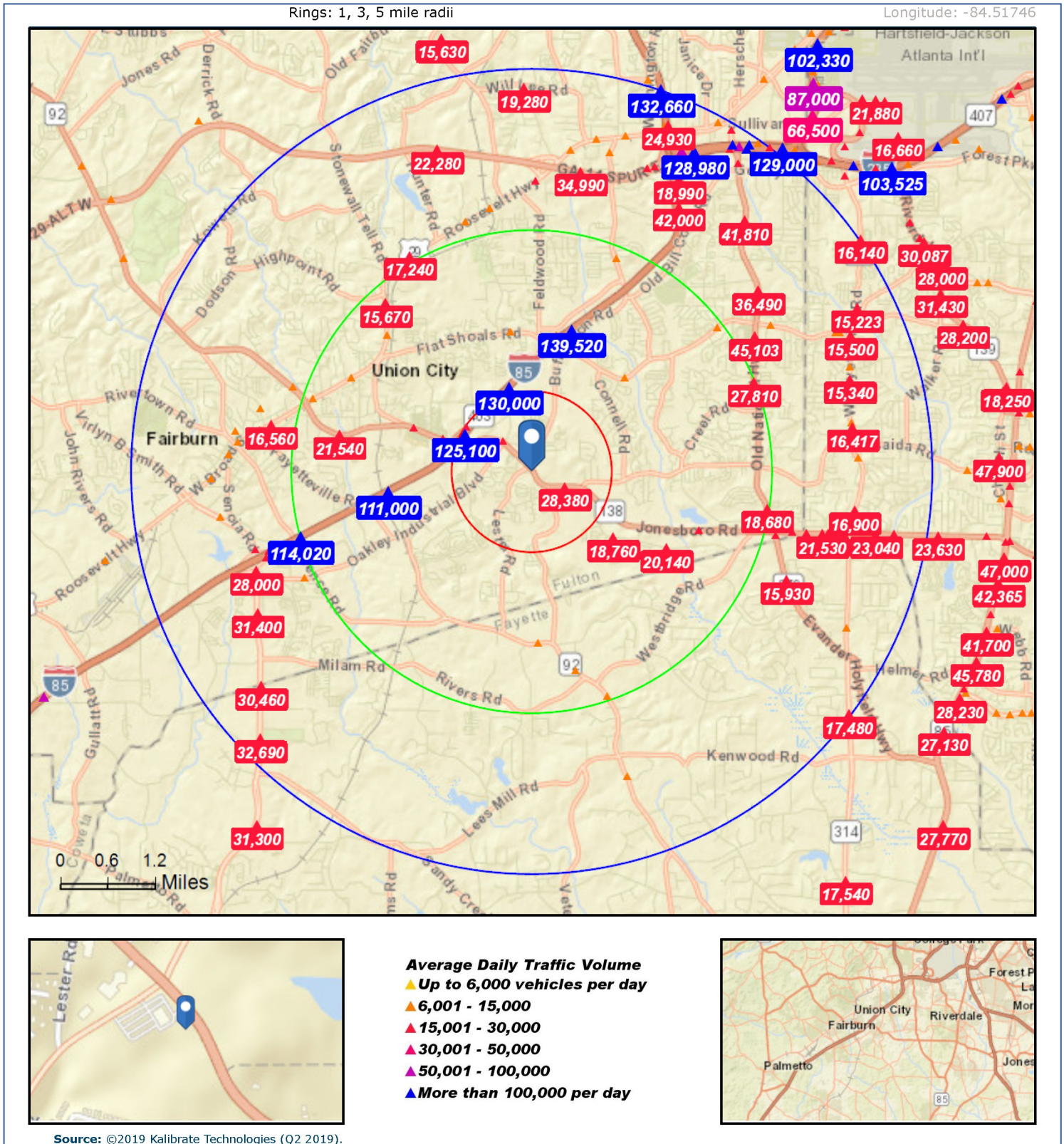
SURVEY




MAPS



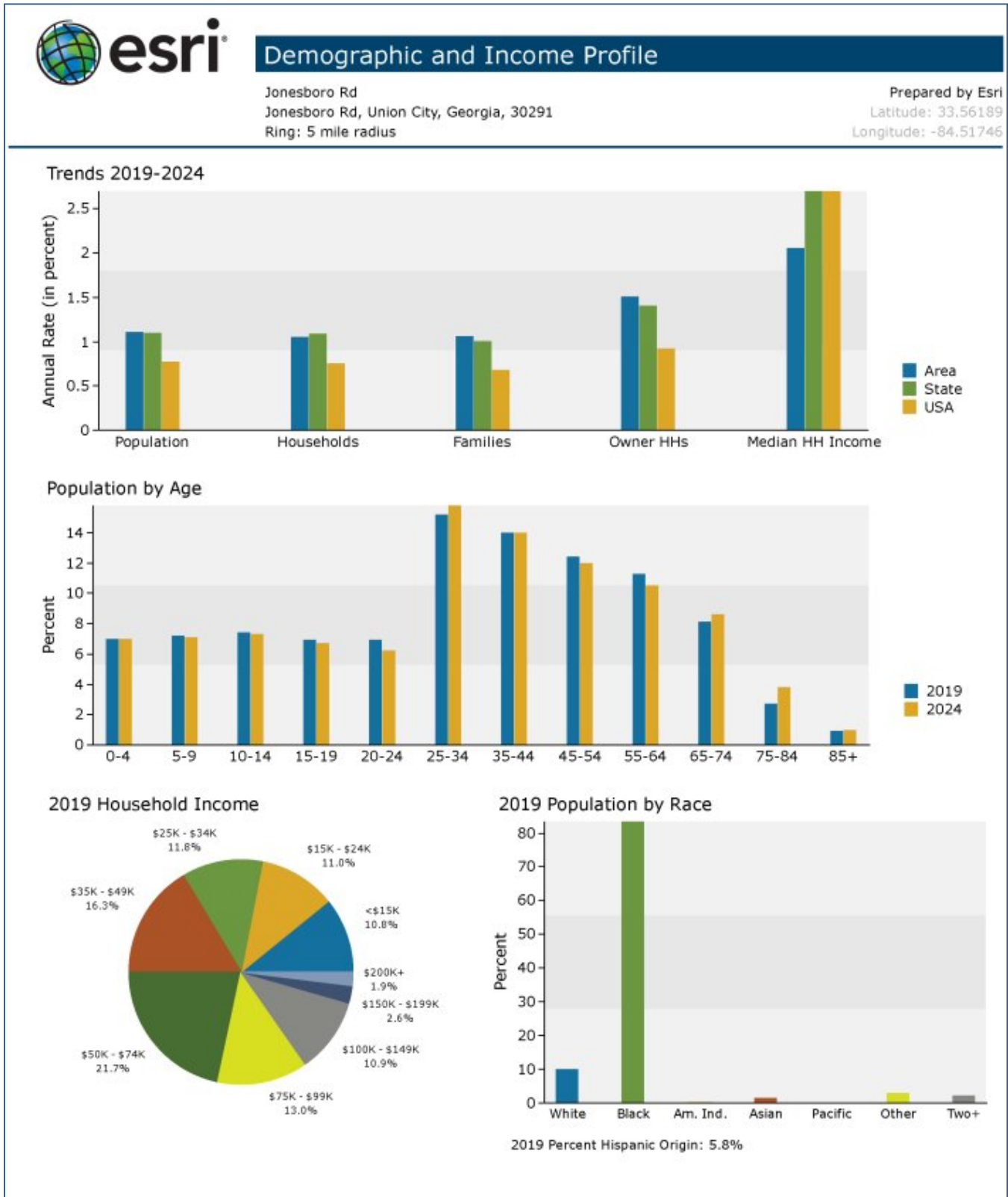
Traffic Count



DEMOGRAPHICS - 5 Miles

 esri		Demographic and Income Profile			
		Jonesboro Rd Jonesboro Rd, Union City, Georgia, 30291 Ring: 5 mile radius		Prepared by Esri Latitude: 33.56189 Longitude: -84.51746	
Summary		Census 2010	2019	2024	
Population		95,218	107,116	113,186	
Households		35,035	39,244	41,352	
Families		23,795	26,513	27,942	
Average Household Size		2.71	2.72	2.73	
Owner Occupied Housing Units		22,519	25,163	27,127	
Renter Occupied Housing Units		12,516	14,080	14,225	
Median Age		32.6	34.6	34.9	
Trends: 2019 - 2024 Annual Rate		Area	State	National	
Population		1.11%	1.10%	0.77%	
Households		1.05%	1.09%	0.75%	
Families		1.06%	1.01%	0.68%	
Owner HHs		1.51%	1.41%	0.92%	
Median Household Income		2.06%	2.70%	2.70%	
Households by Income		2019		2024	
		Number	Percent	Number	Percent
<\$15,000		4,256	10.8%	3,437	8.3%
\$15,000 - \$24,999		4,335	11.0%	3,868	9.4%
\$25,000 - \$34,999		4,622	11.8%	4,223	10.2%
\$35,000 - \$49,999		6,390	16.3%	6,402	15.5%
\$50,000 - \$74,999		8,504	21.7%	9,109	22.0%
\$75,000 - \$99,999		5,091	13.0%	5,918	14.3%
\$100,000 - \$149,999		4,268	10.9%	5,773	14.0%
\$150,000 - \$199,999		1,018	2.6%	1,618	3.9%
\$200,000+		760	1.9%	1,003	2.4%
Median Household Income		\$50,035		\$55,405	
Average Household Income		\$62,511		\$72,630	
Per Capita Income		\$22,851		\$26,477	
Population by Age		Census 2010	2019	2024	
		Number	Percent	Number	Percent
0 - 4		7,392	7.8%	7,518	7.0%
5 - 9		7,607	8.0%	7,725	7.2%
10 - 14		7,972	8.4%	7,898	7.4%
15 - 19		7,588	8.0%	7,398	6.9%
20 - 24		6,083	6.4%	7,338	6.9%
25 - 34		14,600	15.3%	16,306	15.2%
35 - 44		14,031	14.7%	14,981	14.0%
45 - 54		12,362	13.0%	13,289	12.4%
55 - 64		10,551	11.1%	12,119	11.3%
65 - 74		4,364	4.6%	8,693	8.1%
75 - 84		1,871	2.0%	2,890	2.7%
85+		795	0.8%	960	0.9%
Race and Ethnicity		Census 2010	2019	2024	
		Number	Percent	Number	Percent
White Alone		11,062	11.6%	10,604	9.9%
Black Alone		77,937	81.9%	89,225	83.3%
American Indian Alone		266	0.3%	259	0.2%
Asian Alone		1,071	1.1%	1,565	1.5%
Pacific Islander Alone		24	0.0%	30	0.0%
Some Other Race Alone		2,964	3.1%	3,092	2.9%
Two or More Races		1,893	2.0%	2,342	2.2%
Hispanic Origin (Any Race)		5,980	6.3%	6,264	5.8%

DEMOGRAPHICS - 5 Miles



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

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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.