



## 4 +/- Acres Racetrack Road

FOR SALE

4+/- Acres Racetrack Road  
McDonough, GA 30253

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

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

EXECUTIVE SUMMARY

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THE PROPERTY

4+/- Acres Racetrack Road  
Locust Grove, GA 30248

PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land Parcel
<b>Land:</b>	4+/- Acres
<b>Tax ID:</b>	108-01006003
<b>2021 Taxes:</b>	\$711.98
<b>Zoning:</b>	Residential

PRICE

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<b>Sale Price:</b>	\$440,000
<b>Price per Acre:</b>	\$110,000



Property Description

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CBC Metro Brokers offers 4 acres located on Racetrack Rd next to City Square development. Property is currently zoned SFR, however, it borders the City of McDonough should you want annexation into the city. Property has approximately 350 feet of frontage and is primed for development upon a satisfactory rezoning. Seller is willing to aid in the rezoning process. Concept plans are available for you to review. Topo of property is great with no wetlands, creeks or streams located on site. Currently all utilities except for sewer are available. Based on current information this entire site is usable and ready for your consideration.

Location Highlights

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- Situated in an ideal location in close proximity to all that McDonough has to offer
- Approximately 3 miles to I-75
- 14,400 vehicle/day traffic count
- Approximately 26 miles to Hartsfield Jackson Airport

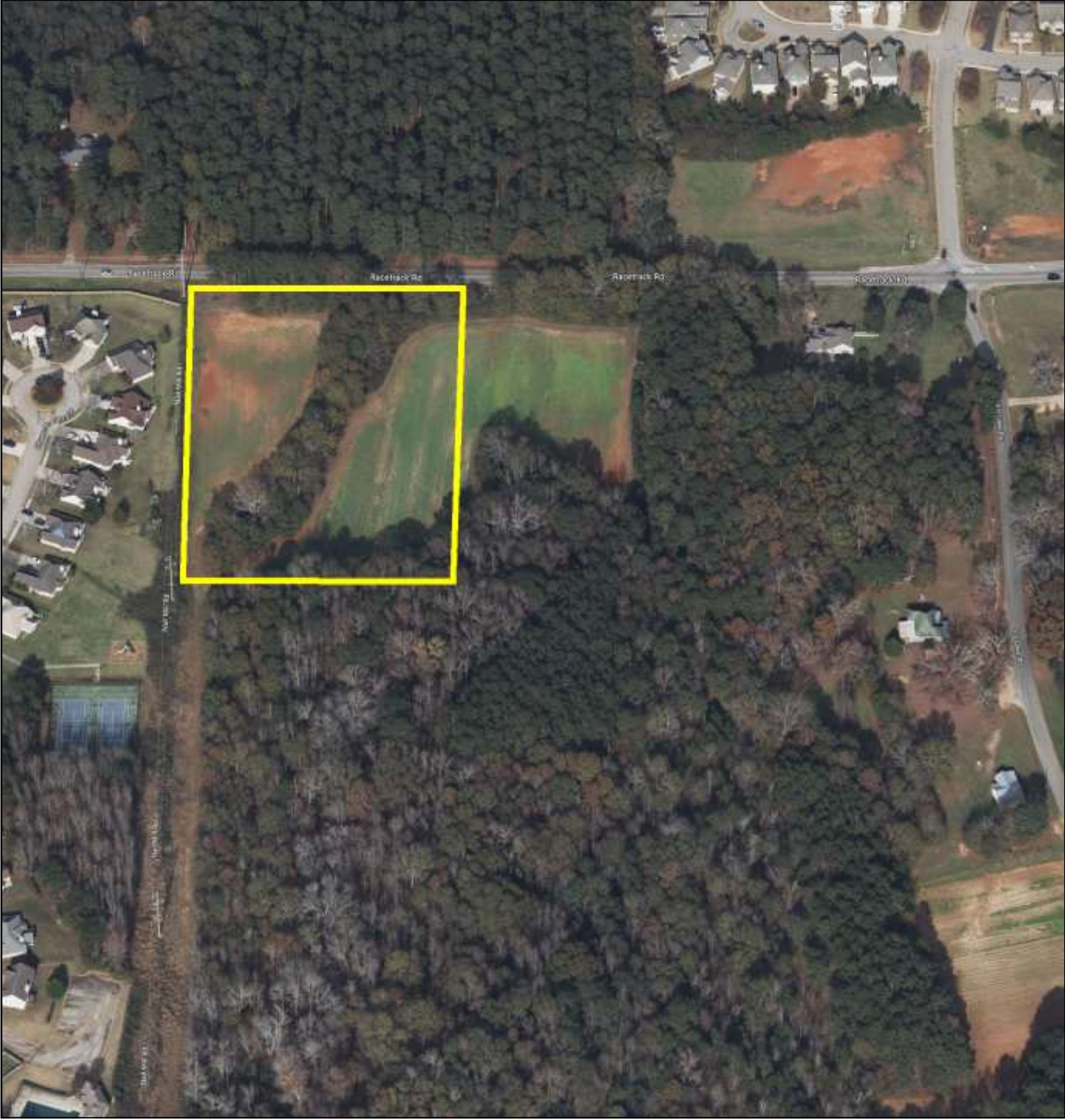


AERIAL



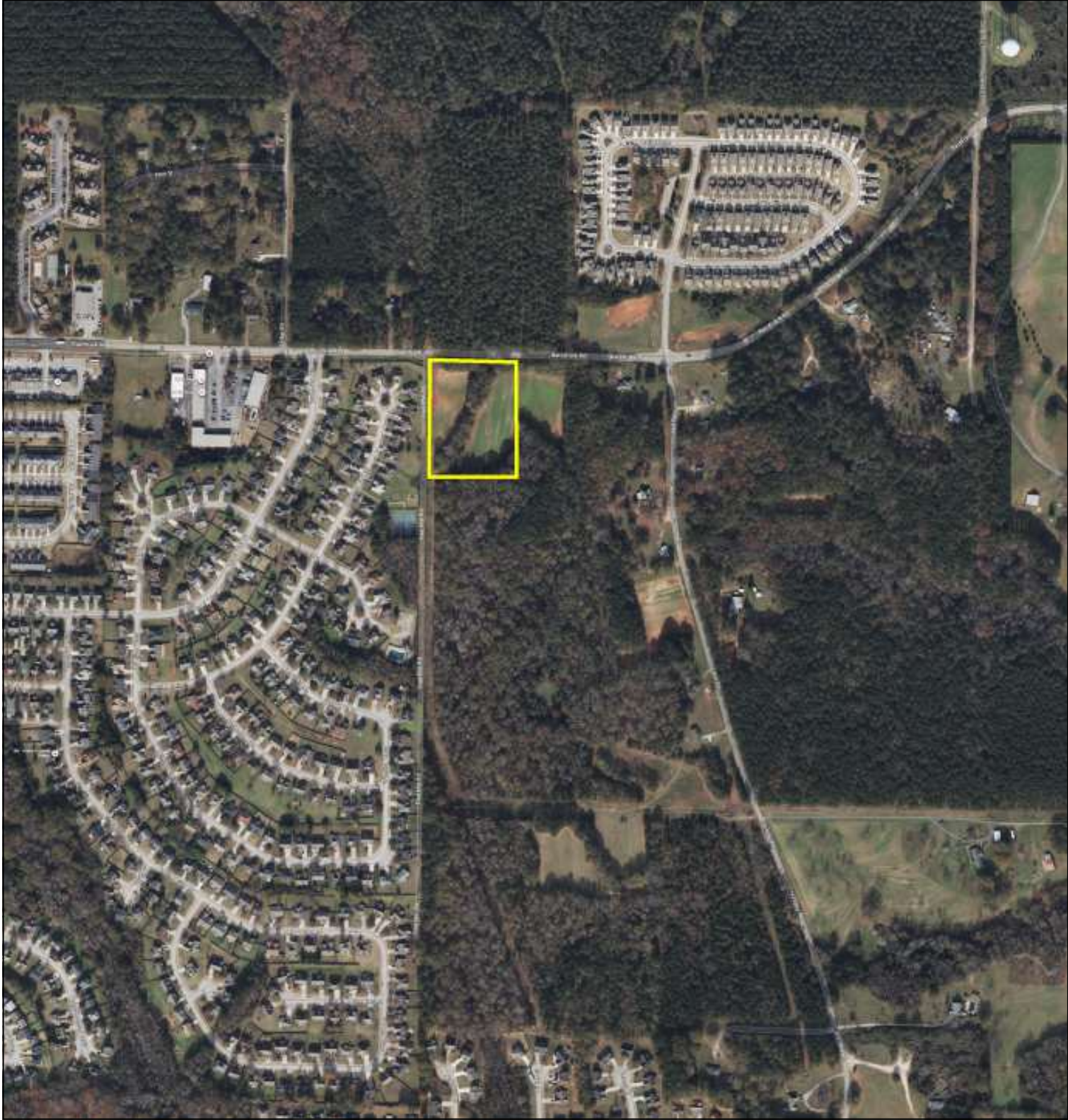


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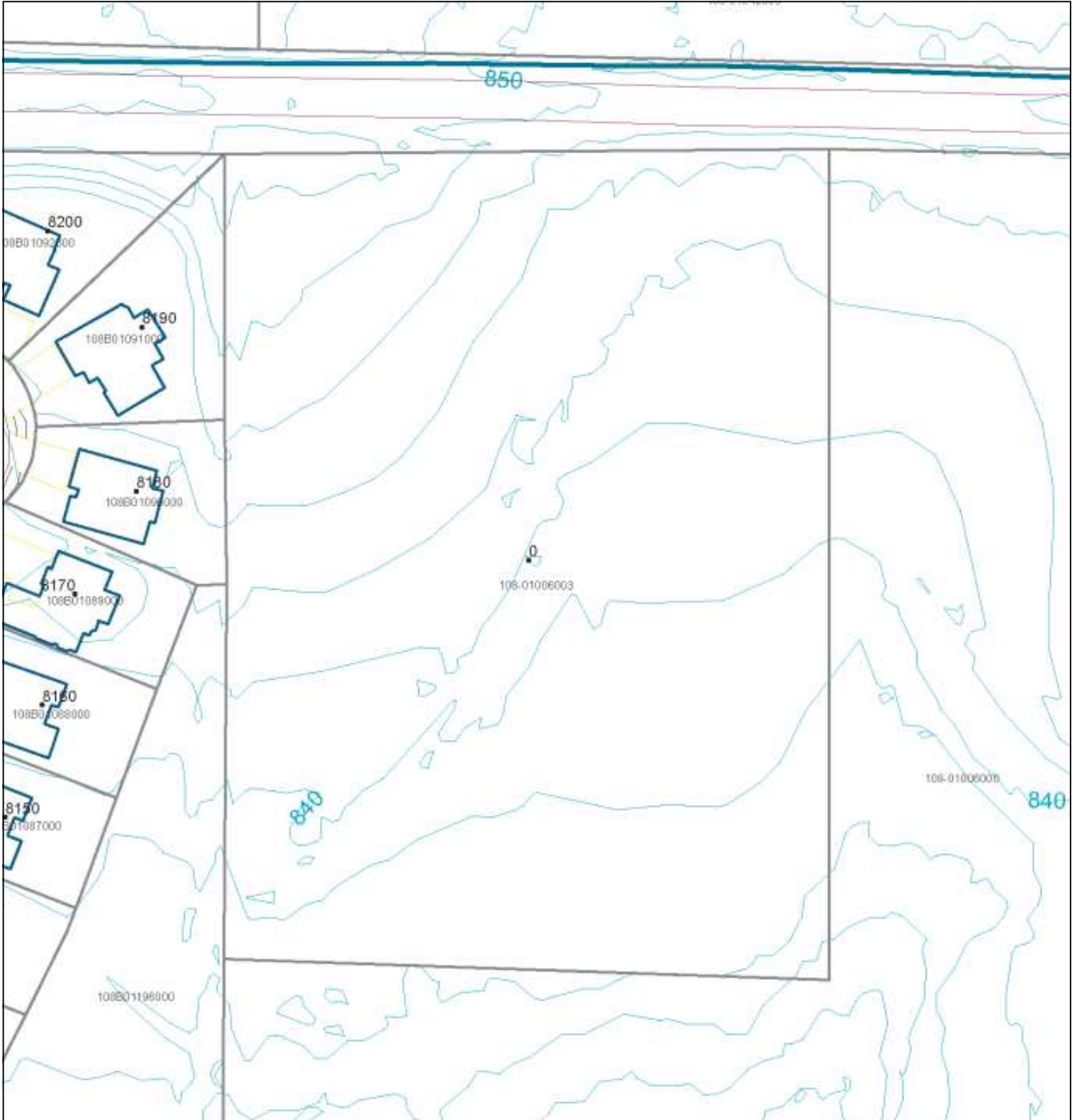




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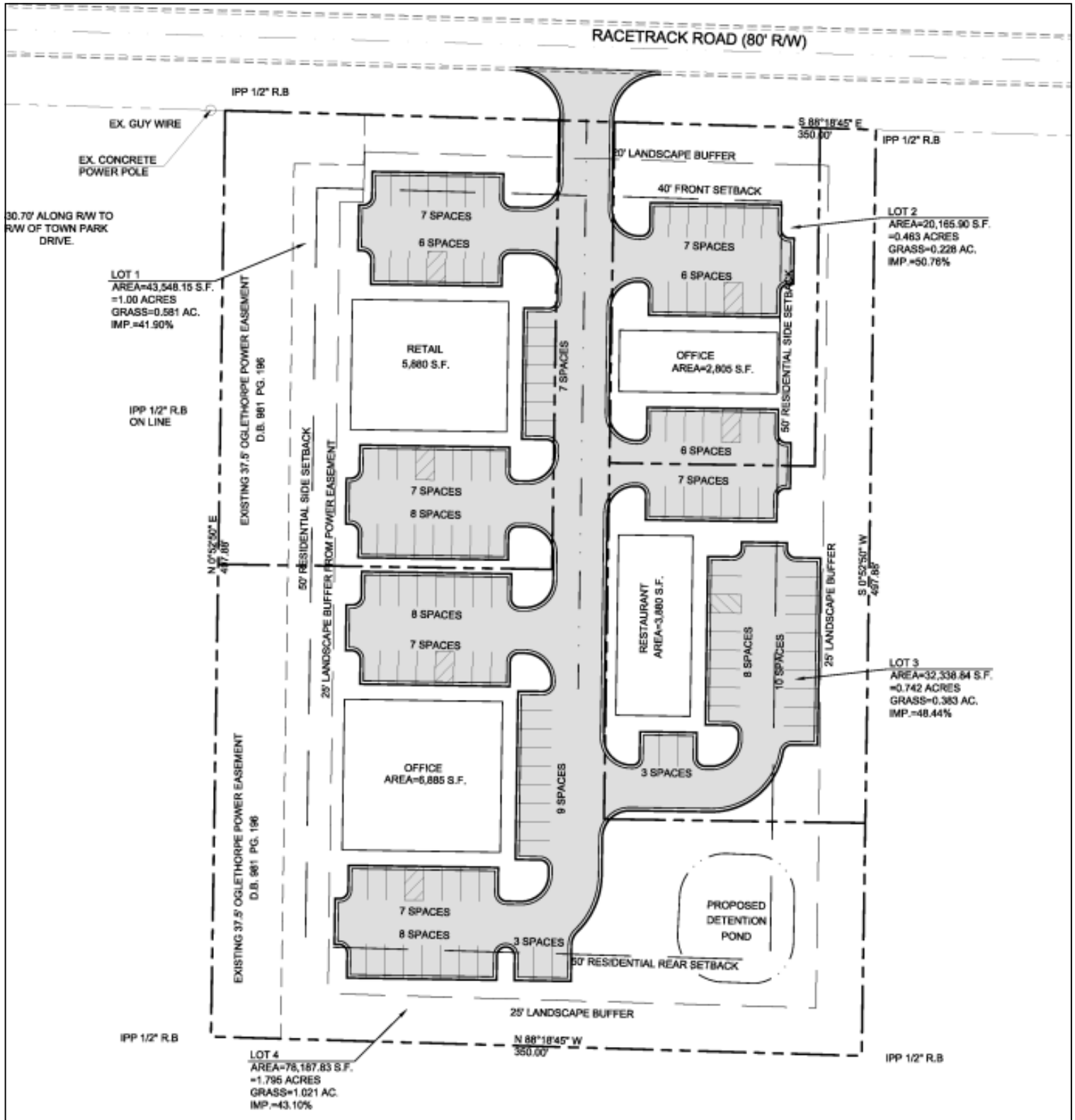


TOPO

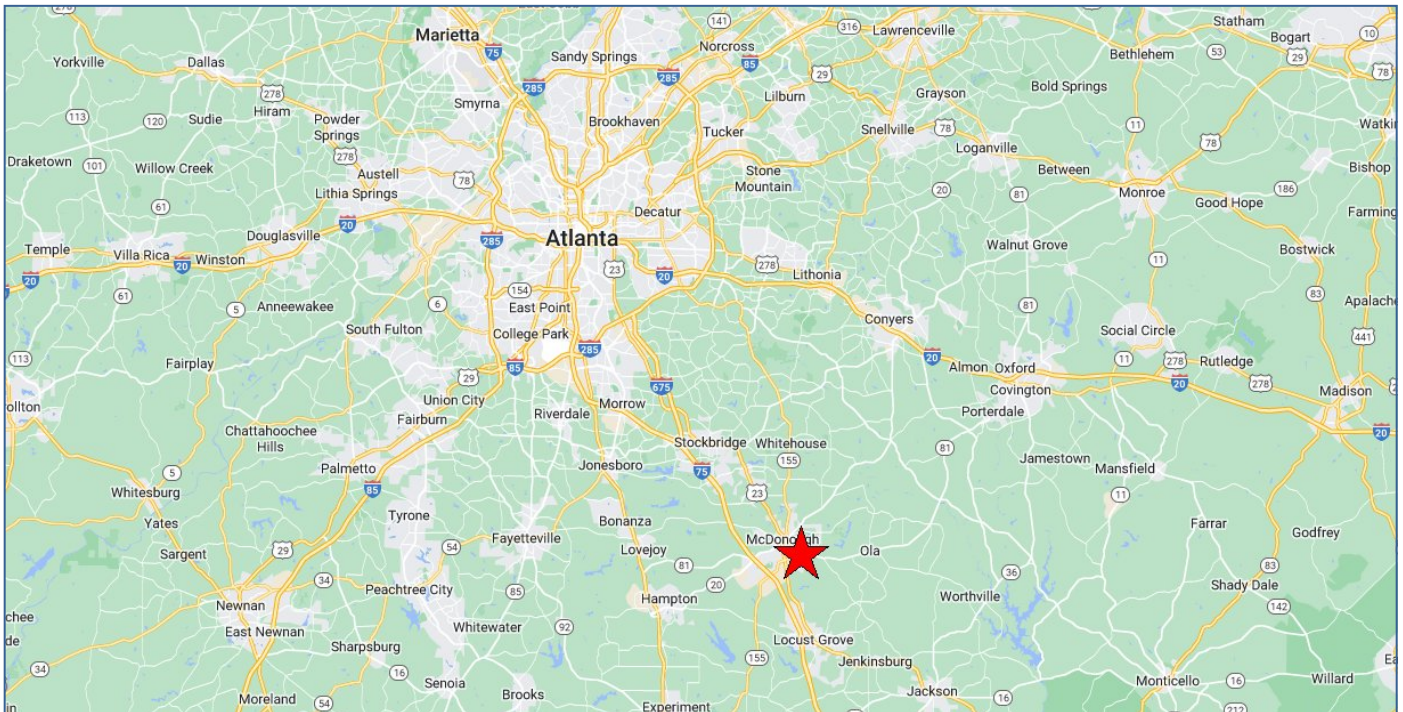
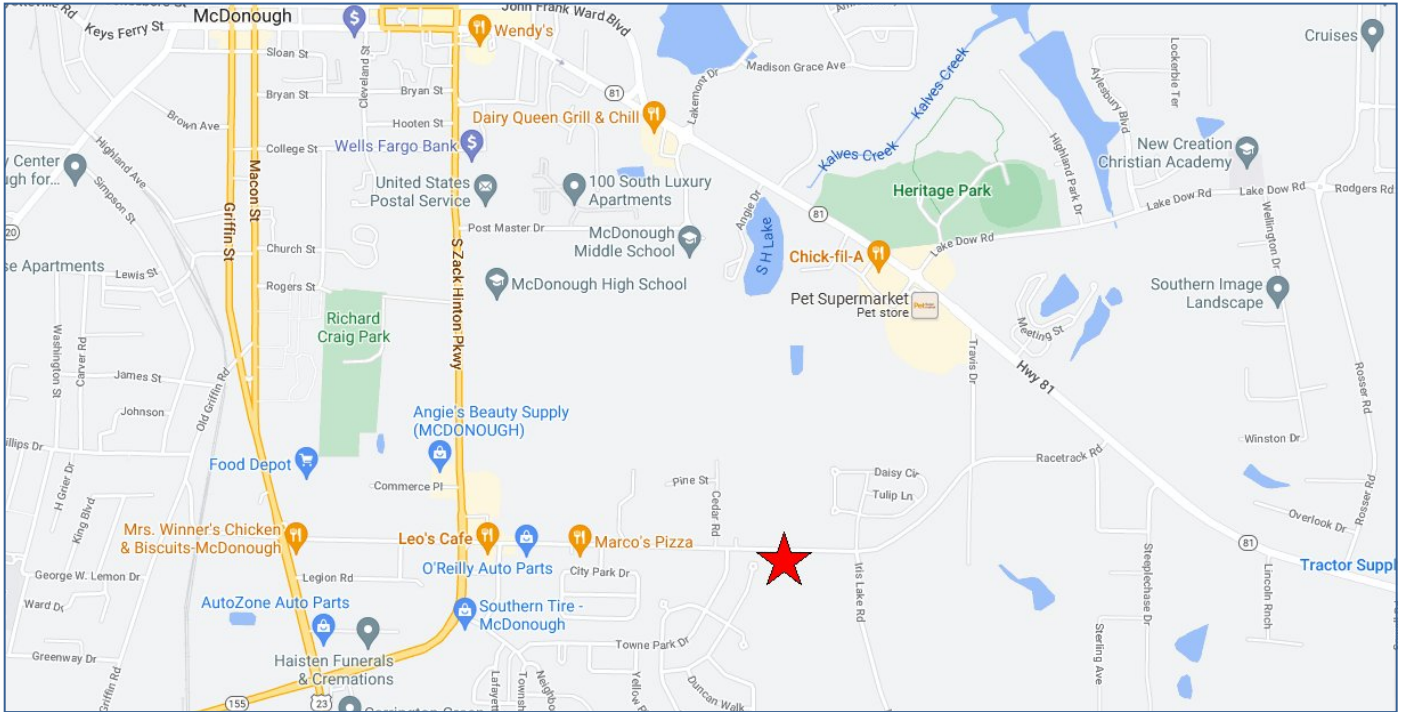




CONCEPT PLAN



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

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**For more information, please contact:**

**Butch Springer, CCIM**  
**COLDWELL BANKER COMMERCIAL**  
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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.