



9.61+/- Acres Zoned C-3 Heavy Commercial Highway 155 @ Henry Pkwy Connector

FOR SALE

9.61+/- Acres - Highway 155 @ Henry Pkwy Connector
McDonough, GA 30253

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

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

EXECUTIVE SUMMARY

The Property

9.61+/- Acres - Highway 155
McDonough, GA 30253

PROPERTY SPECIFICATIONS

Property Type:	Land
Land:	9.61+/- Acres
Tax ID:	093-01002003 - Tract A 093-01002011 - Tract B 093-01002002 - Tract C
2023 Taxes:	\$19,718.45
Zoning:	C-3 Heavy Commercial

PRICE

CALL FOR PRICE



PROPERTY DESCRIPTION

CBC Metro Brokers offers 9.61+/- Acres of prime commercial property located in Henry County on State Route 155 at the Henry Parkway Connector. These sites have been graded and are ready to be improved, All utilities are available. The properties are zoned C-3 per the City of McDonough and consists of (3) three separate parcels that can be sold together or individually. Parcels are as follows: 1.64+/- acre corner lot, 4.855+/- acres & 3.11+/- acres. There are (3) road frontages and all parcels have great access points and are less than one mile from I-75 Exit 216.

LOCATION HIGHLIGHTS

- Zoned C-3 Heavy Commercial
- Great Location along Highway 155
- Less than 1 Mile to I-75 Exit 216
- Approximately 29 Miles to Hartsfield Jackson Airport

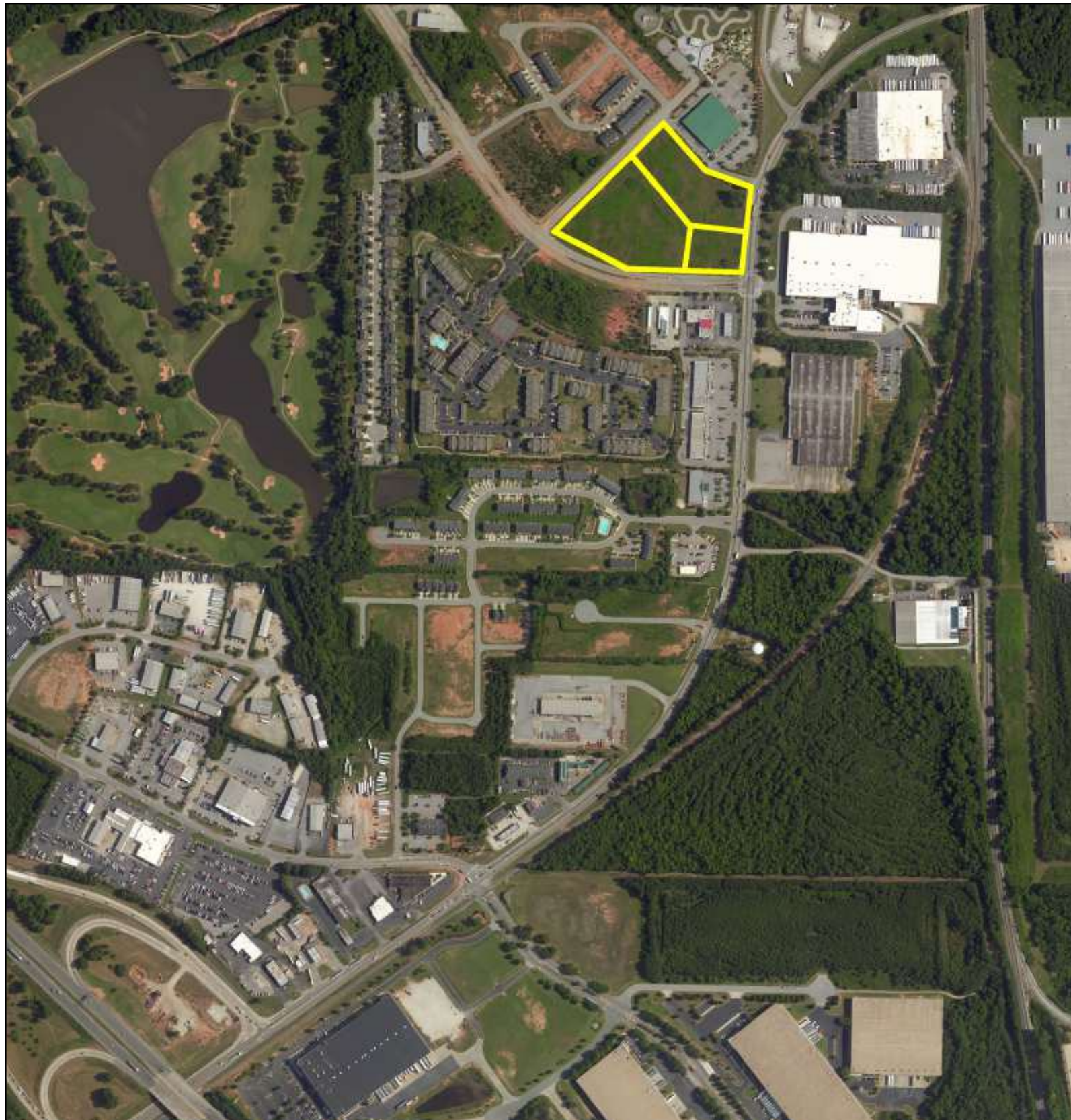
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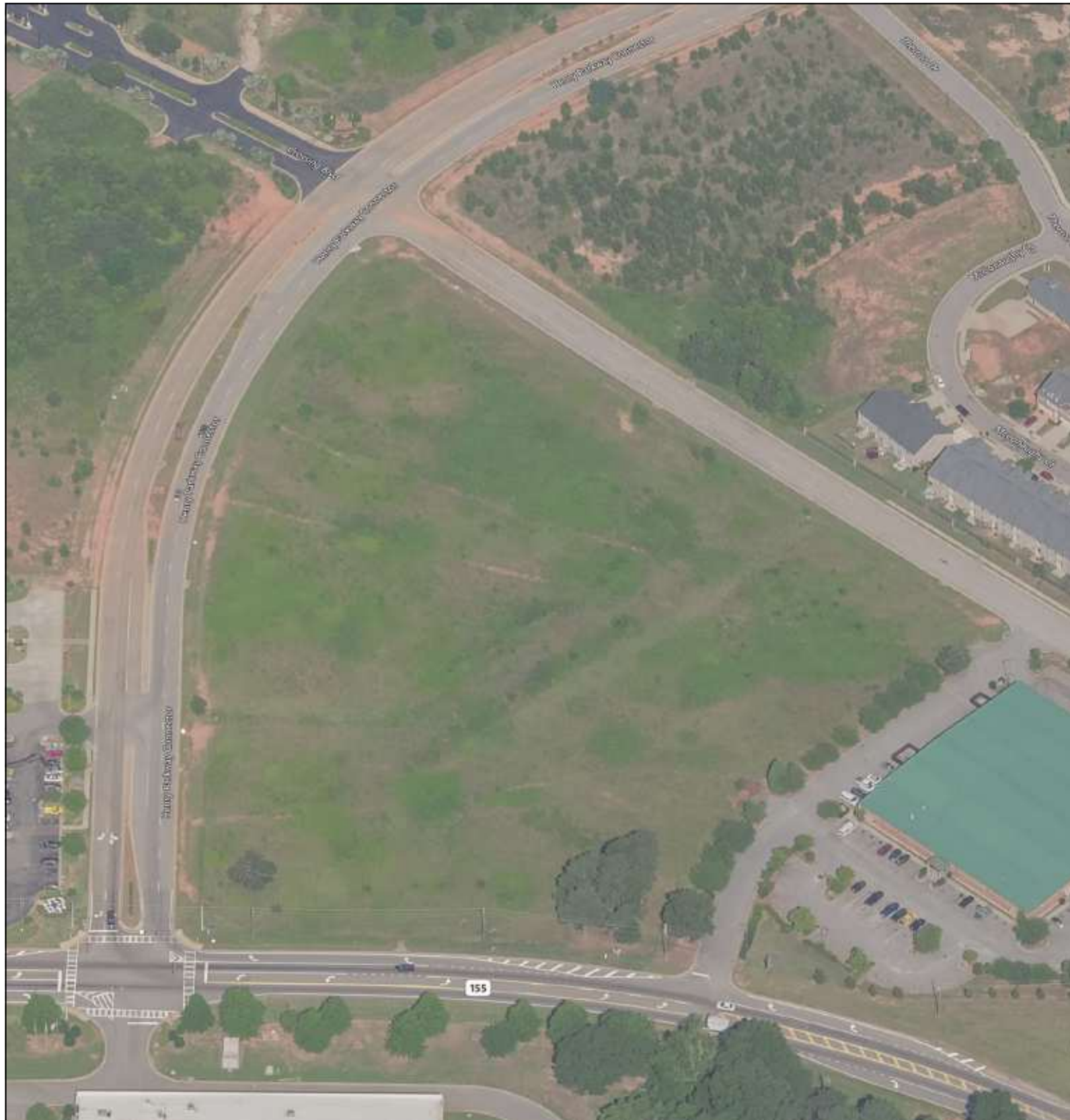
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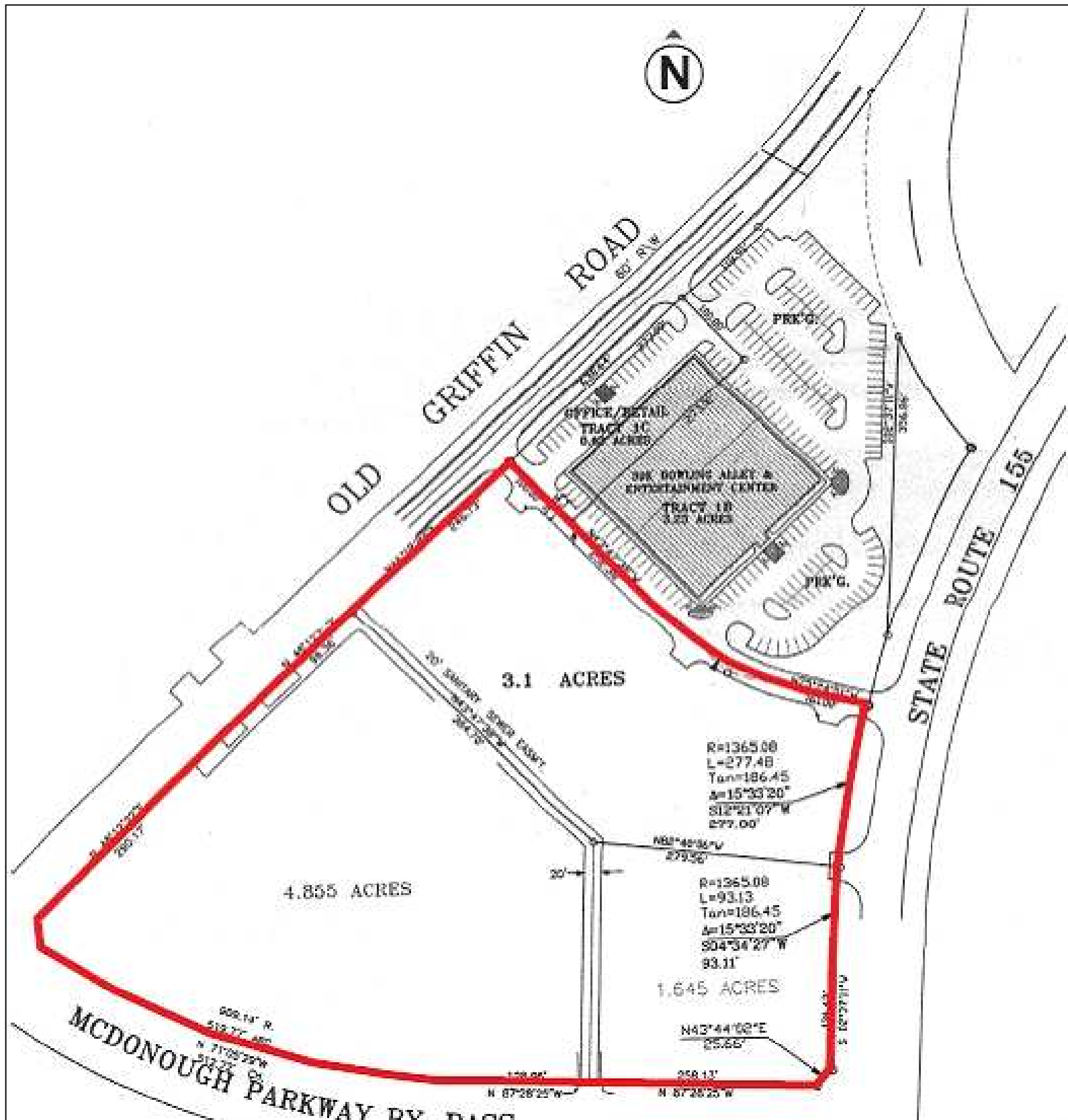
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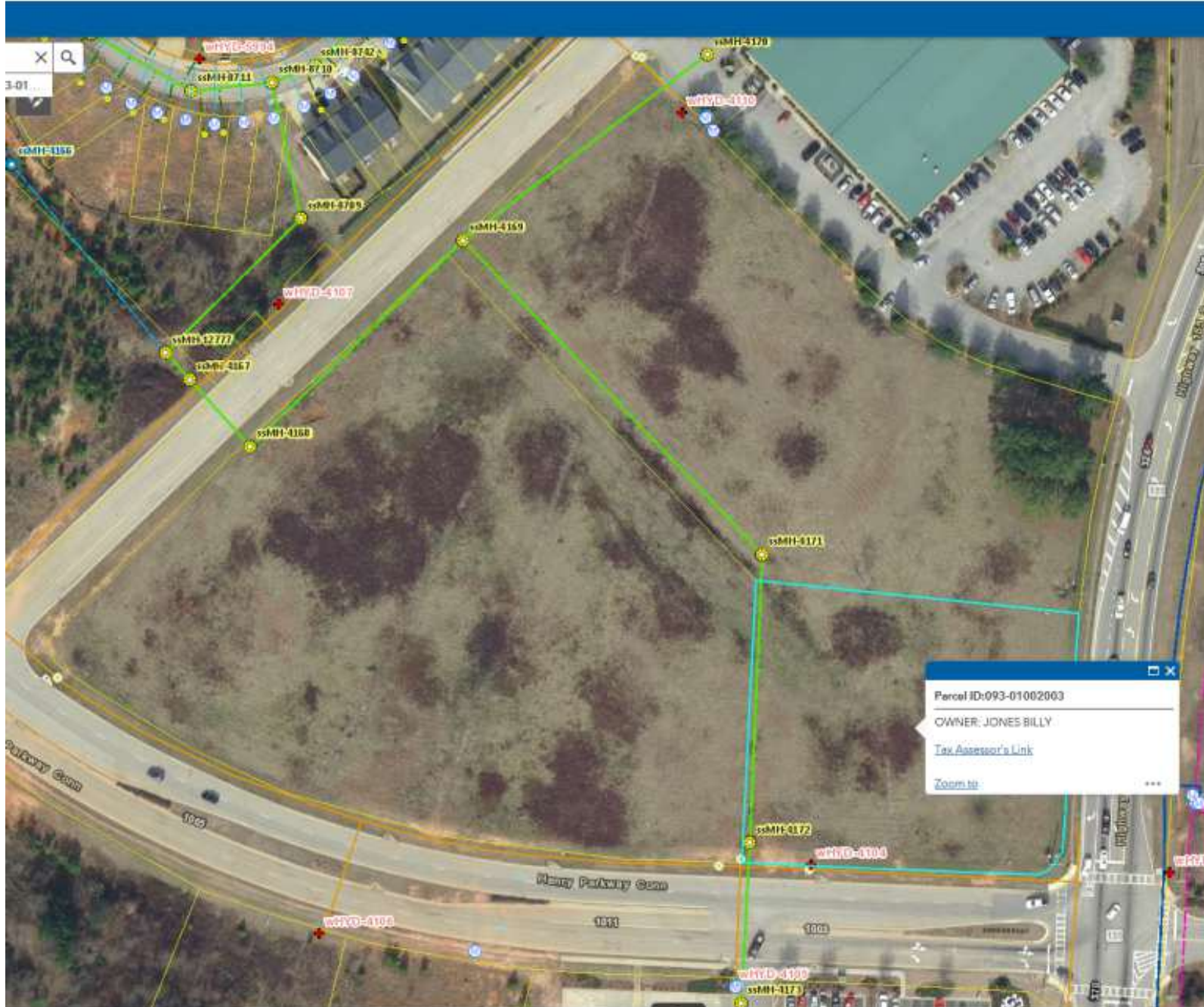


AERIAL



SURVEY

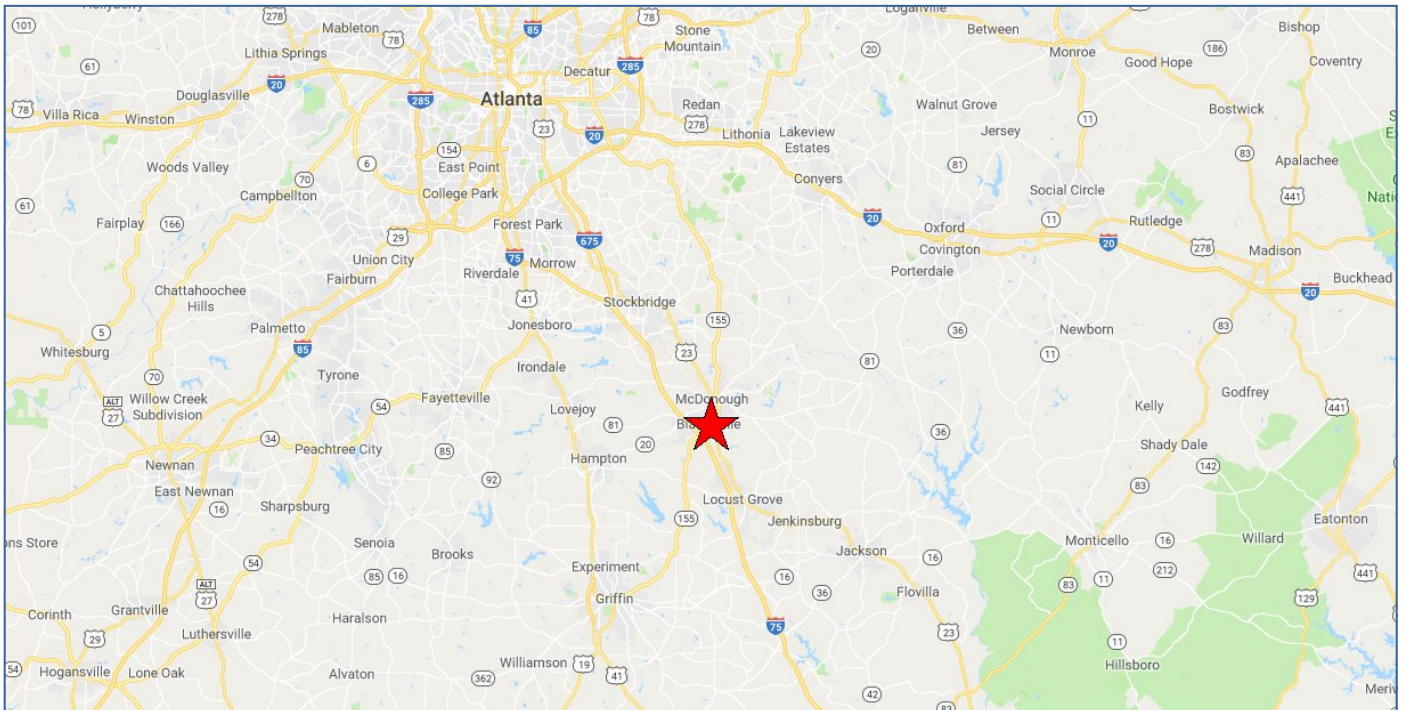
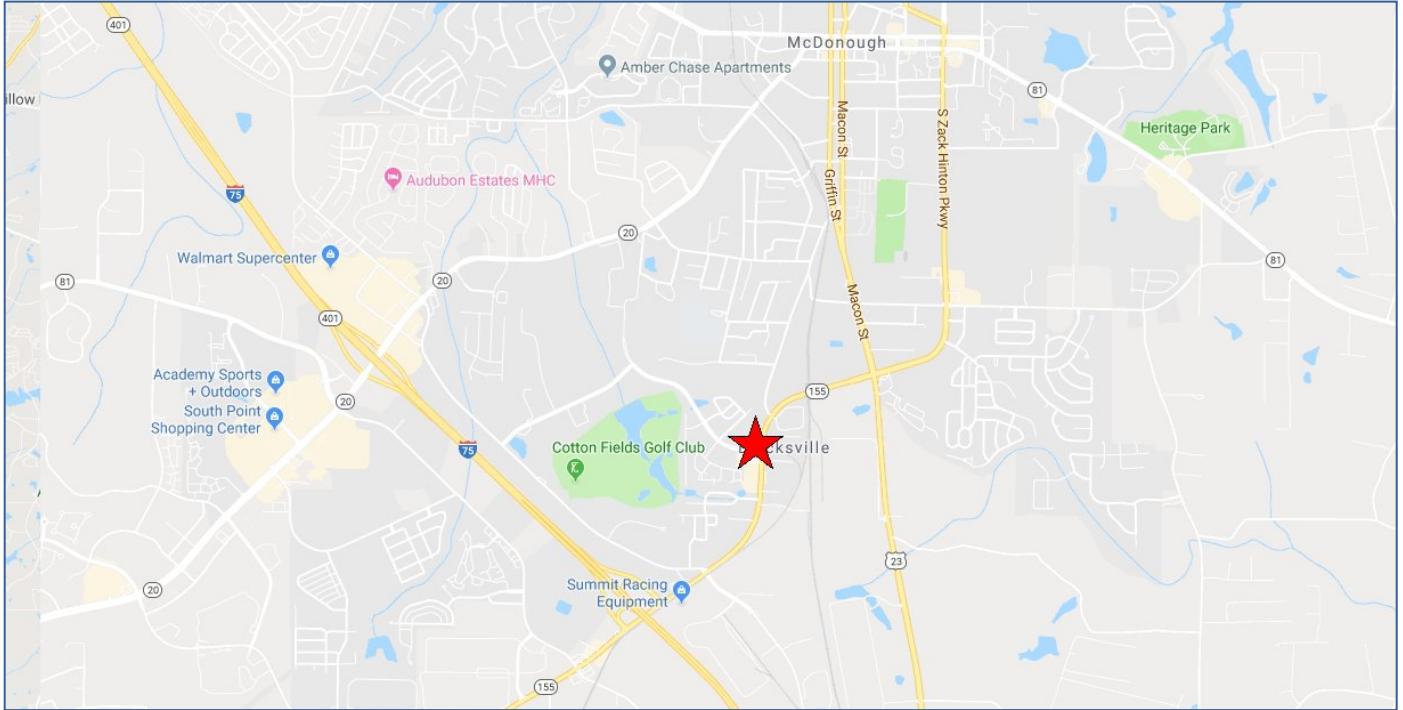




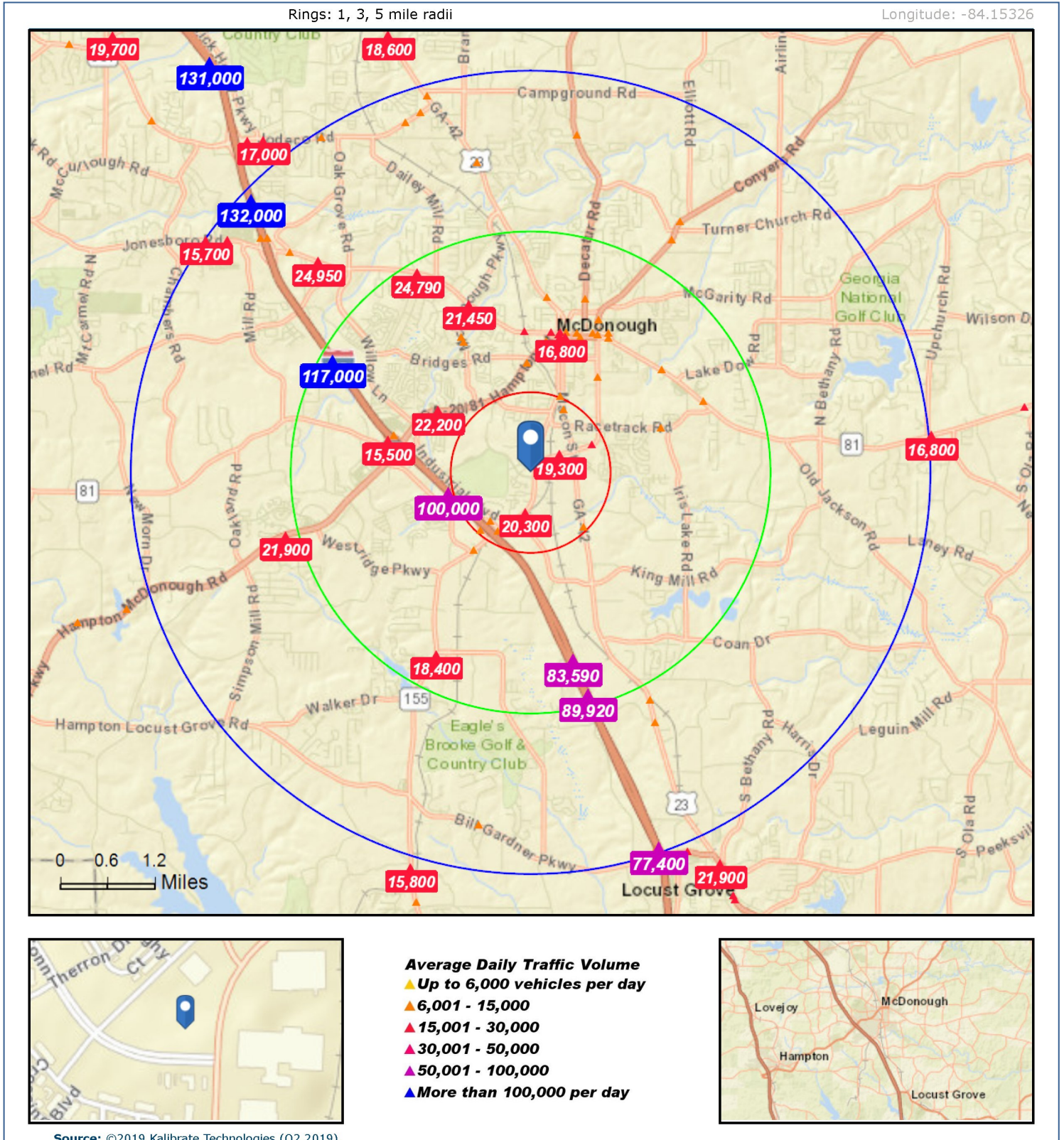
PHOTOS



MAPS



TRAFFIC COUNTS



Source: ©2019 Kalibrate Technologies (Q2 2019).

DEMOGRAPHICS - 5 MILES



Demographic and Income Profile

Henry Parkway Conn
Henry Parkway Conn, McDonough, Georgia, 30253
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.42241
Longitude: -84.15326

Summary	Census 2010		2019		2024		
Population	56,928		69,705		77,778		
Households	19,898		24,111		26,807		
Families	14,944		17,972		19,931		
Average Household Size	2.82		2.85		2.87		
Owner Occupied Housing Units	13,825		16,412		18,769		
Renter Occupied Housing Units	6,073		7,699		8,038		
Median Age	33.8		35.0		34.4		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	2.22%		1.10%		0.77%		
Households	2.14%		1.09%		0.75%		
Families	2.09%		1.01%		0.68%		
Owner HHS	2.72%		1.41%		0.92%		
Median Household Income	2.64%		2.70%		2.70%		
			2019		2024		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		1,943	8.1%	1,647	6.1%	
	\$15,000 - \$24,999		1,783	7.4%	1,656	6.2%	
	\$25,000 - \$34,999		2,257	9.4%	2,156	8.0%	
	\$35,000 - \$49,999		3,077	12.8%	3,199	11.9%	
	\$50,000 - \$74,999		4,758	19.7%	5,166	19.3%	
	\$75,000 - \$99,999		4,195	17.4%	4,909	18.3%	
	\$100,000 - \$149,999		3,951	16.4%	5,046	18.8%	
	\$150,000 - \$199,999		1,322	5.5%	1,927	7.2%	
	\$200,000+		825	3.4%	1,101	4.1%	
	Median Household Income		\$63,360		\$72,161		
Average Household Income		\$78,098		\$88,232			
Per Capita Income		\$26,924		\$30,295			
			2019		2024		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,132	7.3%	4,658	6.7%	5,352	6.9%
	5 - 9	4,777	8.4%	4,947	7.1%	5,466	7.0%
	10 - 14	4,947	8.7%	5,020	7.2%	5,558	7.1%
	15 - 19	4,664	8.2%	4,769	6.8%	4,924	6.3%
	20 - 24	3,374	5.9%	4,566	6.6%	4,473	5.8%
	25 - 34	7,516	13.2%	10,908	15.6%	13,994	18.0%
	35 - 44	9,591	16.8%	9,455	13.6%	10,924	14.0%
	45 - 54	7,832	13.8%	9,882	14.2%	9,423	12.1%
	55 - 64	5,294	9.3%	7,781	11.2%	8,531	11.0%
	65 - 74	2,919	5.1%	4,944	7.1%	5,630	7.2%
	75 - 84	1,447	2.5%	2,105	3.0%	2,733	3.5%
	85+	434	0.8%	673	1.0%	769	1.0%
			2019		2024		
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	29,800	52.3%	28,616	41.1%	27,998	36.0%
	Black Alone	22,989	40.4%	34,884	50.0%	42,291	54.4%
	American Indian Alone	148	0.3%	158	0.2%	172	0.2%
	Asian Alone	1,139	2.0%	1,857	2.7%	2,310	3.0%
	Pacific Islander Alone	43	0.1%	60	0.1%	74	0.1%
	Some Other Race Alone	1,427	2.5%	2,065	3.0%	2,451	3.2%
	Two or More Races	1,382	2.4%	2,063	3.0%	2,482	3.2%

DEMOGRAPHICS - 5 MILES



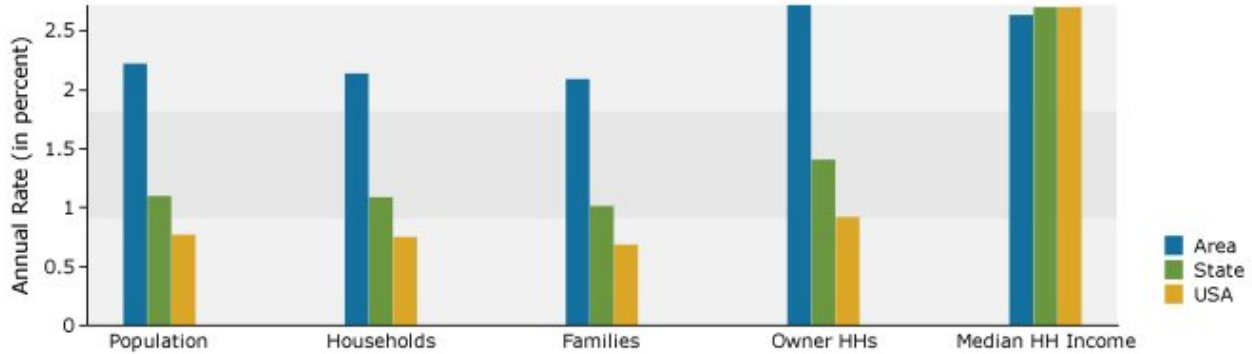
esri

Demographic and Income Profile

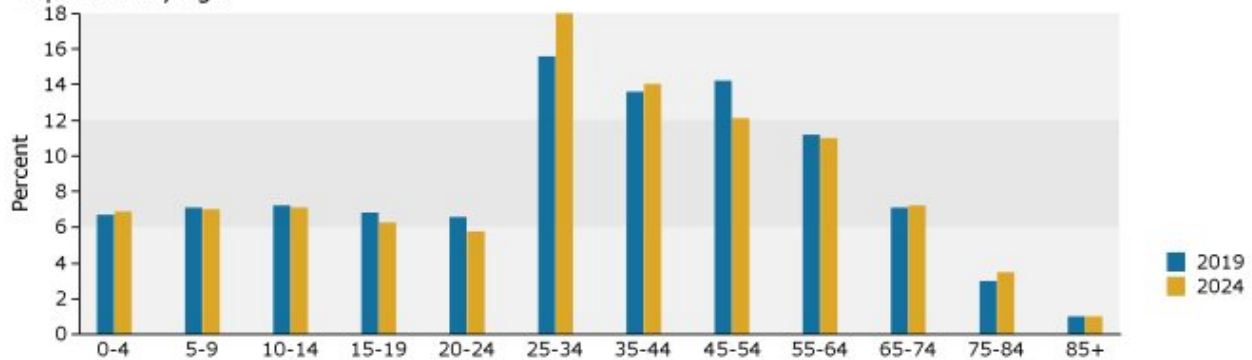
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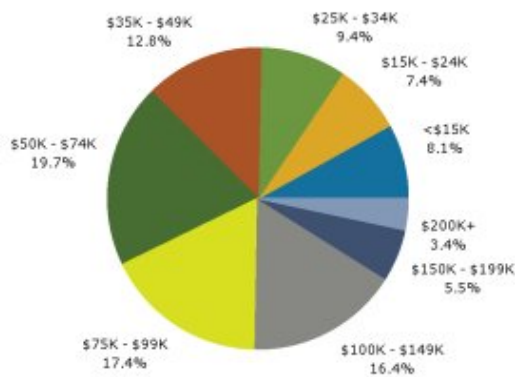
Trends 2019-2024



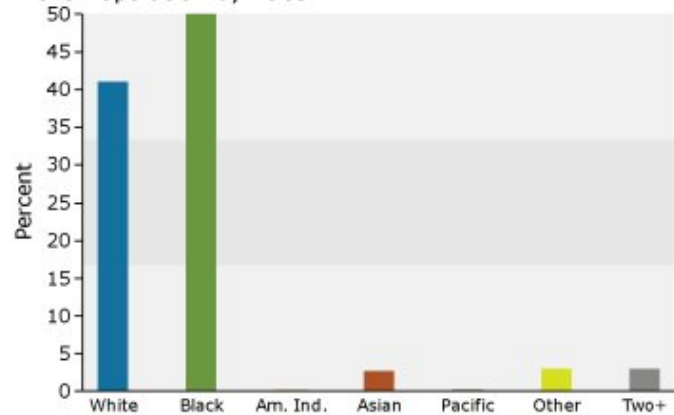
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 7.5%

AGENT PROFILE



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
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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 2,200 acres of land, with total dollar sales volume of all properties sold in excess of \$125 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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Metro Brokers

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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.