

2.25 Acres - Highway 42 N

FOR SALE

2.25 Acres - Highway 42 North
Stockbridge, GA 30281

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

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

EXECUTIVE SUMMARY

The Property

2.25 Acres - Highway 42 N
Stockbridge, GA 30281

PROPERTY SPECIFICATIONS

Property Type:	Commercial Land
Land:	2.25 Acres
Tax ID:	069-01009003
2019 Taxes:	\$7,037.38
Zoning:	C-2 Commercial

PRICE

Sale Price:	\$498,500
Price per Acre:	\$221,556



PROPERTY DESCRIPTION

Approximately 2.250 acres zoned C2, at the corner of Eagle's Landing Pkwy & front on Hwy 42. Lot sits beside Eagle's Landing Bottle Shop with the new McDonald's located behind site. Property is zoned C-2 Commercial with multi uses allowed. Property has approx. 350 feet frontage along Highway 42 and access to Eagle's Landing Parkway via adjacent property. State has allowed curb cut to property for direct access. Per county maps, this property is 100% usable, sewer & water are available.

Seller will entertain the possibility of dividing this piece of land.

LOCATION HIGHLIGHTS

- Great Location on Highway 42
- Situated adjacent to intersection with Eagle's Landing Parkway and East Lake Parkway
- Zoned C-2 Commercial
- Close Proximity to Many Restaurants and Other Businesses

AERIAL



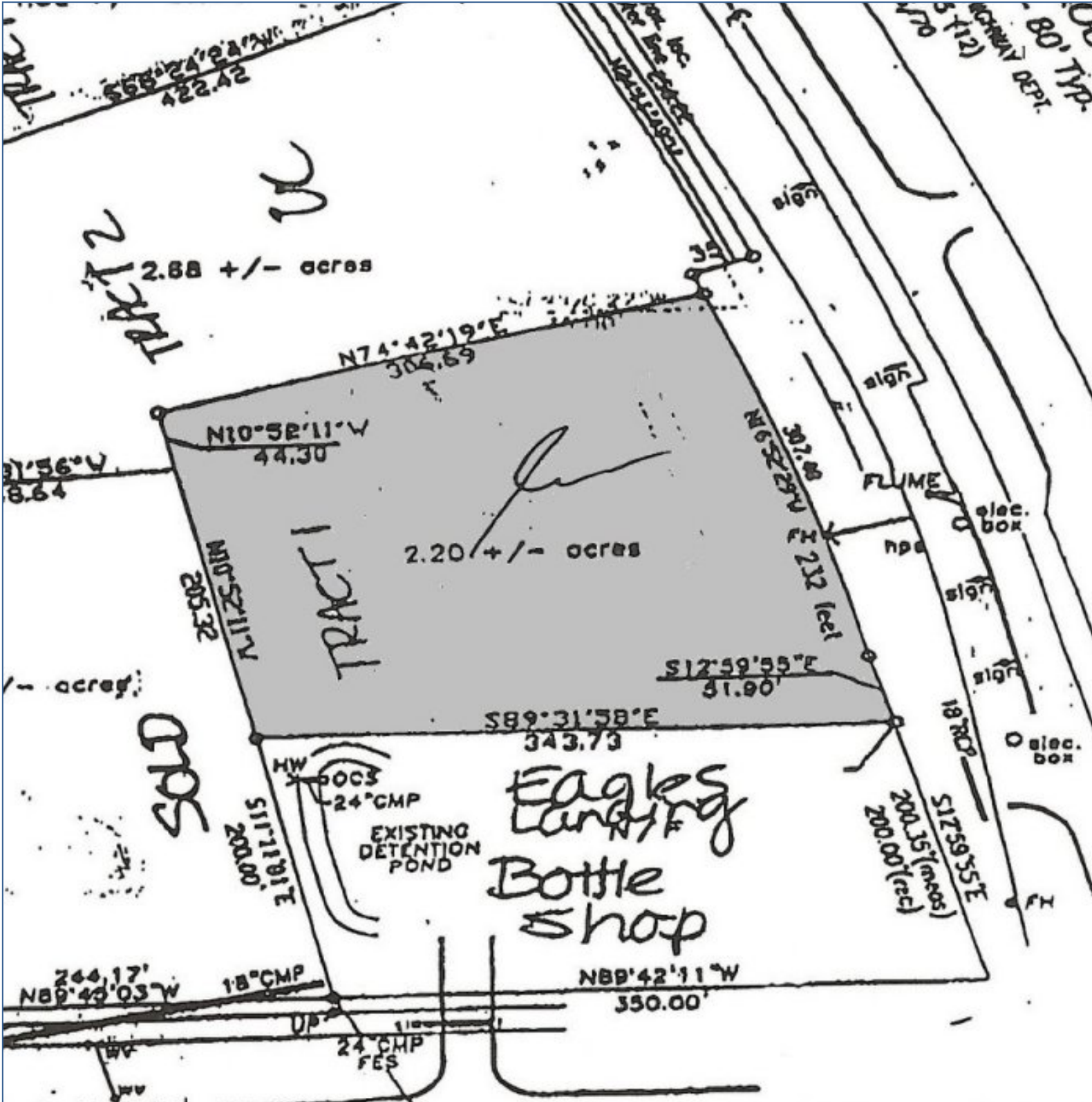
AREA AERIAL



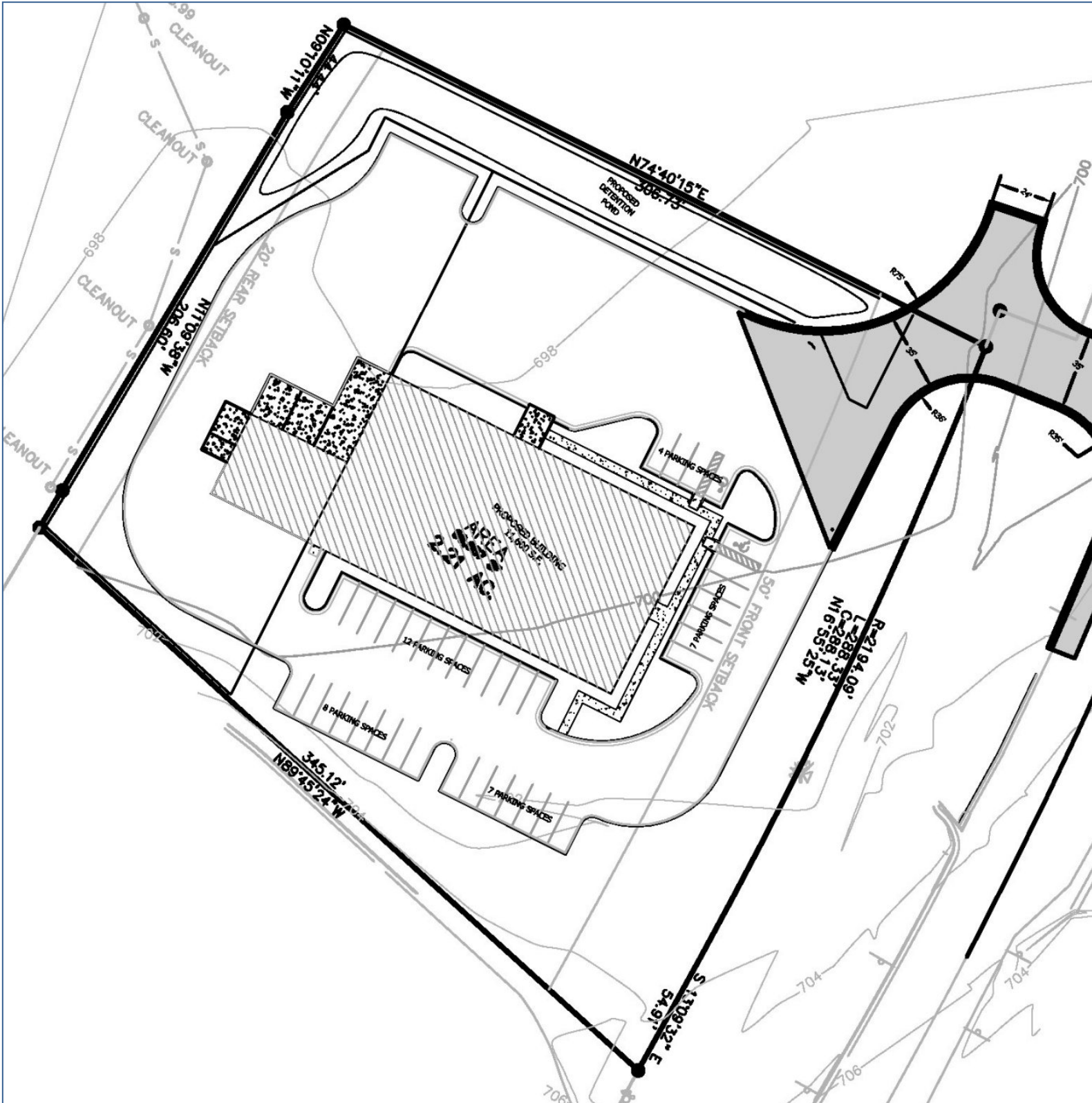
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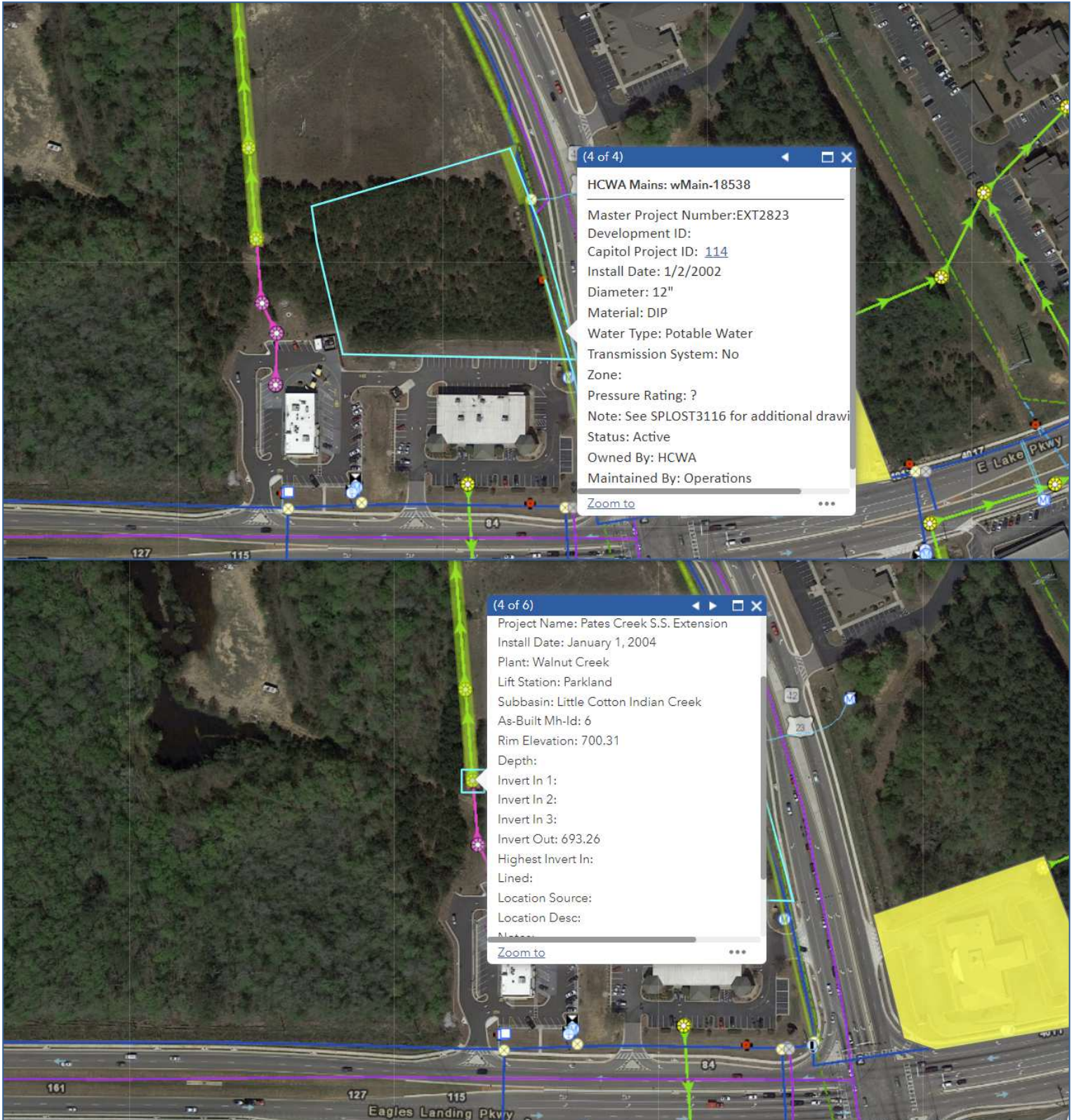
SURVEY



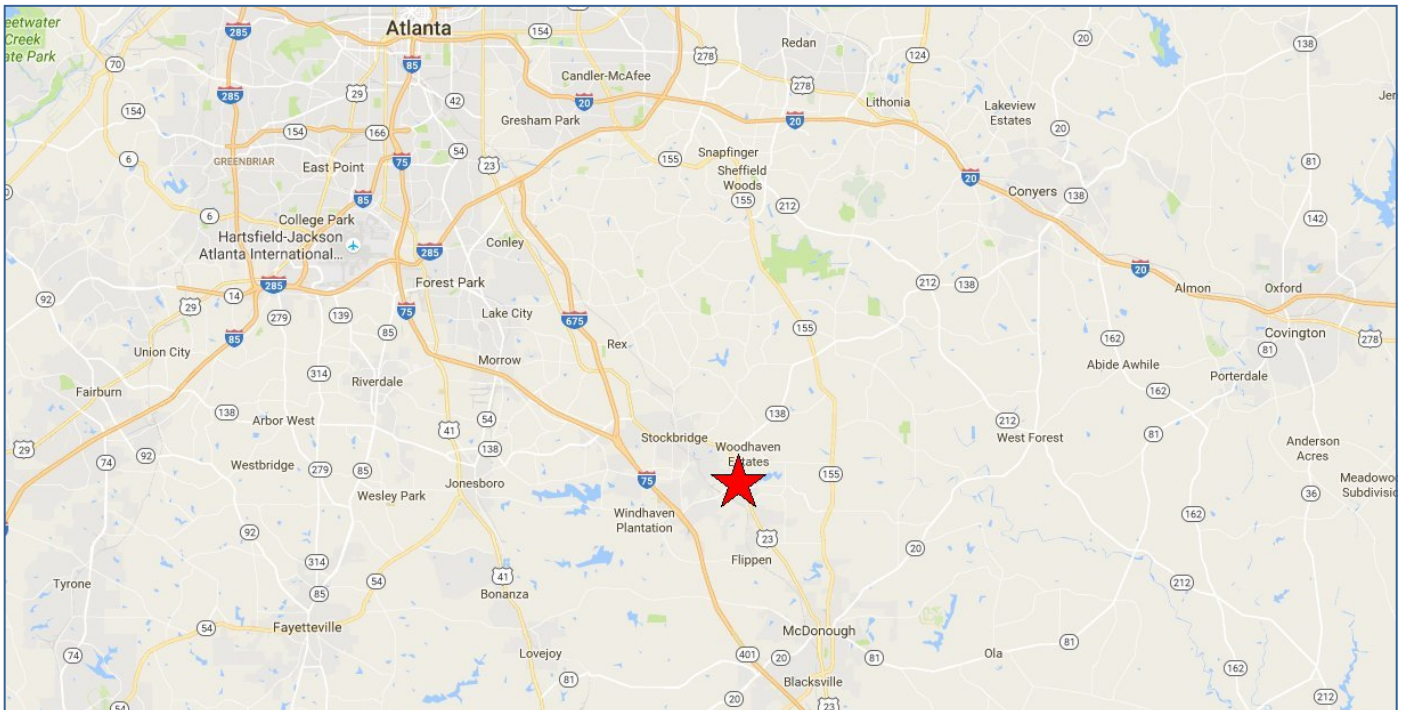
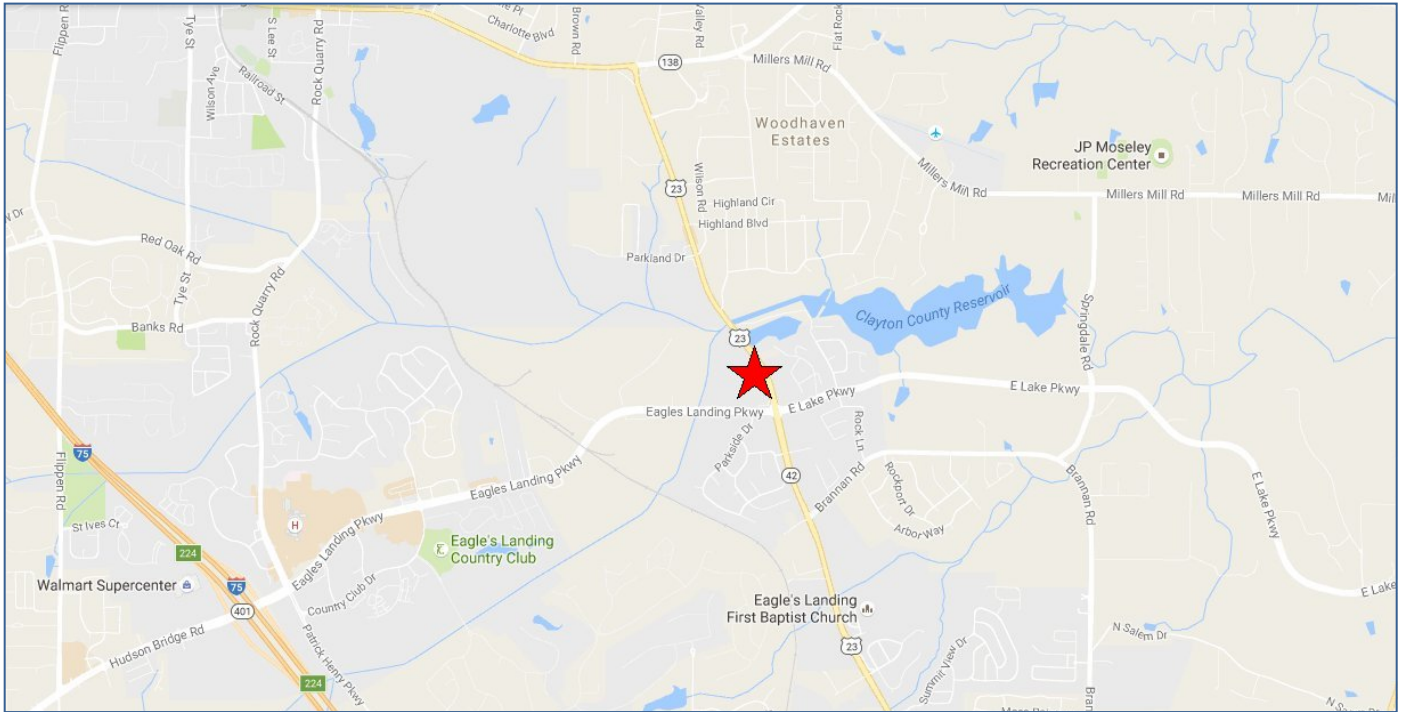
SURVEY / SITE PLAN



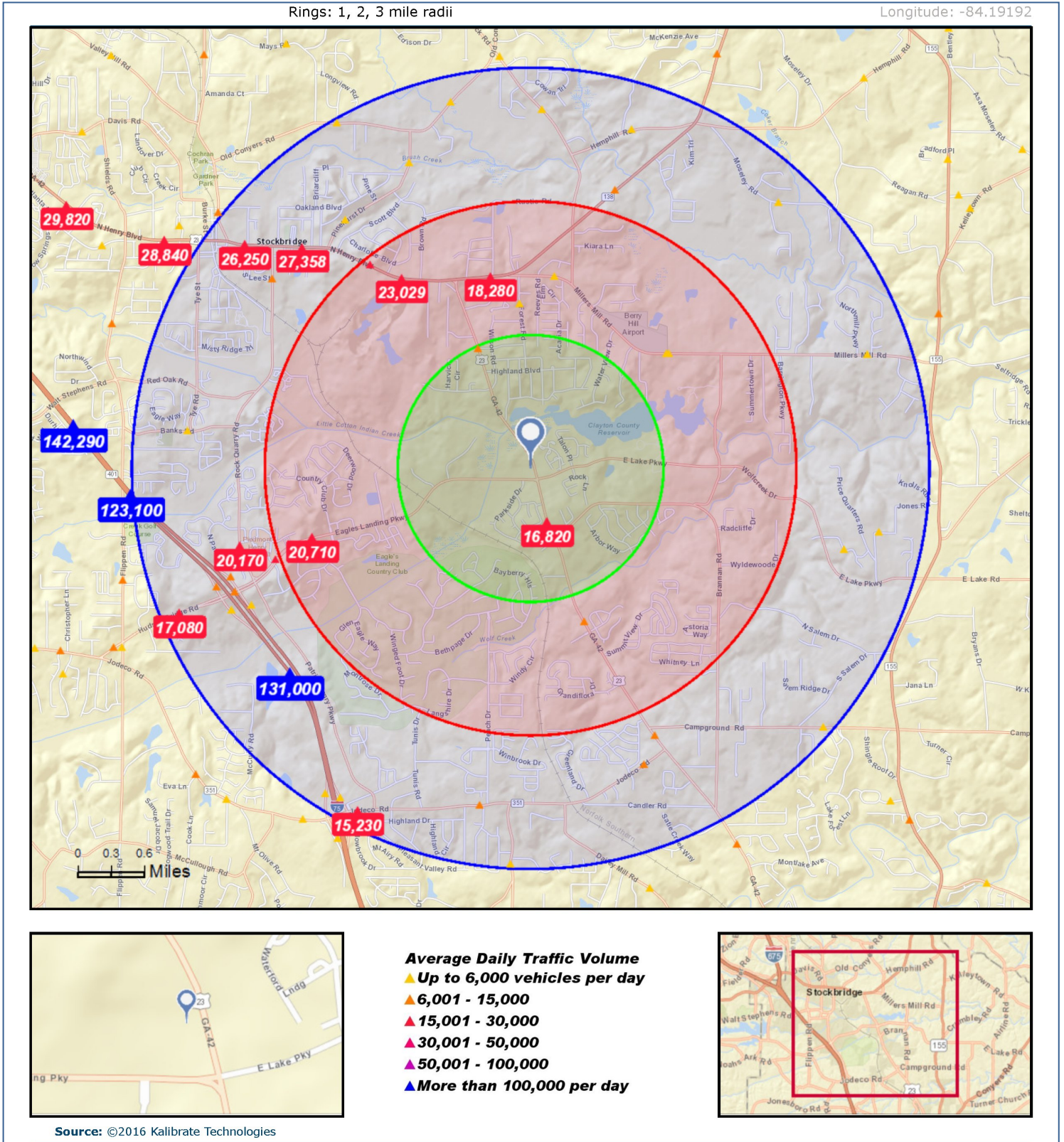
WATER / SEWER ACCESS MAPS




MAPS



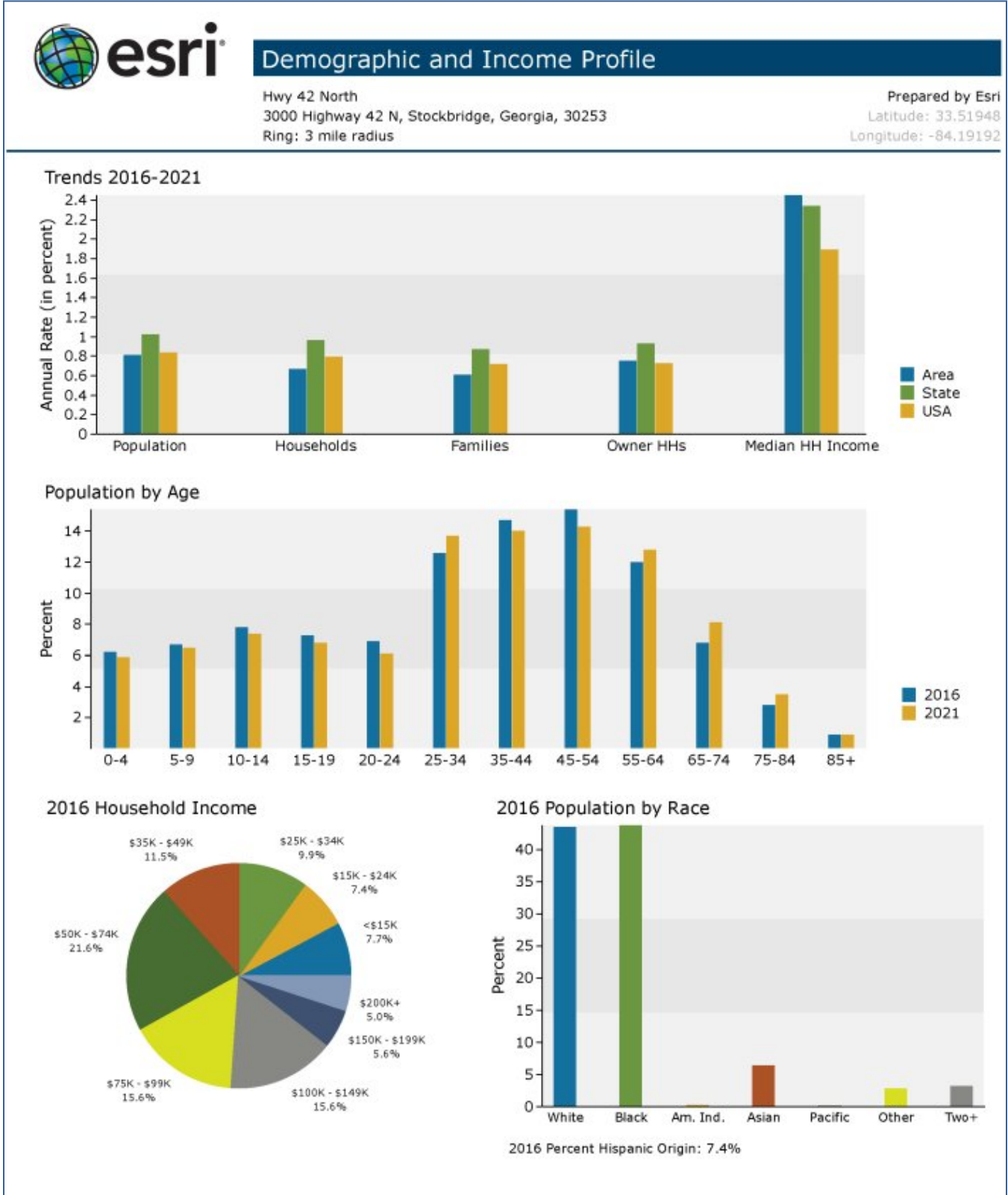
TRAFFIC COUNTS



DEMOGRAPHICS - 3 MILES

		Demographic and Income Profile					
Hwy 42 North 3000 Highway 42 N, Stockbridge, Georgia, 30253 Ring: 3 mile radius		Prepared by Esri Latitude: 33.51948 Longitude: -84.19192					
Summary		Census 2010		2016		2021	
Population		31,179		32,378		33,709	
Households		11,316		11,562		11,952	
Families		8,329		8,465		8,726	
Average Household Size		2.75		2.80		2.82	
Owner Occupied Housing Units		7,889		7,695		7,986	
Renter Occupied Housing Units		3,427		3,867		3,967	
Median Age		35.5		36.8		37.6	
Trends: 2016 - 2021 Annual Rate		Area		State		National	
Population		0.81%		1.02%		0.84%	
Households		0.67%		0.96%		0.79%	
Families		0.61%		0.87%		0.72%	
Owner HHs		0.75%		0.93%		0.73%	
Median Household Income		2.45%		2.34%		1.89%	
Households by Income		2016		2021			
		Number	Percent	Number	Percent		
<\$15,000		895	7.7%	896	7.5%		
\$15,000 - \$24,999		852	7.4%	815	6.8%		
\$25,000 - \$34,999		1,142	9.9%	1,158	9.7%		
\$35,000 - \$49,999		1,334	11.5%	711	5.9%		
\$50,000 - \$74,999		2,498	21.6%	2,685	22.5%		
\$75,000 - \$99,999		1,808	15.6%	2,072	17.3%		
\$100,000 - \$149,999		1,802	15.6%	2,189	18.3%		
\$150,000 - \$199,999		648	5.6%	774	6.5%		
\$200,000+		582	5.0%	651	5.4%		
Median Household Income		\$63,084		\$71,195			
Average Household Income		\$81,647		\$89,406			
Per Capita Income		\$29,048		\$31,578			
Population by Age		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		2,026	6.5%	1,993	6.2%	2,001	5.9%
5 - 9		2,456	7.9%	2,169	6.7%	2,175	6.5%
10 - 14		2,756	8.8%	2,535	7.8%	2,499	7.4%
15 - 19		2,590	8.3%	2,363	7.3%	2,309	6.8%
20 - 24		1,676	5.4%	2,229	6.9%	2,045	6.1%
25 - 34		3,813	12.2%	4,077	12.6%	4,617	13.7%
35 - 44		5,173	16.6%	4,756	14.7%	4,720	14.0%
45 - 54		4,877	15.6%	5,001	15.4%	4,810	14.3%
55 - 64		3,190	10.2%	3,871	12.0%	4,307	12.8%
65 - 74		1,600	5.1%	2,203	6.8%	2,731	8.1%
75 - 84		790	2.5%	904	2.8%	1,176	3.5%
85+		230	0.7%	279	0.9%	320	0.9%
Race and Ethnicity		Census 2010		2016		2021	
		Number	Percent	Number	Percent	Number	Percent
White Alone		15,180	48.7%	14,076	43.5%	13,443	39.9%
Black Alone		12,471	40.0%	14,139	43.7%	15,530	46.1%
American Indian Alone		109	0.3%	109	0.3%	115	0.3%
Asian Alone		1,718	5.5%	2,082	6.4%	2,410	7.1%
Pacific Islander Alone		20	0.1%	21	0.1%	22	0.1%
Some Other Race Alone		768	2.5%	907	2.8%	1,032	3.1%
Two or More Races		913	2.9%	1,044	3.2%	1,157	3.4%
Hispanic Origin (Any Race)		2,008	6.4%	2,386	7.4%	2,725	8.1%

DEMOGRAPHICS - 3 MILES



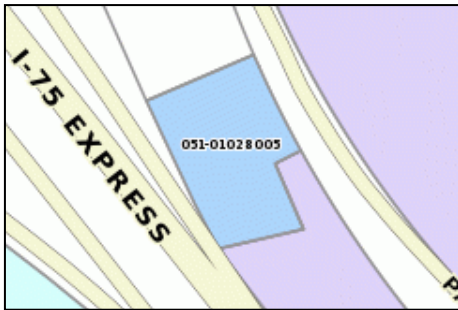
RECENTLY SOLD



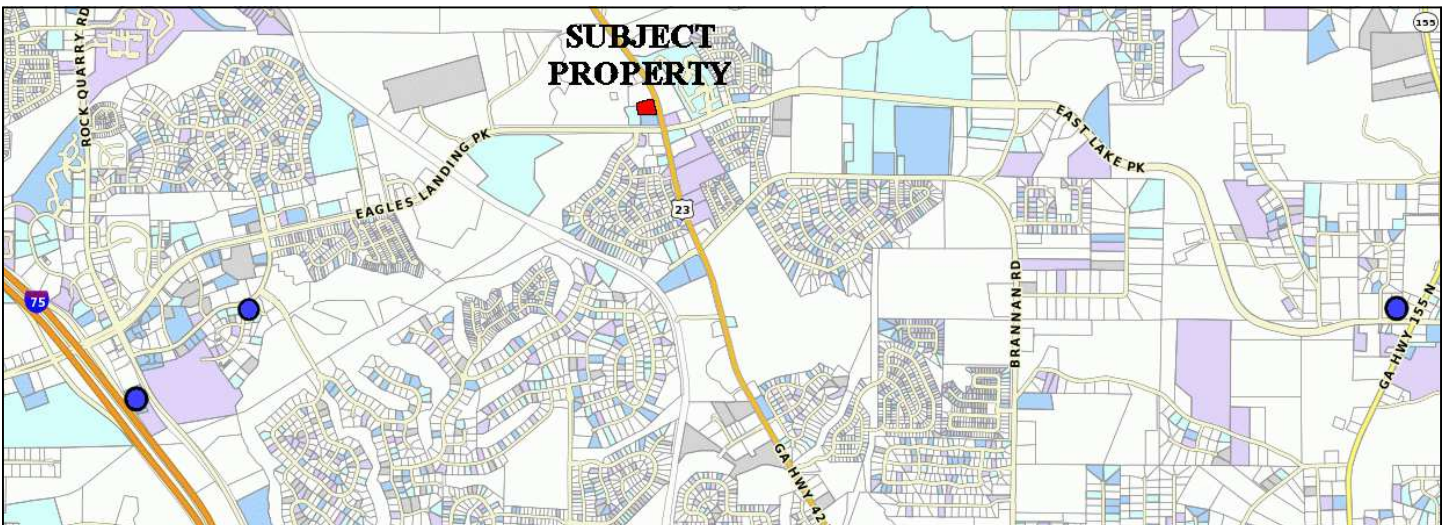
ADDRESS	LOT SIZE	DATE	COMMENTS
125 Corporate Cntr Dr Stockbridge, GA	1.24 AC	January 2017	Zoned C-1 Commercial Land
PRICE	PRICE PER ACRE		
\$350,000	@ \$282,260		



ADDRESS	LOT SIZE	DATE	COMMENTS
5969 E Lake Pkwy McDonough, GA	1.36 AC	July 2016	Zoned C-2 Commercial Land
PRICE	PRICE PER ACRE		Developed by: Bo'jangles
\$300,000	@ \$220,587		



ADDRESS	LOT SIZE	DATE	COMMENTS
0 S Patrick Henry Pkwy Stockbridge, GA	3.50 AC	December 2016	Zoned C-2 Commercial Land
PRICE	PRICE PER ACRE		
\$510,000	@ \$145,714		



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 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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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.