



3.00+/- Acres with Home

FOR SALE

1800 Highway 81 East
McDonough, GA 30252

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

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

EXECUTIVE SUMMARY

The Property

1800 Highway 81 E
McDonough, GA 30252

PROPERTY SPECIFICATIONS

Property Type:	3+/- Acre Lot with Home
Land:	3.00 +/- Acres
Tax ID:	124-01011000
2024 Taxes:	\$4,452
Zoning:	RA

PRICE

Sale Price:	\$440,000
Price per Acre:	\$146,667

Location Highlights

- Approximately 5 Miles to I-75
- High Traffic Location
- Conveniently Located Near Downtown McDonough
- Approximately 29 Miles to Hartsfield Jackson International Airport



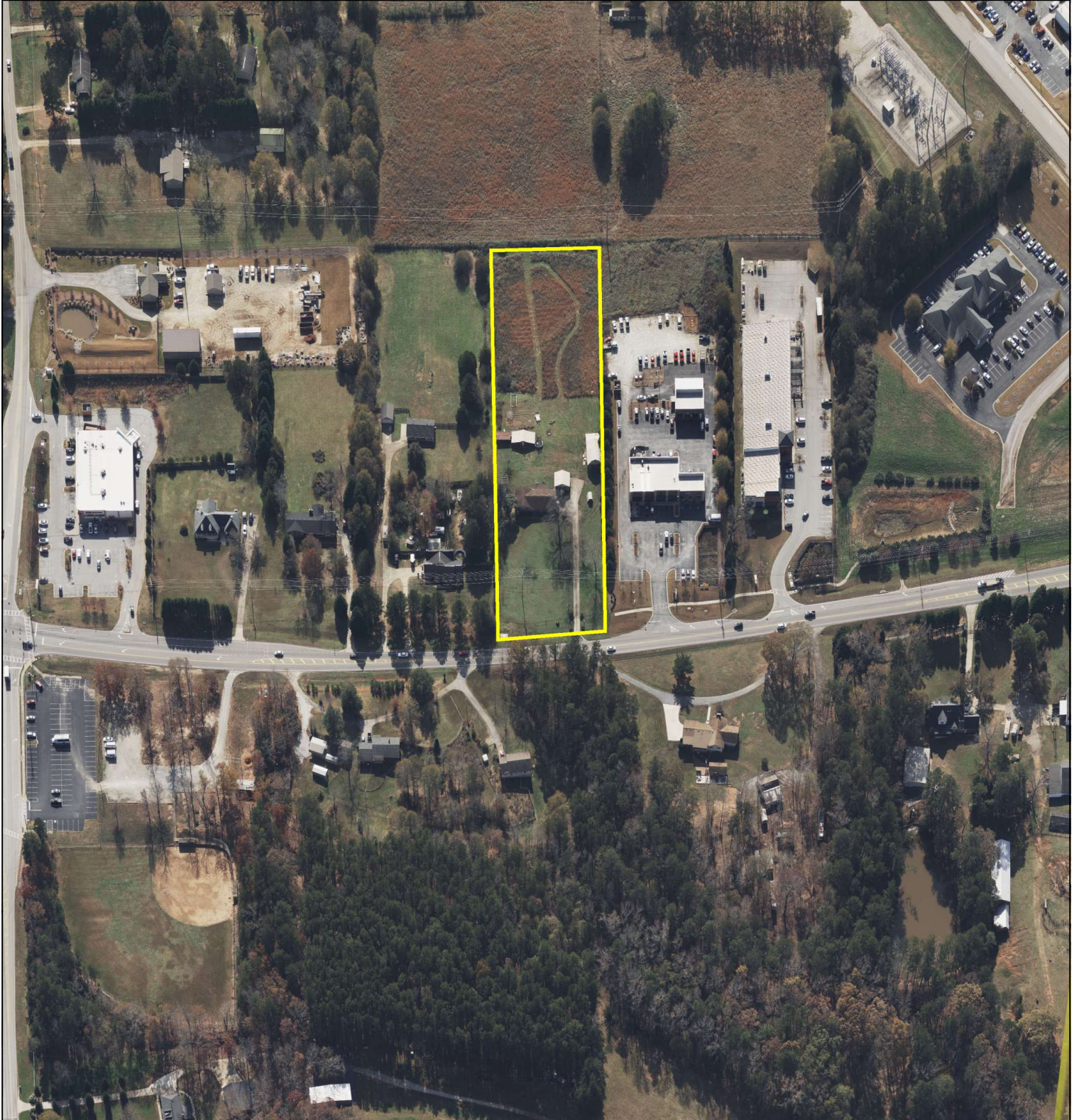
Property Description

Prime location along a commercial corridor of Highway 81 near Downtown McDonough. This 3+/- acres is designated as commercial on the Henry County FLUM and is located amid a CVS drug store and ACE Hardware along with several other retail stores, restaurants, a bank and a church. This high traffic location has a daily traffic count between 16,500 and 19,000 cars per day and would make a great spot for a variety of uses. There is also a 1,843+/- s.f. house as well as a couple of barns which could be useful for some commercial applications.

AERIAL



AERIAL



AERIAL



AERIAL

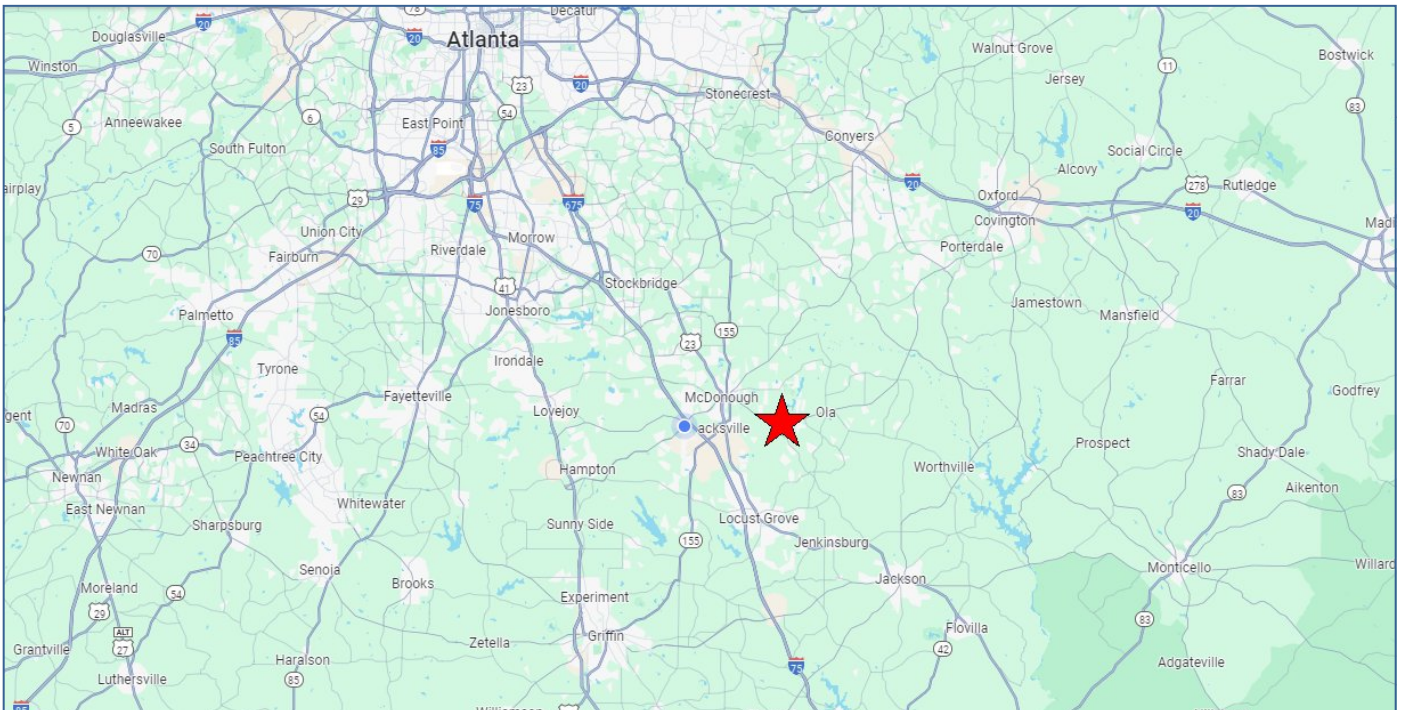
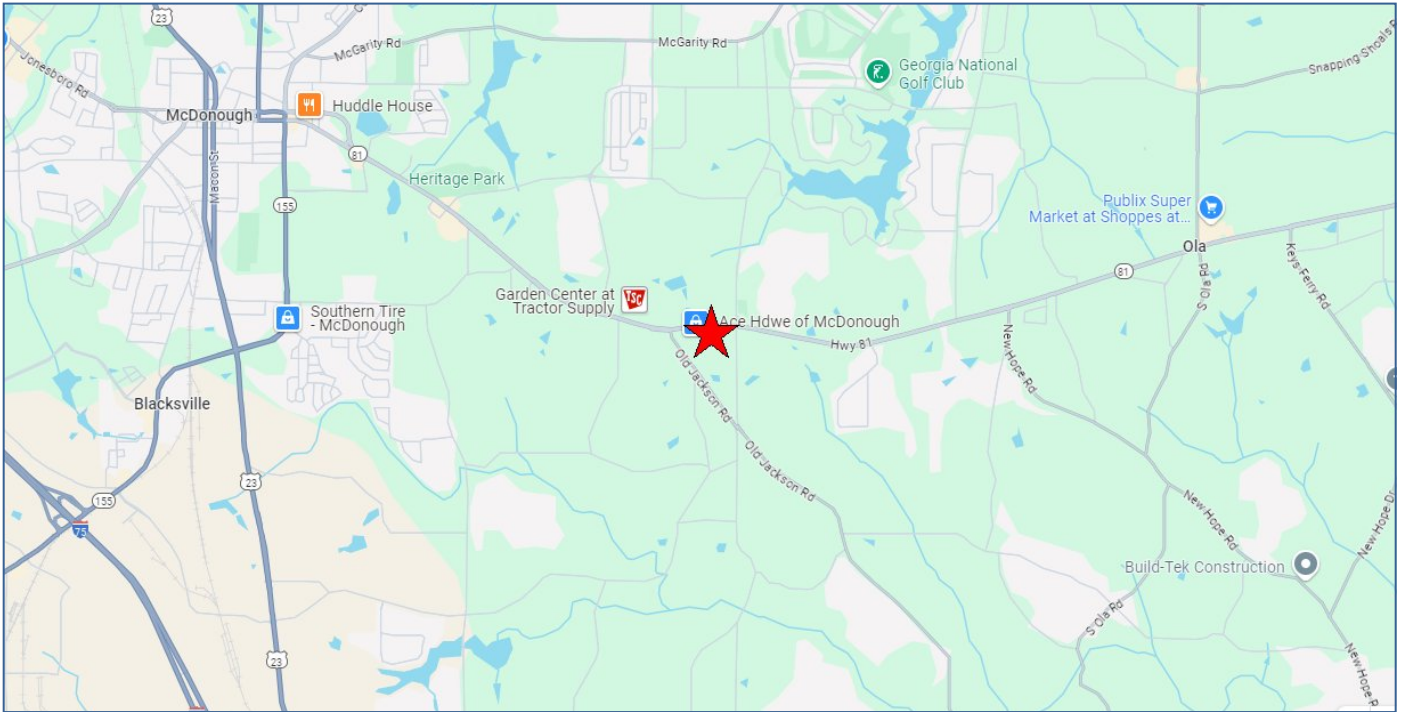


AERIAL



Survey for one of the two tracts

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.