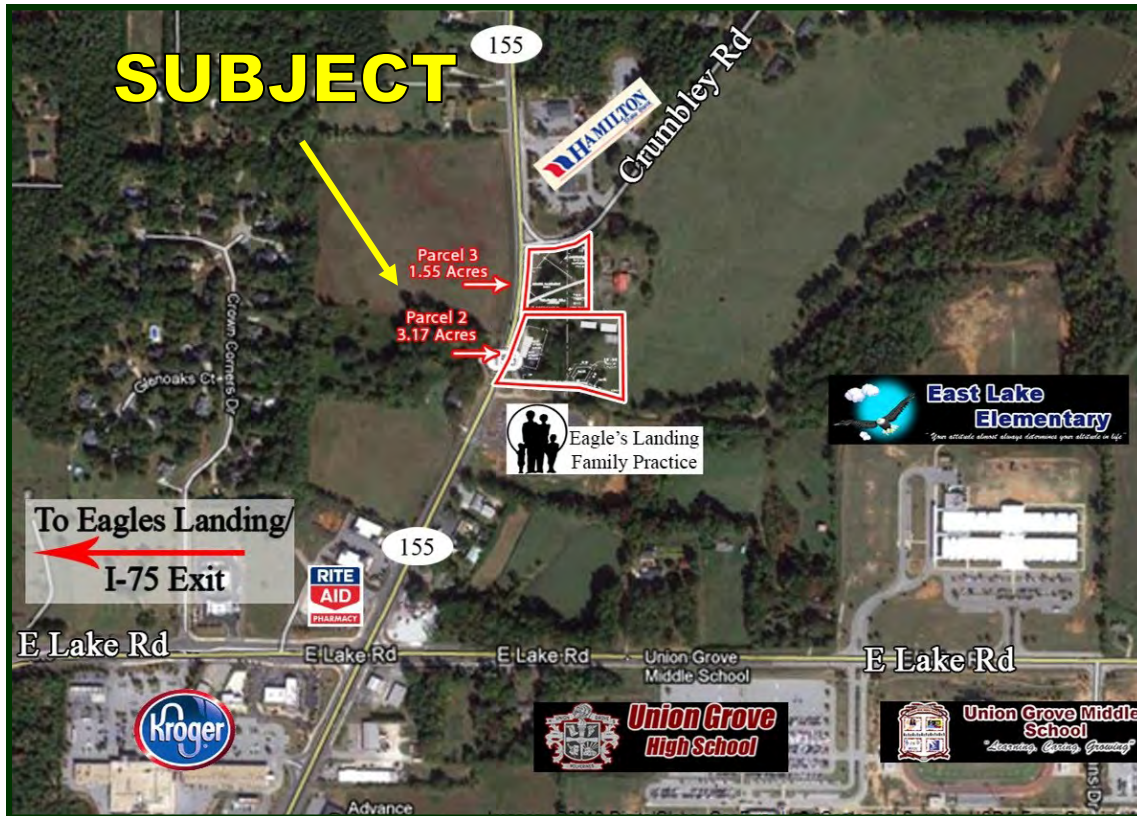


Commercial Tracts for Sale

Corner of HWY 155 & Crumbley Road

McDonough, Georgia 30252



Size: 1.55 to 4.72 acres with utilities available

Location: Located at the intersection of Highway 155 and Crumbley Road and near the intersection of East Lake Road (Eagles Landing/I-75 connector) and HWY 155

Traffic Count: 12,190 VPD

Zoning: C-1

Utilities: Water, Sewer and Electricity available

Nearby Businesses: Hamilton State Bank, Kroger, McDonalds, Rite Aid, Eagle's Landing Family Practice, East Lake Elementary, Union Grove Middle School and Union Grove High School

OFFERING PRICE				
Residential	Parcel 1	39.32 Acres	\$786,400	(\$20,000/Acre)
Commercial	Parcel 2	3.17 Acres	\$750,000	(\$236,600/Acre)
Corner Lot	Parcel 3	1.55 Acres	\$450,000	(290,323/Acre)
Other	Call Agent for other combinations			



Contact:
Larry Crumbley, CCIM, CPM, SIOR
 Phone: 478-746-9421 Cell: 478-737-3381
 Email: lcrumbley@fickling.com
 For detailed property information see
www.lcrumbley.com

Commercial Division
 577 Mulberry Street
 P.O. Box 310
 Macon, GA 31202
 (478) 746-9421
 (478) 742-2015 FAX

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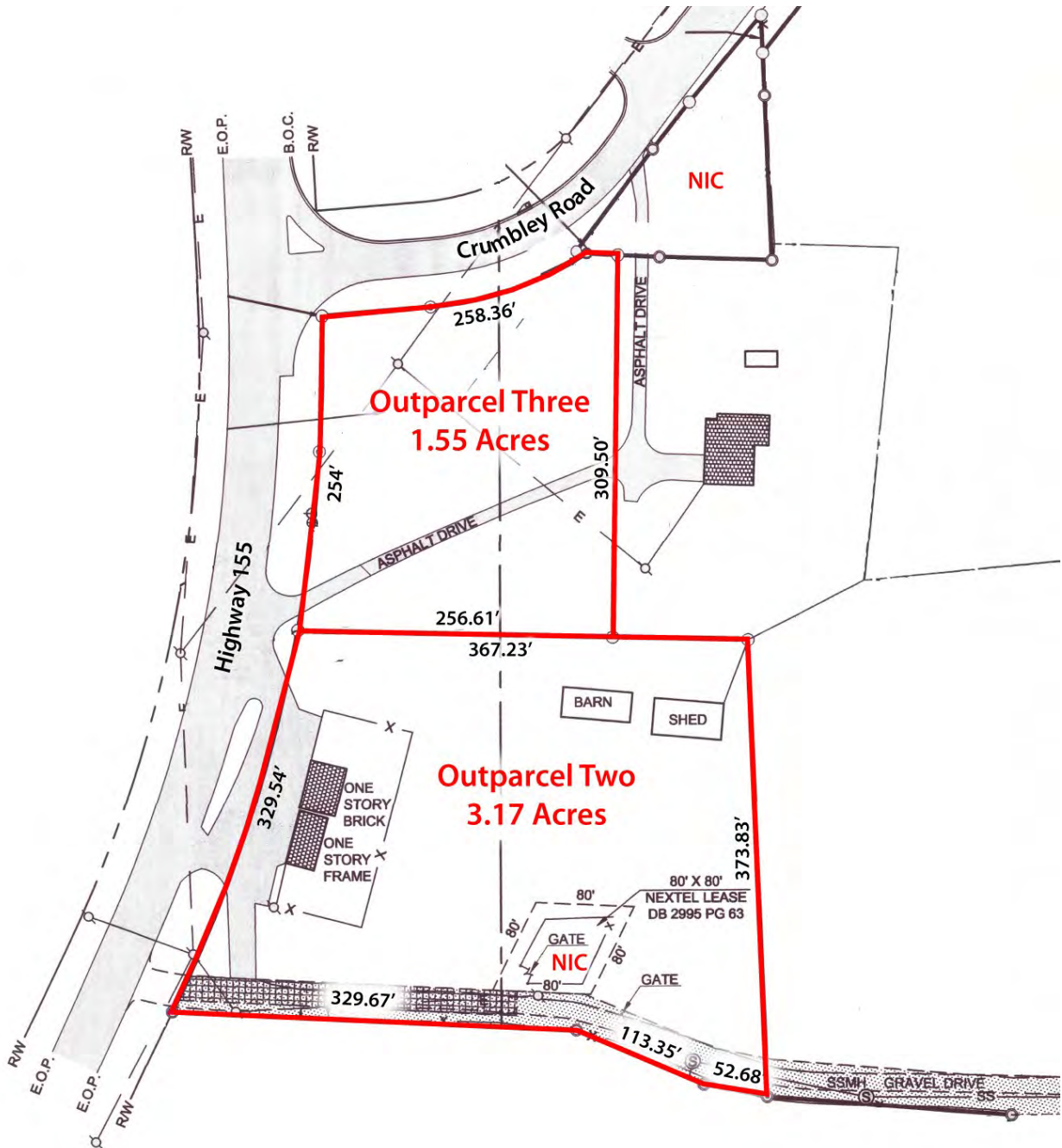
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Site Plan

Parcel sites and configuration are flexible depending upon requirements.



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*Commercial Tracts for Sale
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Aerial



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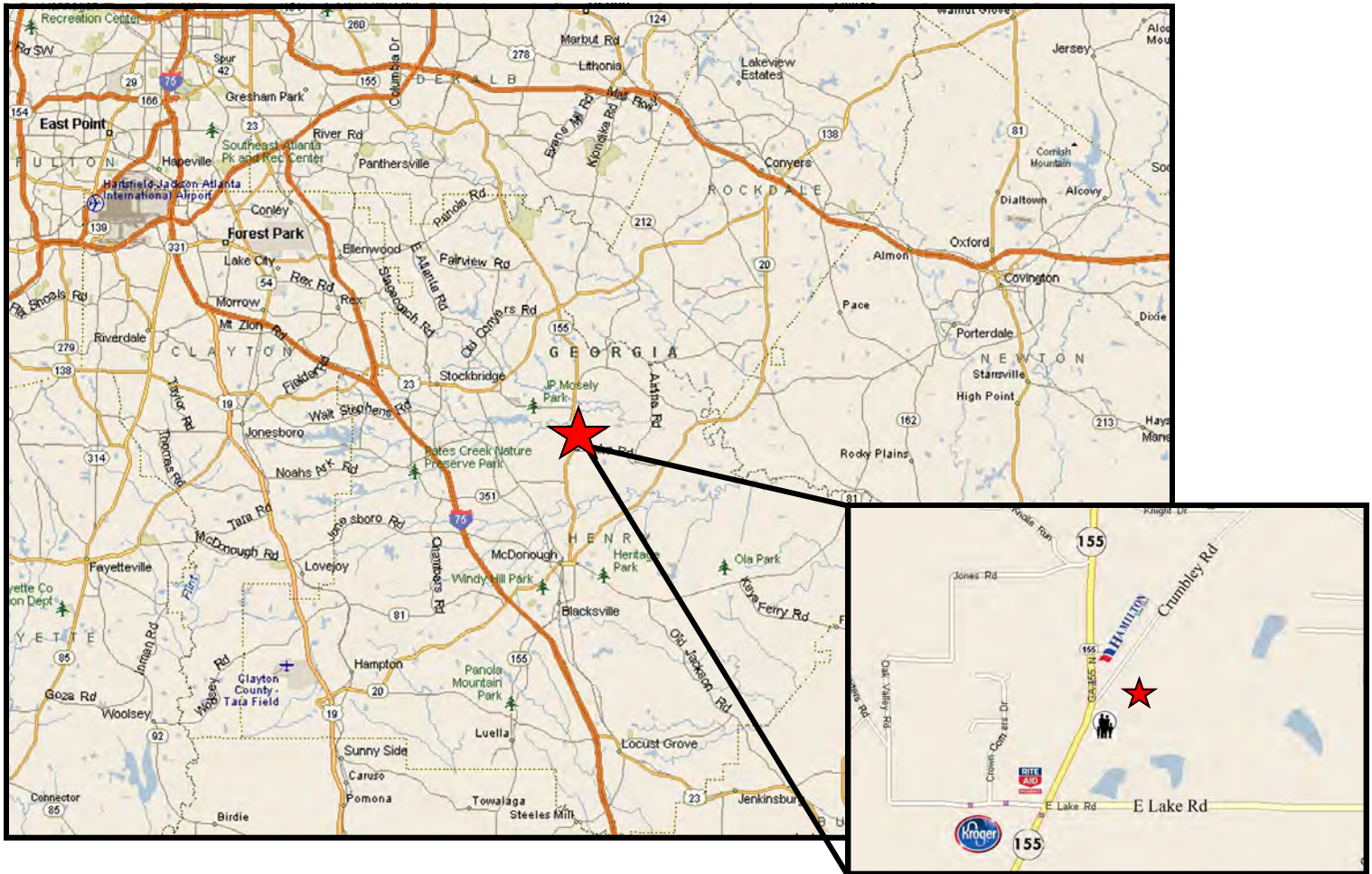


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Commercial Tracts for Sale Corner of HWY 155 & Crumbley Road McDonough, Georgia 30252



This property is ideal for light industrial, distribution and office.

Demographics 2015	1 Mile	3 Miles	5 Miles
Population	1,330	16,178	60,733
Median Age	39.5	40.2	38.1
Average HH Income	\$95,922	\$95,634	\$85,062



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