

Retail & Residential Land For Sale ± 33.32 Acres

Jonesboro Road | Henry County, McDonough, GA (I-75 Exit 221)



- 33.32 acres [property has C-2 zoned frontage & (R-2 zoned lots behind the frontage]
- 4 outparcels zoned C-2 (923' of total frontage on Jonesboro Road)
- See conceptual site plan on Exhibit A
- See boundary survey and flood plain on Exhibit B
- 28.66 acres zoned R-2 see Exhibit A (48 lots with 18,000 sf lots each)
- Water & Sewer available to the Site. See Exhibit C
- Exhibit A has crosshatched acres that can be used for storm water retention.
- Commercial lots can have retention ponds behind them or underground retention.
- Topography is gently rolling.
- Zoned C-2 & R-2
- 24,950 VPD

Notes

This property is in a **HIGH** growth area of Henry County. It is located only 3/10 mile from I-75 and only 1/2 mile from Henry County Town Center (retail shopping center). The property adjacent to the subject (to west) is newly developed with Bojangles, Dunkin Donuts, and Sherwin Williams. The new I-75 Express Lanes opened in January 2017.

Sale Price: \$115,000 per surveyed acre

For information, contact:

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See detailed property information at www.Fickling.com

FICKLING & COMPANY
A Full Service Real Estate Company

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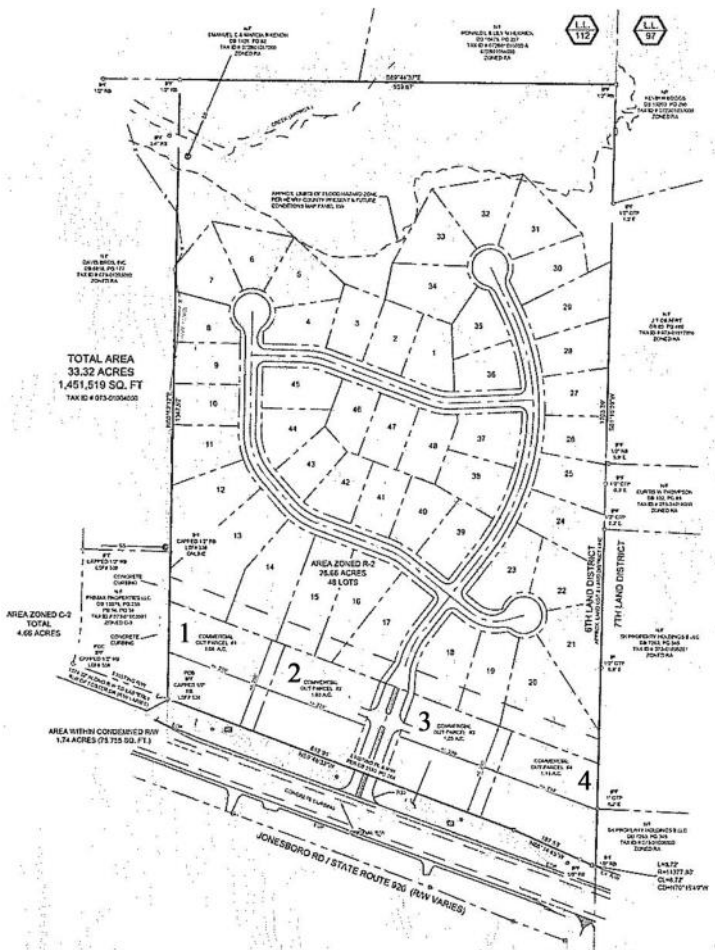


2016 DEMOGRAPHICS

	5 Mile	10 Mile	20 Mile
Population	78,725	254,168	1,051,569
Median Age	35.5	35.5	35.5
Average HH Income	\$75,010	\$73,424	\$62,173

Commercial Outparcels

Lot	Size	Depth	Width
Lot 1	1.08 acres	200'	235'
Lot 2	1.03 acres	200'	225'
Lot 3	1.05 acres	200'	229'
Lot 4	1.11 acres	200'	234'



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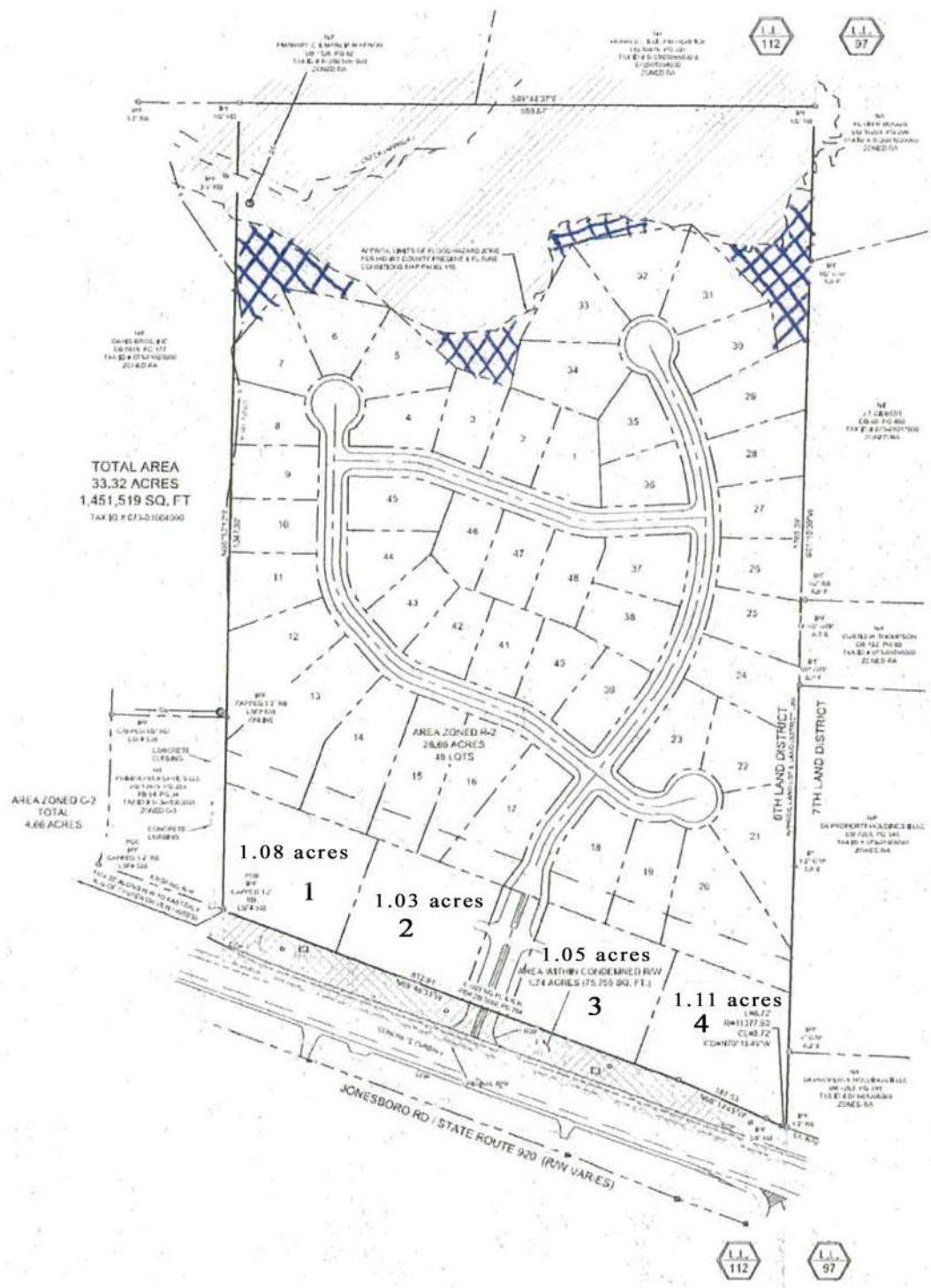
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Exhibit A



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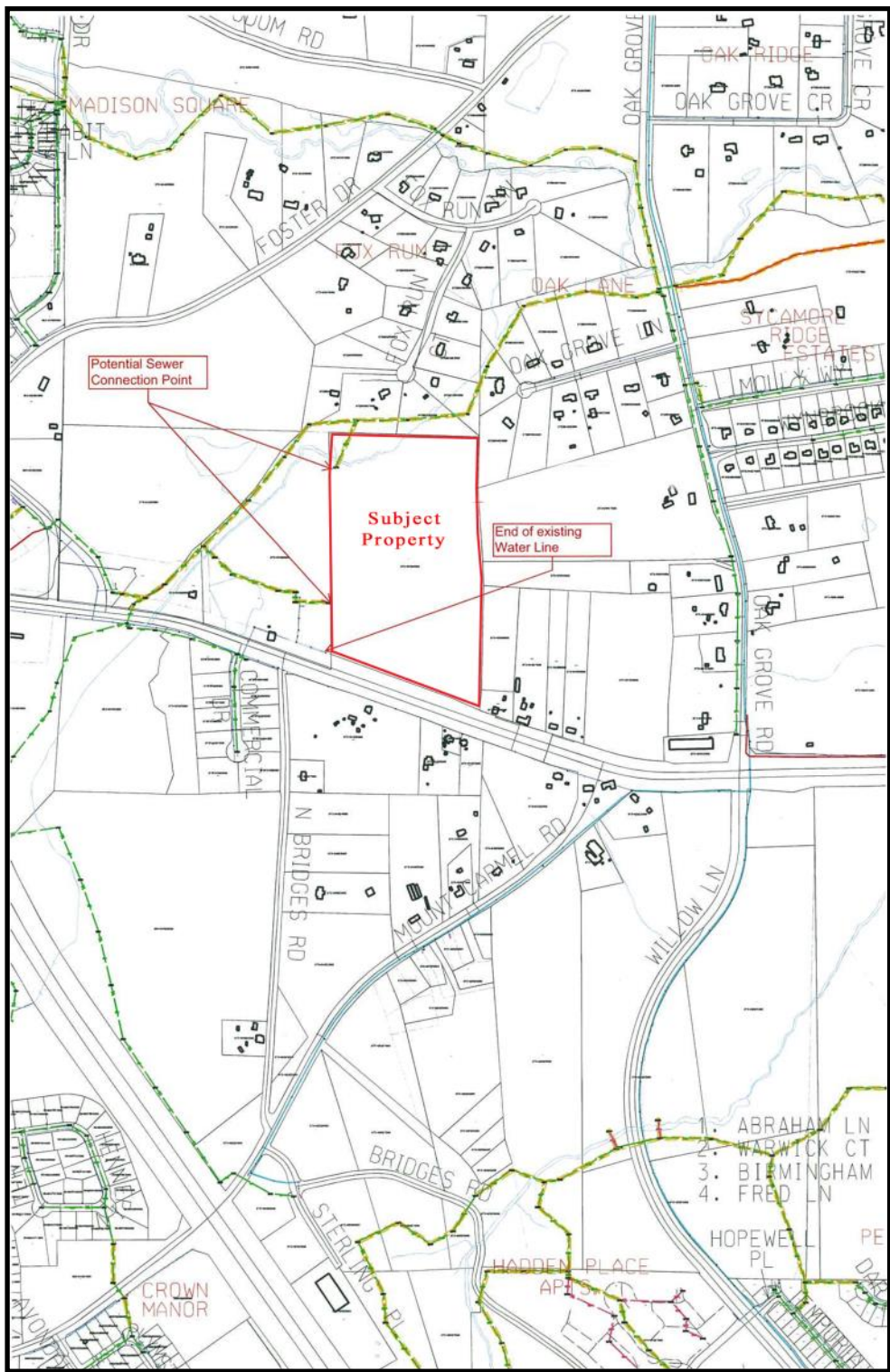
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Exhibit C



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