

SALE

MAGNOLIA PLANTATION

11300 Azalea Trail Hampton, GA 30228



PROPERTY DESCRIPTION

Excellent 17+ acre residential tract located 11300 Azalea Trail, Hampton, GA, with convenient proximity to shopping, schools and park. Located within Magnolia Plantation, a planned high-end residential community that has not yet been fully developed, this property offers outstanding future potential in a growing South Metro Atlanta corridor with easy access to Tara Blvd (US 19/41) and I-75.

Rare opportunity to acquire 17+ acres in a desirable Hampton. The property is close to major shopping and retail services, including Walmart Supercenter at 11465 Tara Blvd, Hampton, a full-service department, grocery, and pharmacy store.

River's Edge Elementary School 2.2 mi

Eddie White Middle Academy 1.0 mi

Lovejoy High School 1.3 mil

Positioned in an area of future high-end residential growth, this tract offers excellent potential for estate development, residential investment, or long-term hold.

PROPERTY HIGHLIGHTS

- Within High End Magnolia plantation

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	17.4 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	261	1,620
Total Population	199	851	5,352
Average HH Income	\$130,295	\$121,292	\$97,241

Adam Shekarabi
(770) 632-1774



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SALE PRICE

\$700,000

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	Residential
Lot Size	17.4 Acres
APN #	05112A A001

LOCATION INFORMATION

Building Name	Magnolia Plantation
Street Address	11300 Azalea Trail
City, State, Zip	Hampton, GA 30228
County	Clayton
Market	South of Atlanta
Sub-market	Clayton County/ Hampton
Cross-Streets	New Hope Rd & McDonough Rd

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

BUILDING INFORMATION

Number of Lots	1
Best Use	Residential



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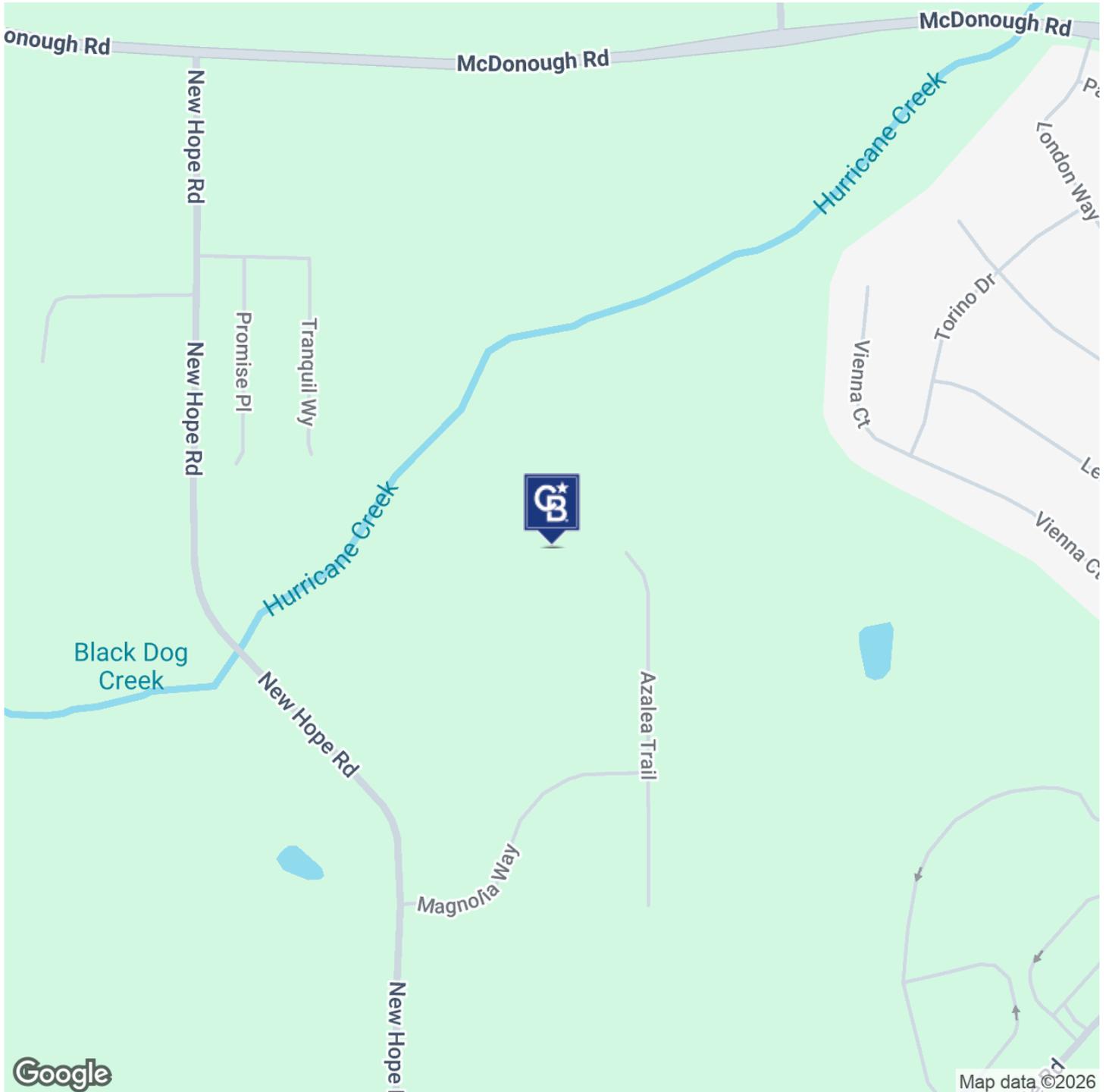


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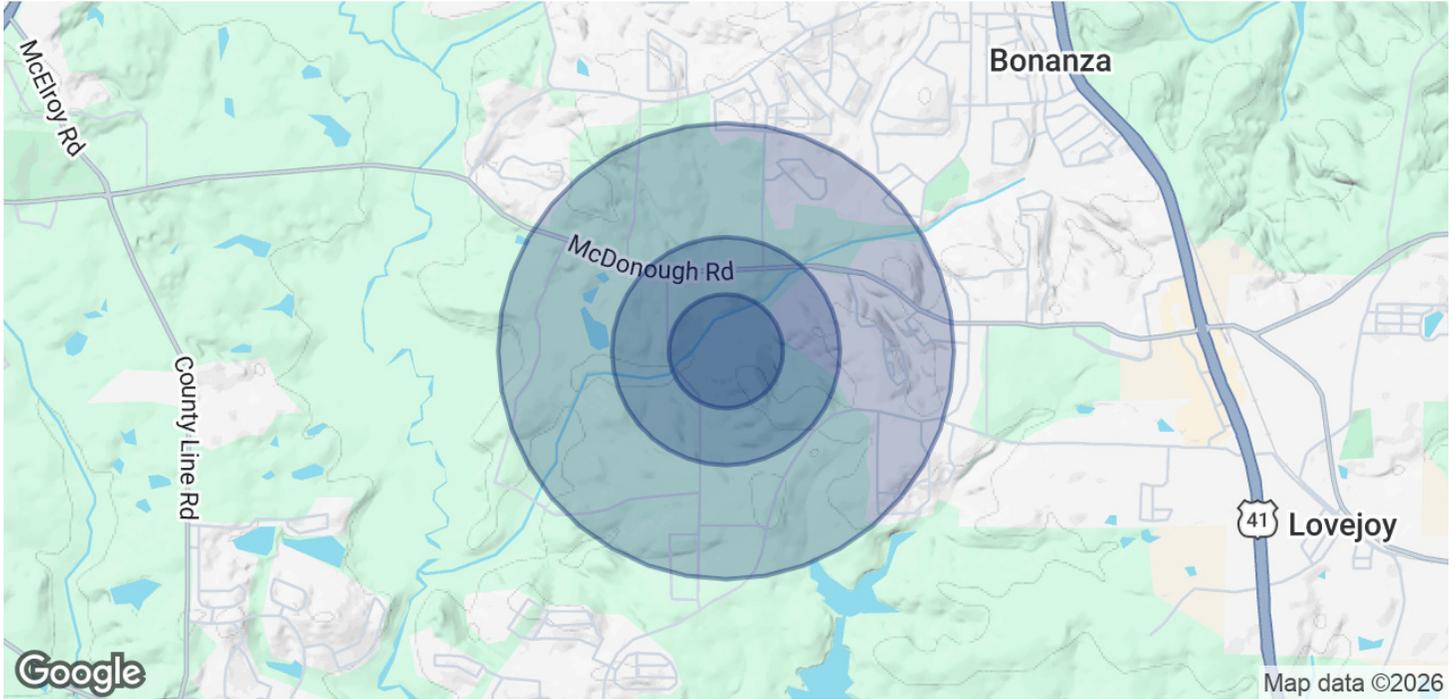


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	199	851	5,352
Average Age	34.9	35.3	32.7
Average Age (Male)	34.3	34.3	29.3
Average Age (Female)	35.8	37.1	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	261	1,620
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$130,295	\$121,292	\$97,241
Average House Value	\$288,586	\$280,532	\$246,289

2023 American Community Survey (ACS)

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