

± 9.8 Acre Commercial Development Site Jodeco and Campground Road – Henry County, Georgia



Alpharetta Realty, Inc.

1304 Bombay Lane
Roswell, GA 30076
770-475-6544

David Brening, PE
Direct: 678-925-2509

dbrening@integritylandrealty.com

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Alpharetta Realty, Inc. is pleased to exclusively present this opportunity to purchase ± 9.8 acres in the City of Stockbridge, Henry County, Georgia. The property is located along both Campground and Jodeco Road. The property is less than one mile from Interstate 75 and boasts a daily traffic count of over 16,000 vehicles per day along Campground Road.

Property Address: The acreage is comprised of two parcels with tax parcel ids 071-01025022 (8.39 acres) and 071-B01003001 (1.42 acres).

Zoning: The larger tract, being parcel id 071-01025022, is located in the City of Stockbridge and has a PUD zoning with a C-2 (General Commercial District) base zone. The 1.42-acre parcel is located in unincorporated Henry County with a C-2 (General Commercial District) classification.

Overlay District: Parkway Mixed-Use Overlay

Utilities: All available, subject to independent investigation.

Demographics: Average household income over \$119k within 1 mile radius. Population over 100,000 with more than 35,000 households within a 5-mile radius.

Purchase Price: \$2,500,000

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.

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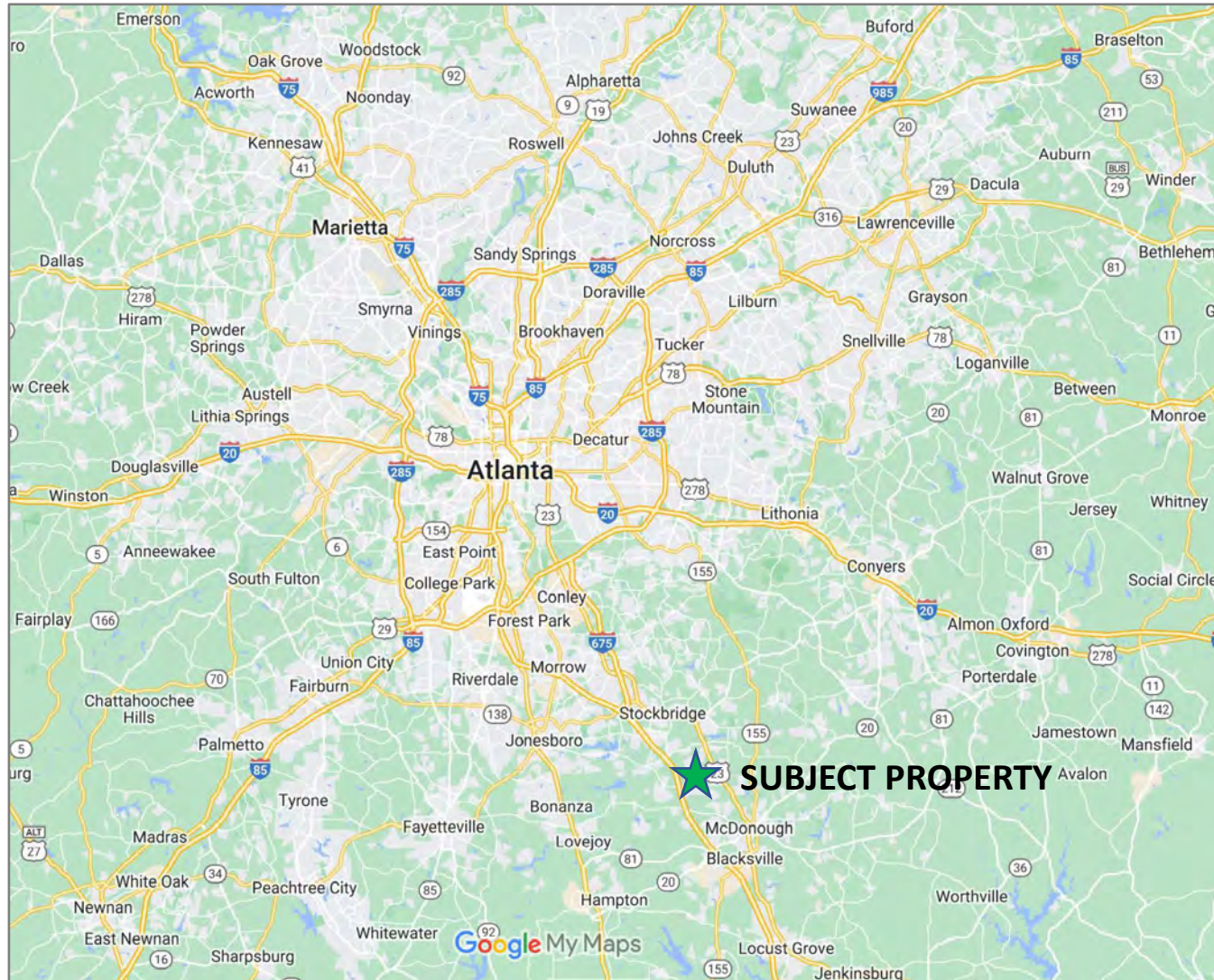
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Regional Location Map

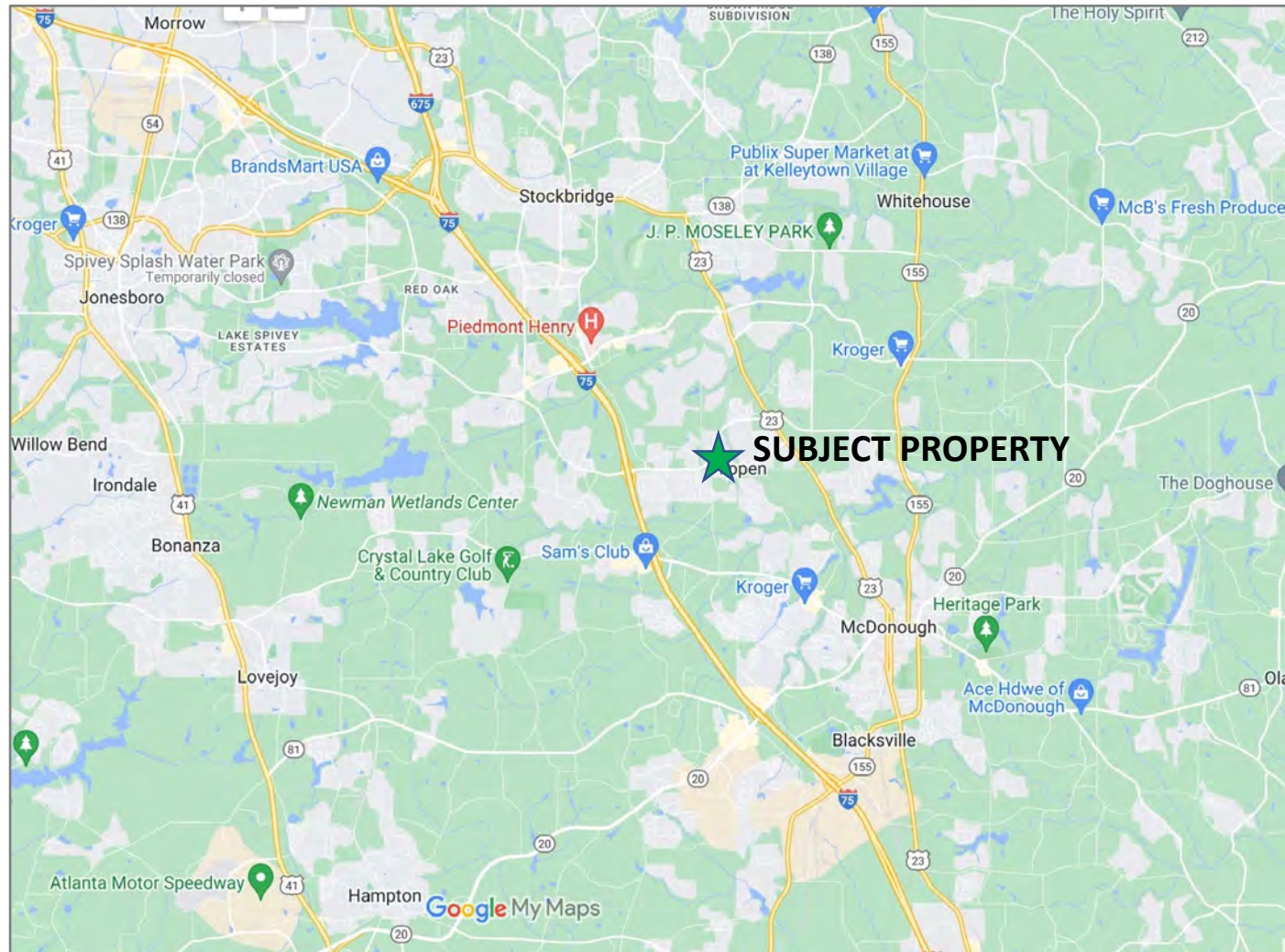


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Local Location Map



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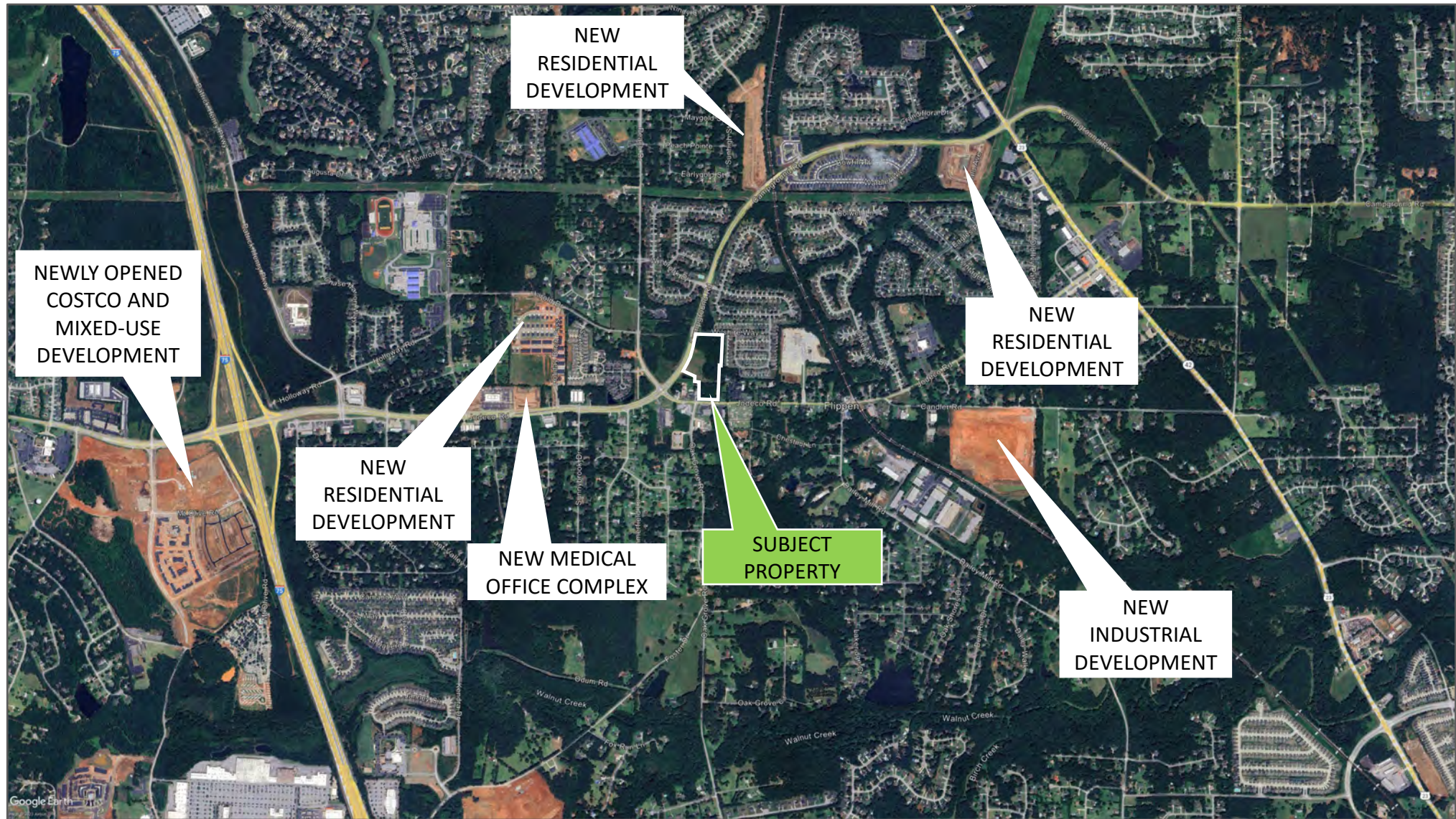
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Accessibility: The property has over 650' of frontage on Campground Road and ~275' of frontage along Jodeco Road, providing for multiple entry points into the property. Additionally, the northern property line is bound by the Wilshire Way right-of-way. Wilshire Way intersects with Campground Road at an existing median break.



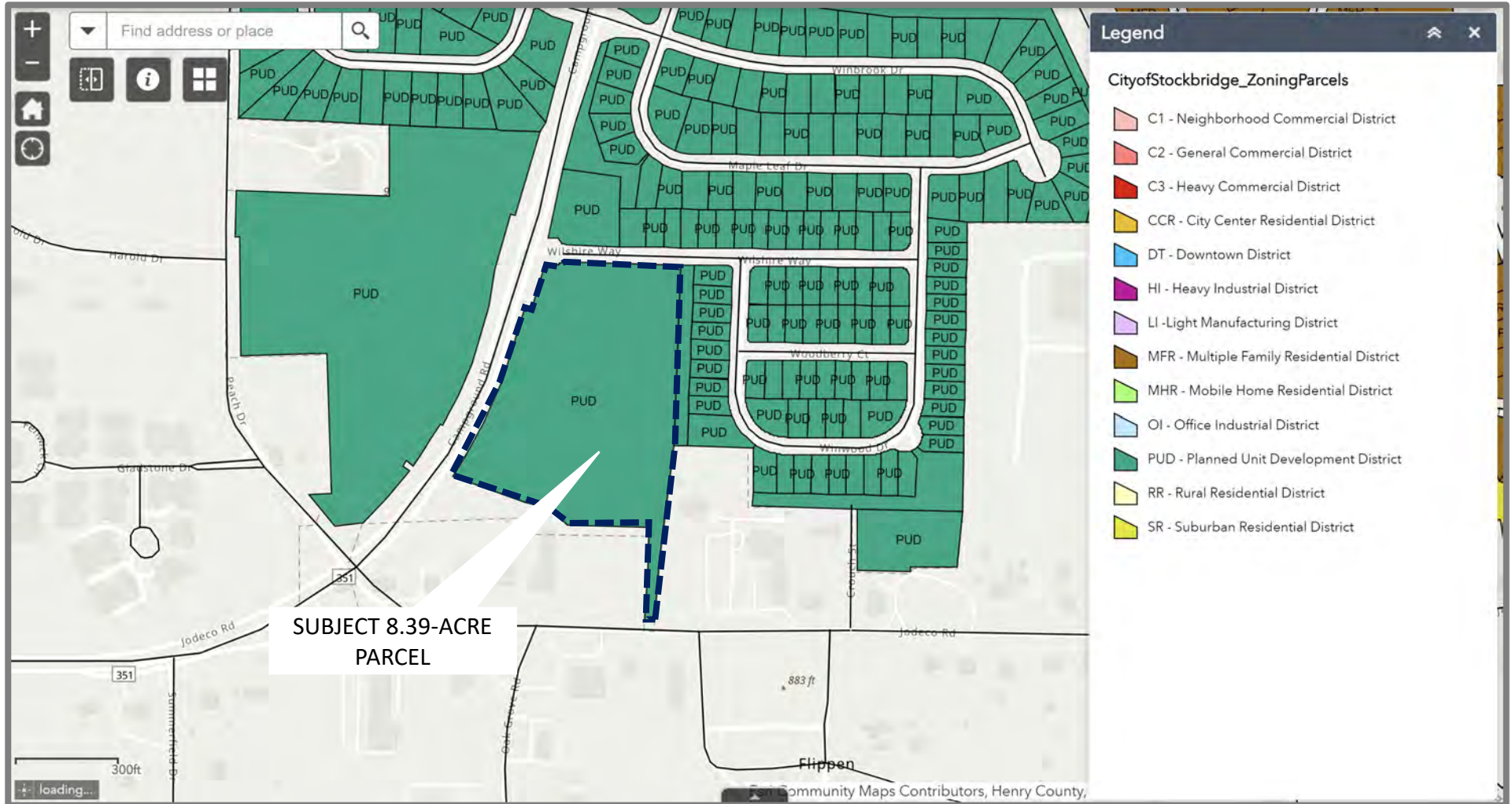
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City of Stockbridge Zoning Map: The larger parcel is currently zoned PUD with a base zone of C-2, General Commercial District.



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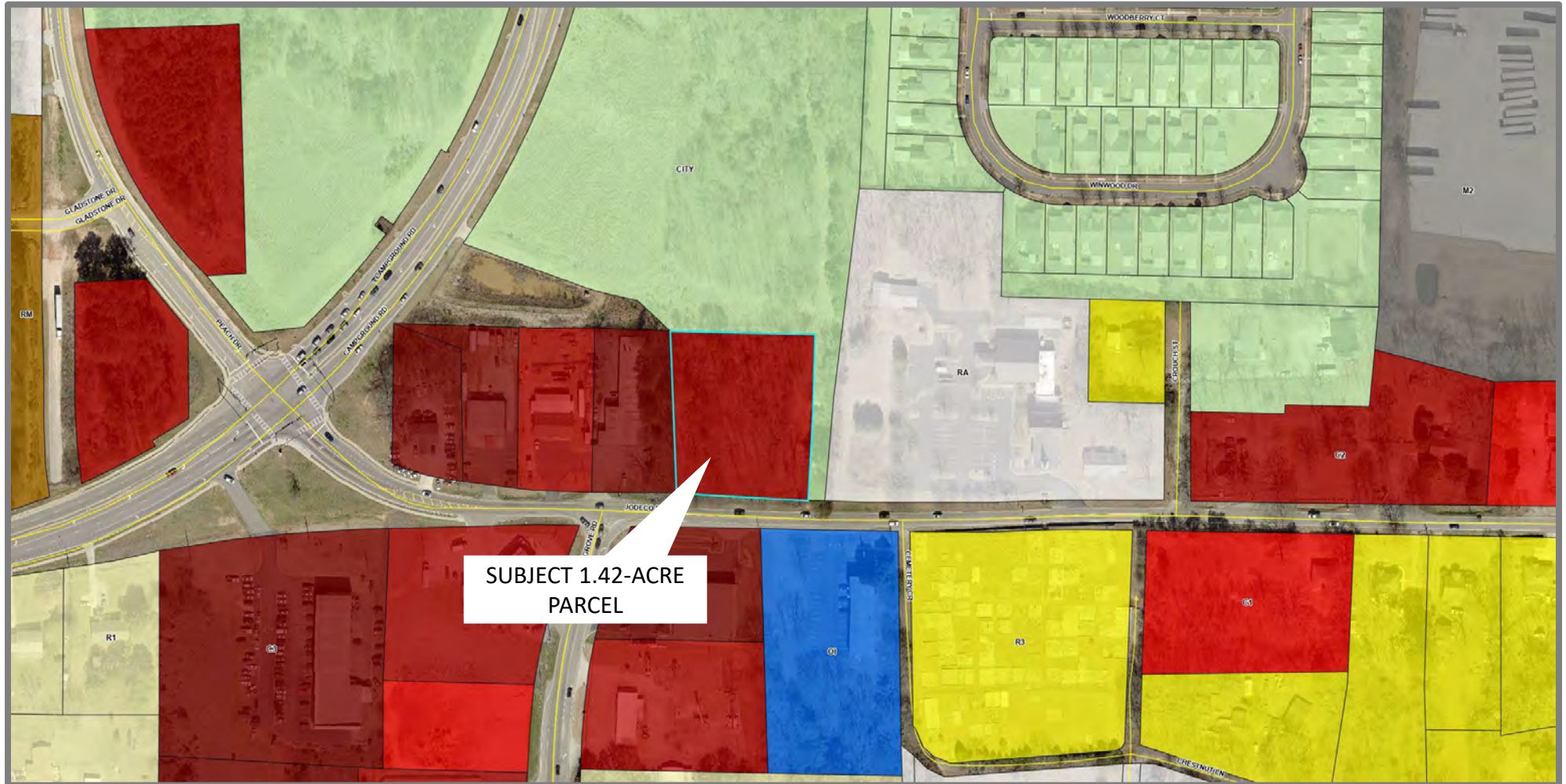
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Henry County Zoning Map: The 1.42-acre parcel is located in unincorporated Henry County with a C-2 (General Commercial District) classification



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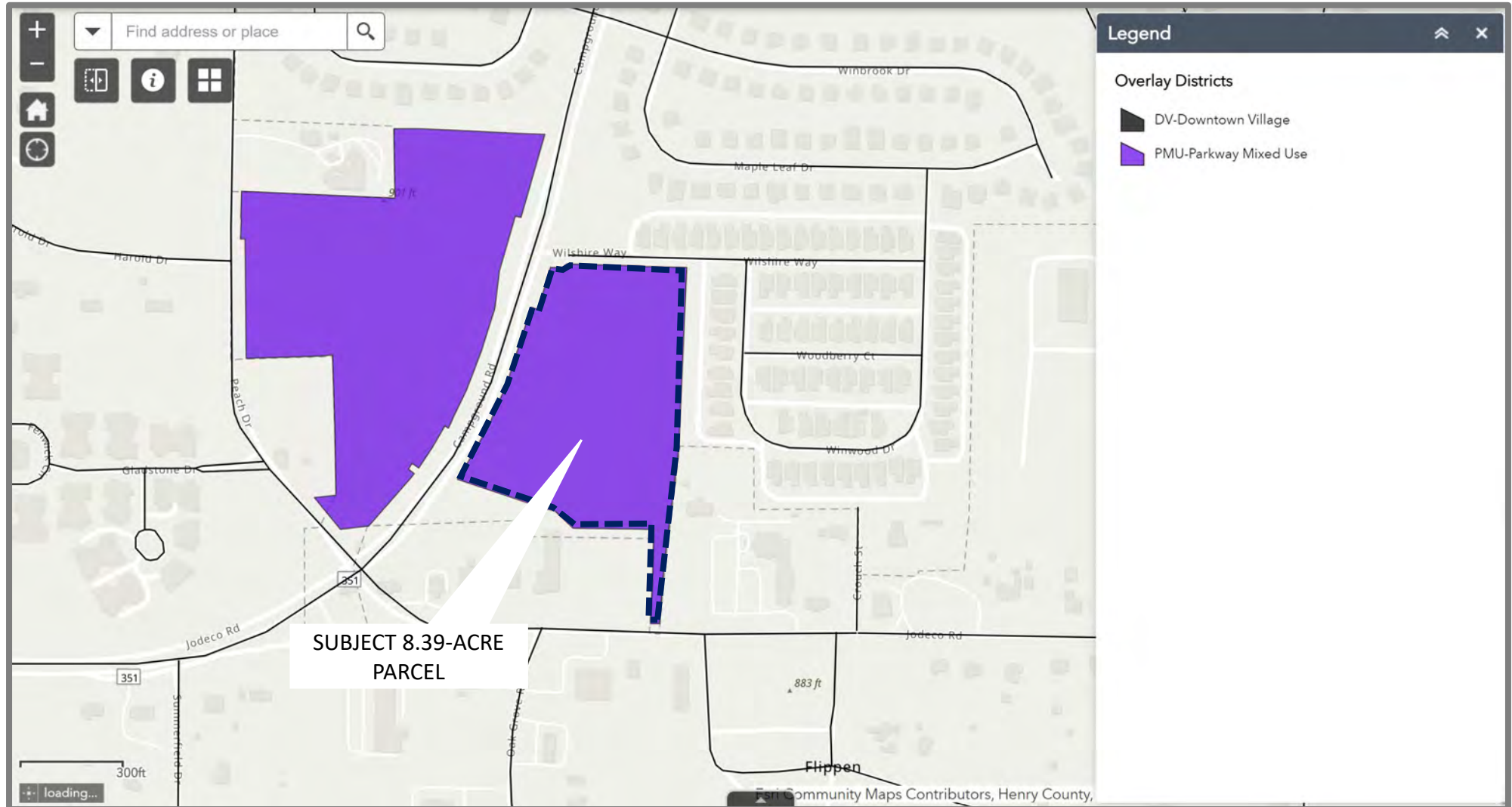
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City of Stockbridge Overlay Map: The larger parcel is located within the Parkway Mixed-Use Overlay.



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Utilities: Henry County Water Authority sanitary sewer and water infrastructure are both located adjacent to the property. Sanitary sewer is located on the west side of Campground Road right-of-way and on the north side of the property within the right-of-way of Wilshire Way. Water is located along Jodeco Road and within the Wilshire Way right-of-way.



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Site Photos



Campground Road Looking South



Campground Road Looking North



Subject Property Aerial



Existing Median Break



Campground/Jodeco Intersection

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Supporting Information: Below are files related to the subject property. Please click on the link for each individual file.

[Survey Files](#)

[Stockbridge C-2 Zoning](#)

[Parkway Mixed-Use Overlay](#)

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