

FOR SALE

Zoned GB - +/- 1.13 ac

McDonough Road & Tara Blvd, Lovejoy, GA

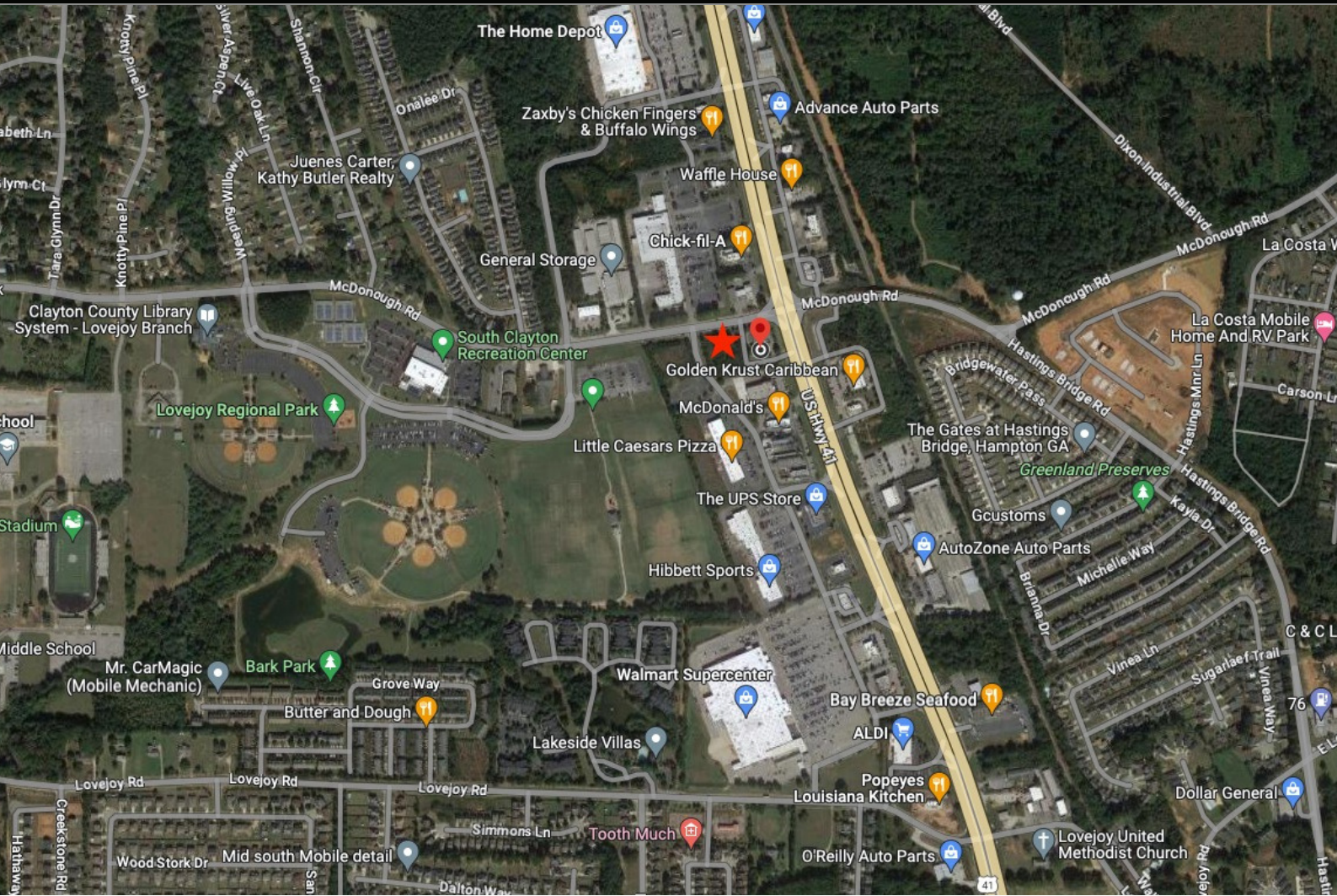


Property Details

Asking Price:	\$450,000
Property Type:	Commercial Land
Stormwater:	Fenced Detention Area
Proposed Use:	See Permitted Uses
Sale Type:	Owner/User
Total Lot Size:	1.13 AC
Utilities:	At the Street
Zoning Description:	GB



Location Description



This land is situated in the Wells Fargo outparcel (behind 11235 Tara Boulevard) facing McDonough Road. Right across the street from Chick-fil-A, Anytime Fitness, General Storage, Zaxby's, Food Depot and Home Depot. Less than .5 miles away from the Walmart Supercenter, Hibbett Sports and Aldi's. There is an access road into a retail shopping plaza directly behind the outparcel.

This parcel is next to a Soccer Center, Recreation Center, Regional Park and Lovejoy High School. 3 new subdivisions have been recently completed within 1 mile of the site. Directly across Tara Boulevard, a new retail plaza recently opened with a Panera Bread, Buffalo Wild Wings To go and a Health Clinic as tenants.



Scan QR code to request additional information

General Business Permitted Uses

GB General Business District

3.21 GB General Business District, Permitted Uses and Conditional Uses

District Intent

To accommodate a variety of retail, service, and entertainment uses. The development standards are designed to improve functionality of businesses and the corridors that serve them.

Permitted Uses

- Apparel shops (new merchandise only)
- Banks and similar financial establishments
- Beverage shops
- Bookstores
- Camera shops
- Catering establishments
- Cannabidiol (CBD oil) sales
- Childcare and adult daycare
- Coin-operated laundry
- Commercial indoor and outdoor recreational uses
- Copy and printing services
- Decorator shops
- Delivery services
- Drug stores
- Dry cleaner
- Exterminators
- Fitness centers and gymnasiums
- Instructional dance studio
- Florists and gift shops
- Gift shops
- Grocery, full service
- Hardware stores
- Health club and spas
- Hotels and motels, located on arterials, only

- Locksmith shop
- Lumber, paint, glass and wallpaper stores
- Office supply stores
- Personal service establishments including barber shops, beauty salons, dry cleaners, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shop, tailors and similar establishments
- Pet grooming and supply shops
- Professional offices
- Restaurants (non- Drive-thru or Drive-in configuration)
- Retail stores
- Sporting goods and hobby shops.
- Taxicab and limousine stands and dispatching offices

Conditional Uses

- Ambulance services
- Amusement centers & arcades
- Automobile, truck, trailer, and boat sales, and leasing
- Car washes, detail shops, and service stations
- Colleges
- Convenience stores
- Small box variety discount stores
- Funeral homes
- Mini-warehouses & self-storage facilities
- Movie theaters
- Outdoor amusements
- Outdoor theaters
- Pawnbroker
- Place of worship
- Plumbing and heating equipment dealers
- Recreation--Indoor
- Restaurants with a Drive-thru or Drive-in configuration
- Service labor organizations meeting hall/offices
- Theaters
- Tire shops
- Vehicle rental
- Vehicle repair

Accessory Uses

Uses customarily accessory to any use permitted in the GB District including but not limited to parking

Additional Restrictions

All work must be conducted in an enclosed building and no merchandise shall be stored or displayed outside.

[You can access the General Business District through this link](#)

Please confirm the zoning for your use with the city of Lovejoy in Clayton county

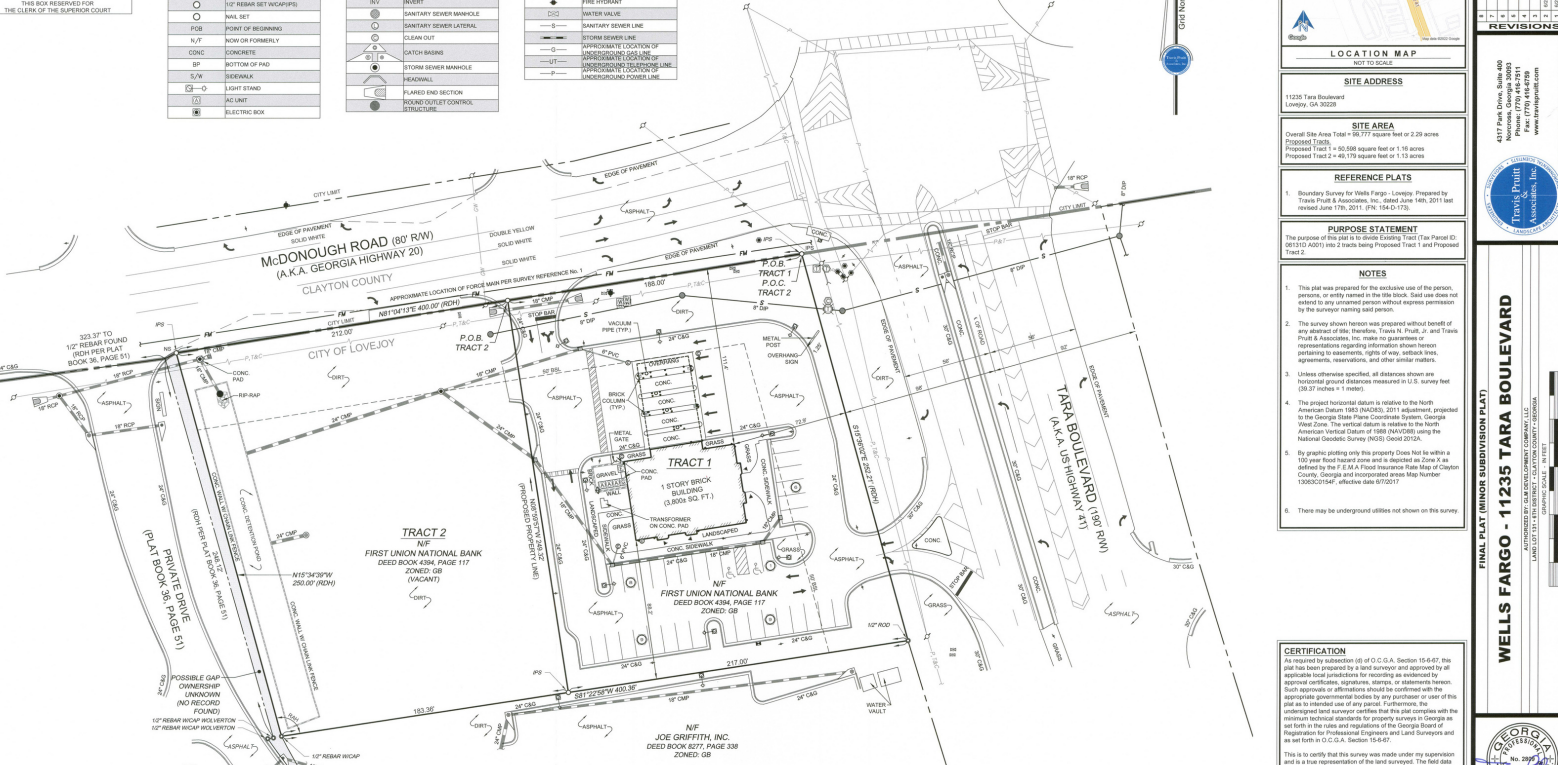


POPULATION	1 Mile	3 Miles	5 Miles
Average age	32.5	31.6	33.3
Average age (male)	31.8	29.9	31.1
Average age (female)	34.3	34.4	35.7
Total Population	10,710	37,711	81,884

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
# of persons per HH	2.9	3	3
Average HH Income	\$65,102	\$68,301	\$80,897
Average Home Value	\$162,814	\$162,681	\$176,120
Total Households	3,522	12,337	26,886

LEGEND	
●	BOLLARD
○	DOWN SPIGOT
X 000.0	GROUND ELEVATION
—	IMPROVED PAVING
○	PARKING SPACE COUNT
—	SATELLITE DISH
+	SON
—	CURB AND GUTTER
○	SON PIN FOUND (AS NOTED)
○	1/2" REBAR SET (W/COVER)
○	NAIL SET
○	POINT OF BEGINNING
N.F.T.	NOV. OR FORMERLY
CONC.	CONCRETE
BR	BOTTOM OF BP
BRKBNK	BRICKWORK
—	FRAMED AND SECTION
—	AC LANT
—	ELECTRIC BOX
□	ELECTRIC METER
—	SOFT WIRE
—	POWER POLE
—	TRAFFIC LIGHT POLE
—	TRAFFIC SIGNAL BOX
—	LANDSCAPE LIGHT
—	DUCTILE IRON PIPE
—	PERFORATED CONCRETE PIPE
—	CORRUGATED METAL PIPE
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER LATERAL
—	CLEAN OUT
—	GATCH BASINS
—	STORM SEWER MANHOLE
—	FRAMED AND SECTION
—	ROUND CONTROL STRUCTURE
—	WIND INLET ROUND
—	CABLE TV BOX
—	FIBER OPTIC MARKER
—	TELEPHONE BOX
—	TELEPHONE MONUMENT
—	GAS METER
—	GAS VALVE
—	IRRIGATION CONTROL BOX
—	IRRIGATION CONTROL VALVE
—	WATER METER
—	FIRE HYDRANT
—	WATER VALVE
—	SANITARY EXPOSURE LINE
—	STORM SEWER LINE
—	APPROXIMATE LOCATION OF UNDERGROUND UTILITY LINE
—	UNDERGROUND UTILITY LINE
—	UNDERGROUND POWER LINE

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



TRACT 2
All that tract or parcel of land lying and being in Land Lot 131 of the 4th District, City of Loveloy, Clayton County, Georgia and being more particularly described as follows:
COMMENCING at an iron pin set found at the southwest right of way intersection of Tara Boulevard (100' right of way) (A.K.A. US Highway 41) and McDonough Road (80' right of way) (A.K.A. Georgia Highway 20); THENCE traveling along the southern right of way line of McDonough Road South 88 degrees 04 minutes 13 seconds East a distance of 183.00 feet to a point, said point being the TRUE POINT OF BEGINNING;
THENCE South said TRUE POINT OF BEGINNING bearing said right-of-way of McDonough Road (80' right-of-way) (A.K.A. Georgia Highway 20) South 88 degrees 04 minutes 13 seconds East a distance of 281.33 feet to an iron pin set;
THENCE South 88 degrees 04 minutes 13 seconds West a distance of 183.00 feet to an iron pin set on the northern right of way line of McDonough Road; THENCE traveling along said right-of-way South 88 degrees 04 minutes 13 seconds East a distance of 212.29 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
Said tract contains 49,179 square feet or 1.13 acres.

TRACT 1
All that tract or parcel of land lying and being in Land Lot 131 of the 4th District, City of Loveloy, Clayton County, Georgia and being more particularly described as follows:
BEGINNING at an iron pin set on the southwest right of way intersection of Tara Boulevard (100' right-of-way) (A.K.A. US Highway 41) and McDonough Road (80' right of way) (A.K.A. Georgia Highway 20); THENCE traveling along the southern right of way of Tara Boulevard (100' right of way) (A.K.A. US Highway 41) South 88 degrees 04 minutes 13 seconds East a distance of 212.29 feet to a 1" rod found; THENCE bearing said right of way South 88 degrees 04 minutes 13 seconds West a distance of 212.29 feet to an iron pin set; THENCE North 88 degrees 04 minutes 13 seconds West a distance of 240.33 feet to a point found on the northern right of way line of McDonough Road (80' right of way); THENCE traveling along said right of way of McDonough Road South 88 degrees 04 minutes 13 seconds East a distance of 183.00 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.
Said tract contains 50,798 square feet or 1.16 acres.

ZONING: GB (GENERAL BUSINESS DISTRICT)
Front Yard: 0'
Side Yard: 0'
Rear Yard: 0'

CERTIFICATION
As required by subsection (6) of O.C.G.A. Section 15-6-67, this plat has been prepared by the undersigned and approved by all applicable local jurisdictions for recording as evidenced by appropriate certificates, signatures, dates, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as an intended use of any parcel. Furthermore, the undersigned technical standards for property surveys in Georgia shall apply to this plat. The undersigned is a duly licensed Professional Engineer and Land Surveyor and is set forth in O.C.G.A. Section 15-6-67.
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the WGS84 network. The GPS survey included independent measurements with positional accuracy better than 0.07'.
This map or plat has been calculated for closure and is found to be accurate within one foot in 468,832 feet.
NANCY R. PRUITT, P.E. Date
Georgia Professional Land Surveyor No. 2009
For the Firm Travis Pruitt & Associates, Inc.

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LOCATION MAP
NOT TO SCALE

SITE ADDRESS
11235 Tara Boulevard
Clayton, GA 30228

SITE AREA
Overall Site Area Total = 49.179 square feet or 2.29 acres
Proposed Tract 1 = 50,798 square feet or 1.16 acres
Proposed Tract 2 = 49,179 square feet or 1.13 acres

- REFERENCE PLATS**
- Boundary Survey for Wells Fargo - Loveloy Prepared by Travis Pruitt & Associates, Inc. dated June 14th, 2011 and revised June 17th, 2011. (FN: 134-D-173)
- PURPOSE STATEMENT**
The purpose of this plat is to divide Existing Tract (see Parcel ID: 001113400) into two being Proposed Tract 1 and Proposed Tract 2.
- NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unmentioned person without express permission by the surveying engineer and person.
 - The survey shown hereon was prepared without benefit of any abstract of title, historical, Travis P. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantee or representation regarding information shown hereon pertaining to easements, rights of way, setbacks, liens, encumbrances, reservations, and other similar matters.
 - Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (0.377 inches = 1 meter).
 - The project horizontal datum is relative to the North American Datum 1983 (NAD83). 2011 adjustment provided by the Georgia State Plane Coordinate System, Georgia Vertical Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD83) using the National Geospatial Survey (NGS) data (2013).
 - By graphic plotting only the property Cross Hair is within a 100 year flood hazard zone and is required to be Zone II as defined by the F.E.M.A. Flood Insurance Rate Map of Clayton County, Georgia and Incorporated Area Map Number 1300X0254F, effective date 8/7/2011.
 - There may be underground utilities not shown on this survey.

REVISIONS

NO.	DATE	DESCRIPTION

FINAL PLAT (MINOR SUBDIVISION PLAT)
WELLS FARGO - 11235 TARA BOULEVARD

CERTIFICATION
As required by subsection (6) of O.C.G.A. Section 15-6-67, this plat has been prepared by the undersigned and approved by all applicable local jurisdictions for recording as evidenced by appropriate certificates, signatures, dates, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as an intended use of any parcel. Furthermore, the undersigned technical standards for property surveys in Georgia shall apply to this plat. The undersigned is a duly licensed Professional Engineer and Land Surveyor and is set forth in O.C.G.A. Section 15-6-67.
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the WGS84 network. The GPS survey included independent measurements with positional accuracy better than 0.07'.
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PLAT DATE: 02/20/22
FIELD DATE: 01/20/22
SCALE: 1" = 30'
DN: 123-008-052
FN: 169-D-142

Kenisha Robnett, CCIM, MRED

(404) 981-3837

kenisha.robnett@greenwoodcre.com

