



Residential Development Opportunity

± 40 Acres

**FOR SALE**

South Ola Road  
Locust Grove, GA 30248

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## CONTACT



### ANGIE SARRIS

Commercial Real Estate Advisor  
404-876-1640 x176  
Angie@BullRealty.com



### JARED DALEY

Commercial Real Estate Advisor  
404-876-1640 x111  
Jared@BullRealty.com



### MEGAN DALEY

Commercial Real Estate Advisor  
404-876-1640 x153  
Megan@BullRealty.com

# Executive Summary

Two adjoining lots in Locust Grove, Henry County, Georgia, encompass approximately 40 acres of level, wooded land zoned RA (Residential-Agricultural). Located on S. Ola Road, just north of Leguin Mill Road, the property has no sewer access.

Positioned in a residential area within the southeastern portion of the Atlanta MSA, this site is roughly 5.5 miles northeast of Locust Grove and 6 miles from Interstate 75.

## Highlights:

- Two adjoining lots totaling approximately 40 acres in Locust Grove, Henry County, GA
- Zoned RA (Residential-Agricultural) by Henry County, ideal for residential development
- Located on S. Ola Road, just north of Leguin Mill Road
- Level and wooded terrain with no sewer access
- Situated in a residential area within the southeastern portion of the Atlanta MSA
- Approximately 5.5 miles northeast of Locust Grove and 6 miles from Interstate 75

### GENERAL:

ADDRESS:	South Ola Road Locust Grove, GA 30248
COUNTY:	Henry

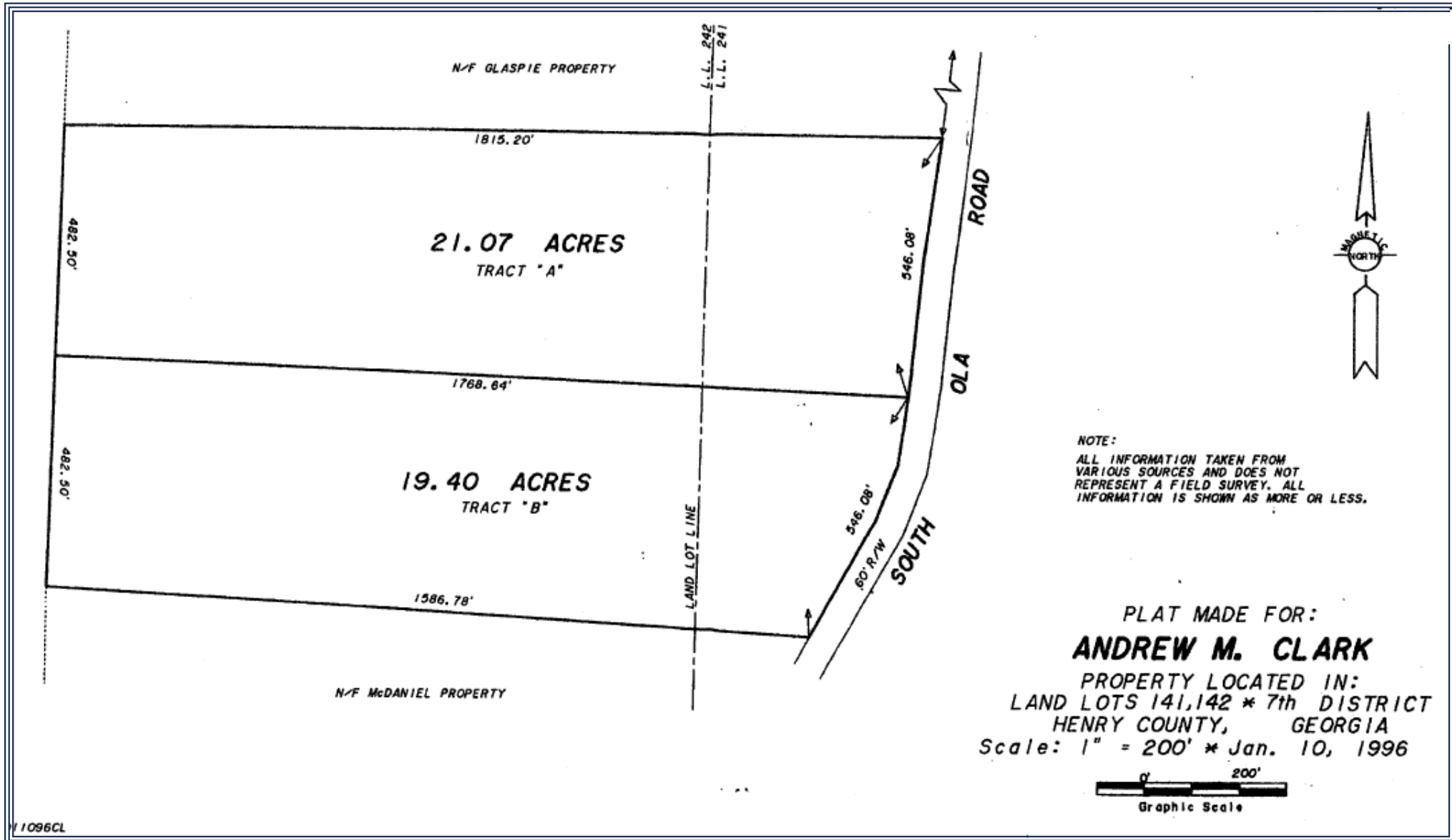
### SITE:

SITE SIZE:	±40 Acres
ZONING:	RA (Residential-agricultural zoning district, Henry County)
# OF LOTS:	2
TOPOGRAPHY:	Level
PERMITTED USES:	Residential
PARCEL ID:	158-01044005 158-01044006

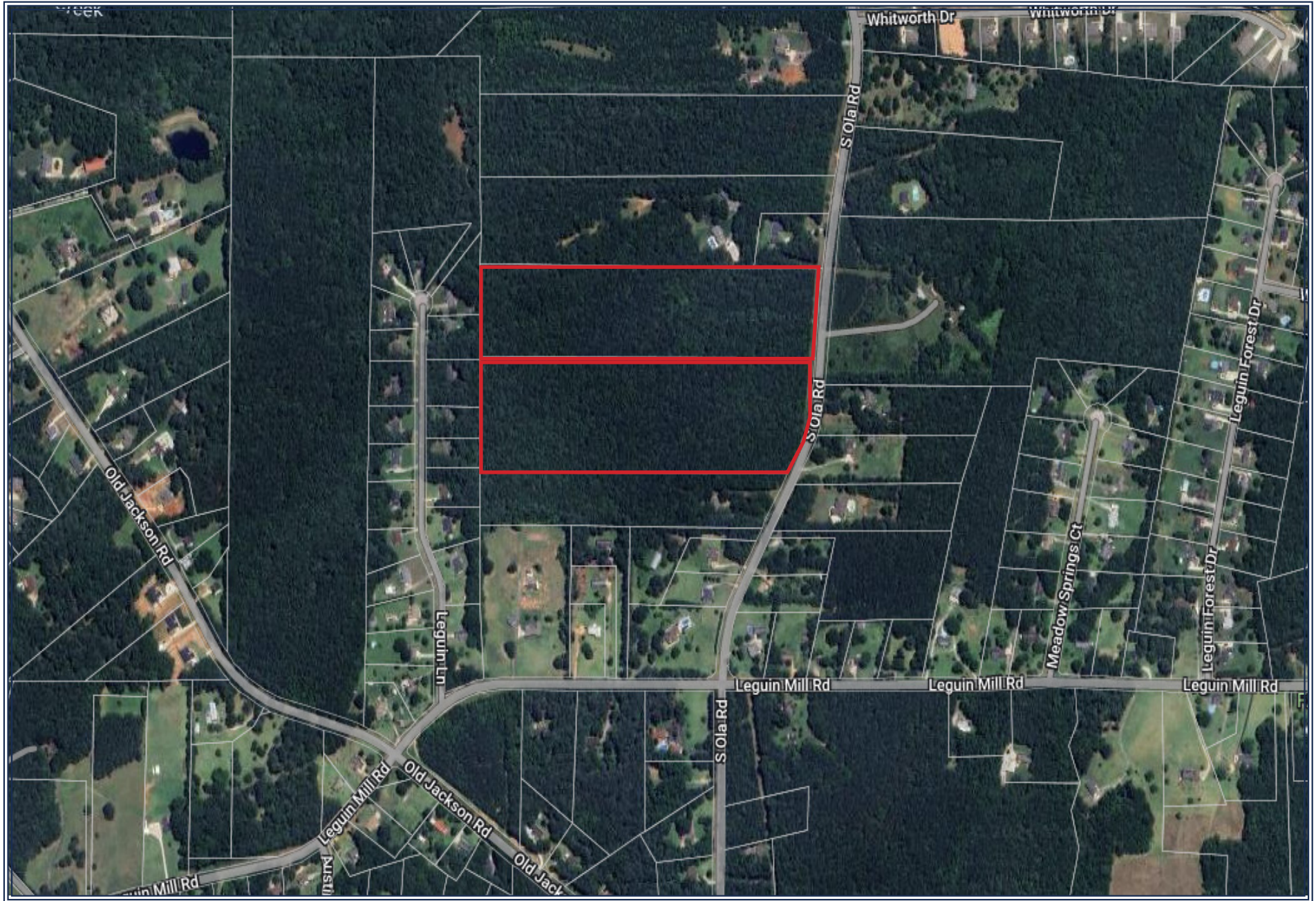
### FINANCIAL:

SALE PRICE:	\$500,000
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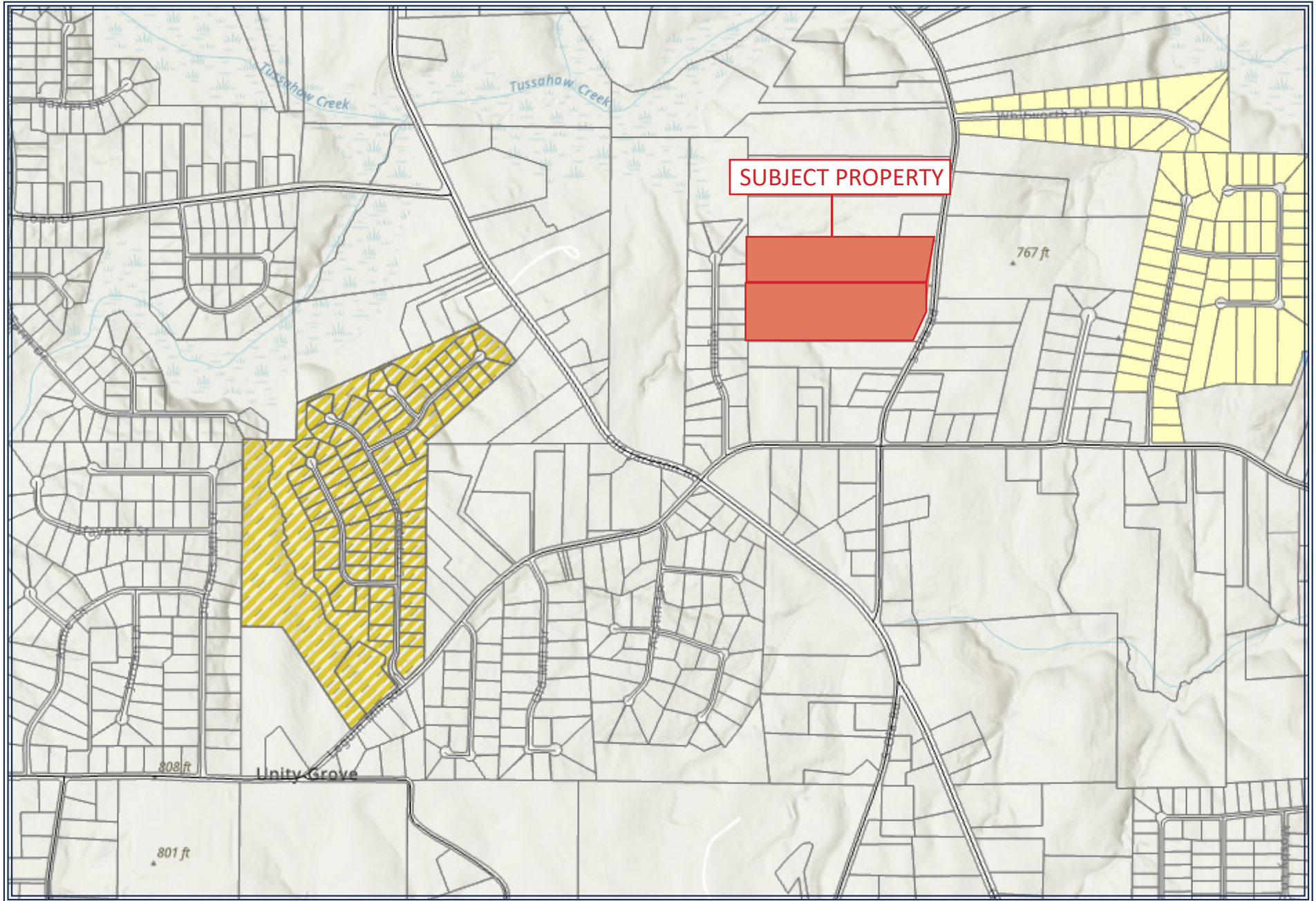
# Survey



# Parcel Map

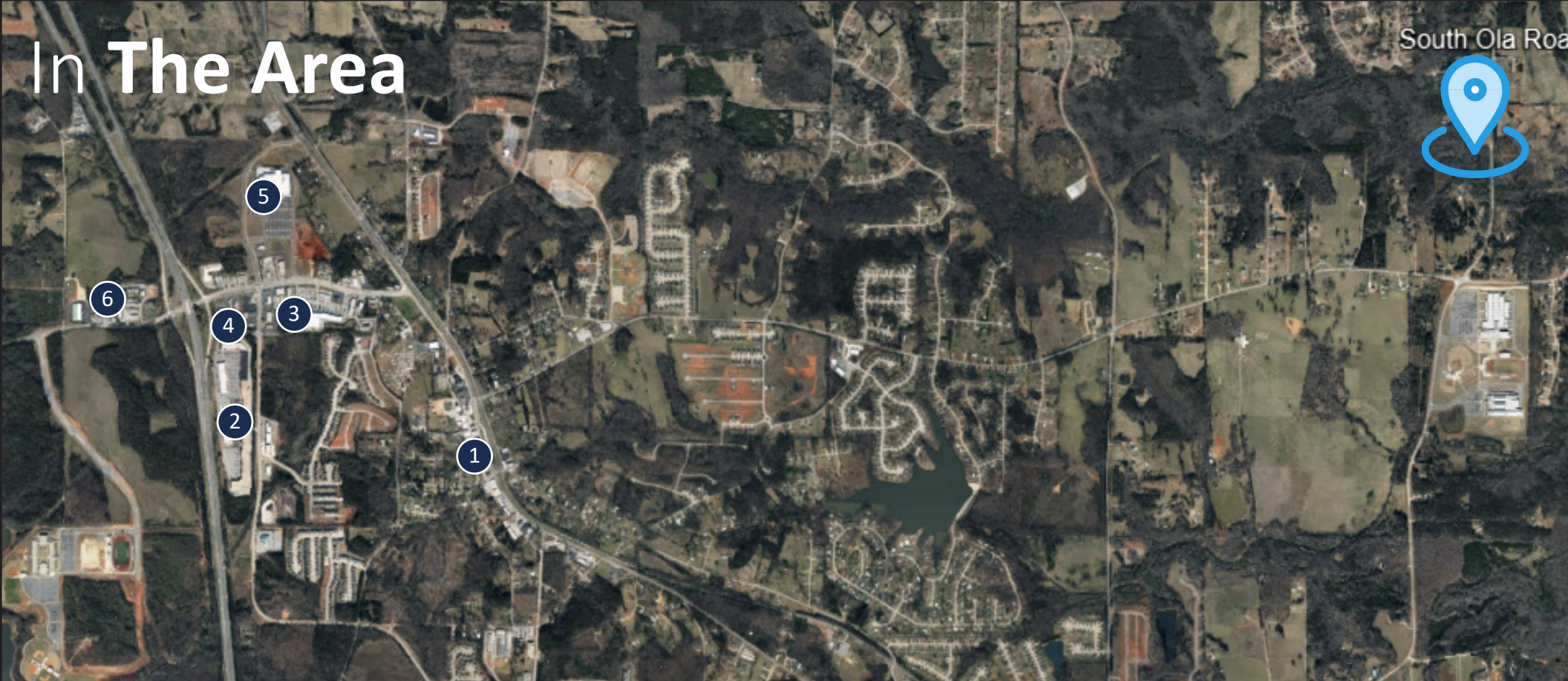
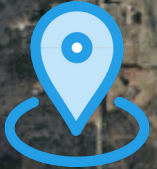


# Tax Map



# In The Area

South Ola Road



## Subject Property

1

**Downtown Locust Grove-** Planter's Walk Antique Mall, Strawn & Co Insurance, Lovin' Oven Pizzeria, Roberts Air Duct Service, Flourish Salon and Blow Dry Bar, Edge & Kimbell Law, Warren Holder Equipment, Moyer's Pharmacy, Eagle's Landing Pharmacy, Locust Grove Recreation Center

2

**Tanger Outlets-** Nike, COACH, Old Navy, Gap, Forever 21, Charlotte Russe, Columbia, Under Armour, Brooks Brothers, Denny's, Polo Ralph Lauren, Adidas, Michael Kors, Levi's, Banana Republic, Ann Taylor, SKECHERS, Kate Spade, Rue 21, Aeropostle, OshKosh B'Gosh, The Honey Baked Ham Company, Chico's, Lane Bryant, Famous Footwear, American Eagle, Loft, Lacoste

3

Ingles, Great Clips, Subway, Gezzo's West Coast Burrito, UPS Store, QC Nails Spa, Koji Japanese Steakhouse & Sushi Bar, Shane's Rib Shack, Marco's Pizza, Locust Grove Pediatrics, Circle K, Kangaroo Express

4

Ramada by Wyndham, Hampton Inn, Red Roof Inn, Holiday Inn Express, Executive Inn, Burger King, McDonalds, Rock N Roll Sushi, Taco Bell, Captain D's, Good Bowl, AutoZone Auto Parts

5

Walmart Supercenter, Express Oil Change & Tire, Moe's Southwest Grill, Steak & Shake, Gabino's Mexican Grill, Fairfield Inn & Suites, QuikTrip, Wendy's, Zaxby's, GameStop, American Deli, San Diego Mexican, Bojangles, Ameris Bank, Chase Bank

6

Super 8 by Windham, La Quinta Inn & Suites, Scottish Inns, Comfort Suites, Sun Down Lodge, Cavender's Horsetown South, Chick Fil A, Dairy Queen, Waffle House

# In The Area

**Locust Grove**, established in 1893, embodies a charming and inviting community quietly nestled where Macon and Atlanta meet. Cultivated by generations of families building their legacies within the bricks of historic Main Street, Locust Grove encourages a community where everyone is your neighbor, always willing to help and spark up a conversation. Where convenience and opportunity combine, and where history is respected and inspires a renewing future, Locust Grove has developed into a blossoming community that looks forward to the future with great expectations.

## History

The city of Locust Grove derived its name from a beautiful grove of locust trees that could be seen throughout the town. This tranquil Henry County community is a place for combining tradition with change. Locust Grove was a major rail distribution center for cotton, peaches, and other farm products. The city had three cotton gins and several warehouses. In 1870, the first store was built on Main Street.

## Location and Transportation

The City of Locust Grove is located along I-75 at Exit 212 (Bill Gardner Parkway), with access to State Route 42 (US Highway 23) and other major roads connecting the city to Atlanta, Macon, Griffin, Jackson and other areas of Henry County. The city is located about 35 miles southeast of downtown Atlanta and about 30 miles from Hartsfield-Jackson International Airport, the world's busiest airport. Traffic counts on I-75 are approaching 90,000 vehicles on an average day, while traffic counts along Highway 42 top 20,000 vehicles per day in the heart of the city. The second-most traveled route is the connecting road between I-75 and Highway 42 (Bill Gardner Parkway), with the 5-lane section topping 23,000 vehicles on an average day. Plans are underway to expand Bill Gardner Parkway from 2 lanes to 4/6 lanes on the west side of I-75 towards Highway 155 and towards the City of Hampton and the Henry County Airport, currently being expanded to over 5,000 feet to incorporate private and corporate jets in addition to the existing general aviation facilities.

## Economy

The City of Locust Grove historically was a center for large agricultural concerns with such products as cotton and peaches. Now businesses are more diversified, with industrial, warehousing, retail, medical and government services the primary sectors of the local economy. As typical with a bedroom community, the bulk of city residents commute into the greater Atlanta region for work. As the South Henry area continues to grow, however, the city will likely become a job-rich area for retail and service industries.

Major employers include Tanger Outlet Center (over 4 million visitors annually), Walmart #5709 (opened March 16, 2011), Smead Manufacturing, Sims Superior Seating, Southern Pine Flooring, Strong Rock Christian Schools, Henry County Board of Education, the City of Locust Grove, Ingles grocery store, and various other small but important businesses and medical services.

Future developments include a 5,700 square foot Generation III Prototype QuikTrip travel center and a future South Campus of Piedmont-Henry Medical Center.



# Demographics



## POPULATION

1 MILE	3 MILES	5 MILES
832	12,781	28,915



## HOUSEHOLDS

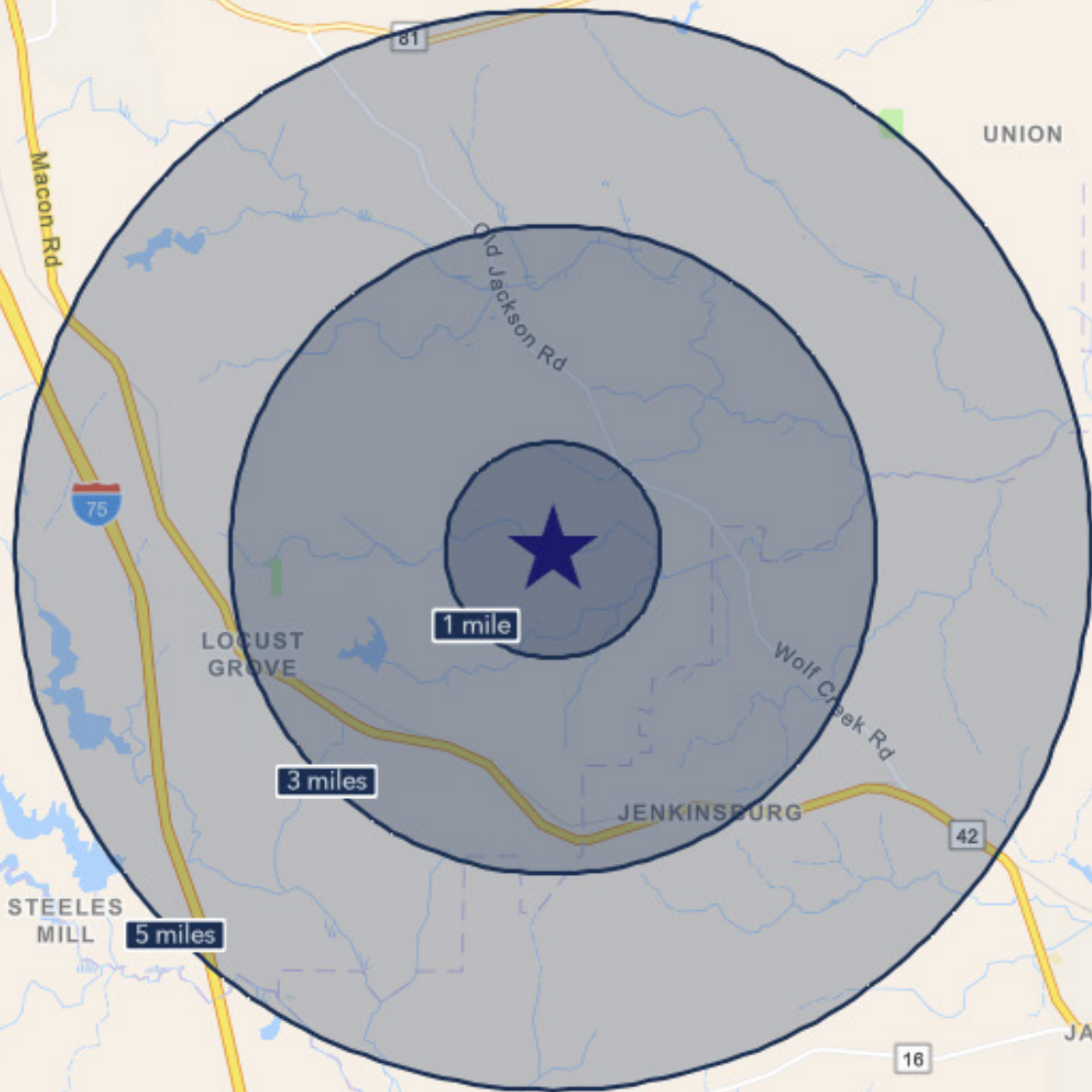
1 MILE	3 MILES	5 MILES
256	4,261	9,628



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$99,630	\$98,306	\$95,739

Source: 2024 ESRI



# Broker Profiles



**ANGIE SARRIS**

Commercial Real Estate Advisor  
Angie@BullRealty.com  
404-876-1640 x 176

Angie takes pride in the service and value provided to clients through in-depth market knowledge. She leverages Bull Realty's marketing technology, buyer databases, and market research to aid in strategic acquisitions and dispositions. Her clients' best interests are always top-of-mind.

After graduating from the University of Georgia, Angie earned a master's degree in communication management & marketing from the University of Southern California. Angie spent 15 years in Los Angeles working in market research and marketing strategy for Fortune 500 and Global 500 companies. Upon returning to Atlanta, she applied her strategic marketing experience to the world of commercial real estate where she developed and lead a commercial real estate services division at a local real estate brokerage. Her experience in a range of verticals and different sides of the business has provided her with an invaluable macro level understanding of the commercial real estate industry.

When Angie is not working, she enjoys hiking, outdoor events, and spending time with her family.



**JARED DALEY**

Commercial Real Estate Advisor  
Jared@BullRealty.com  
404-876-1640 x 111

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.



**MEGAN DALEY**

Commercial Real Estate Advisor  
Megan@BullRealty.com  
404-876-1640 x 153

Megan Daley has joined a proven and seasoned investment sales & lease team here at Bull Realty. Megan and her team leverage upon Bull Realty's advanced technologies, digital resources, and marketing prowess to deliver their clients reliable service while supporting their individual financial goals and returns. Megan joins experienced agent Jared Daley to focus on the sale and lease of all asset sectors, including but not limited to office and distressed assets. This progressive team offer deal structures and strategic initiatives to maximize client returns and value.

An Atlanta native, Ms. Daley graduated from the University of Georgia with a B.B.A in Real Estate from the Terry College of Business. Megan is a member of the Young Council of Realtors and Atlanta Commercial Board of Realtors.

# ABOUT *BULL REALTY*

## **MISSION:**

To provide a company of advisors known for integrity and the best disposition marketing in the nation

## **SERVICES:**

Disposition, acquisition, project leasing, tenant representation and consulting services

## **SECTORS OF FOCUS:**

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

## **AMERICA'S COMMERCIAL REAL ESTATE SHOW:**

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: [www.CREshow.com](http://www.CREshow.com).

## **JOIN OUR TEAM**

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 26 years in business.

## **CONNECT WITH US:**

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26

YEARS IN  
BUSINESS



ATL

HEADQUARTERED IN  
ATLANTA, GA



LICENSED IN  
8  
SOUTHEAST  
STATES