

± 3.20 ACRES | 7555 DAVIDSON PARKWAY STOCKBRIDGE GEORGIA 30281

SHOVEL-READY DEVELOPMENT SITE - 80,000 SF SELF-STORAGE



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1226 Royal Drive, Suite # Q  
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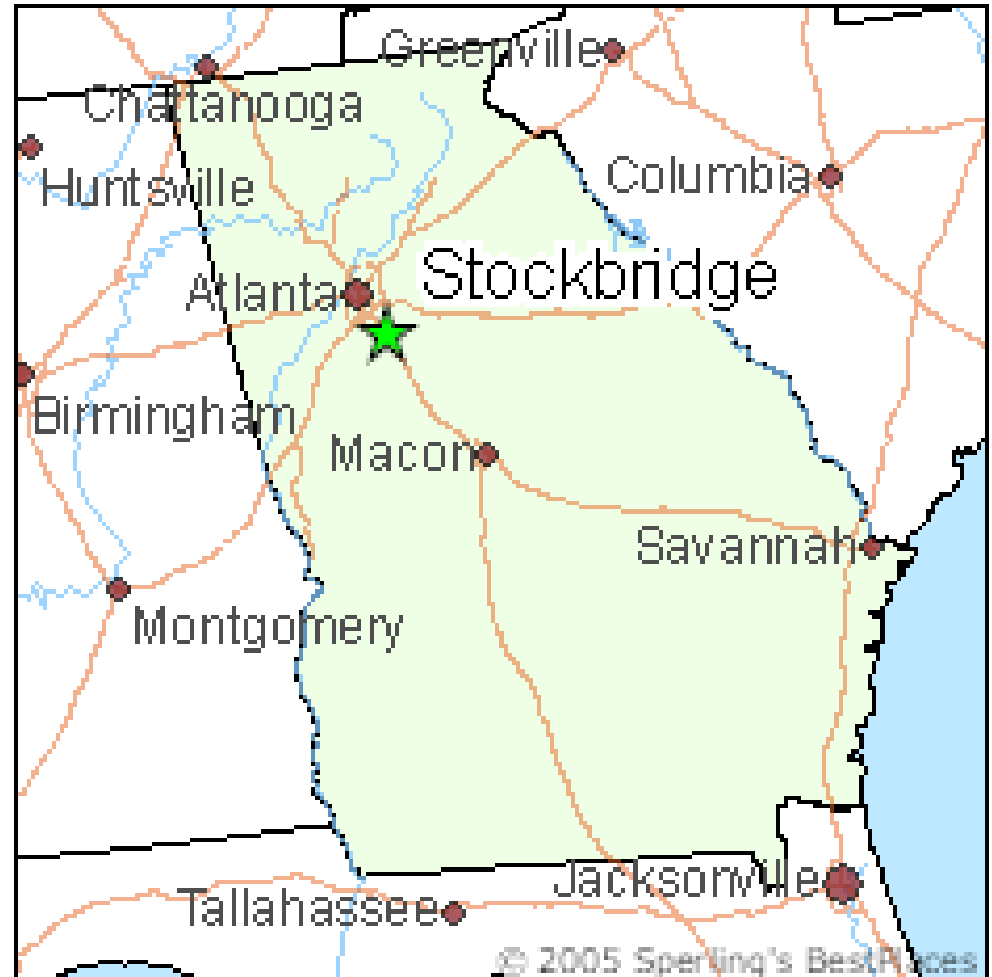
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## Georgia





# OVERVIEW

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## Address:

7555 Davidson Parkway S,  
Stockbridge Georgia 30281

**County:** Clayton

**Property Tax:** \$2,615.67

**Parcel ID:** 12072D A013

**Zoning:** [General Business](#)

## Location Overview:

This site is located in a dense retail corridor with over 1 million square feet, in the path of development.

Rear property line fronts on I-675 Northbound off ramp at State Hwy 138. Opposite front line has 240' frontage on Davidson Pkwy. Permitted uses could be hotel/motel, self storage, etc.

All Utilities are available to the site.



**Shovel-Ready Development Site - 80,000 SF Self-Storage.**

**Land disturbance permit delivered at closing, allowing for immediate construction.**

**Zoning:** [General Business](#)

**Key Highlights:**

**Ideal Facility Size:** 80,000 rentable square feet designed for optimal storage solutions.

**Prime Accessibility:**

The rear property line faces I-675 Northbound off-ramp at State Highway 138.

240' of frontage on Davidson Parkway ensures high visibility and access.

**Versatile Zoning:** Permitted uses include self-storage.

**Utilities:** Fully available, making this site development ready.

With unmatched proximity to major roadways and a robust retail hub, this site is perfectly positioned to capitalize on Stockbridge's growing demand for storage and commercial services.

**Important Note:** Due diligence materials will be provided during the inspection period.

Take advantage of this rare investment opportunity to build a state-of-the-art facility in a thriving market. Contact us today for more information!



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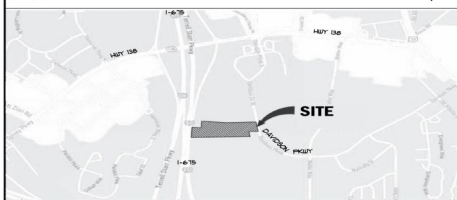
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# SITE PLAN

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## LOCATION MAP



## CLAYTON COUNTY REGULATIONS

### MINIMUM LOT AREA

REQUIRED: 100 FEET  
PROVIDED: 100 FEET

### MINIMUM LOT WIDTH

REQUIRED: 100 FEET  
PROVIDED: 100 FEET

### MINIMUM LOT FRONTAGE

REQUIRED: 100 FEET  
PROVIDED: 100 FEET

### BLDG. SETBACK YARDS

FRONT BUILDING SETBACK: 30 FEET  
SIDE BUILDING SETBACK: 5 FEET  
REAR BUILDING SETBACK: 5 FEET

### BUFFER AREA

REQUIRED BUFFER AREA: NONE REQUIRED

### MAXIMUM LOT COVERAGE

GB ZONING REQUIRED MAXIMUM LOT COVERAGE AREA (PERVIOUS) = 60% OF PROJECT AREA

REQUIRED MAX LOT COVERAGE AREA = 3.20 ACRES X 60% = 1.92 ACRES

REQUIRED MAX LOT COVERAGE AREA = 1.92 ACRES X 60% = 1.15 ACRES

1.92 ACRES LESS THAN 2.00 ACRES = OK

### MAXIMUM BUILDING FOOTPRINT

GB ZONING REQUIRED MAXIMUM BUILDING FOOTPRINT = 10,000 SF FOR PROPERTY ON LOCAL ROADS

### ESTIMATED STORMWATER MANAGEMENT FACILITY

ESTIMATED REQUIRED STORMWATER MANAGEMENT FACILITY:  
RUNOFF REDUCTION AREA = 1,200 SF PER DISTURBED ACRE, PLUS  
DETENTION VOLUME = 1.00 CFS PER DISTURBED ACRE

SUMP #1  
REQ. RUNOFF REDUCTION AREA = 1,200 SF (1.00 AC) X 1.20 AC = 1,440 SF (1.00 AC)  
PROVIDED STORAGE = 1.00 CFS PER DISTURBED ACRE

SUMP #2  
REQ. RUNOFF REDUCTION AREA = 1,200 SF (1.00 AC) X 1.20 AC = 1,440 SF (1.00 AC)  
PROVIDED STORAGE = 1.00 CFS PER DISTURBED ACRE

REQ. STORAGE = 1.00 CFS X 1.00 AC = 1.00 CFS (1.00 AC)  
PROVIDED STORAGE = 1.00 CFS

### OPEN SPACE AREA

GB ZONING REQUIRED OPEN SPACE AREA = NONE REQUIRED

### STREETSCAPE AREA

GB ZONING REQUIRED STREETSCAPE AREA = 10 FEET WIDE (INCLUDING 6" MIN. SIDEWALK)

### ACCESS DRIVE STANDARDS

(1) MIN. VEHICLE ACCESS POINTS REQ. FOR 45 PARKING SPACES OR LESS  
(2) MIN. VEHICLE ACCESS POINTS REQ. FOR 45 PARKING SPACES OR LESS

### ADA PARKING STANDARDS

TOTAL PARKING SPACES PROVIDED: 48  
ACCESSIBLE PARKING SPACES REQUIRED: 3  
VAN ACCESSIBLE PARKING SPACES REQUIRED: 1

### PARKING LOT LANDSCAPING

ONE (1) CANOPY TREE FOR EVERY 100 PARKING SPACES  
PARKING BAYS SEPARATED BY 6" (MIN) WIDE MEDIAN  
PARKING LOTS FRONTING ON ANY STREET SHALL BE SCREENED BY A LANDSCAPED BUFFER HAVING A MINIMUM HORIZONTAL DIMENSION OF FIVE FEET

### SIGHT VISIBILITY STANDARDS

FOR ALL 100' DISTANCE REQUIREMENTS, THIS SITE MEETS THE MINIMUM  
SIGHT TRIANGLE DISTANCE REQUIREMENTS FOR ALL INTERSECTIONS OF THE SITE WITH  
PUBLIC IMPROVEMENT STANDARDS

SIDEWALK 6" (MIN) WIDE REQUIRED IN ROW OF PUBLIC STREET  
INTERNAL PEDESTRIAN PATHWAY 6" (MIN) WIDE AND SEPARATE FROM DRIVES  
AREA REQUIRED BETWEEN PUBLIC SIDEWALK AND THE SITE'S STRUCTURES

STREET TREES ARE REQUIRED WITHIN THE PRIVATE PROPERTY ALONG THE ROW  
OF PUBLIC STREET

EASEMENTS SHALL BE KEPT CLEAR EXCEPT FOR FENCES

### TRASH REFUGE/COMPOSTER STANDARDS

ALL PERMANENT TRASH REFUGE AREAS AND COMPOSTERS SHALL BE LOCATED  
WITHIN THE REAR OF THE IMPROVEMENT STANDARDS

### SIGN STANDARDS

ALL SIGNS AND SIGN STRUCTURES MUST BE SETBACK AT LEAST FOUR (4) FEET  
FROM THE PUBLIC RIGHT-OF-WAY

### TREE PROTECTION AND REPLACEMENT STANDARDS

REQUIRED TREE SPACING: 10' UNITS PER ACRE  
SITE DENSITY FACTOR: 10' X 10' = 100' X 100' = 10,000' X 100' = 1,000,000'

### TREE SPECIES COMPOSITION

NO MORE THAN TWENTY (20) PERCENT OF ALL TREES PLANTED FOR  
REPLACEMENT DENSITY CREDIT MAY BE OF ANY ONE (1) SPECIES

## SITE INFORMATION

### SITE LOCATION

7555 DAVIDSON PARKWAY, STOCKBRIDGE, GA 30281  
LOCAL LOT 32, DISTRICT 5  
CLAYTON COUNTY, GA 30281

### PARCEL ID

08702 A03

### ROAD CLASSIFICATION

LOCAL ROAD

### PROJECT LOT AREA

3.20 ACRES (143,732 SF)

### DISTURBED AREA

3.20 ACRES (INCLUDES ROW)

### PROPERTY FRONTAGE AND WIDTH

DAVIDSON PARKWAY FRONTAGE: 146 FEET  
PROPERTY WIDTH: 222 FEET

### ZONING

ZONING: GB (GENERAL BUSINESS DISTRICT)  
ADJACENT PROPERTY ZONING: GB (GENERAL BUSINESS DISTRICT)

### FLOOD HAZARDS

NO PORTIONS OF A FLOOD HAZARD ZONE EXIST ON THIS SITE

### STATE WATERS

THERE ARE NO STATE WATERS BUFFERS ON THIS SITE

### WETLANDS

THERE ARE NO WETLANDS ON THIS SITE

## PROJECT CONTACTS

### OWNER/DEVELOPER

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### SITE DESIGNER

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### ENGINEER

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### ARCHITECT

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### LANDSCAPE ARCHITECT

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### PLANNING

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### PERMITS

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### UTILITY

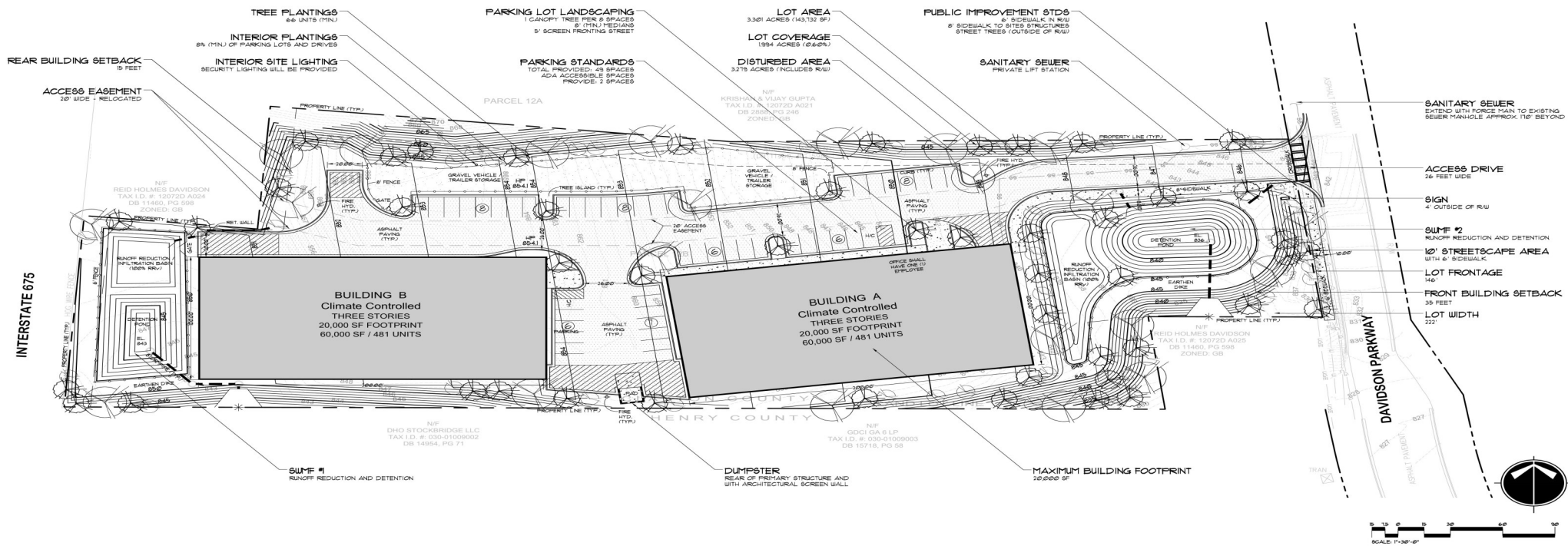
DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
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### CONSTRUCTION

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
STOCKBRIDGE, GA 30281  
PH: (770) 886-3669

### OPERATIONS

DAVIDSON PARKWAY LLC  
7555 DAVIDSON PARKWAY  
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# SITE PLAN

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# KEY FACTS & GRAPHIC PROFILE

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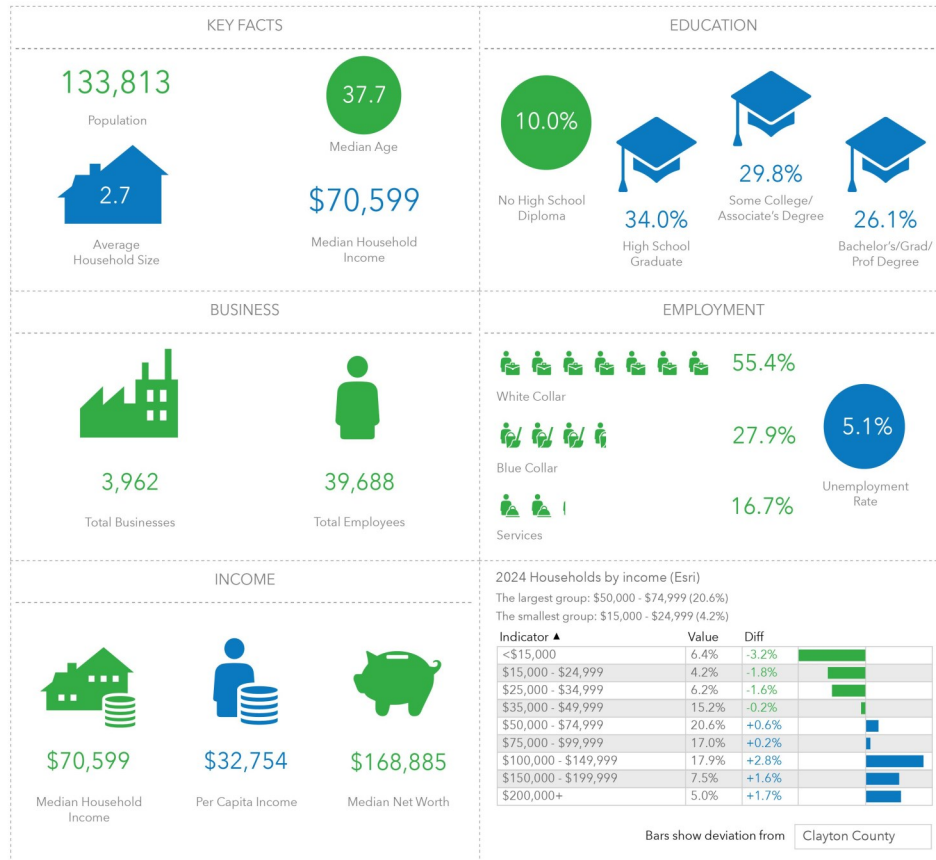
## Key Facts

7555 Davidson Pkwy, Stockbridge, Georgia, 30281 (5 miles)  
7555 Davidson Pkwy, Stockbridge, Georgia, 30281  
Ring of 5 miles

Southern Capital Brokers  
Latitude: 33.54930  
Longitude: -84.26582

## Key Facts

7555 Davidson Pkwy, Stockbridge, Georgia, 30281  
Ring of 5 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

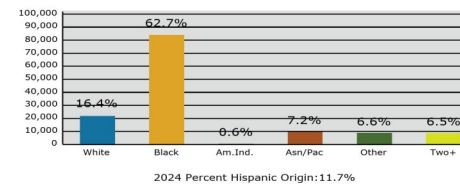


## Graphic Profile

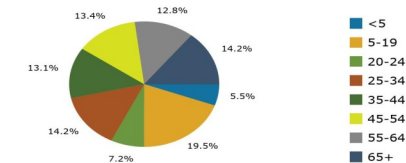
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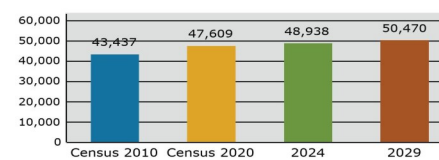
### 2024 Population by Race



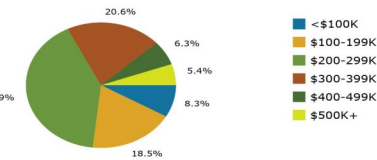
### 2024 Population by Age



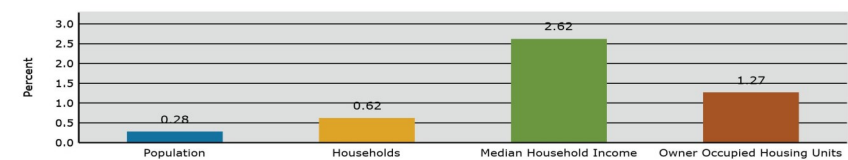
### Households



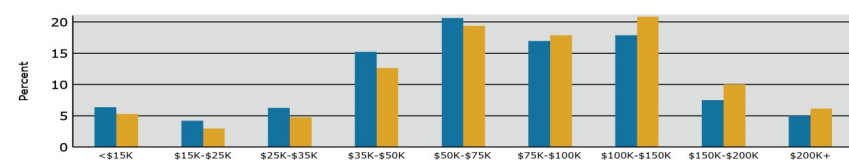
### 2024 Home Value



### 2024-2029 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 26, 2024

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# DEMOGRAPHICS

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## Demographic and Income Profile

7555 Davidson Pkwy, Stockbridge, Georgia, 30281  
Ring: 5 mile radius

Southern Capital Brokers  
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Summary	Census 2010	Census 2020	2024	2029
Population	119,717	131,804	133,813	135,723
Households	43,437	47,609	48,938	50,470
Families	30,756	33,146	33,274	34,019
Average Household Size	2.74	2.75	2.72	2.67
Owner Occupied Housing Units	28,632	28,457	30,196	32,163
Renter Occupied Housing Units	14,804	19,152	18,742	18,307
Median Age	34.5	37.1	37.7	38.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.28%	0.61%	0.38%	
Households	0.62%	0.86%	0.64%	
Families	0.44%	0.75%	0.56%	
Owner HHs	1.27%	1.32%	0.97%	
Median Household Income	2.62%	3.20%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	3,123	6.4%	2,671	5.3%
\$15,000 - \$24,999	2,043	4.2%	1,503	3.0%
\$25,000 - \$34,999	3,046	6.2%	2,393	4.7%
\$35,000 - \$49,999	7,442	15.2%	6,389	12.7%
\$50,000 - \$74,999	10,099	20.6%	9,794	19.4%
\$75,000 - \$99,999	8,300	17.0%	9,016	17.9%
\$100,000 - \$149,999	8,757	17.9%	10,534	20.9%
\$150,000 - \$199,999	3,670	7.5%	5,059	10.0%
\$200,000+	2,457	5.0%	3,110	6.2%
Median Household Income	\$70,599		\$80,331	
Average Household Income	\$89,564		\$103,230	
Per Capita Income	\$32,754		\$38,400	
Population by Age	Number	Percent	Number	Percent
0 - 4	8,643	7.2%	7,356	5.6%
5 - 9	9,031	7.5%	8,433	6.4%
10 - 14	9,408	7.9%	9,854	7.5%
15 - 19	9,383	7.8%	9,720	7.4%
20 - 24	7,931	6.6%	8,904	6.8%
25 - 34	16,352	13.7%	17,980	13.6%
35 - 44	19,099	16.0%	17,223	13.1%
45 - 54	17,627	14.7%	18,674	14.2%
55 - 64	12,306	10.3%	16,845	12.8%
65 - 74	6,168	5.2%	10,782	8.2%
75 - 84	2,924	2.4%	4,580	3.5%
85+	843	0.7%	1,453	1.1%
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	38,981	32.6%	24,845	18.8%
Black Alone	63,891	53.4%	80,379	61.0%
American Indian Alone	382	0.3%	722	0.5%
Asian Alone	8,036	6.7%	9,131	6.9%
Pacific Islander Alone	86	0.1%	89	0.1%
Some Other Race Alone	5,052	4.2%	8,297	6.3%
Two or More Races	3,291	2.7%	8,340	6.3%
Hispanic Origin (Any Race)	10,740	9.0%	14,725	11.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 26, 2024

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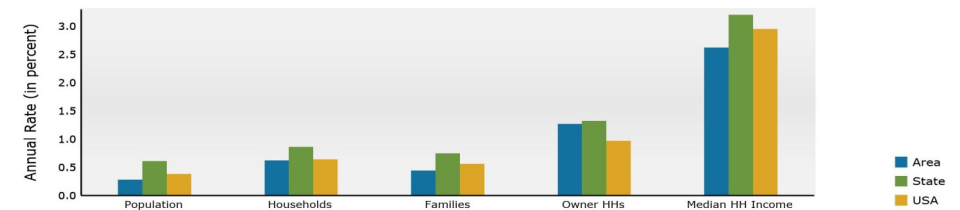


## Demographic and Income Profile

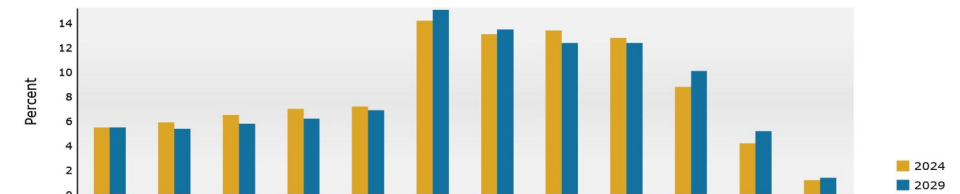
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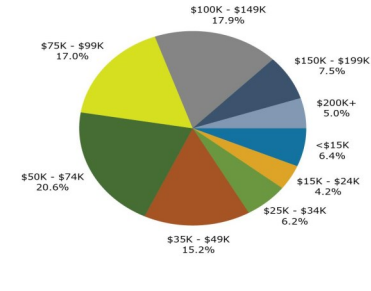
### Trends 2024-2029



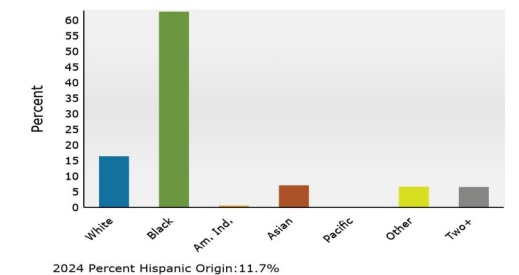
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 11.7%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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# ABOUT THE AREA

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## STOCKBRIDGE

This site is located in a dense retail corridor with over 1 million square feet of retail.

Conveniently located 20 miles south of Atlanta off I-75 and I-675, Stockbridge is often recognized as the gateway to Henry County. Supportive economic development, excellent public services and fabulous small town hospitality are all reasons why Stockbridge continues to enjoy tremendous growth.

## CLAYTON COUNTY

Clayton County is located in the north central portion of the U.S. state of Georgia. As of the 2010 census, the population was 259,424. The county seat is Jonesboro. Clayton County is included in the Atlanta metropolitan area, and is the sixth largest county in the state. It is the home of most of Hartsfield-Jackson Atlanta International Airport, the largest airport in the world from 1998-2020. The county was established in 1858 and named in honor of Augustin Smith Clayton (1783–1839), who served in the United States House of Representatives from 1832 until 1835. According to the U.S. Census Bureau, the county has a total area of 144 square miles, of which 142 square miles is land and 2.8 square miles (1.9%) is water. It is the third-smallest county by area in Georgia.





**Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.**

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Listing Brokers. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, and other information provided in connection therewith.



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