

STATE ROUTE 42 STOCKBRIDGE, GA 30281

Commercial Land For Sale
9.96+/- Acres

BRYAN MARSHBURN, SIOR, CCIM 401

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com

SIM DOUGHTIE, CCIM, SIOR, MCR, SLCR

President

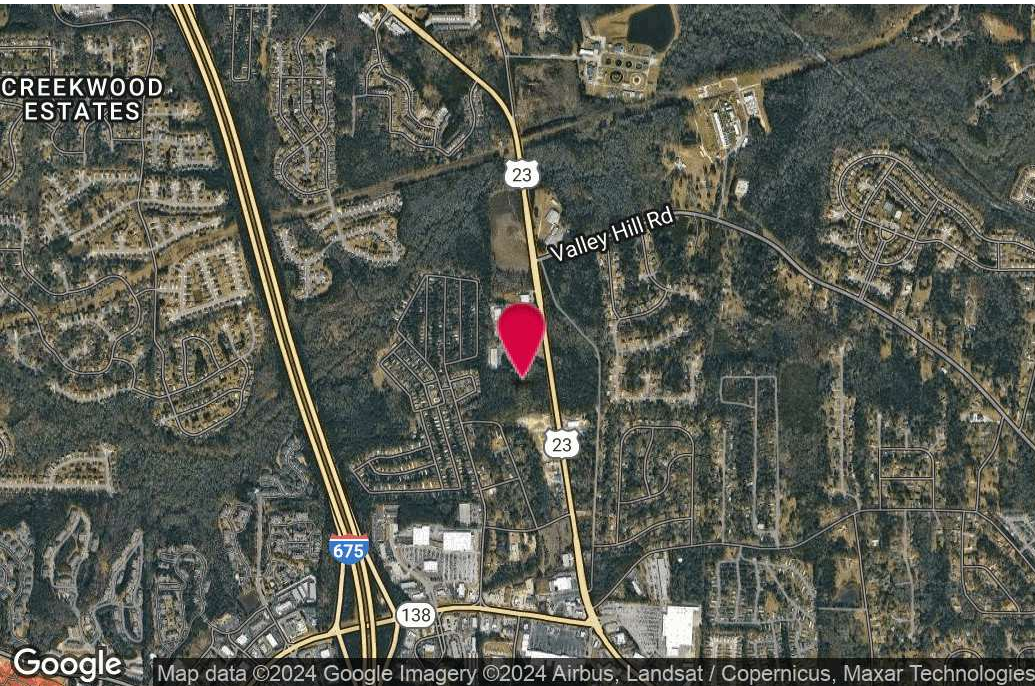
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FOR SALE
9.96+/- ACRES



PROPERTY HIGHLIGHTS

- 492' Road Frontage on North Henry Blvd (State Route 42)
- **Permitted Uses Included:** Auto Leasing/Rental, Automobile Repair, Retail, Carwash, Retail Warehouse, Additional Uses Permitted with Conditional Use Permit
- All Utilities Available to the Site
- ADTC: 14,900+/- Vehicles Per Day
- 1+/- Mile From I-675 @ Exit 2
- 1.8+/- Miles from I-75 @ Exit 22
- 9.2+/- Miles to I-285

OFFERING SUMMARY

Lot Size:	9.96 Acres
Zoning:	C-2

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ADDITIONAL
PHOTOS



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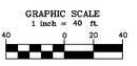
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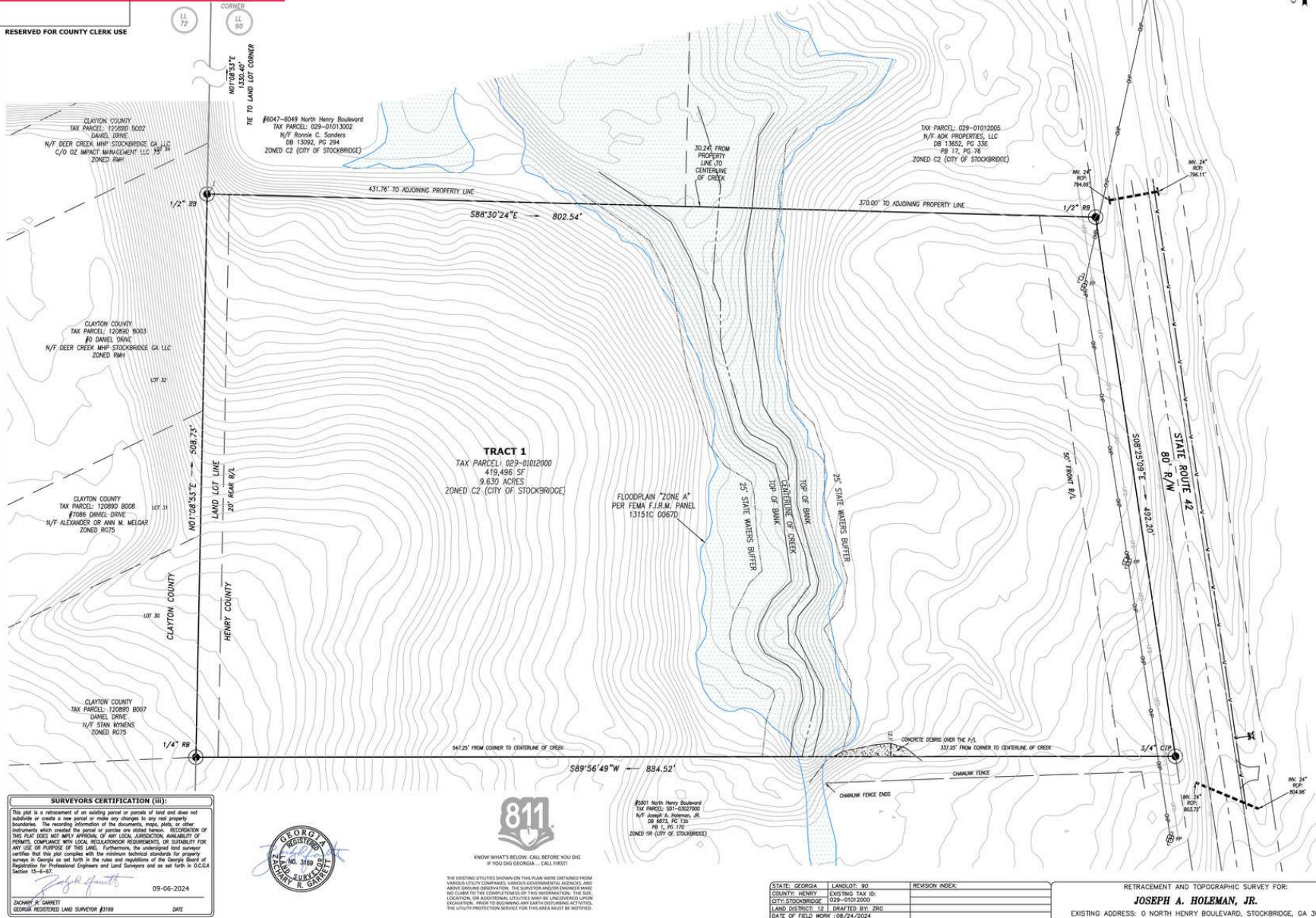
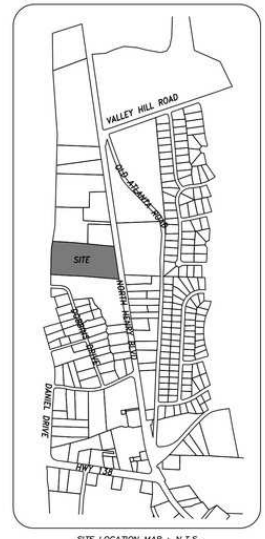
TOPO MAP

RESERVED FOR COUNTY CLERK USE



LEGEND

AC	ACCESS EASEMENT	CHP	OVERHEAD POWER
BC	BACK OF CURB	CPB	PLAT BOOK
B/L	BUILDING LINE	CPCL	POWER POLE
C/L	CENTER LINE	P/L	PROPERTY LINE
CHP	CONCRETE FOUND	R/L	RAILROAD
C	COMPUTED CORNER	RB	REBAR
CHPT	CONCRETE TOP FOOT	RDR	RESIDENTIAL DRAINAGE STUDY
CB	CEMENT BOOK	RDP	RESIDENTIAL DRAINAGE PLAT
CE	CEMENT EASEMENT	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	S/R	SEAM/SEGMENT
FTE	FENCED EXPOSE FOUNDATION	S.F.A.	SINGLE FAMILY ATTACHED
GAD	GEORGIA METRA DISTRICT	S.F.D.	SINGLE FAMILY DETACHED
HLP	HOUSE LOCATION REQUIRED	SM	SANITARY MANHOLE
HP	HOUSE FOUND	U/C	UNDERGROUND UTILITY
IP	IRON PIPE FOUND	U/C	UNDERGROUND UTILITY
IP/CP	IRON PIPE SET	U/C	UNDERGROUND UTILITY
CP	CONCRETE PIPE	U/C	UNDERGROUND UTILITY
OTF	OPEN TOP PIPE	U/C	UTILITY EASEMENT



SURVEYORS CERTIFICATION (III):

This plat is a retracement of an existing parcel or parcels of land and does not include or create a new parcel or make any changes to any and property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUNDS, COMPLIANCE WITH LOCAL REGULATORY REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-47.

Joseph A. Holeman, Jr.
09-06-2024

ZACHARY P. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3189 DATE



811

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
@ YOU OR GEORGIA - CALL 811

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE-GROUND OBSERVATION. THE OWNER/PROSESSOR/OWNER'S NAME AND LAND OF THE COMPANY/STATE OF THE ABOVE-GROUND. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. WORK TO DISRUPT ANY AND ALL EXISTING UTILITIES. THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

8081 North Henry Boulevard
TAX PARCEL: 391-0327000
N/F JOSEPH A. HOLEMAN, JR.
DB 8073, PG 120
PB 1, PG 170
ZONED M (CITY OF STOCKBRIDGE)

STATE: GEORGIA	LANDLOT: 90	REVISION INDEX:
COUNTY: HENRY	EXISTING TAX ID:	
CITY: STOCKBRIDGE	029-01012000	
LAND DISTRICT: 12	DRAFTED BY: ZPG	
DATE OF FIELD WORK: 08/24/2024		

RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:
JOSEPH A. HOLEMAN, JR.
EXISTING ADDRESS: 0 NORTH HENRY BOULEVARD, STOCKBRIDGE, GA 30281

GARRETT LAND SURVEYING, LLC SHEET#
102 ETHRIDGE WAY
MARIETTA, GA 30064
770-883-2809
garrettsurveying@gmail.com

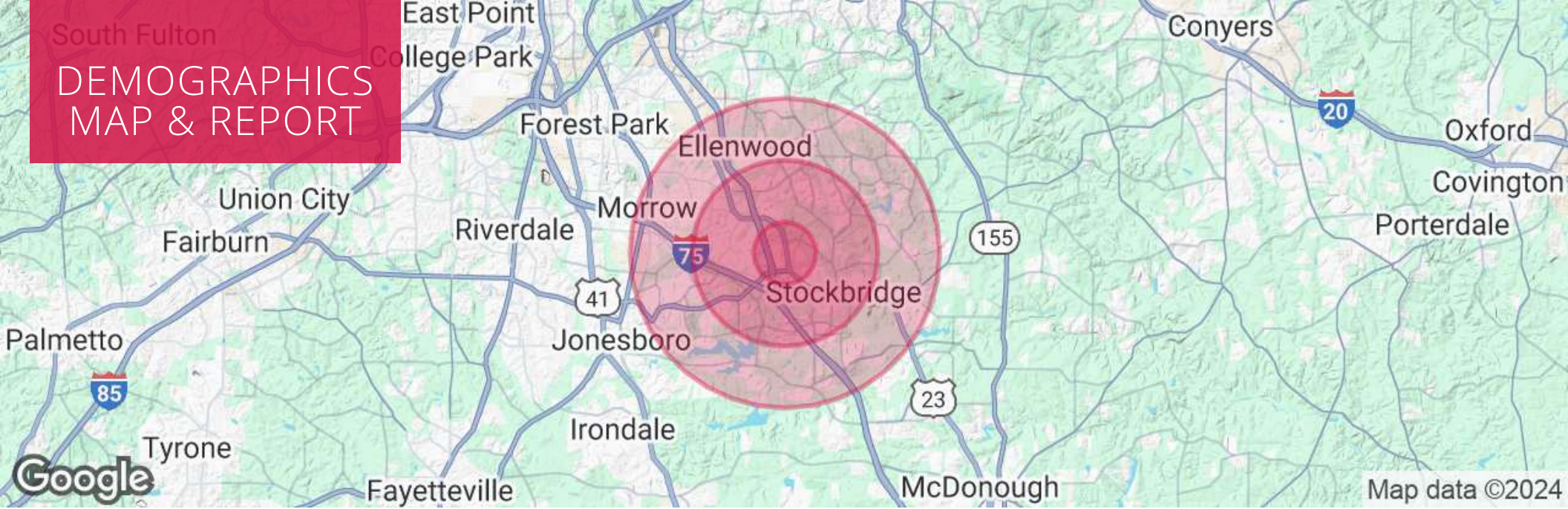
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South Fulton DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,258	63,210	126,756
Average Age	36	38	39
Average Age (Male)	34	36	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,435	22,642	45,624
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$63,437	\$75,417	\$81,477
Average House Value	\$169,364	\$223,634	\$252,050

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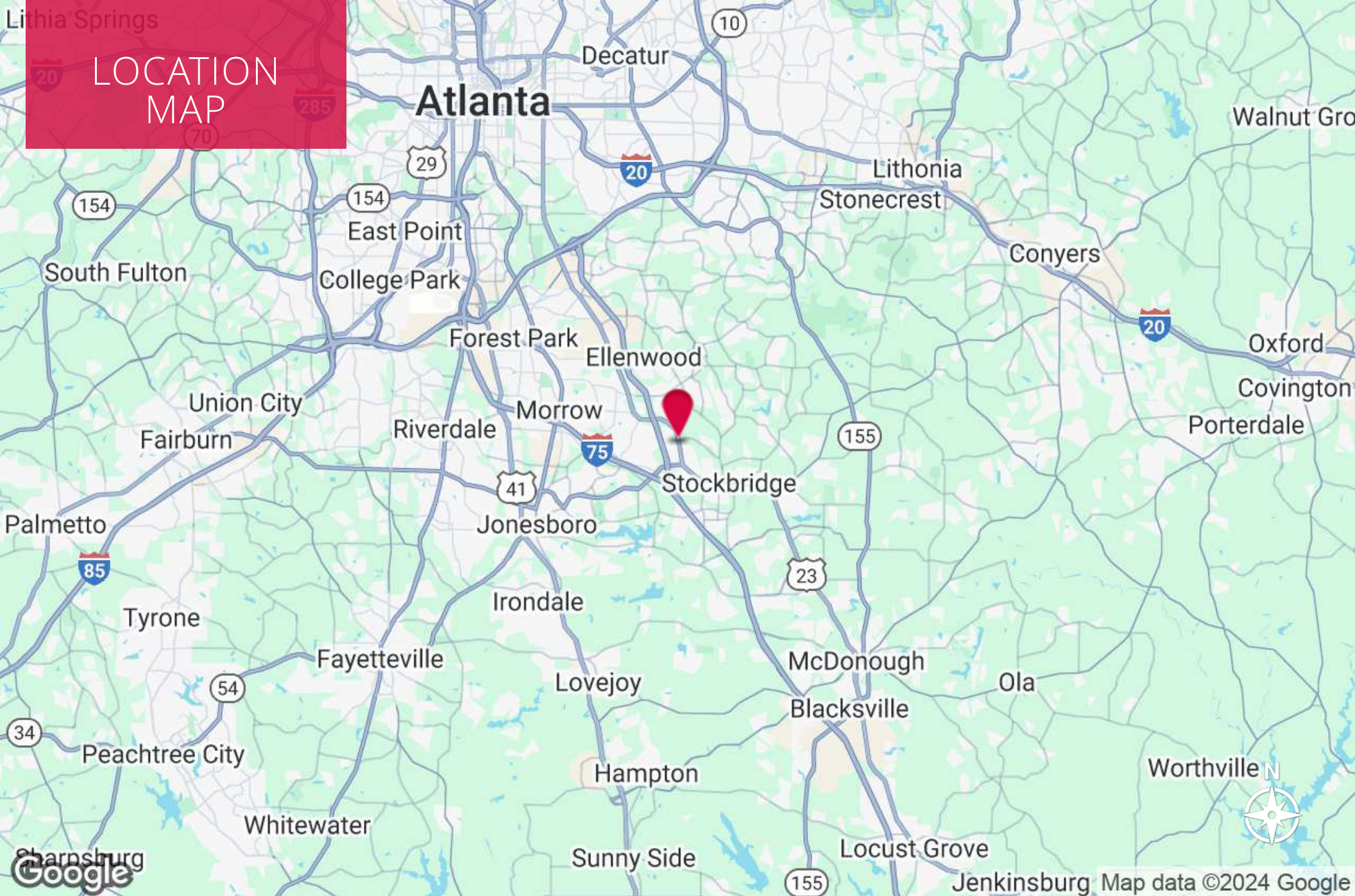
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**LOCATION
MAP**

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EXCLUSIVELY LISTED BY:

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