

4.5 miles to



Locust Grove, GA

HIGHWAY 155 AT MCINTOSH DRIVE

LOCUST
GROVE, GA
30248

23 Acres +/-

23.1+/- Acres For Sale

BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

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Heron Bay Subdivision
Main Entrance

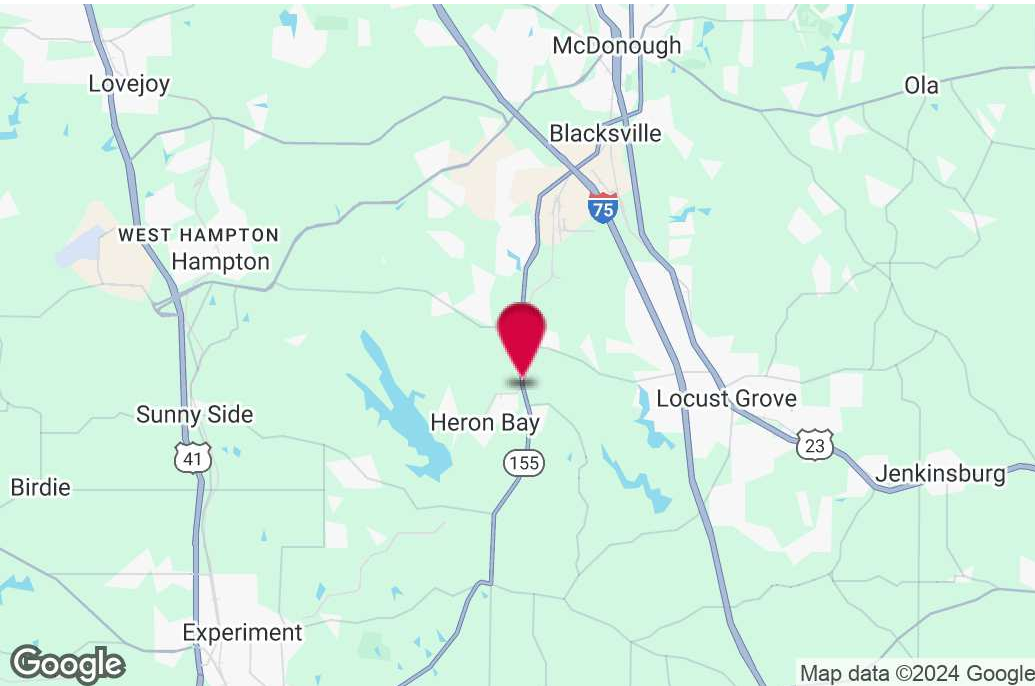
FOR SALE
23.1+/- ACRES

Heron Bay Subdivision
Main Entrance

23 Acres +/-

McIntosh Drive

Hwy 155



PROPERTY HIGHLIGHTS

- Graded, Development Ready Site with All Utilities Available
- Curb Cuts Installed
- Existing Four-Way Signal at Heron Bay Blvd & Hwy 155
- \$114,235 Average Household Income within 3 miles
- Approximately 17,000 dwelling units within 5 miles
- Site is at entry to Heron Bay, a master planned, golf course community
- Easy Access from Sun City Peachtree, a 1,600+ home, master planned, 55+ Community
- Zoned PD - Planned Development, Henry County
- 15,100 Vehicles Day

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ADDITIONAL PHOTOS



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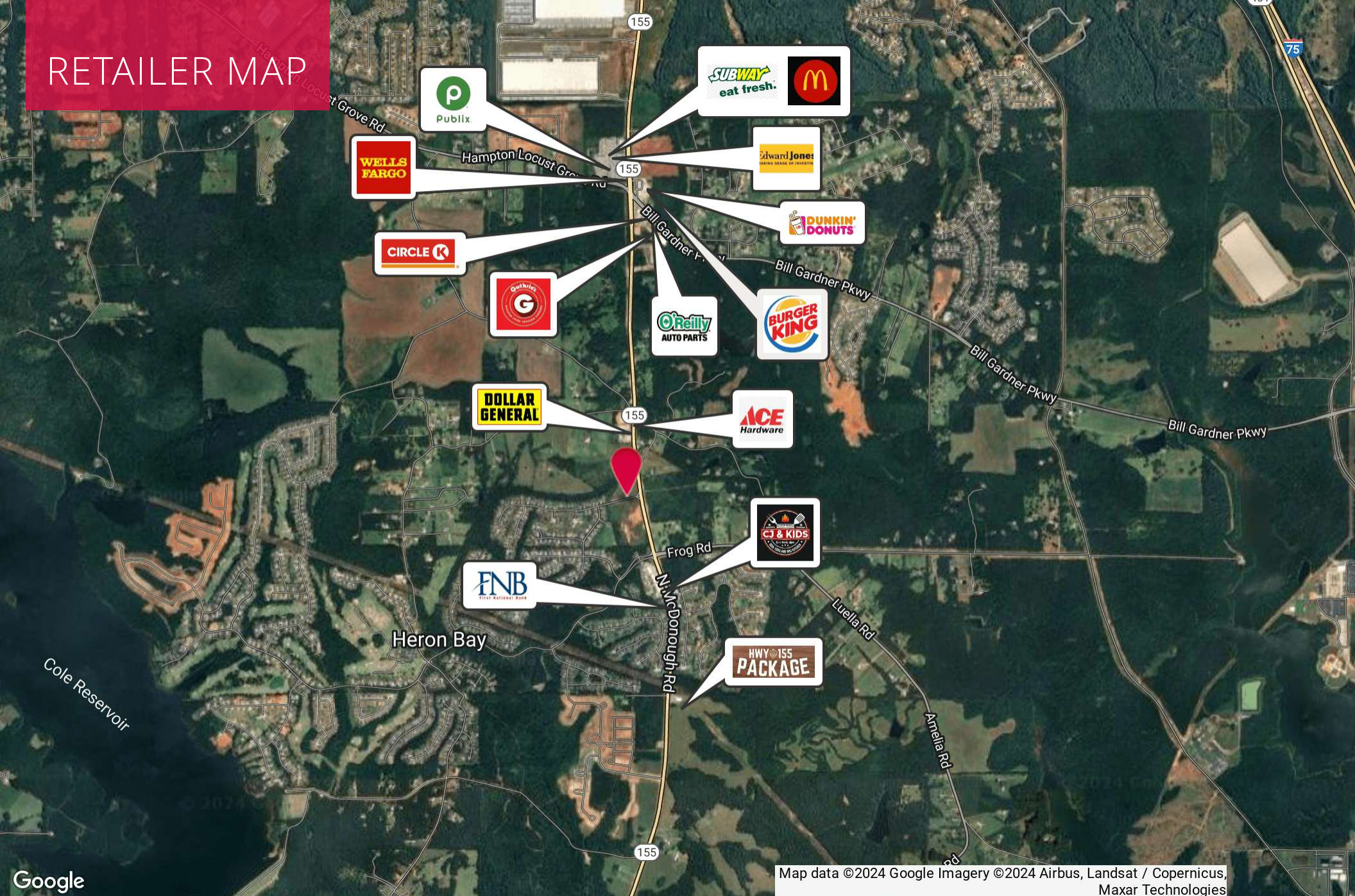
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RETAILER MAP



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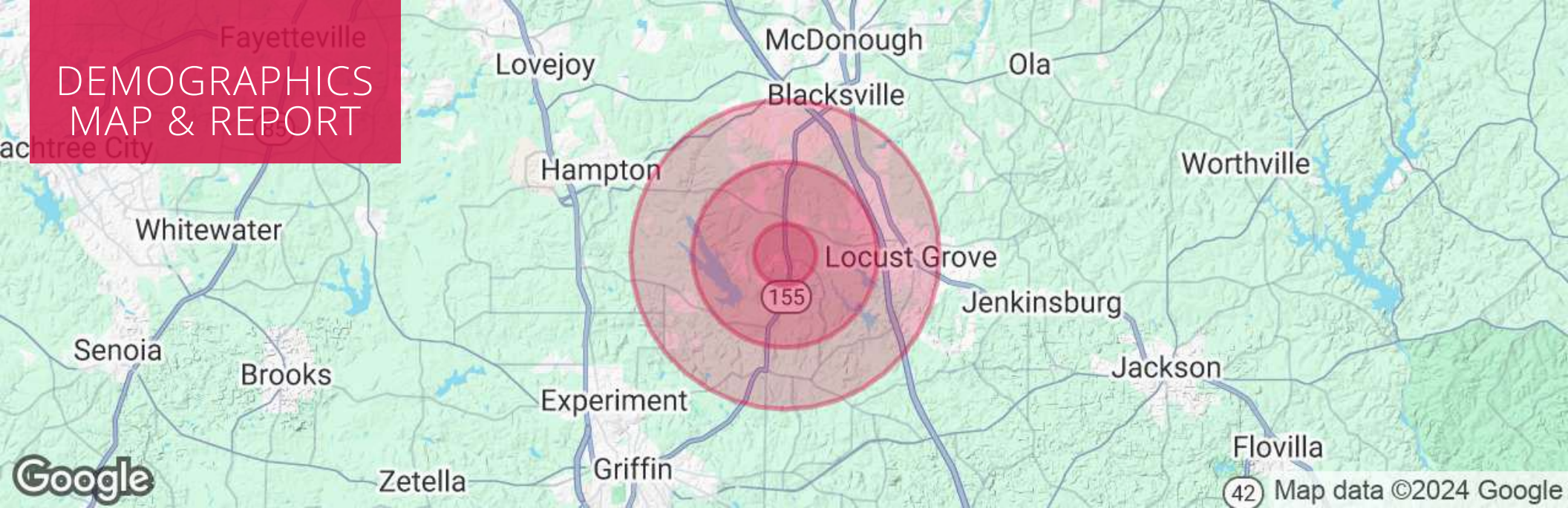
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,343	11,825	41,315
Average Age	38	39	40
Average Age (Male)	37	39	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,009	3,932	14,706
# of Persons per HH	3.3	3	2.8
Average HH Income	\$136,805	\$114,235	\$96,797
Average House Value	\$339,349	\$323,952	\$293,045

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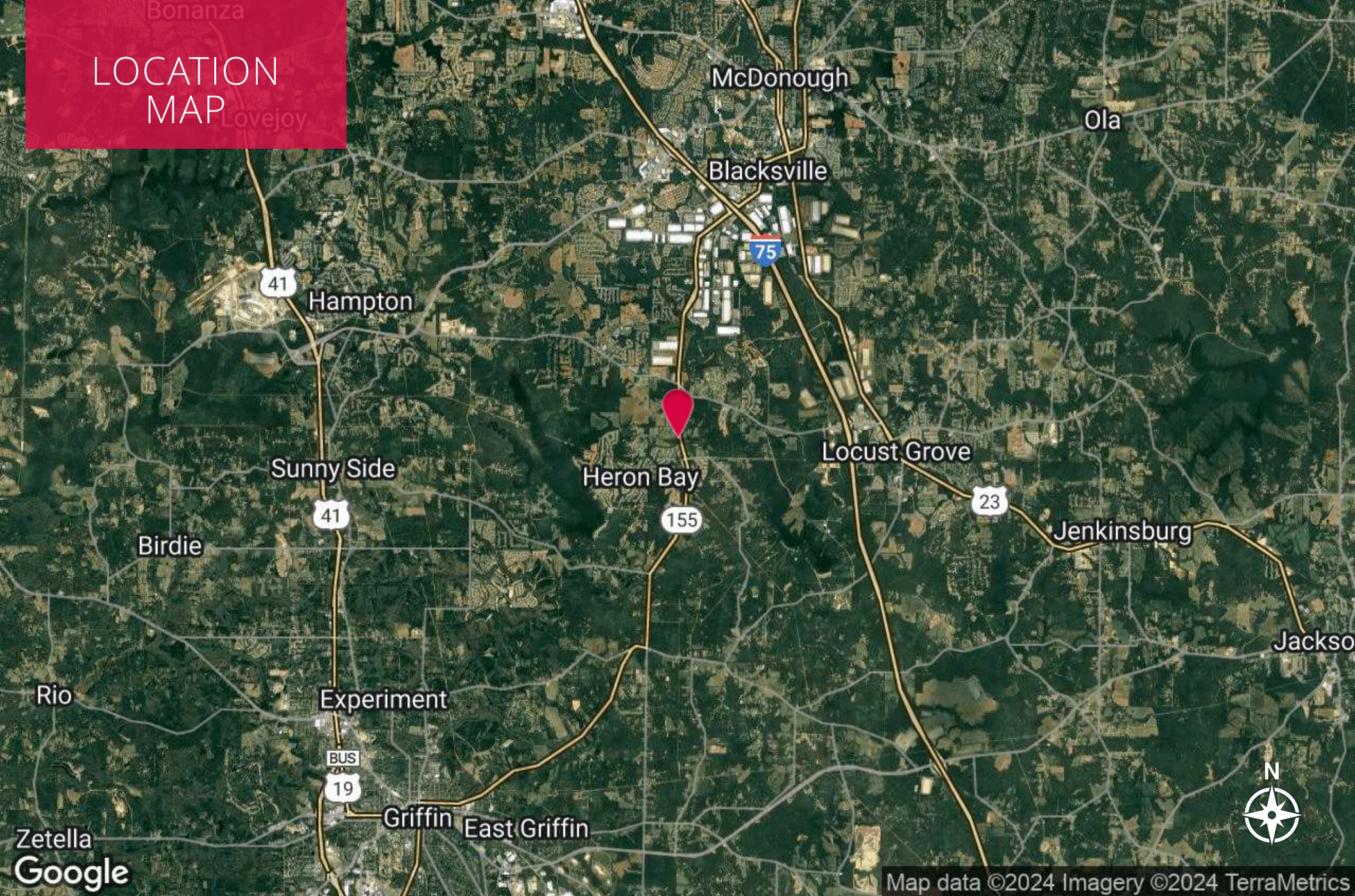
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Bonanza
Lovejoy

LOCATION MAP



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