

FOR SALE

14.49 Acres+- Commercial

PATRICK HENRY PARKWAY

Stockbridge, GA 30253

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351

PROPERTY DETAILS & HIGHLIGHTS

PARCEL SIZE	14.497 Acres +-
PRICE	\$3,800,000 / \$262,000 AC
ALL UTILITIES	Yes
FRONTAGE	1,000+ feet
TAX ID	052-01025002

For sale is 14.497 acre+- parcel of vacant land zoned O&I (Office & Institutional) on Patrick Henry Parkway in Stockbridge between the I-75 exits for Eagles Landing Parkway and Jodeco Road. The wooded parcel is fairly level and gently sloping with 1,000+ feet of frontage on Patrick Henry Parkway. The eastern boundary is adjacent to a creek buffering Eagles Landing Golf course. All utilities are available. Sewer is located on Patrick Henry Parkway and along the property's eastern boundary line.

Recent developments on Patrick Henry Parkway include a 98 room Hilton branded hotel (2024), a 184 unit assisted living facility (2025) and 136 unit of single family homes for rent (2025). The location is minutes from the Interstate 75 exit for Eagles Landing Parkway anchored by large retailers and the 259 bed Piedmont Henry Hospital campus. Henry County's population increased 18.9% between 2010 and 2020.



- 14.497+- acre parcel
- Zoned O&I Henry County
- 1,000+ feet frontage
- All utilities available
- Wooded fairly level site
- Mixed use future land use
- Recent developments: hotel, assisted living and residential
- 38,000+ population / \$99,000+ Avg HH Income 3 miles
- 18.9% county population growth 2010 to 2020
- 1.5 miles to I-75 exit 224 Eagles Landing Parkway
- 1 mile to I-75 exit 222 Jodeco Road

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AERIAL



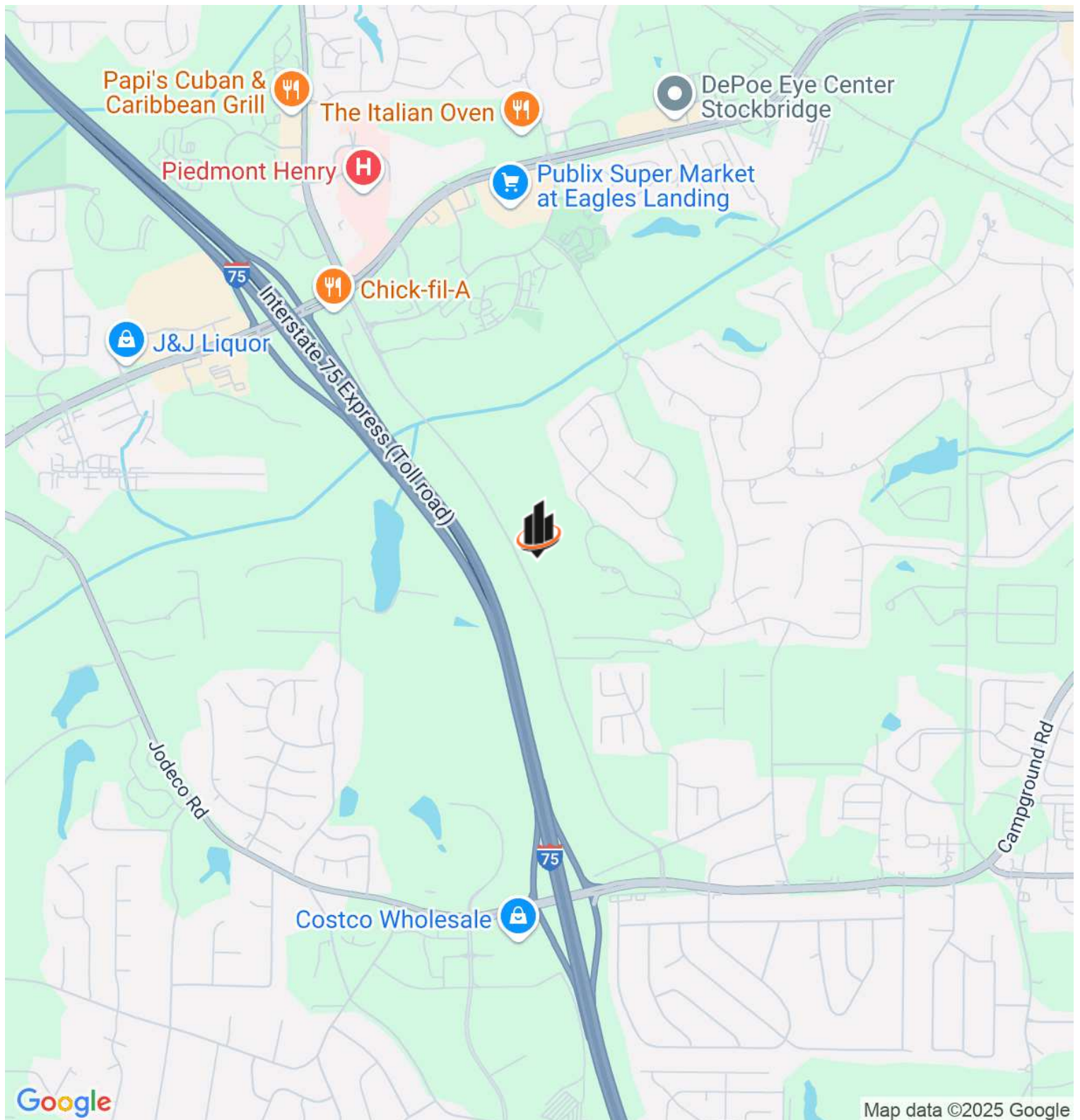
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LOCATION MAP



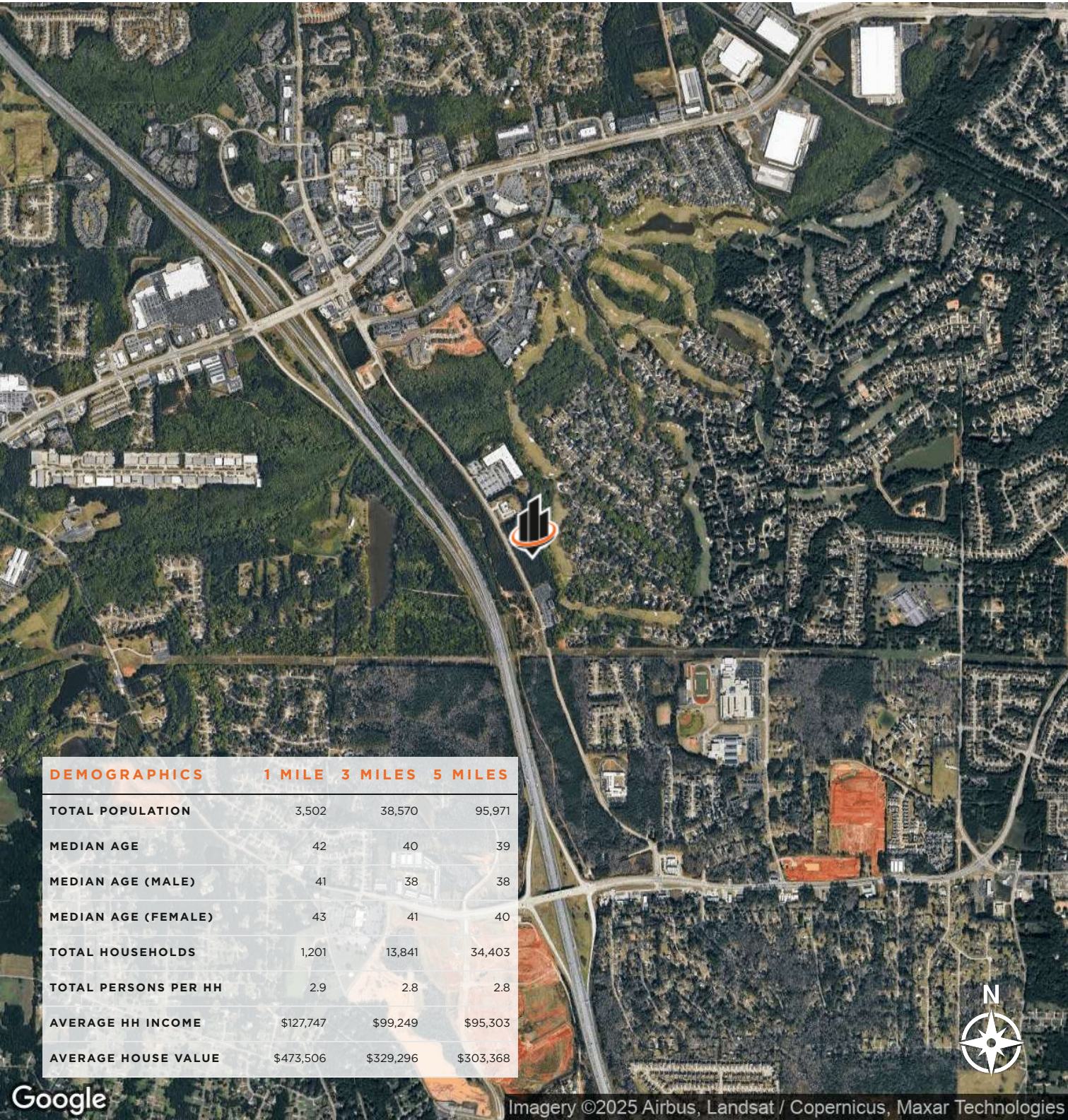
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AERIAL MAP



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BOUNDARY MAP & FLOOD PLAIN MAP



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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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