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**DOWNTOWN
MCDONOUGH**



**WALK TO DOWNTOWN
MCDONOUGH
± 0.3 Miles**





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CITY HALL

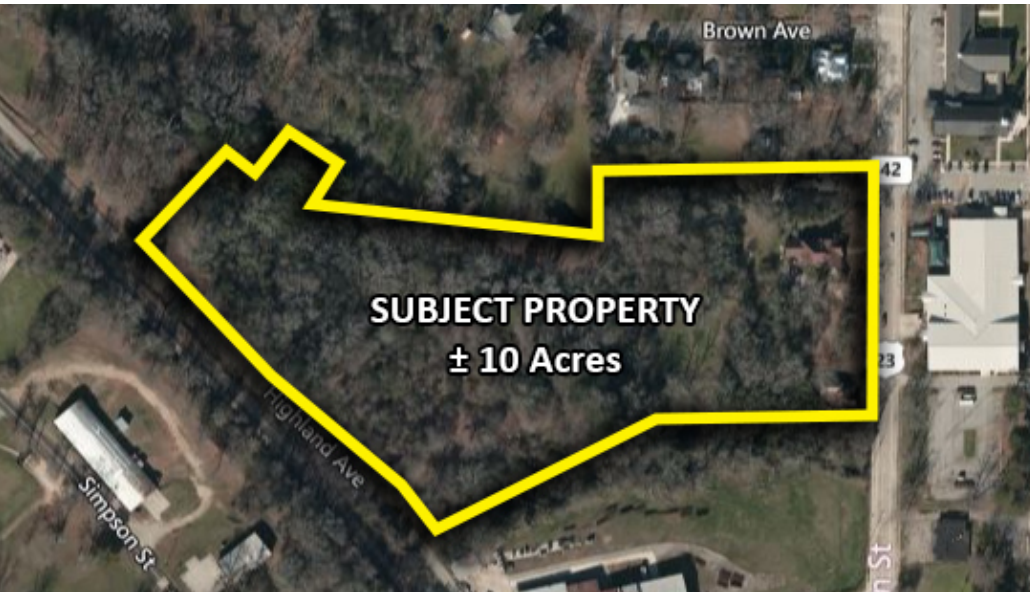


TABLE OF CONTENTS

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY INFORMATION	5
LAND SITES	6
SURVEY	7
AREA OVERVIEW	9
MCDONOUGH, GA	10
RETAILER MAP	11
IN THE AREA	12
ABOUT THE AREA	13
DEMOGRAPHIC OVERVIEW	14
CONTACT INFORMATION	15
BROKER PROFILE	16
DISCLAIMER	17

PROPERTY INFORMATION

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Bull Realty Inc., as exclusive broker, is proud to offer a rare industrial / multi-family development site in McDonough, Georgia. The site is within easy walking distance of the revitalized downtown area with a variety of restaurants and retail shops. The zoning consists of ±8.269 acres industrial and ±1.769 acres of multi-family. All utilities are available on the site.

PROPERTY HIGHLIGHTS

- ±10 acre development site
- Current zoning: ±8.269 acres industrial & ±1.769 acres MF
- Easy access with 420' frontage on Griffin Street and 701' frontage on Highland Street
- All utilities available on site
- ±0.3 miles from Downtown McDonough. To learn more, visit: <https://bit.ly/3xSujxz> and <https://bit.ly/36A32nn>



Price | \$1,505,745



± 10 Acres

PROPERTY INFORMATION

GENERAL

Property Address: 175 and 199 Griffin Street, McDonough, GA 30253

County: Henry

SITE

Site Size: ± 10 Acres

Number of Parcels: 5

Parcel Numbers:
M09-08002000
M10-04002000
M10-04001000
M09-08020000
M10-04004000

Proposed Use: Residential

Utilities: All Available

Topography: Rolling

Grading: Raw Land

Zoning: RM-75 & M1

AREA

Frontage: 420' on Griffin Street
701' on Highland Street

Ingress/Egress Points: 2

FINANCIAL

Price/Acre: \$150,575

Sale Price: \$1,505,745



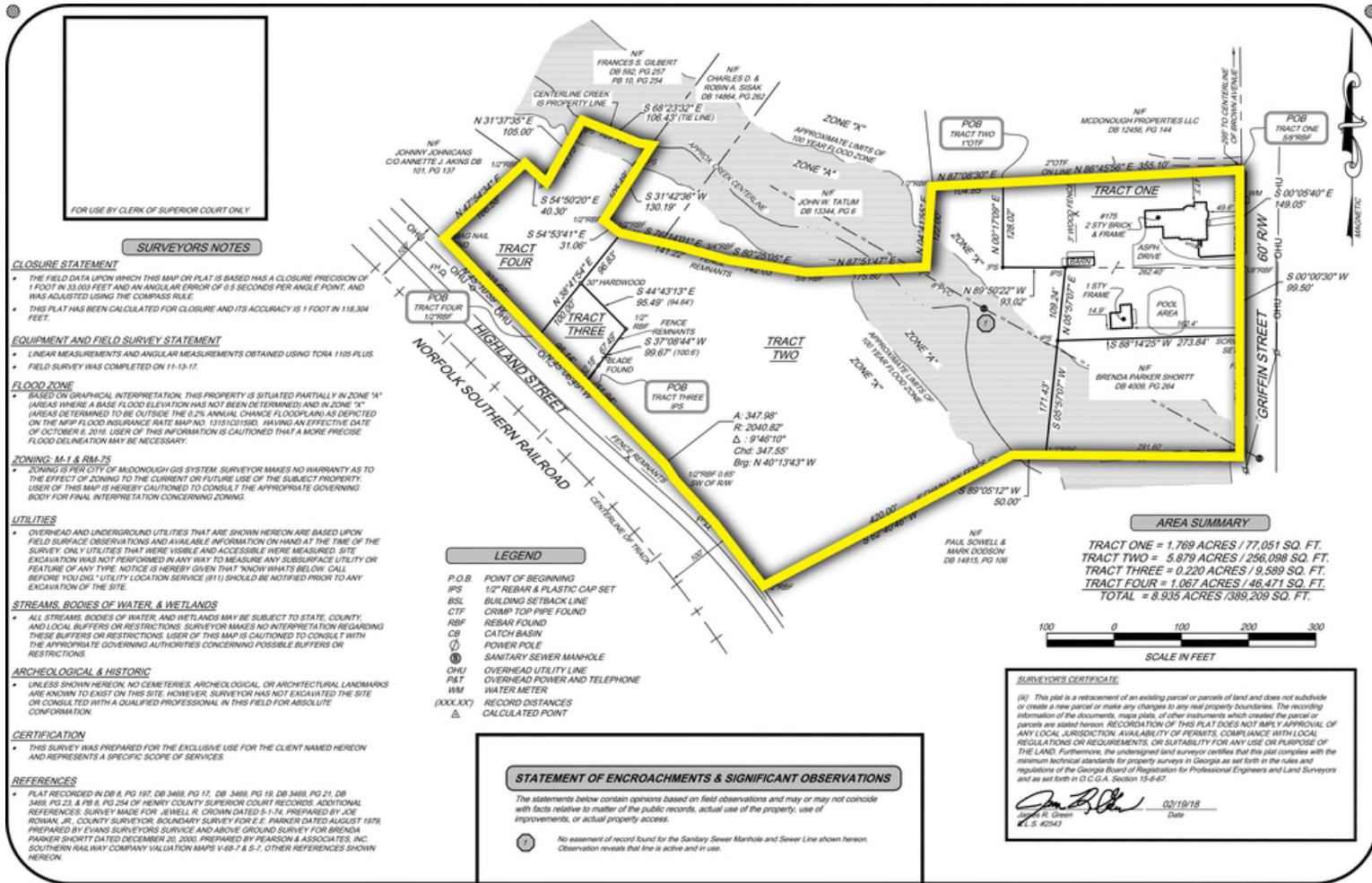
LAND SITES



OF SITES 5 | TOTAL SITE SIZE ± 0.22 - 5.879 ACRES | TOTAL PRICE \$1,505,745 | BEST USE RESIDENTIAL

STATUS	ADDRESS	APN	SIZE	ZONING
Unavailable	175 Griffin St	M09-08002000	1.769 Acres	Multifamily
Unavailable	Highland Ave	M10-04002000	5.879 Acres	Industrial
Unavailable	Railroad Street	M10-04001000	0.22 Acres	Industrial
Unavailable	Highland Ave	M09-08020000	1.067 Acres	Industrial
Unavailable	199 Griffin Street	M10-04004000	1.103 Acres	Industrial

SURVEY



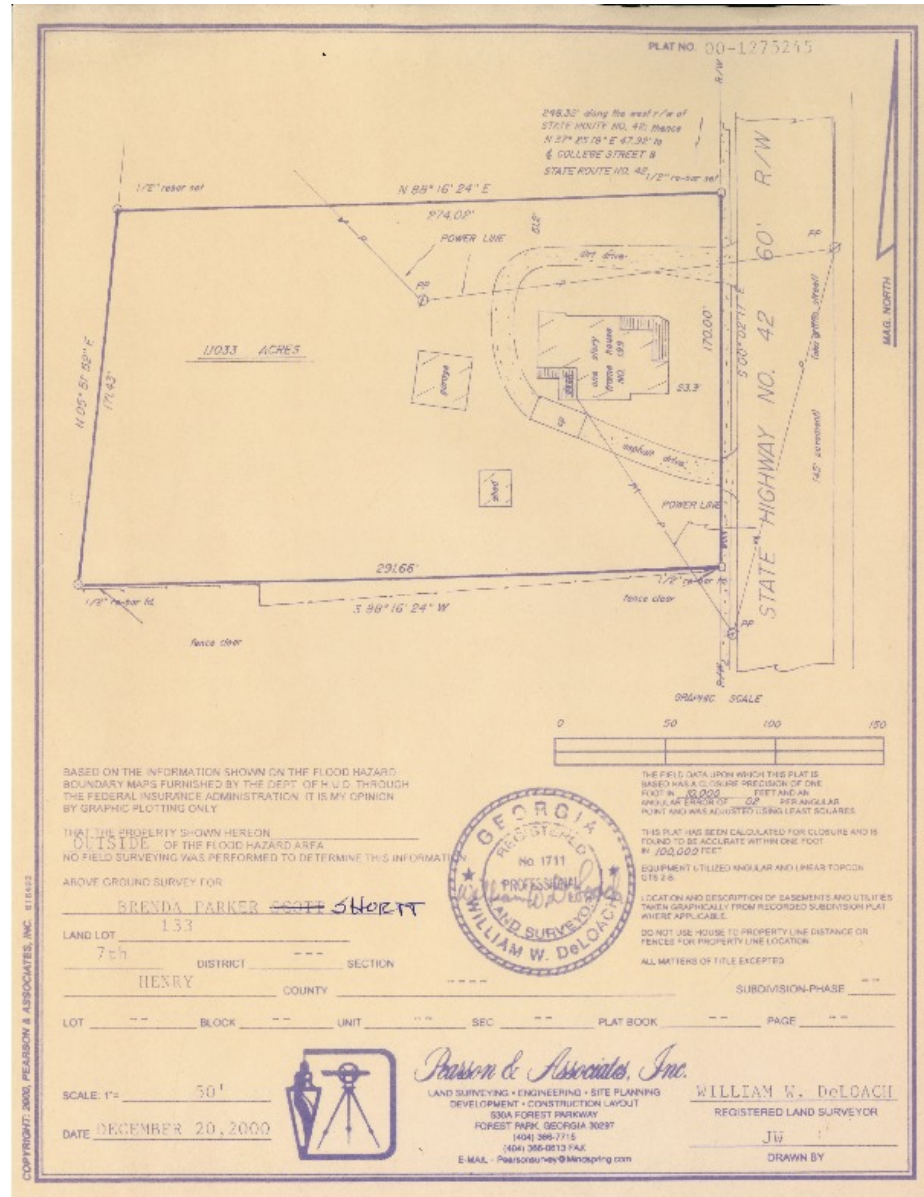
BOUNDARY SURVEY
 OF
 TAX ID #S M09-08002000, M10-04002000
 M10-04001000 & M09-08020000
PREPARED FOR
**BETTY PARKER PATTERSON &
 ERNEST EARL PARKER, JR.**

PROPERTY INFORMATION		DRAWING INFORMATION	
LAND LOTS:	133	DATE:	DECEMBER 18, 2017
DISTRICT:	7TH	SCALE:	1" = 100'
SECTION:	N/4	REVISIONS:	02/19/18
COUNTY:	HENRY	DWN:	JRG
STATE:	GEORGIA	CHEK:	JCS
CITY:	MCDONOUGH	JOB NO.:	M212
		FILE:	M212-BNDY-0

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
 GA. L.S.F. #00538

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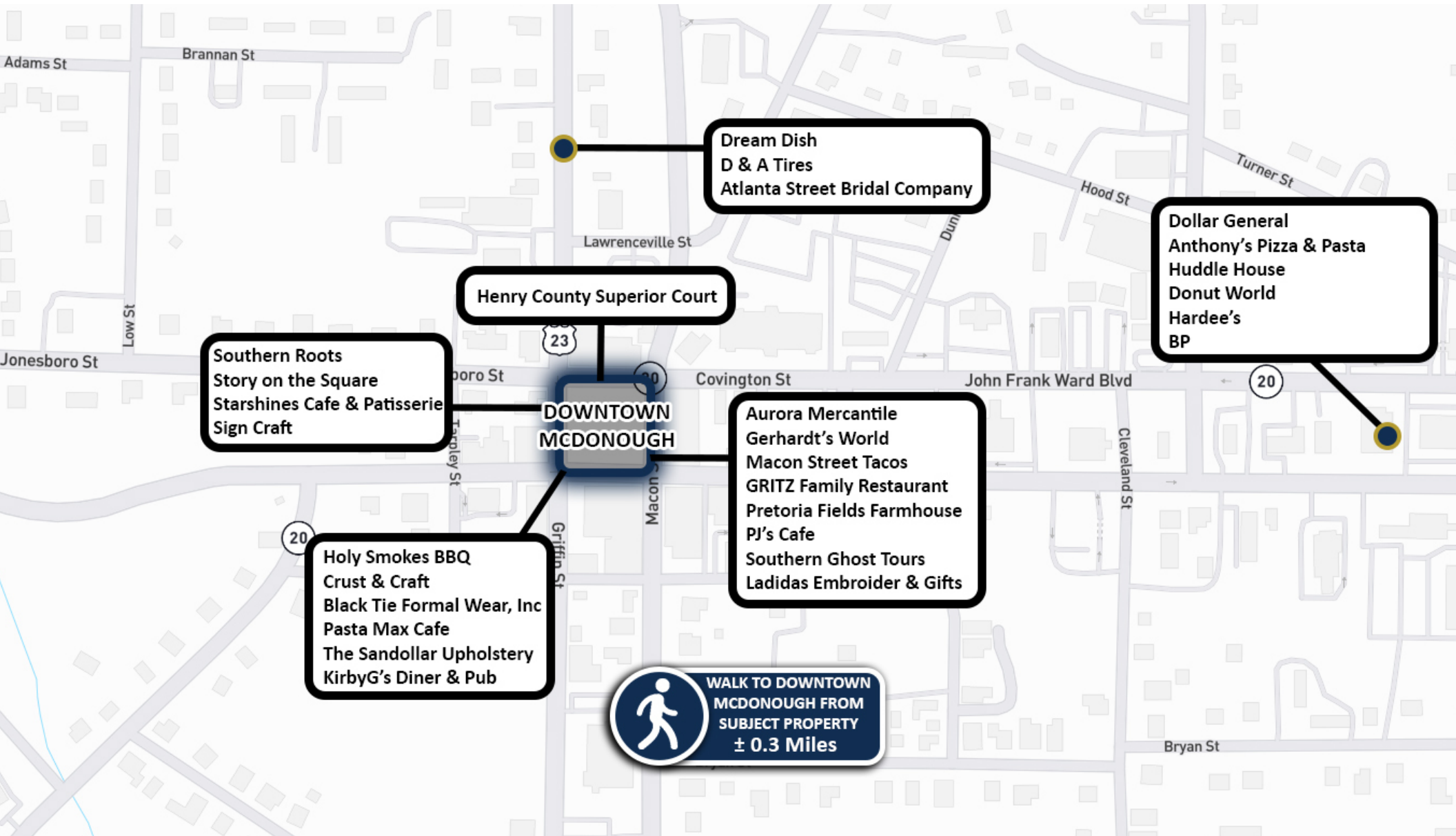
SURVEY - 199 GRIFFIN STREET



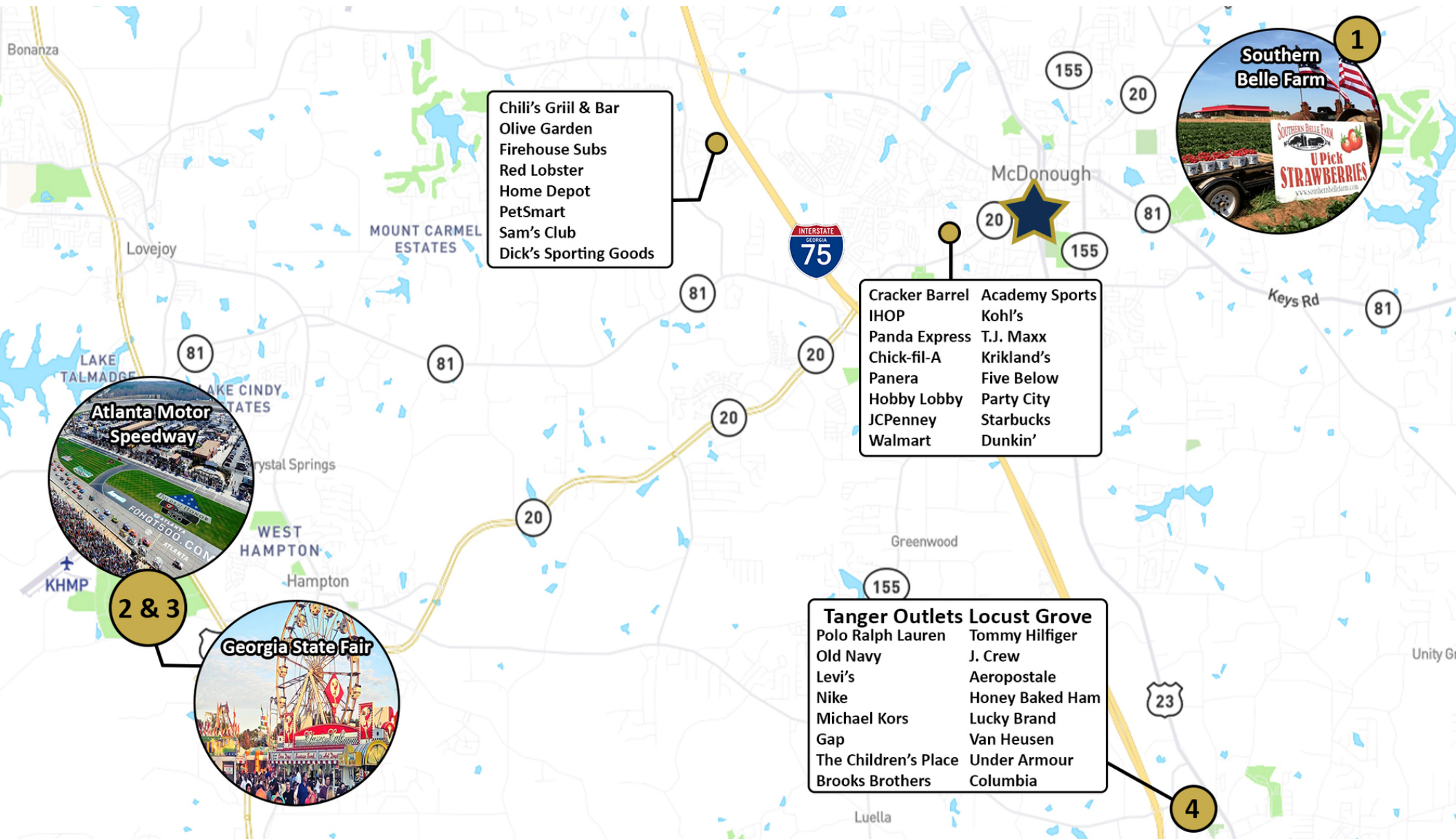
AREA OVERVIEW



MCDONOUGH, GA



RETAILER MAP



IN THE AREA



1

SOUTHERN BELLE FARM

Southern Belle Farm is a 330-acre working farm in McDonough, GA. Their specialties are homegrown family fun, fresh produce and wholesome memories. Enjoy family fun on the farm and experience farm life first-hand during each season.



2

ATLANTA MOTOR SPEEDWAY

The 1.54-mile track at Atlanta Motor speedway is one of the premier motorsports facilities in the country. It has annually hosted NASCAR Cup Series stock car races since its inauguration in 1960.



3

GEORGIA STATE FAIR

Since 1854, the Georgia State Fair features fun for the entire family including a large variety of food vendors, midway rides, livestock competitions and exhibits, commercial exhibitors, musical entertainment, a car show and more.



4

TANGER OUTLETS

Find great savings on merchandise from your favorite designer and name-brands direct from the manufacturer at stores like: Polo Ralph Lauren, Under Armour, Lucky Brand Jeans, Reebok, Gap, Nike, Tommy Hilfiger, Coach, and many more.



ABOUT THE AREA

MCDONOUGH, GA

As the county seat for Henry County, the centerpiece of Downtown McDonough is the Romanesque-style courthouse, built in 1897 by J.W. Golucke & Stewart Architects.

Located just 30 minutes south of Atlanta on I-75, McDonough is a town for all seasons with a charming downtown that is bustling with energy all year long. Trimmed with geraniums in the warmer months, the historic town square serves as the heart of downtown and is the backdrop for festivals and entertainment held throughout the year.

Through collaboration toward economic growth and a county-wide dedication to build an environment that fosters the creation and growth of business, Henry County is thriving and has become not only a destination for businesses, but a destination for families to live, work and play.

* Source: <https://www.exploregeorgia.org/city/mcdonough>



DEMOGRAPHICS (5-MILE)

POPULATION



182,150

MEDIAN INCOME



\$75,447

MEDIAN AGE



34.6

EMPLOYMENT RATE



93.4%

MED. HOME PRICE



\$211,430

DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



1 Mile	3,656
5 Miles	63,094
10 Miles	182,150

POPULATION



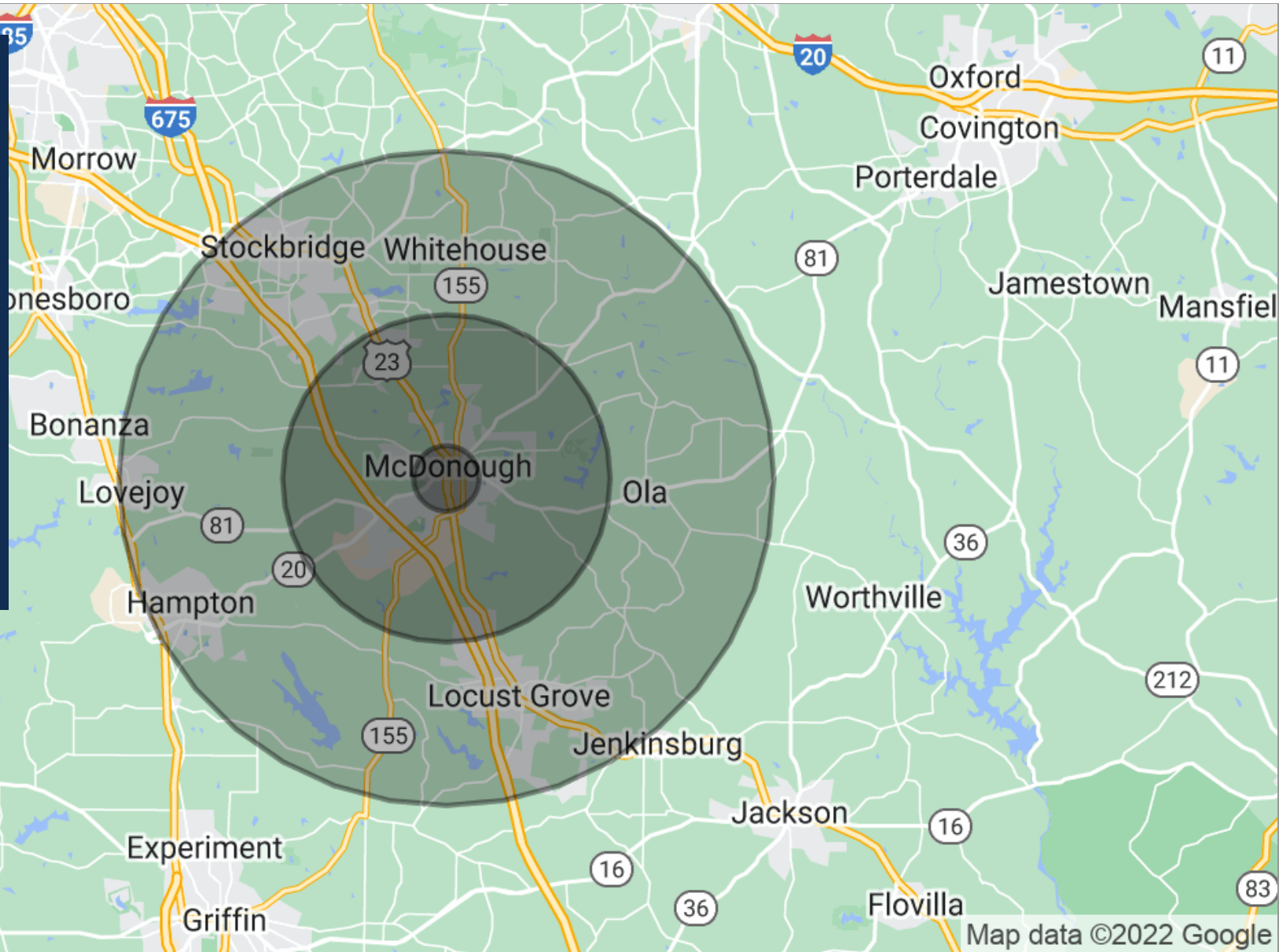
1 Mile	1,279
5 Miles	21,803
10 Miles	62,222

HOUSEHOLDS



1 Mile	\$55,556
5 Miles	\$68,451
10 Miles	\$75,447

AVG. HH INCOME



Map data ©2022 Google

CONTACT INFORMATION



BROKER PROFILE

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PROFESSIONAL BACKGROUND

John DeYonker has been selling and developing real estate in the Atlanta area for the past 21 years, 15 years as Managing Broker of his own real estate brokerage and development company. Mr. DeYonker joined Bull Realty in 2008 to provide his clients a marketing platform proven to maximize asset value in this economic cycle. The Atlanta Commercial Board of Realtors named John the #5 land broker for 2010, the #4 land broker for 2011, and again in 2013 and 2014 he was recognized as a top 10 producing land broker in Atlanta. John uses his experience in land sales, commercial acquisitions and development skills to add value to his clients' real estate transactions.

Originally from the state of Michigan, John received a B.A. in Business Administration from Michigan State University and has called Atlanta home since 1983. He currently resides in Brookhaven with his wife and one of his sons while his other son is pursuing his career in NYC. John spends much of his free time playing golf and enjoying his family while also serving as a director on the Baseball Committee at the Northside Youth Organization.

John is a member of the National Association of Realtors, the Atlanta Commercial Board of Realtors and the Urban Land Institute.



Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.



DISCLAIMER

Bull Realty has been retained as the exclusive listing 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 of 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, suitability or advice as to the value of the Property by Bull Realty Inc. 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 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 on 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 Owner/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 Broker. 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 Bull Realty, Inc. 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.