

SALE

DEVELOPMENT OPPORTUNITY - 1.01 AC

54 , 56 HWY 81 W

McDonough GA

SALE PRICE \$1,590,000



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

OFFERING SUMMARY

Sales Price:	\$1,590,000
Lot Size:	1.01 ac site
Property Usage:	Commercial
Traffic Count:	~22,400 Vehicles per Day on Hwy 81 and ~119,000 Vehicles per Day on I-75
I-75 Access:	~0.2 miles from I-75
Access:	One curb cut and easement to the hotel beside the property
Utilities:	All public utilities are available to site
Neighbors:	Walmart, Lowe's, Hobby Lobby, TJ Maxx, Dollar Tree, Chick-Fil-A, Starbucks, JC Pennys, Hilton Garden Inn, Panda Express, CookOut, Academy Sports, Texas Roadhouse, Miller's Ale House, Culver's, Dave & Buster's, BJ's Wholesale and many more!

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MCDONOUGH, GA

PROPERTY OUTLINE



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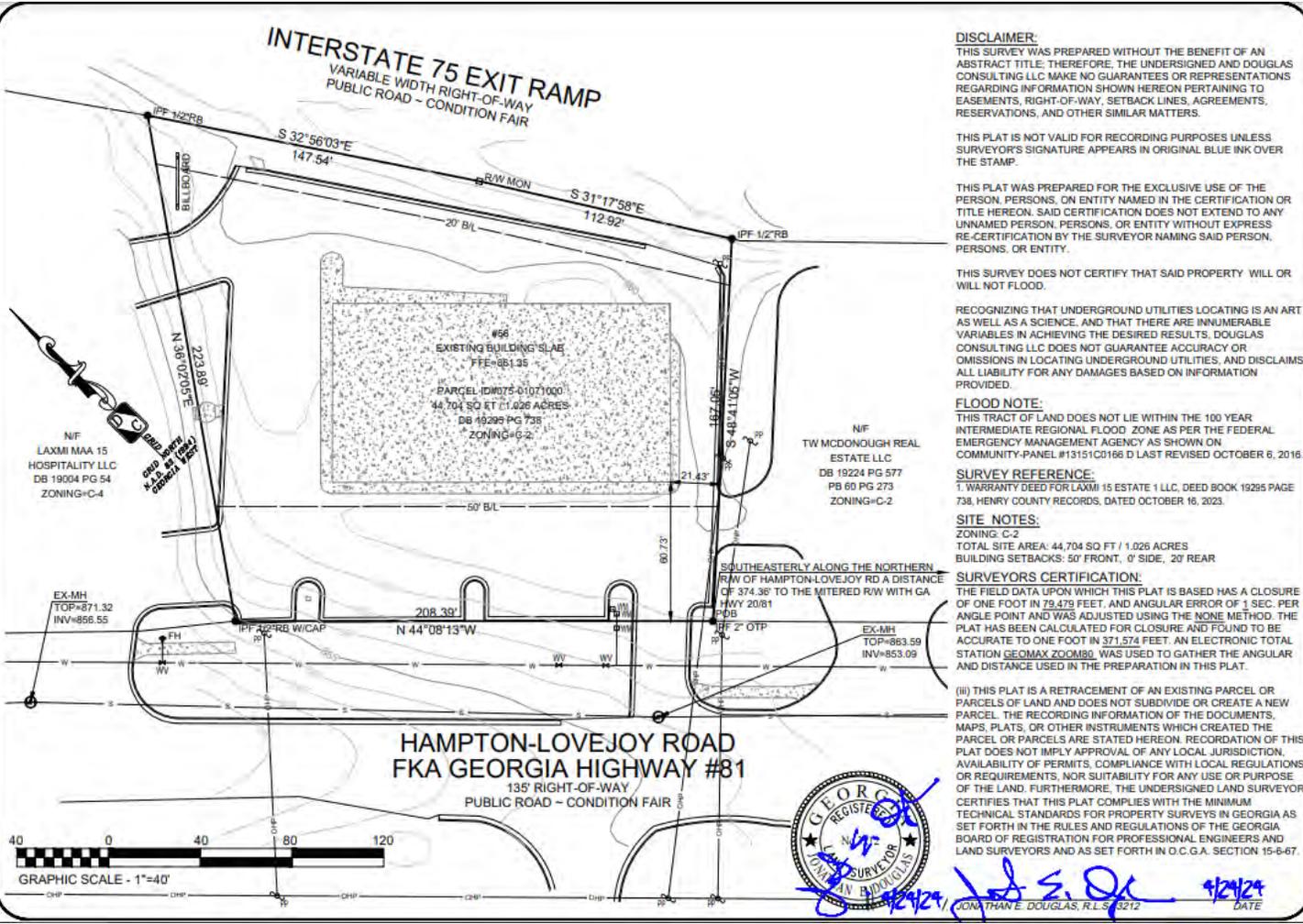


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PROPERTY SURVEY



DISCLAIMER:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND DOUGLAS CONSULTING LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION OR TITLE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

THIS SURVEY DOES NOT CERTIFY THAT SAID PROPERTY WILL OR WILL NOT FLOOD.

RECOGNIZING THAT UNDERGROUND UTILITIES LOCATING IS AN ART AS WELL AS A SCIENCE, AND THAT THERE ARE INNUMERABLE VARIABLES IN ACHIEVING THE DESIRED RESULTS, DOUGLAS CONSULTING LLC DOES NOT GUARANTEE ACCURACY OR OMISSIONS IN LOCATING UNDERGROUND UTILITIES, AND DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON INFORMATION PROVIDED.

FLOOD NOTE:

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL #13151C0166 D LAST REVISED OCTOBER 6, 2016.

SURVEY REFERENCE:

1. WARRANTY DEED FOR LAXMI 15 ESTATE 1 LLC, DEED BOOK 19295 PAGE 738, HENRY COUNTY RECORDS, DATED OCTOBER 16, 2023.

SITE NOTES:

ZONING: C-2
TOTAL SITE AREA: 44,704 SQ FT / 1.026 ACRES
BUILDING SETBACKS: 50' FRONT, 0' SIDE, 20' REAR

SURVEYORS CERTIFICATION:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 79,479 FEET, AND ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NOME METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 371,574 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION OF THIS PLAT.

(iii) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE 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 15-6-67.

NO	REVISION	DATE
1	ADD UTILITIES	4/24/24
2		
3		
4		

SURVEY FOR:
LAXMI 15 ESTATE 1 LLC
56 HIGHWAY 81
MCDONOUGH, 30253
PARCEL ID #075-01071000
LAND LOT 162 OF THE 7TH DISTRICT
HENRY COUNTY, GEORGIA

DOUGLAS CONSULTING LLC
315 GLENVIEW CIRCLE
LEADERSVILLE, GA 30248
(770) 458-1174
www.douglasconsulting.com

Jonathan E. Douglas, R.L.S. 3212
Surveyor

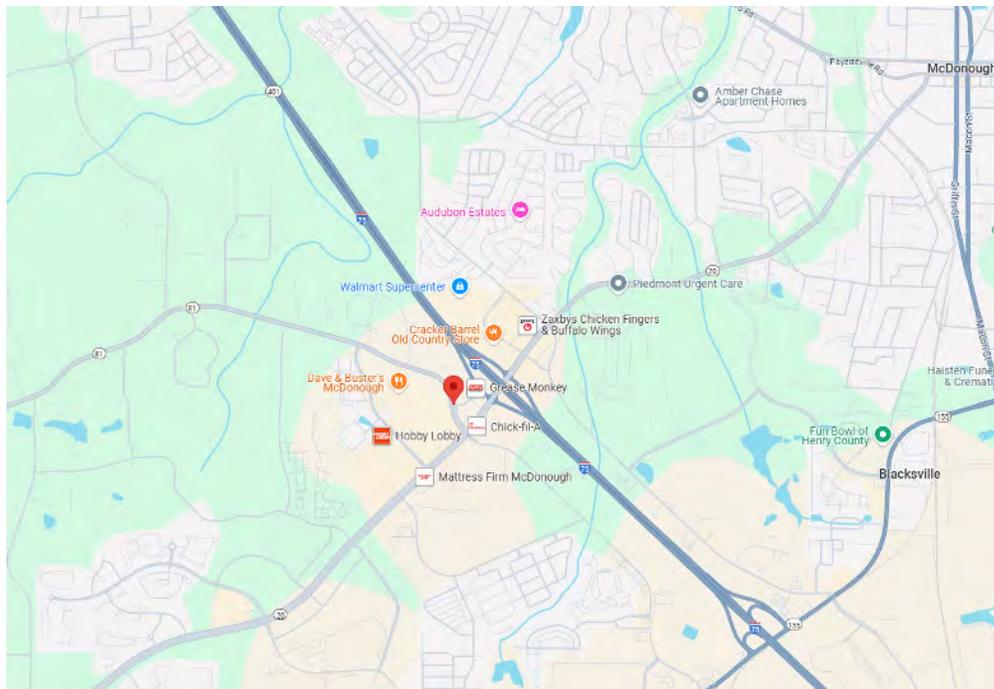
CHECKED: JED
DRAWN: HBF
SCALE: 1"=40'
FIELD DATE: 04-08-2024
DWG DATE: 04-22-2024
JOB NO.: SHHW81-MCDONOUGH
SHEET 1 OF 1

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DEMOGRAPHICS - 5 MILE RADIUS

KEY FACTS

86,497

Population



Average Household Size

36.7

Median Age

\$87,114

Median Household Income

EDUCATION

6%

No High School Diploma



30%

High School Graduate



33%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



2,893

Total Businesses



31,669

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

26%



Services

13%

4.9%

Unemployment Rate

INCOME



\$87,114

Median Household Income



\$36,571

Per Capita Income



\$235,656

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (26.0%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff
<\$15,000	5.6%	+1.4%
\$15,000 - \$24,999	3.2%	+0.4%
\$25,000 - \$34,999	4.2%	-0.5%
\$35,000 - \$49,999	9.6%	-1.9%
\$50,000 - \$74,999	19.5%	-0.1%
\$75,000 - \$99,999	14.3%	+0.4%
\$100,000 - \$149,999	26.0%	+2.7%
\$150,000 - \$199,999	11.1%	-1.7%

Bars show deviation from Henry County ▼