



## 6.32+/- Acres High Density

FOR SALE

130 Mount Carmel Road  
McDonough, GA 30253

PREPARED BY:

**Coldwell Banker Commercial**  
Metro Brokers

Butch Springer, CCIM  
678-320-4800  
Butchspr@gmail.com

## EXECUTIVE SUMMARY

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### The Property

130 Mount Carmel Road  
McDonough, GA 30253

## PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land Parcel
<b>Land:</b>	6.32 +/- Acres
<b>Tax ID:</b>	073-01025000
<b>2023 Taxes:</b>	\$1,964.08
<b>Zoning:</b>	RA - Residential

## PRICE

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<b>Sale Price:</b>	\$1,000,000
<b>Price per Acre:</b>	\$158,228



## Property Description

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Henry County zoned C-3. Commercial uses allowed on this 6.32+/- acres just off exit 221 on Jonesboro Road. Property is located approx. 1 mile from I-75 which offers excellent commercial opportunity for your business or future development. This parcel is also on the FLUM designation that could be rezoned for high density mixed use per Henry County which is the most dense of all future land uses. Please visit our website for the link to Municode for all the C-3 uses.

## Location Highlights

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- Minutes from I-75
- Close Proximity to Many Area Businesses
- Approximately 26 Miles to Atlanta Airport
- Approximately 6,140 Daily Traffic Count

AERIAL

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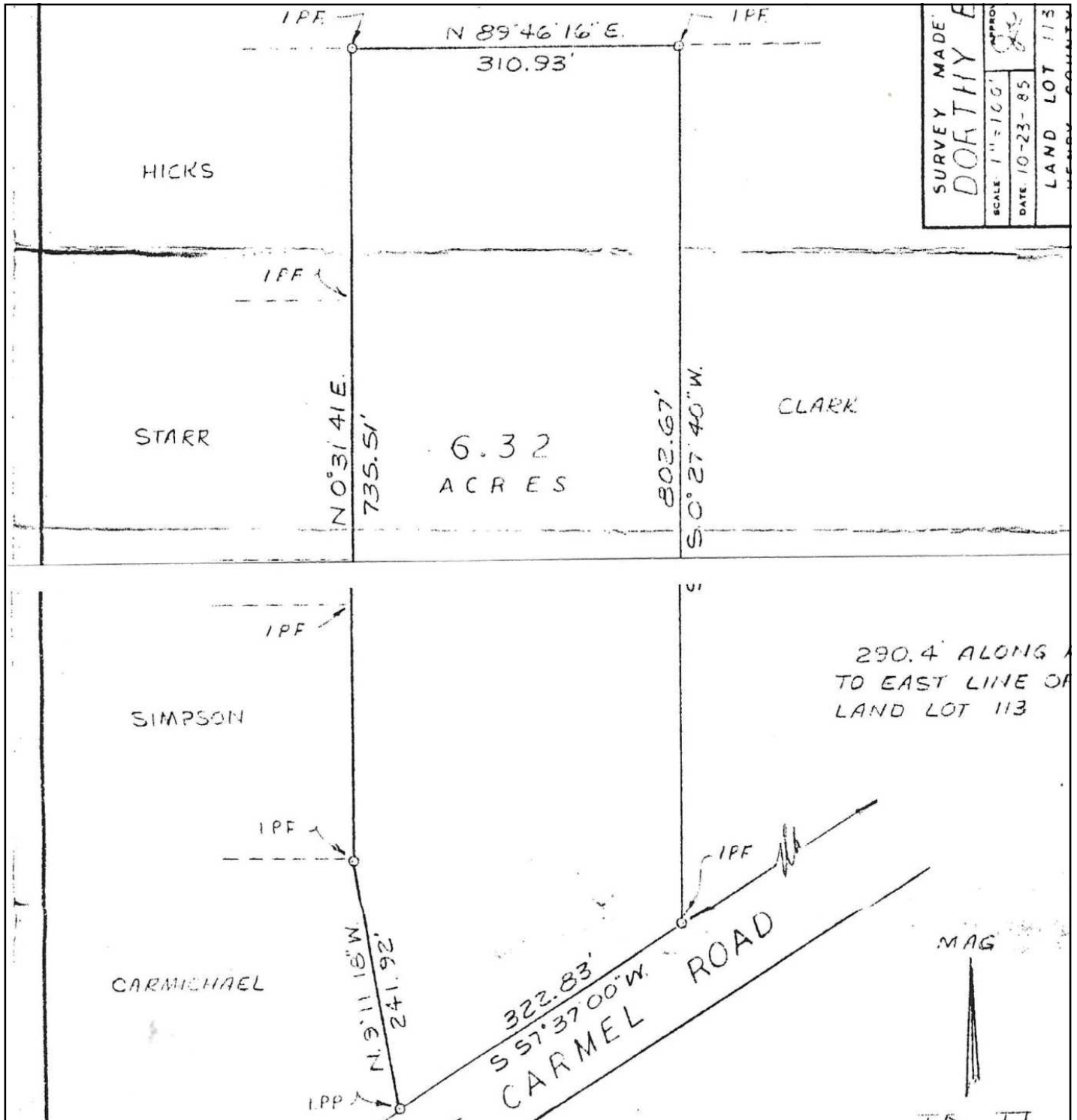


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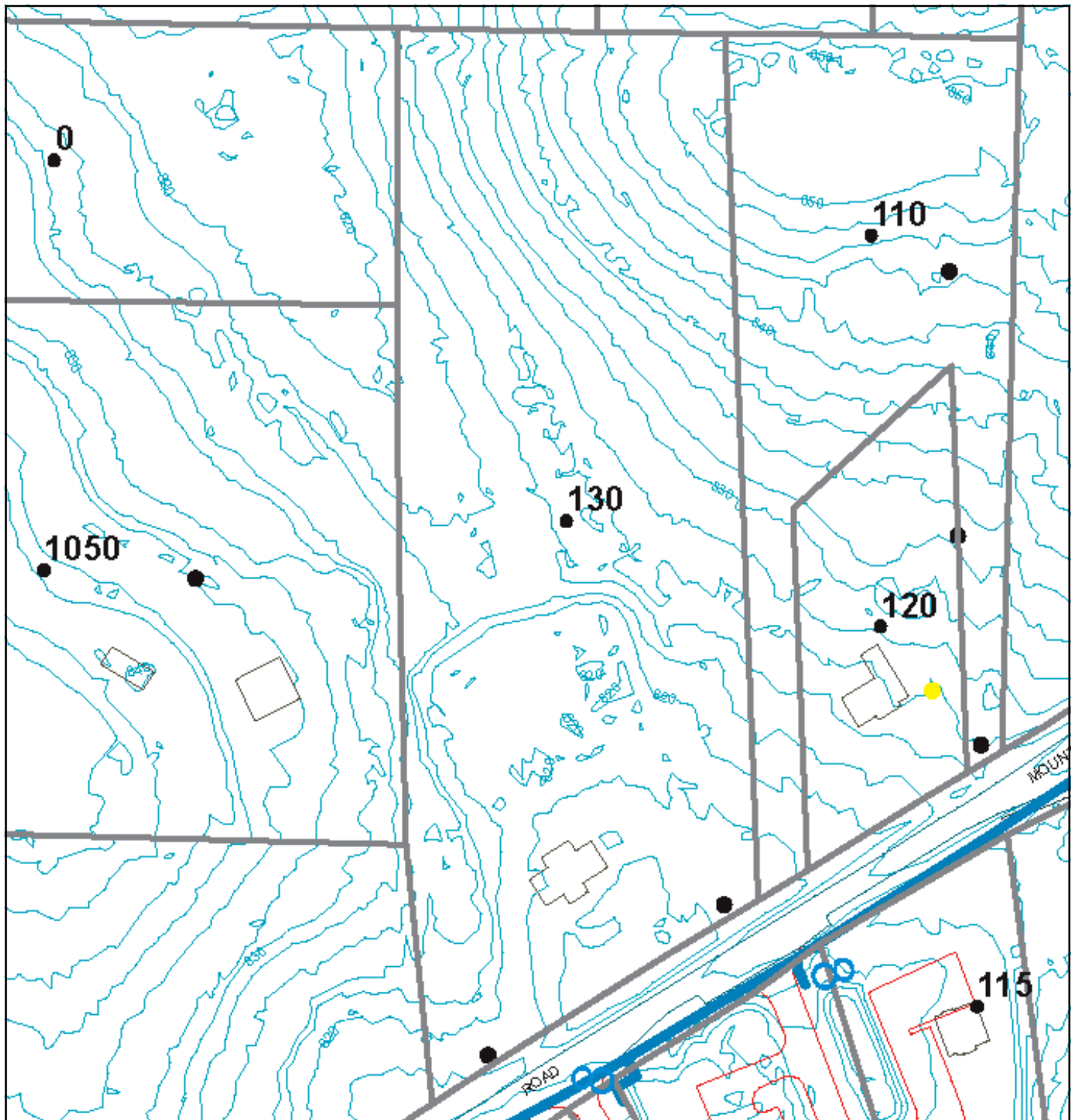
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SURVEY



TOPO



WATER & SEWER MAP



HENRY COUNTY HIGH DENSITY MIXED USE

**FUTURE LAND USES**

The Development and Infrastructure Strategy areas set the vision for how areas of the county should be developed using public infrastructure assets as the guide.\* The Future Land use categories are then employed as the mechanism for how the vision of these investment areas is implemented over time by establishing the desired land use on a parcel by parcel basis. The establishment of a future land use designation will further determine the zoning district which is appropriate for a parcel as it develops or redevelops,

and provides assistance to homeowners, developers, and County staff and elected officials. **The zoning districts in this document will likely change when the County undergoes the recommended update to the ULDC.**



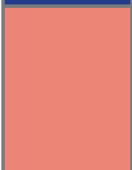




The Comprehensive Plan Update includes 14 future land use designations, with the key 12 land uses summarized in Figure 15; additional detail follows. Note that density bonuses for affordable housing are not reflected in the table.

**FIGURE 15. FUTURE LAND USE SUMMARY CHART**

COLOR	DESIGNATION	DESCRIPTION
	<b>RURAL RESIDENTIAL</b> 0-1 dwelling unit/acre (net)	This is the least developed of all future land uses and is characterized by agricultural and natural land uses, with scattered, very low density single-family homes. It has a rural transportation network of two-lane roadways.
	<b>LOW DENSITY SUBURBAN RESIDENTIAL</b> 0-2 dwelling units/acre (net)	This category consists of single-family homes on fairly large lots (mostly 0.5-1.0 acre in size) to maintain the lower density single-family character of unincorporated Henry County, but with improved aesthetics and roadway connectivity.
	<b>MEDIUM DENSITY SUBURBAN RESIDENTIAL</b> 0-4 dwelling units/acre (net)	This residential category is for single family attached or detached homes with public sewer and water service. New development should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape.
	<b>HIGH DENSITY SUBURBAN RESIDENTIAL</b> 0-8 dwelling units/acre (net)	The highest intensity suburban residential category, this land use allows up to eight dwelling units an acre and requires access to both public sewer and water. The density can be reached using a number of housing types, including small-lot single-family residential, duplexes/triplexes, and townhouses. It is not intended to support lower intensity multi-family garden-style apartments.
	<b>URBAN RESIDENTIAL</b> 4-12 dwelling units/acre (net)	The Urban Residential use is intended to delineate areas within the Central District, specifically for higher density residential use. At a density range of 4-12 dwelling units per acre, this can still include small-lot residential neighborhoods, but is more geared towards housing products like townhomes and multi-family residences.



HENRY COUNTY HIGH DENSITY MIXED USE

COLOR	DESIGNATION	DESCRIPTION
	<b>LOW DENSITY MIXED USE</b> 0-8 dwelling units/acre (net)	Low Density Mixed Use is a new future land use designation intended to support lower intensity mixed use developments. These areas can include a variety of uses, including commercial, office, and housing in a walkable, people-oriented environment.
	<b>HIGH DENSITY MIXED USE</b> 8-20 dwelling units/acre (net)	High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.
	<b>VILLAGE</b> 1-2 stories	Village is a new future land use designation intended to support Community Centers in more outlying areas. These nodes can include a variety of uses in a walkable, people-oriented environment. Housing in these areas would be at the same density/intensity of the surrounding community with strong pedestrian connectivity to non-residential uses.
	<b>COMMERCIAL</b> n/a	This category includes suburban-style neighborhood and regional retail and commercial service activities, typically seen in shopping centers and plazas of all sizes. The higher number of stories is intended to accommodate uses such as hotels.
	<b>OFFICE-INSTITUTIONAL</b> n/a	This category includes small single-occupant structures for individual offices, as well as large office parks with a variety of tenants in multi-story buildings, including medical and professional services.
	<b>PUBLIC-INSTITUTIONAL</b> n/a	This category includes public uses such as schools, colleges, hospitals, municipal community centers, cemeteries, municipal buildings, and post offices.
	<b>INDUSTRIAL</b> n/a	The purpose of this category is to provide for areas where industry can be located, with a preference for advanced manufacturing and logistics. Primary uses in this category currently include light manufacturing, warehousing, wholesale/distribution, and assembly. New developments within this category should provide substantial buffers, and screening from different adjacent uses.

*\* Note: some designations on the Future Land Use Map are not in alignment with the Development and Infrastructure Strategy area guidance. These are legacy developments that are unlikely to change, but additional development in that future land use is not recommended going forward.*

## HENRY COUNTY HIGH DENSITY MIXED USE

## HIGH DENSITY MIXED USE

### DESCRIPTION

High Density Mixed Use is the most dense of all the future land uses. It is intended to support both vertical and horizontal mixed use projects, with a focus more on form and character rather than the use itself. This land use should have very strong pedestrian and bicycle facilities and high standards for streetscapes and building design.

### POLICY CONSIDERATIONS

- » A maximum of 50% of buildings in a High Density Mixed Use development should be all residential; buildings with a ground floor of at least 50% non-residential can be counted as non-residential (retail/office preferred)
- » Development must adhere to Central District design standards (to be developed through the recommended Central District Master Plan process) which should include specifications for streetscape, landscape, parking, and building design
- » Green space and attractive landscaping is a high priority; developments in High Density Mixed Use areas should provide at least 10% of their sites as usable greenspace
- » Walkability is a priority; sites should have strong pedestrian networks internally and multiple links to the broader local sidewalk network
  - » Sidewalks with 8-foot width minimums, and 3-foot buffers from roadways minimum
  - » A maximum block perimeter of 3,200 feet (industrial exempted)
- » Surface parking should be placed to the side or behind buildings to create a more people-friendly environment; to this end, front setbacks should be decreased substantially to a maximum of 20 feet with 0-foot lot lines allowable
- » Encourage the use of shared parking across uses to reduce the impact of parking areas and promote walkability
- » Reduce parking minimums and establish parking maximums to avoid an over-supply of surface parking and consider instating parking maximums
- » Removal of minimum floor area requirements for residential uses to offer more flexibility in design and market driven dwelling sizes; alternatively, consider a low minimum average floor area requirement of 600 square feet
- » Prioritize a diversity of housing types within developments that can support a range of household incomes and sizes

HENRY COUNTY HIGH DENSITY MIXED USE

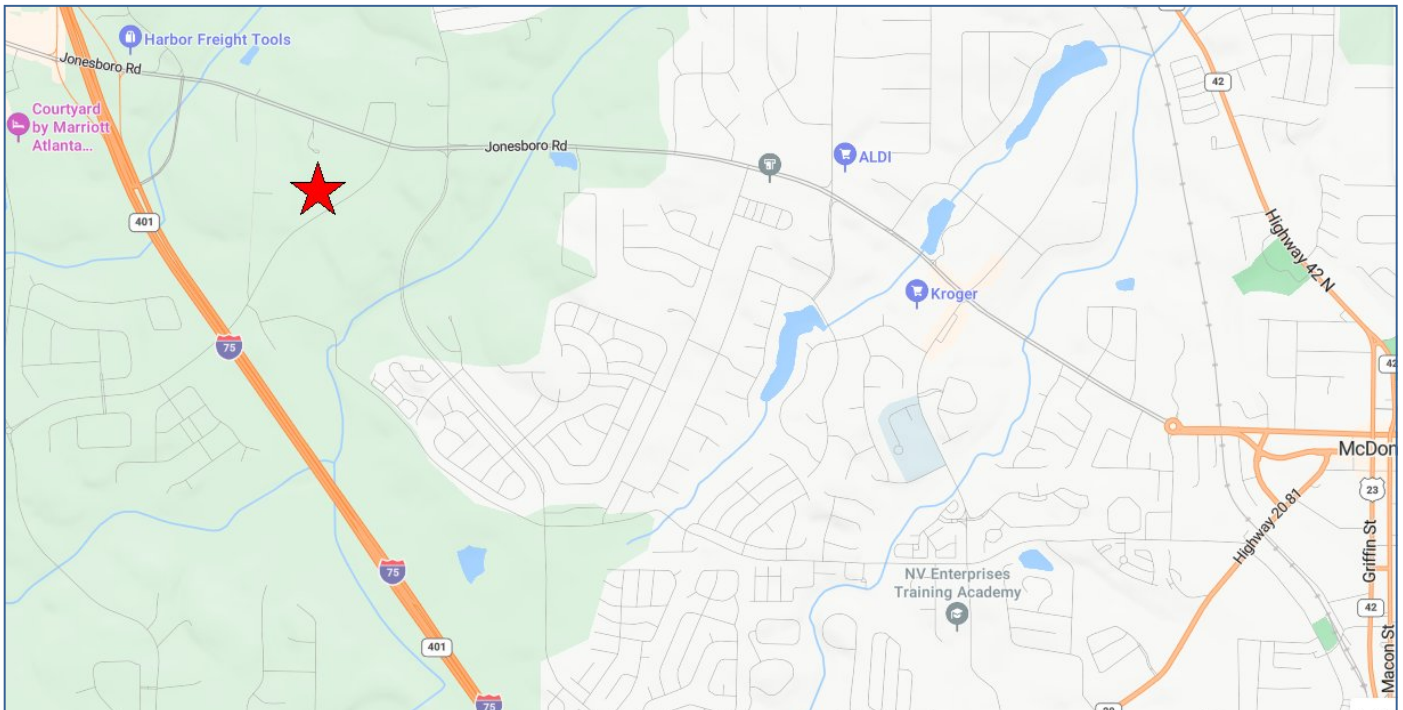
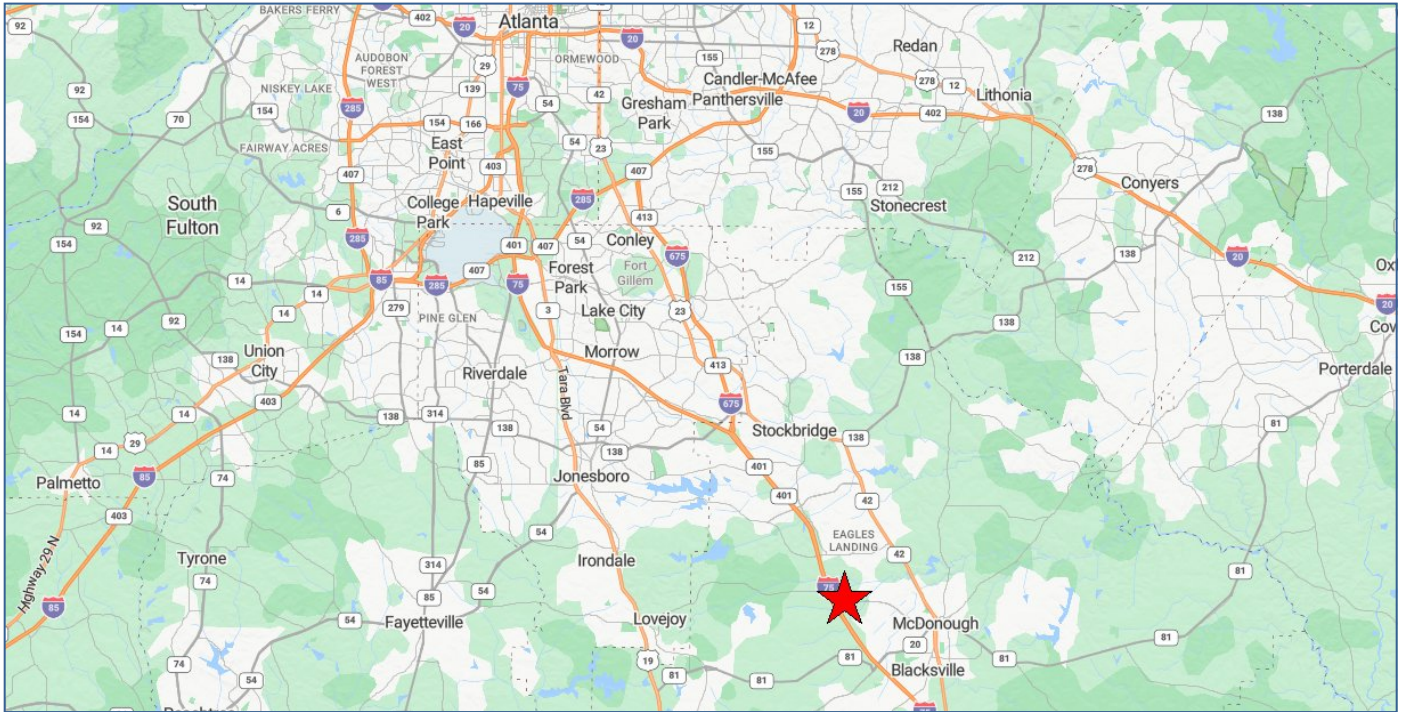
# HIGH DENSITY MIXED USE

FIGURE 22. HIGH DENSITY MIXED USE

Primary Development + Infrastructure Investment Areas	Central District
Density/Intensity	8-20 dwelling units/acre (net); n/a for non-residential uses
Appropriate zoning district(s)	Mixed-Use (MU) Preferred, Neighborhood Commercial District (C-1), General Commercial district (C-2), Single-Family Residence (R-5), Residential Duplex (RD), Residential Suburban (RS), Residential Multifamily (RM)
TYPICAL CHARACTER	INTENSITY
	

Image Sources: Redfin and Google Earth

MAPS



## Agent profile



## Butch Springer, CCIM

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Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

**1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate.** 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

**2005 – 2008: Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

**2008 – 2014: Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

**2015 – present:** Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

Confidentiality Statement

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For more information, please contact:

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McDonough, GA 30253

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.