



SOUTHTREE
COMMERCIAL REAL ESTATE

3 ACRE - DEVELOPMENT OPPORTUNITY

CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA

**FOR
SALE**

+/- 3 ACRES

Willow Lane

Jonesboro Road
36,100 VPD

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CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA

»» FOR SALE

» **Address:** 0 Willow Lane & Jonesboro Rd

City: McDonough

» **County:** Henry

➤ **Traffic Counts:** Jonesboro Rd: **36,100 VPD**

Parcel Size: +/- 3 Acres

» **Highway Frontage:** 445 Feet

Current Zoning: Residential Agricultural

Proposed Zoning: Commercial/Retail

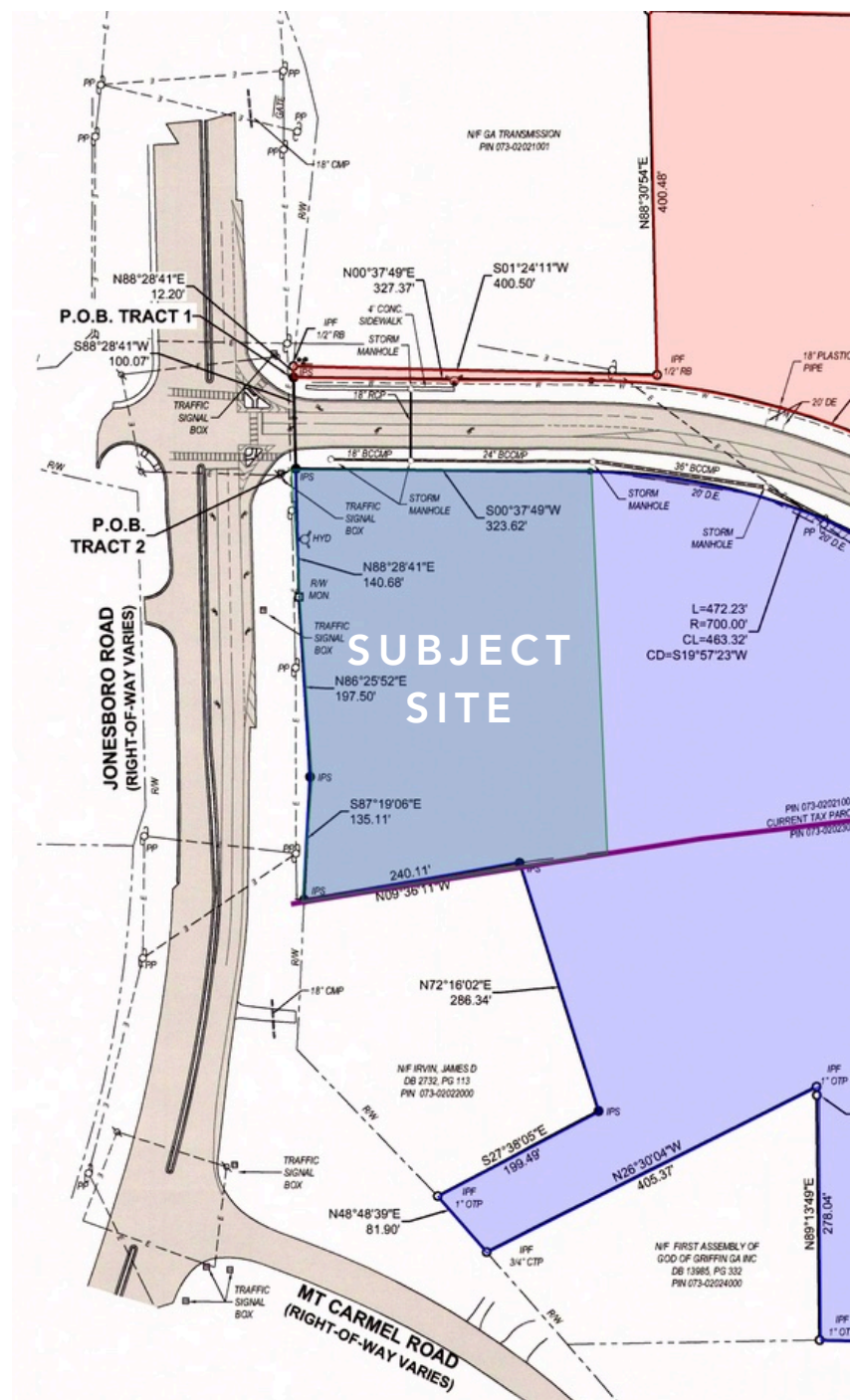
» **Gentle Sloping Topography towards rear of Property**

» **Utilities:** All utilities available.

» **Market:** Atlanta MSA

» **266 Townhomes being developed by LENNAR on southern portion of the Site**

» Please Inquire for Pricing





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TAX MAP/PROPOSED SUBDIVISION

CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA





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CURRENT & FUTURE DEVELOPMENT

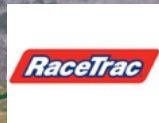
CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA



Carmel Vista
Apartments



Oak Grove Vista
Apartments
348 Units



Southeast Tree
and Land Services



Local Retail
Center



SUBJECT SITE

266 TOWNHOMES
BEING DEVELOPED
BY LENNAR

WILLOW LANE



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MAJOR RETAIL NEARBY

CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA

Henry Town Center



Shoppes at Henry Crossing



Henry Marketplace





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NEARBY DEVELOPMENT ACTIVITY

CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA



The Rosemoor
222 Townhomes

Tapestry Overbrook
260 Units

**260 Townhomes &
96 Retail Spaces**

Monticello HN
113 SF Homes

**Self Storage Under
Construction**

**60 AC Residential
Project Planned**

Cooper Park
130 SF Homes

**Birch Creek
Elementary**
5,000 Students by 2028

**Hawthorne
Ridge**
153 SF Homes

Newberry
217 SF Homes
130 Townhomes

**Kelly Green
Acres TH**
287 Townhomes

Willow Lane
56 Townhomes

Kelly Green Acres
155 SF Homes



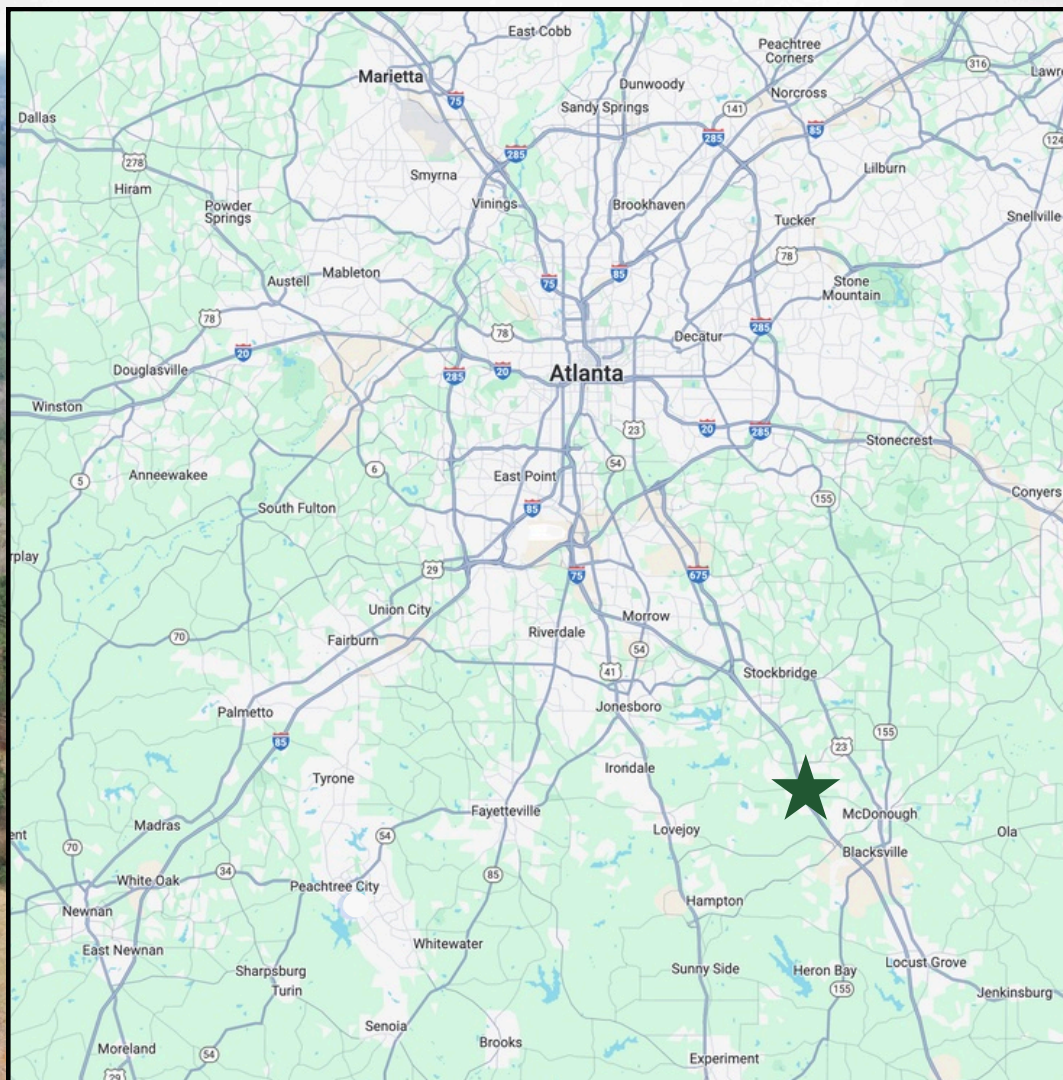
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DEMOGRAPHICS/LOCATION

CORNER OF WILLOW LANE & JONESBORO RD, MCDONOUGH, GA

Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$77,775	\$75,503	\$75,200
Median Home Value	\$223,926	\$238,450	\$241,779
2024 Population	5,106	44,670	97,163
2029 Population Projection	5,689	49,049	106,286
Annual Growth 2020-2024	5.1%	2.3%	1.6%
Annual Growth 2024-2029	2.3%	2.0%	1.9%
Total Consumer Spending	\$51.9M	\$429.1M	\$1.1B





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WE LOOK FORWARD TO WORKING WITH YOU

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