

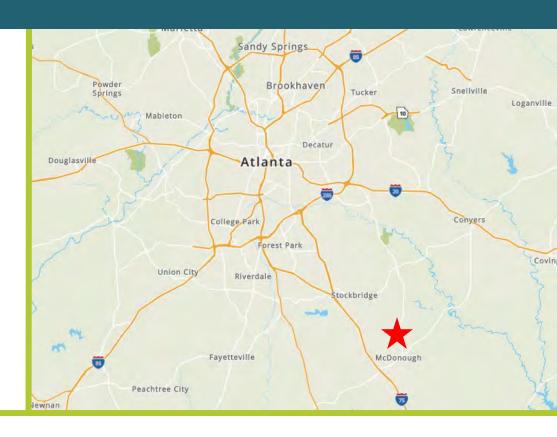
# 22.74 AC For Sale



2203 Hwy 155 N, McDonough, GA 30252

## 2203 HWY 155 N, MCDONOUGH, GA 30252

Sale Price	\$4,500,000 (\$197,890/AC)
Zoning	C-2 / Future Land Use Village
Lot Size	22.74 Acres



### **Investment Highlights:**

- Zoned C-2 General Commercial District which allows for a wide variety of retail and service uses making the site ideal for a neighborhood shopping center or medical office campus
- Property has over 1,600 feet of frontage along Highway 155 with an average of over 12,500 cars per day and is less than 400 feet away from the East Lake Rd & Highway 155 intersection
- Less than 5 miles from I-75
- Located in an area experiencing an acceleration of both retail and single-family development and within proximity to the Union Grove High School, Middle School and East Lake Elementary

### **Village Future Land Use Highlights:**

- The Village is a new Future Land Use designation adopted by Henry County in October 2023
- This new designation allows for Commercial Use near the intersection of HWY 155 and East Lake
- Also allows for Single-Family residential development for the northern 17.74 + acres of the tract
- Walkability and connectivity are a key component of this designation, and the Commercial Use and Single-Family development can be connected through a series of greenways and sidewalks
- This Village designation allows for flexibility as the property can be developed entirely for Commercial Use or for a mixed-use of Commercial and Single-Family development



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### **SURROUNDING RETAILERS**

### **RESTAURANTS**

- 1. Wendy's
- 2. Your Pie Pizza
- 3. Burger King
- 4. Pedro's Taco Shack
- 5. Chick-fil-A
- 6. Holey Sweet Donuts
- 7. Thai Garden
- 8. Johnny's New York Style Pizza
- 9. The Italian Oven
- 10. Papi's Cuban & Caribbean Grill
- 11. Chick-fil-A
- 12. Mellow Mushroom Stockbridge

- 13. Firehouse Subs
- 14. Domino's Pizza
- 15. Dunkin'
- 16. Hardee's
- 17. Chick-N-Run
- 18. Bruster's Real Ice Cream
- 19. Cheddar's Scratch Kitchen
- 20. Golden Corral Buffet & Grill
- 21. Bojangles
- 22. El Cacique Mexican
- 23. Two Eggs!

### **SHOPPING**

- 1. Publix
- 2. Dollar General
- 3. Walgreens
- 4. Kroger
- 5. Dollar General
- 6. CVS
- 7. Walmart

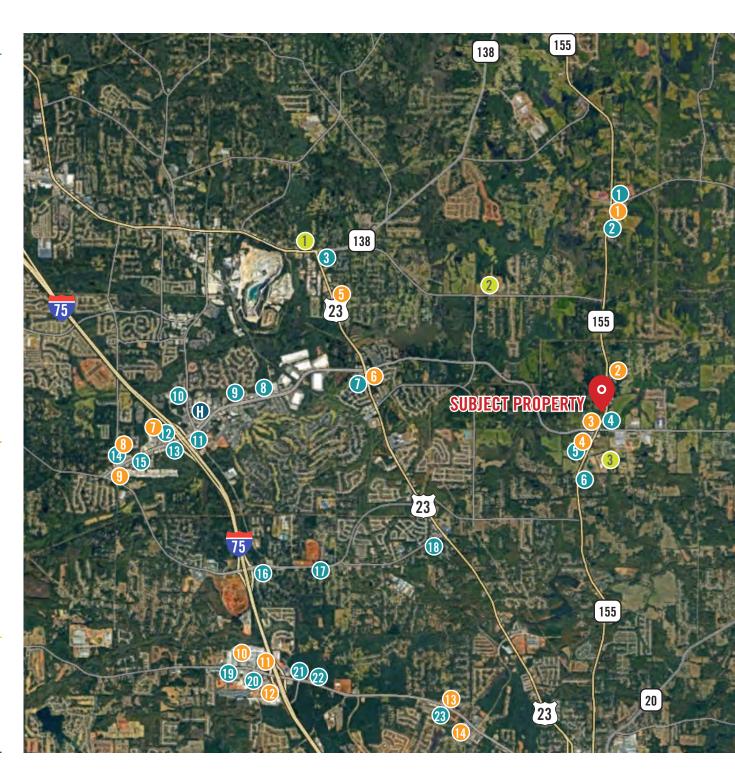
- 8. Kroger
- 9. Walgreens
- 10. Target
- 11. Home Depot
- 12. Sam's Club
- 13. ALDI
- 14. Kroger

### **RECREATION**

- 1. Starlite Family Fun Center of Stockbridge
- 2. J.P. Moseley Park
- 3. Salem Park

### HOSPITAL

1. Piedmont Hospital - Henry County



### **DEMOGRAPHIC OVERVIEW**



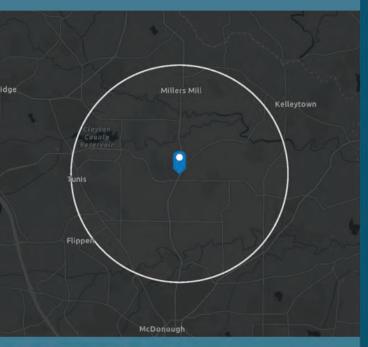
\$100,406

INCOME

**Daily Traffic Counts** 

East Lake Road -11,600 AADT

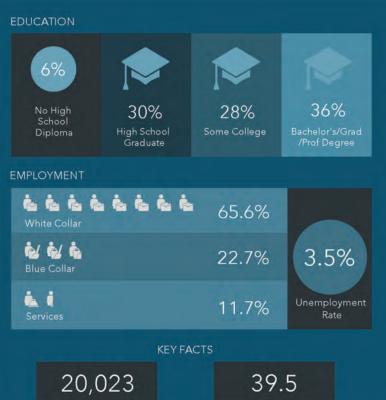
**Hwy 155 North** -12,500 AADT





This infographic contains data provided by Esri. The vintage of the data is 2022, 2027

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71.6%

6,707

Households

Housing units are owned by the primary resident in Henry County; compared to 64% across GA 70%

Median Age

\$85,506

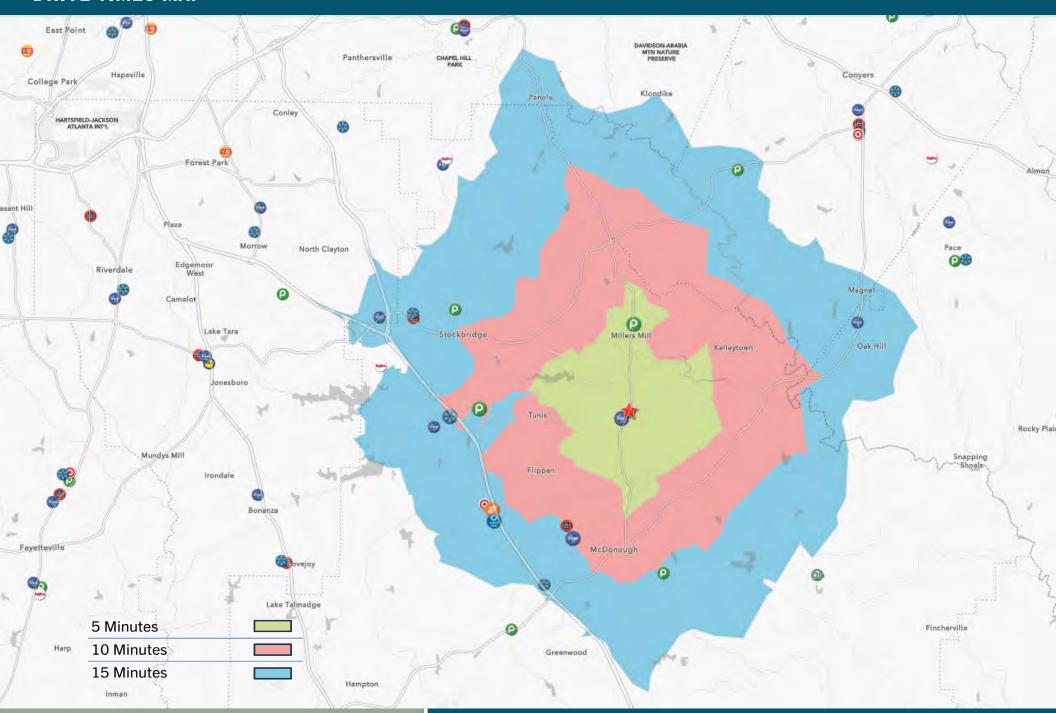
Per Capita Income

increase in Henry County population by 2050

The estimated growth rate places Henry County second, behind only Forsyth County, for the largest population percentage change over the next thirty years.

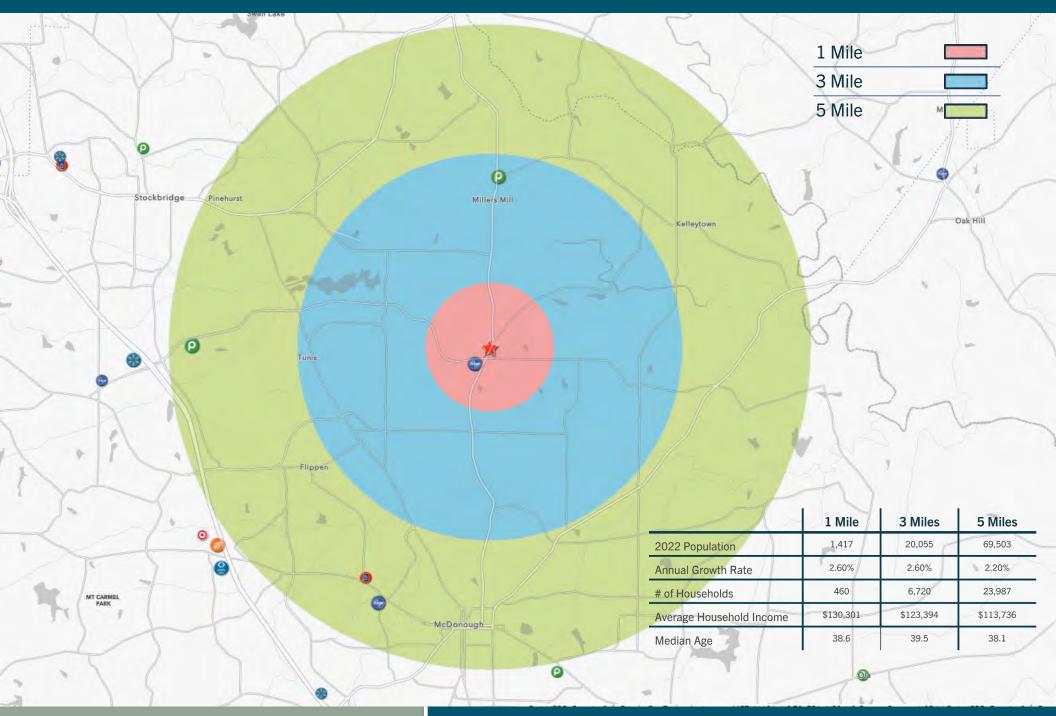
# **DRIVE TIMES MAP**





# **DEMOGRAPHICS MAP**





# 2203 HWY 155 N. MCDONOUGH, GA 30252

CROWN CORNERS

N/F OURTIE JORDAN

NF 146 PROPERTIES LLC

ALTA/NSPS LAND TITLE SURVEY DAVIS DEVELOPMENT, INC & CHICAGO TITLE INSURANCE COMPANY LAND LOT 6, 7TH DISTRICT HENRY COUNTY, GEORGIA

22.74 ACRES

HENRY SANUEL CRUMBLEY CRUMBLEY FAMILY RUST

N32\*08/02"E 104:33 P.O.B.

GLAIRE COURT

(4)

GRAPHIC SCALE





THIS BLOCK REFERVED FOR THE OLERK OF THE SUPERVOR COURT

### RECORD DESCRIPTION

At this tribut in percel of and lying another gin Lend Las 6 % 7 of the 7th Last Claims of Henry County Georgia containing 26 00 verse mountmisses, self-last of land is bourned as follows:

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- 1 THE PREDWORK FOR THIS SURVEY WAS COMPLETED AUGUST 5, 250" WIT I LINEAR AND ANGULAR MEADINGMENTS OFFICE USING A SECTIAL FREDRICK FOOLS 35 ROSCTIE FOOLAS FATOUR SHARMFOUT OF GOSTO BIRT.
- HE FIRST DISTA DISTA WHICE THE PLATE BASED HAS A CLOSURE PRECISED BE COME FOR THE 15-ME FIRST AND AN AMOUNT ARE REPORTED BY PREVIOUR IT WAS A CLOSED LOOP TRAVERSEE AND AN AMOUNT ARE REPORTED BY FIRST AND AN AMOUNT AND AN
- 4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY
- § ALL PROPERTY CORNERS REFERENCED AS "IDS" INDICATE A K1 REBAR PLACED "ATH CAP STAMPED "IDC\_STOSIKA" UNLESS OTHERWISE NOTED.

- S ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SPOUND DISTANCES.

#### FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF (EMBY COUNTY, SEORGIA COM/UNITY PAVIEL NUMBER: 1931000350 ET FOUTHE DATE OF COSTS 6, 2016, 10 19 PROFERTY O NOT LOCATED IN A 19950VL FAM FLOOD HEAVING MARS.

### SURVEY DESCRIPTION

AVING SMD RIGHT OF WAY LIVE, NORTH 83 DEGREES 12 M NUTES 45 SECONDS WEST TO A DISTRICT BESARS.

#### CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION 2 - EXCEPTIONS

- NO CONSTRUCTION DOCUMENTS PROVIDED FOR REVIEW, 160'RW WIDTH SHOWN.
- DOCUMENT CONTAINS HO PLOTTABLE EASEMENT DESCRIPTIONS.
- DOCUMENT DONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

#### SURVEYOR'S CERTIFICATION

TABLE A - OPTIONAL ITEMS

PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN ACCHAEGO OF THE SUBJECT PROPERTY PER TWO RECORDS TUCODORNER OF THE WID SHOWN GRAPH CALLY DOORSH WAS THANKED TO THE WORLD SUBJECTED SUIL DINGS SHOWN.

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ADJUSTING OWN SERVINGS SHOWN FER THE RECORDS

DAVIS DEVELOPMENT, INC. as CHICAGO TITLE INSURANCE COMPANY

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KMB

#### SURVEYOR'S CERTIFICATION



AND TITLE SURVEY
ELOPMENT, INC E INSURANCE CON 6, 7TH DISTRICT DUNTY, GEORGIA EVE CHICAGO TITLE II LAND LOT 6 HENRY COU 莅 S DAVIS







1 of 1



**CHARLES PERRY** Senior Director 404-649-6278 Charles.Perry@franklinst.com

