

FARM ESTATE SOUTH OF ATLANTA

117.34 AC With Sewer In Clayton County

655 McDonough Road Hampton, GA



Summary

Area Info

Photos

Maps

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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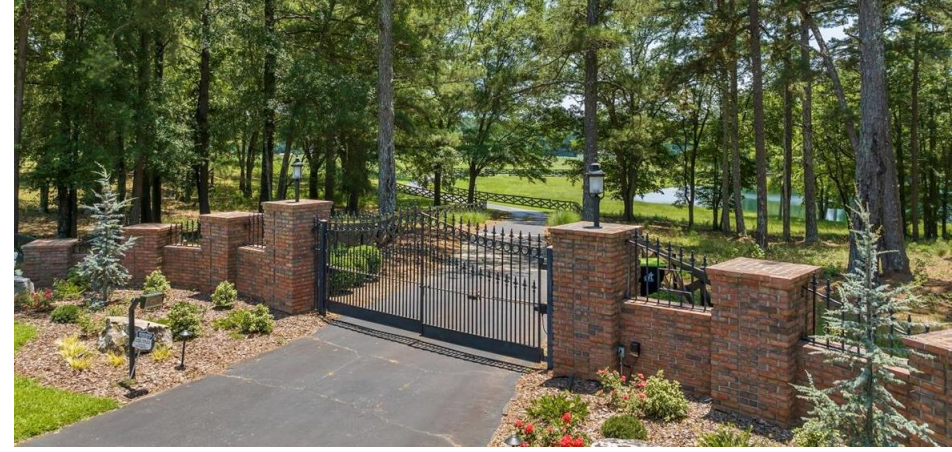
Maps

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Lot Size:	117.34 AC
Utilities:	Sewer and all utilities already to site
Zoning:	AG
Traffic Count:	McDonough Road – 11,100 VPD McDonough Road at Tara Blvd – 42,000 VPD New Hope Road – 7,400 VPD
Frontage:	McDonough Road – 1,680 ft New Hope Road – 1,526 ft
Site Gallery:	https://georgiadronepros.hd.pics/655-McDonough-Rd



SALE PRICE:

\$4,200,000.00



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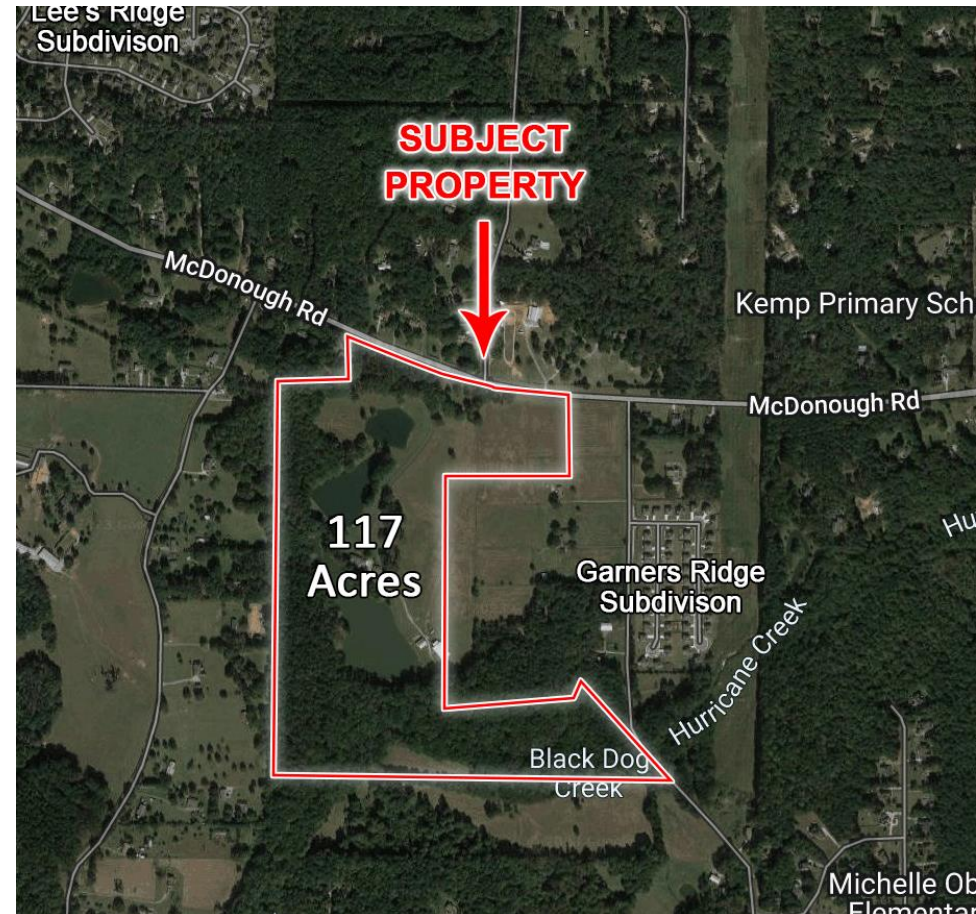
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LOCATION INFORMATION

LOCATION HIGHLIGHTS

- 30 Minutes from Atlanta's Downtown and Hartsfield-Jackson Atlanta International Airport.
- Easy access to I-75, US Highway 41, Atlanta Motor Speedway, and Trilith Studios.
- Sewer, natural gas, electrical, and paved driveway already on site.
- Excellent frontage on McDonough Road.
- Amenities include a 5BR/4BA main residence (6,082 SF), 2BR/2BA guest home (1,152 SF), 6,000 SF pole barn, 2,300 SF barn, carriage house, 5-acre private lake, and private dock with great views.

Demographics 2024	5 Miles	10 Miles	15 Miles
Population	94,610	360,408	753,682
Avg HH Income	\$96,976	\$98,321	\$98,890
Median Age	35.7	36.2	36.4



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Aerial

Site Map



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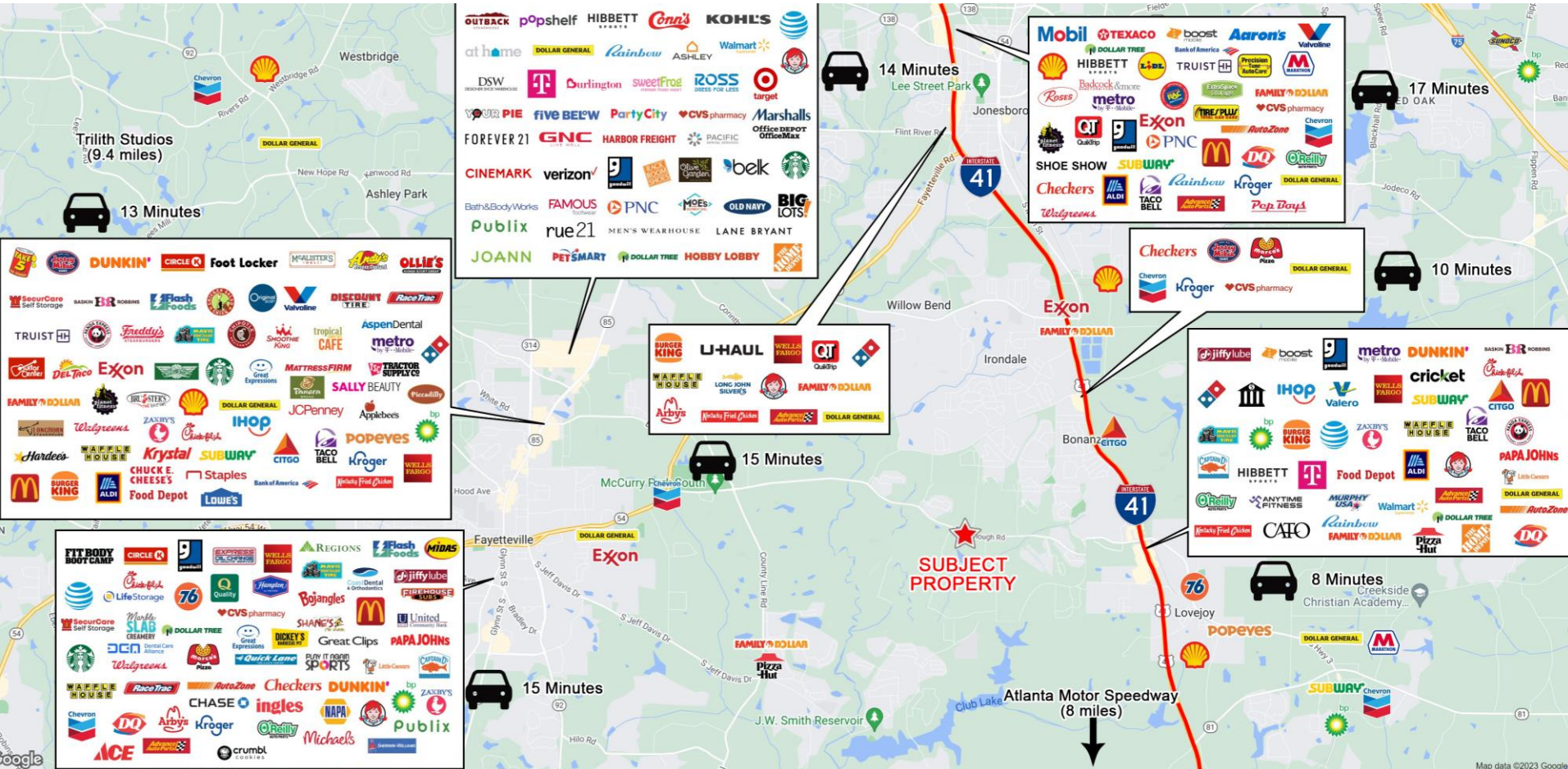
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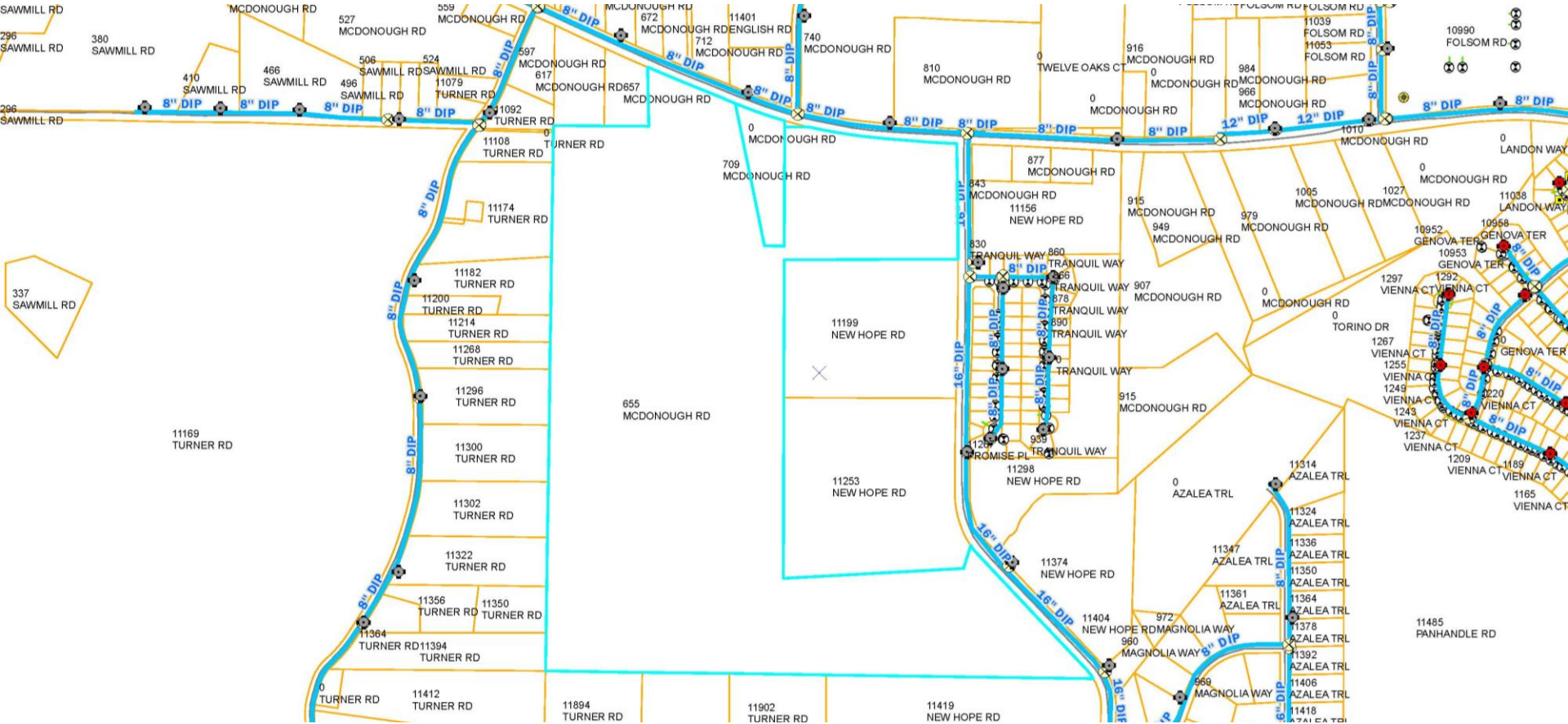
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WATER & SEWER MAP



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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

Presented by: Jenny Howell

Licensed in Florida and Georgia
Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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