

SALE

30± ACRE DEVELOPMENT SITE

STANLEY K. TANGER BOULEVARD
LOCUST GROVE, HENRY COUNTY, GEORGIA 30248



SALES PRICE:

30± ACRES: \$6,685,000

25± ACRES: \$5,275,000

5± ACRES: \$1,410,000

LOCATION OVERVIEW

- Subject property is located adjacent to the new Hampton Inn; opposite Tanger Outlet Mall
- Traffic Count: 21,800± Average VPD (2023) on Bill Gardner Parkway
- Less than a mile from Interstate 75

PROPERTY OVERVIEW

- 30± Acre Development Site (Divisible)
- 930'± Frontage on Stanley K Tanger Boulevard
- Site contains two Parcels
 - 129-01058004 (25± Acres)
 - 129-01058006 (5± Acres)
- Zoning:
 - 25 Acres - RM (Multi-Family)
 - 5 Acres - C2 (General Commercial)
- Topo: Gently rolling & wooded; borders creek
- Property Tax Bill: \$19,419 (2024)

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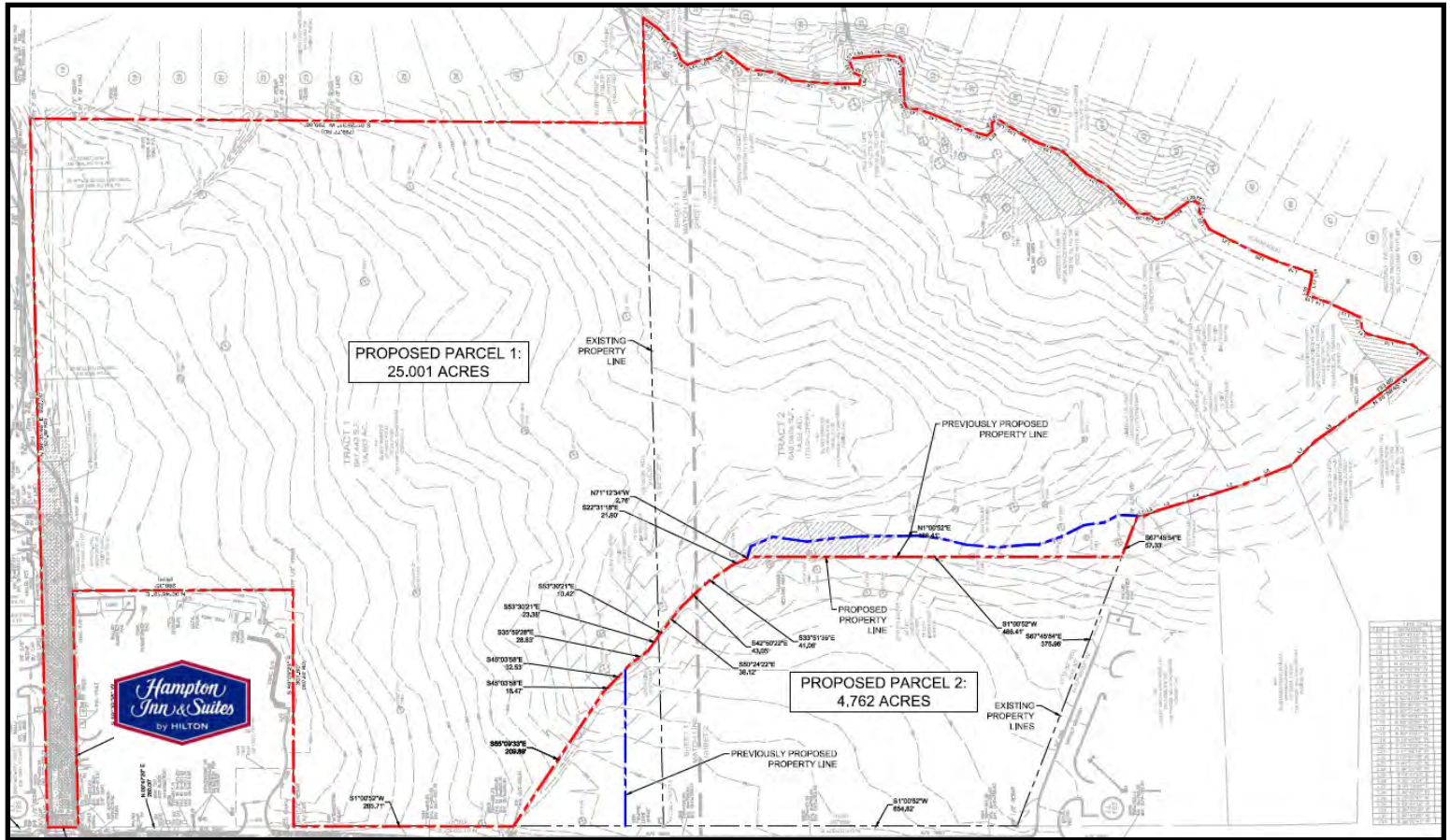
Revised 1/17/25

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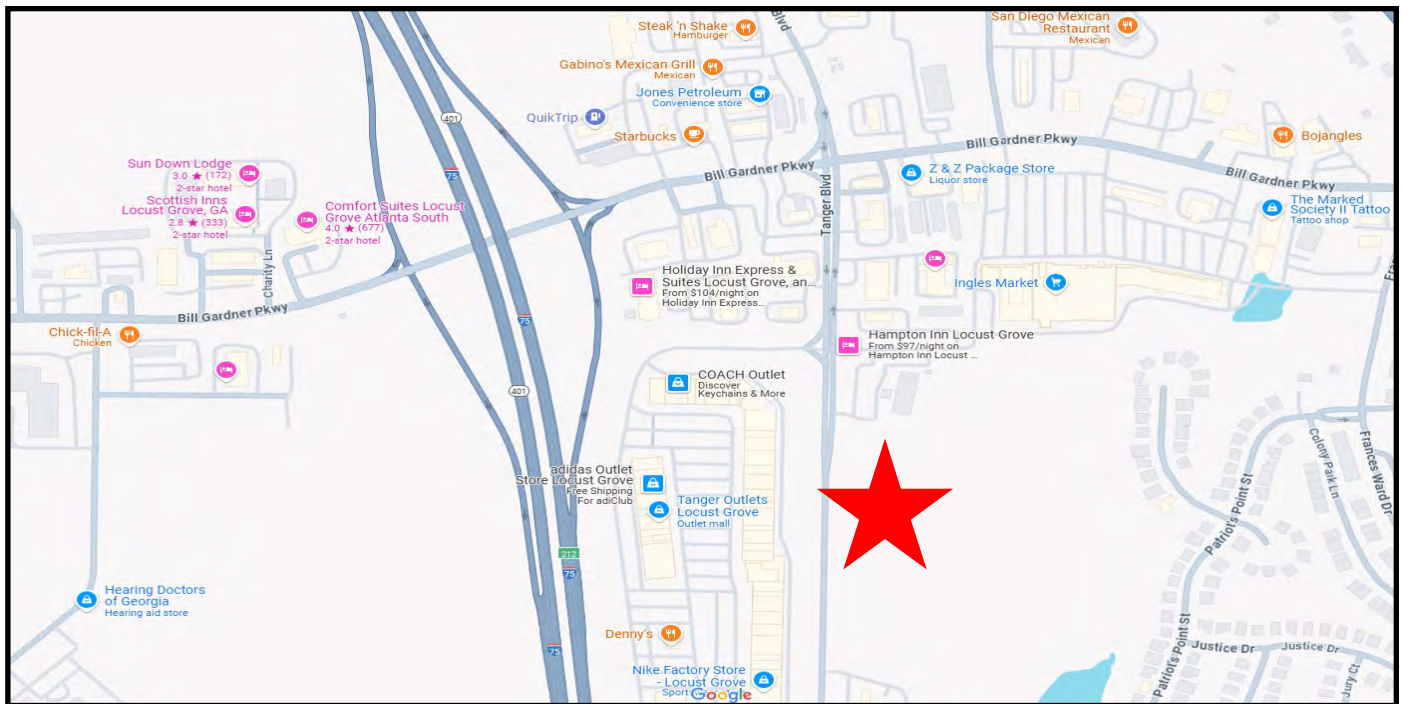
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PROPERTY SURVEY



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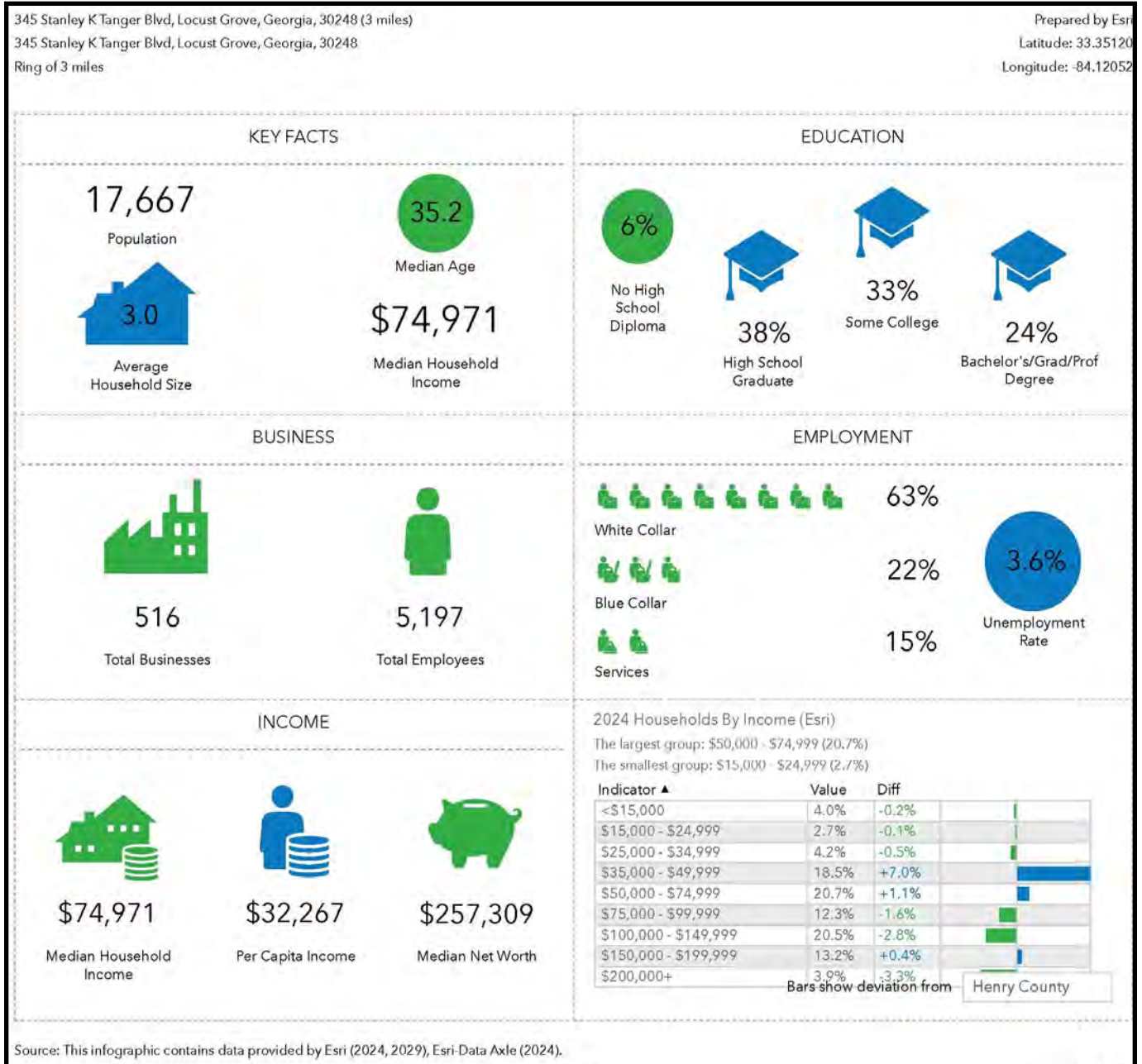
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DEMOGRAPHICS - THREE MILE



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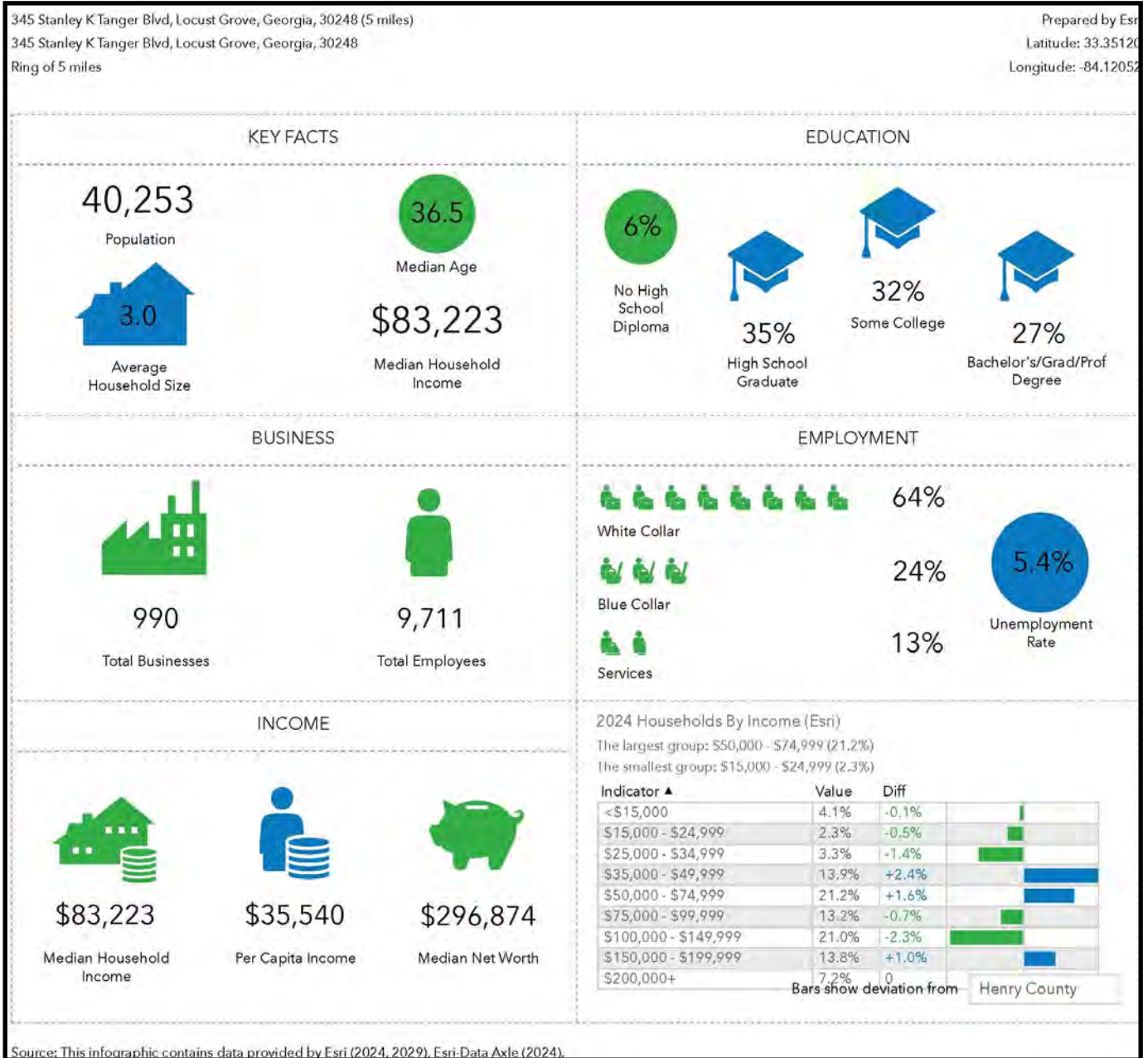
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DEMOGRAPHICS - FIVE MILE



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DEMOGRAPHICS - TEN MILE

