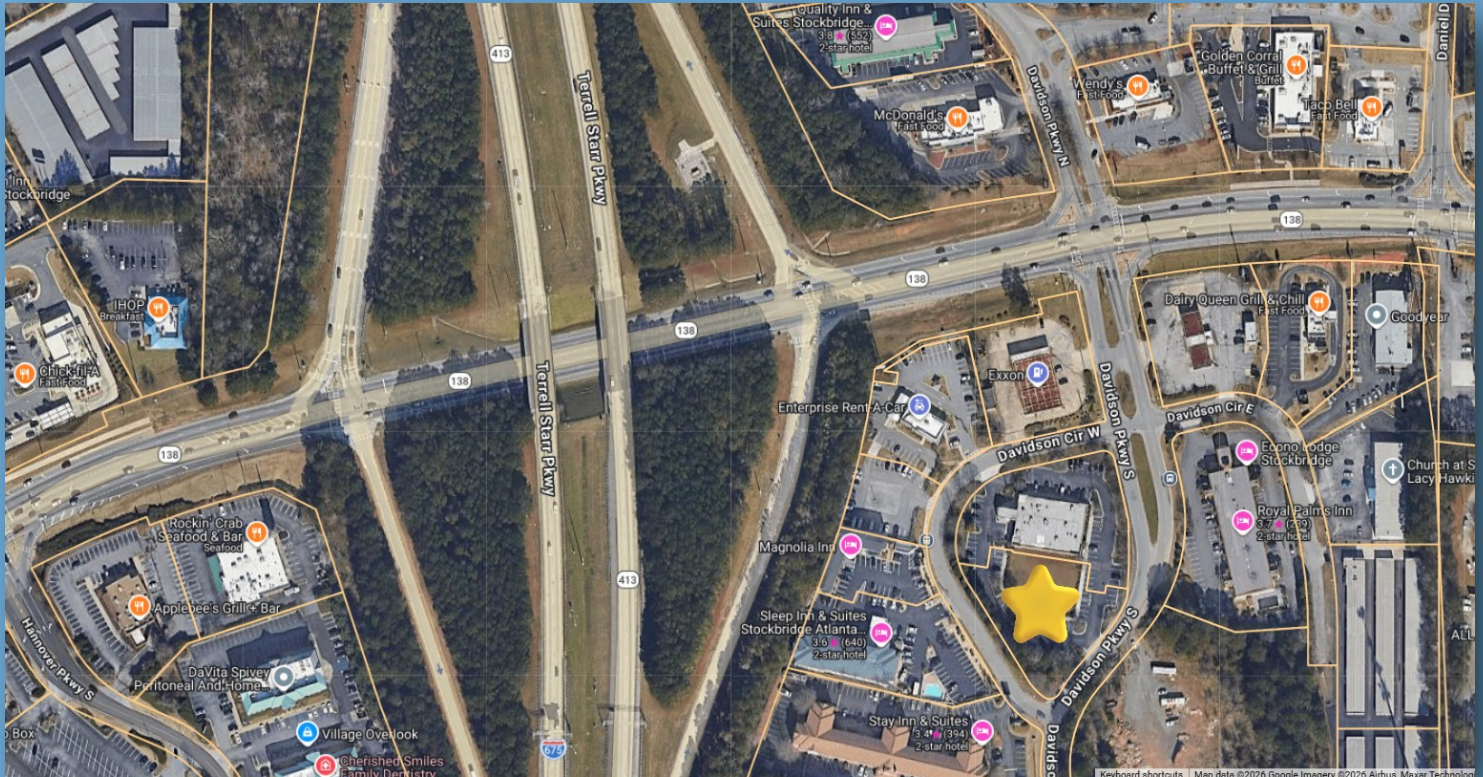




ATL COMMERCIAL
REAL ESTATE

.92 Acre Entitled Parcel -Retail/Office Strategically Located For Sale

**Davidson Circle West, Stockbridge, GA 30281
Parcel 12072D A011**



Offered at \$595,000.00

Location:

- ◆ Adject to a large medical building
- ◆ Neighboring Retail , Quick Service Restaurants, Hotels & Automotive Services
- ◆ New DR Horton/Forrester 275 *New Homes Under Construction*
- ◆ Between Southern Regional Hospital and Piedmont Henry Hospital.
- ◆ At I-75, I-675 and US Hwy 23



Call Today



Rick Ferguson

ATL Commercial Real Estate, Inc.
Tele/Text- 678-209-3100
RickFerguson@ATL-CRE.com

Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

***Parcel with Measurements
Paved and Striped - Utilities in Place***



Parcel ID 12072D A011

Per:

Keedra.Jackson@claytoncountygva.gov
770.347.0387

This property is zoned GB- General Business and is located in the East Corridor Overlay.

Potential Development



Parcel ID 12072D A011

Keedra.Jackson@claytoncountygva.gov
770.347.0387

Links:

This property is zoned GB- General Business and is located in the East Corridor Overlay.

Muni Code for Clayton County

Sec. 3.21 - GB General Business District Intent, Permitted Uses and Condi-

GB General Business District

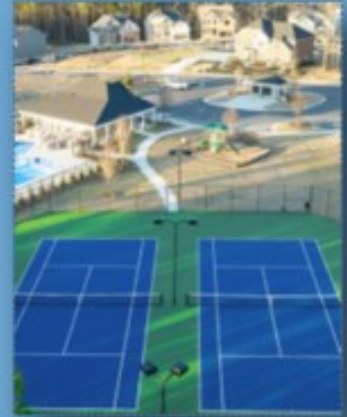
3.21 GB General Business District, Permitted Uses and Conditional Uses

District Intent To accommodate a variety of retail, service, and entertainment uses. The development standards are designed to improve functionality of businesses and the corridors that serve them. Permitted Uses • Apparel shops (new merchandise only) • Banks and similar financial establishments • Beverage shops • Bookstores • Camera shops • Catering establishments • Cannabidiol (CBD oil) sales • Childcare and adult daycare • Coin-operated laundry • Commercial indoor and outdoor recreational uses • Copy and printing services • Decorator shops • Delivery services • Drug stores • Dry cleaner • Exterminators • Fitness centers and gymnasiums • Instructional dance studio • Florists and gift shops • Gift shops • Grocery, full service • Hardware stores • Health club and spas • Hotels and motels, located on arterials, only	• Locksmith shop • Lumber, paint, glass and wallpaper stores • Office supply stores • Personal service establishments including barber shops, beauty salons, dry cleaners, electrical appliance repair shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops, photographic studios, shoe repair shop, tailors and similar establishments • Pet grooming and supply shops • Professional offices • Restaurants (non- Drive-thru or Drive-in configuration) • Retail stores • Sporting goods and hobby shops. • Taxicab and limousine stands and dispatching offices Accessory Uses Uses customarily accessory to any use permitted in the GB District including but not limited to parking garages, parking decks, and surface parking lots. parking lots.	Conditional Uses • Ambulance services • Amusement centers & arcades • Automobile, truck, trailer, and boat sales, and leasing • Car washes, detail shops, and service stations • Colleges • Convenience stores • Small box variety discount stores • Funeral homes • Hotels and motels, hotels and motels, located on collectors and local roads • Mini-warehouses & self-storage facilities • Movie theaters • Outdoor amusements • Outdoor theaters • Pawnbroker • Place of worship • Plumbing and heating equipment dealers • Recreation--Indoor • Restaurants with a Drive-thru or Drive-in configuration • Service labor organizations meeting hall/offices • Theaters • Tire shops • Vehicle rental • Vehicle repair
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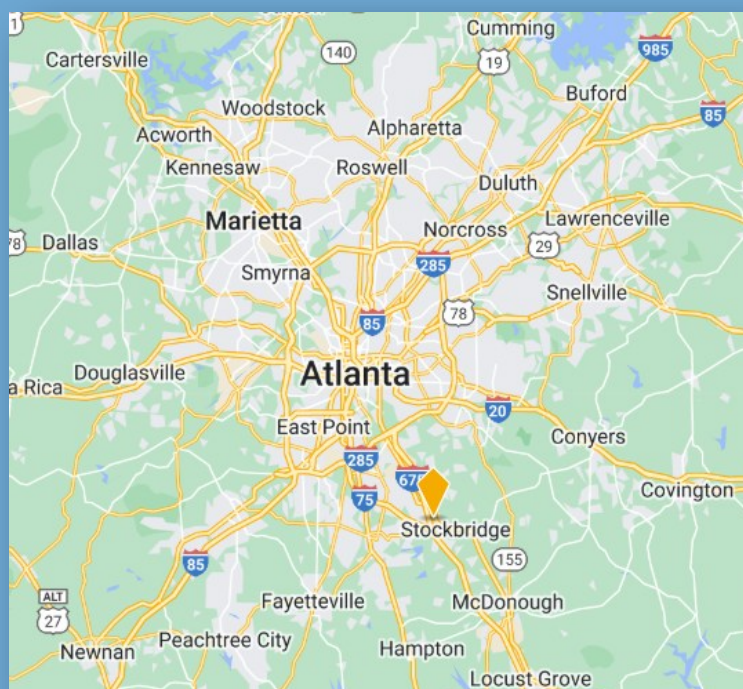
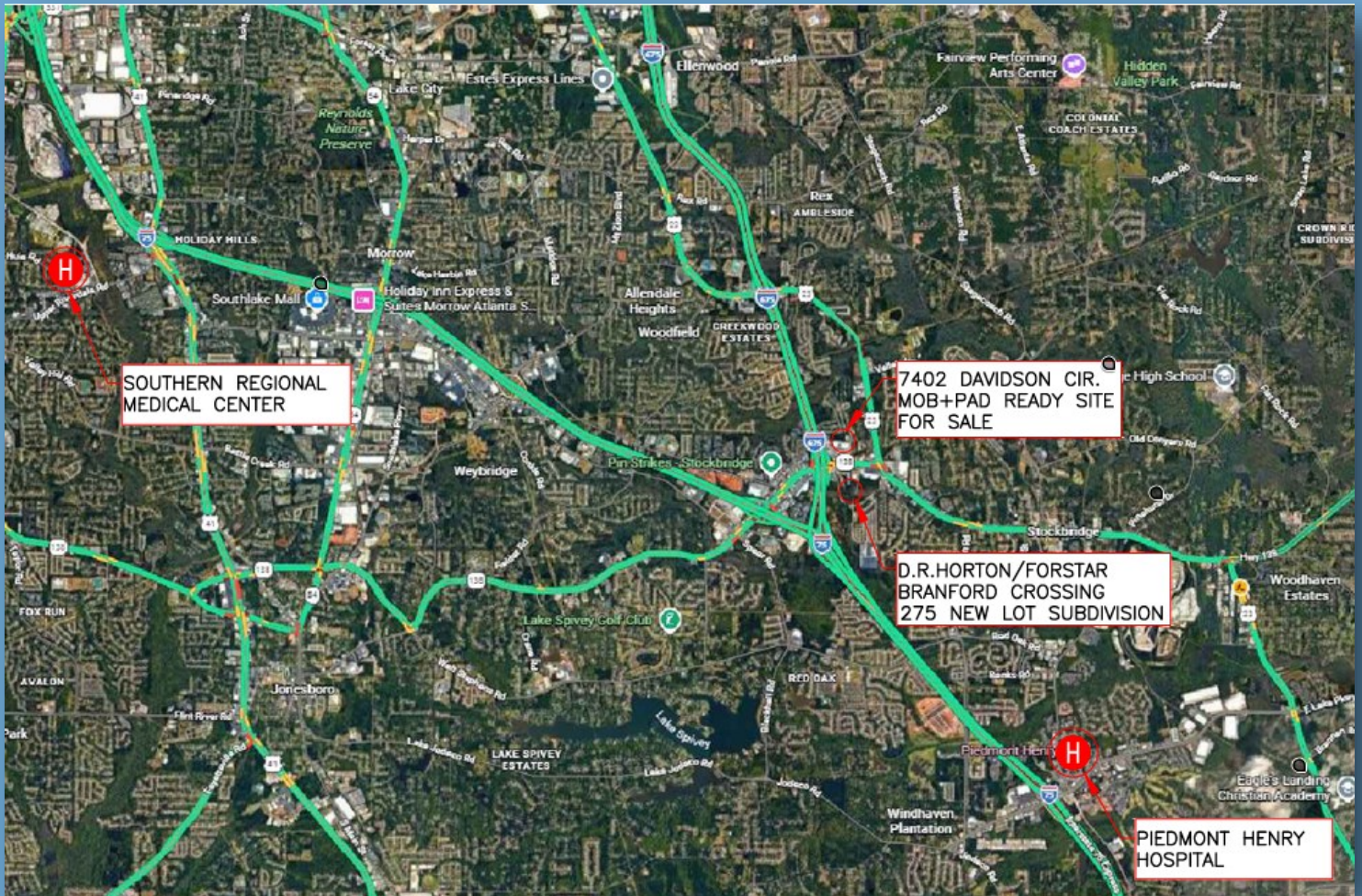
275 New Homes Under Construction

Info Link Below

<https://henryga.news/2024/06/27/new-275-lot-subdivision-approved-beside-i-75-in-stockbridge/>



Location Between Medical Centers



Around Davidson Circle W



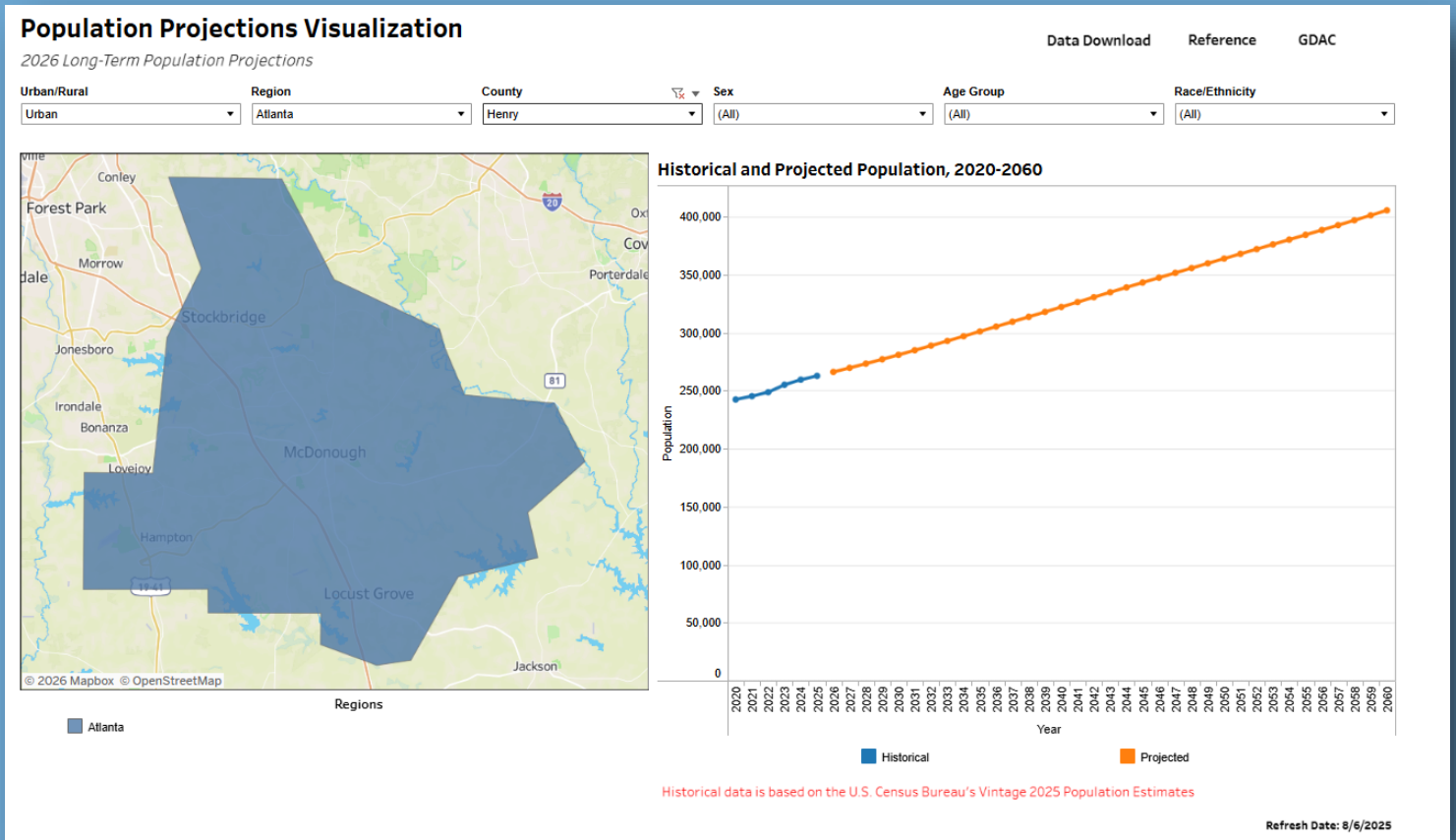
Subject Property



Demographics

US Census Link: [US Census](#)

City of Stockbridge Link: [Stockbridge Economic Development](#)



Market Dynamics and Residential Growth Catalyst

The location is uniquely situated to benefit from the massive influx of new residents, creating a strong and growing consumer pipeline..

Summary

OPPORTUNITY

A premium, pad-ready 0.92-acre commercial site strategically positioned within a high-growth retail, medical and residential corridor. Perfectly situated to capture robust demand from regional healthcare hubs and an exploding local population.

PROPERTY & LOCATION OVERVIEW

Davidson Circle W represents an exceptional development opportunity for medical, professional office, or service-oriented retail uses. The parcel is delivered pad-ready, significantly **reducing pre-development and engineering costs** for prospective buyers.

The property boasts an unparalleled logistical advantage, positioned within 1 mile of Interstate 75, Interstate 675, and US Highway 23. This immediate highway access provides fluid regional connectivity to Metro Atlanta and Hartsfield-Jackson International Airport. Crucially, the site is positioned directly within a prominent medical corridor, located dynamically between **Southern Regional Hospital** and **Piedmont Henry Hospital**, making it a natural choice for healthcare providers, clinical laboratories, pediatric centers, or complementary professional offices.

MARKET DYNAMICS & RESIDENTIAL GROWTH CATALYST

The site is uniquely situated to capitalize on a **massive influx of new residents**, establishing a reliable, expanding pipeline of patients and consumers. Henry County stands as the 6th fastest-growing county in Metro Atlanta, driven by massive suburban migration and economic expansion. Over 7,000 new residential units have been delivered across the county since 2020 alone.

The immediate trade area reflects this intense growth, with **several massive residential subdivisions under active construction by premier national homebuilders:**

Immediate Adjacency: A massive 275-lot residential subdivision developed by national industry leader D.R. Horton, Inc. / Forstar sits immediately adjacent to the property lines. **Surrounding Active Subdivisions:** High-profile developments including Broder Farms, Cooper Park, and Echo Glen near the property. **Captive Local Pipeline:** In total, approximately 400 new construction homes are actively being completed by two major developers in the immediate vicinity, bringing thousands of new families within walking and short-driving distance.

STRATEGIC DEMOGRAPHICS & DEMOGRAPHIC ALIGNMENT

Stockbridge's population has expanded by over 30% during the last decade, proving sustained commercial viability and a strong economic base. For medical and service-focused developers, the age distribution data points to an urgent local need:

High Youth Density: Approximately 24.6% of the local population is under the age of 18.

Targeted Demand: This high percentage of children and teens signals a profound, underserved market demand for pediatric healthcare, family medical practices, childcare, tutoring/instructional facilities, and youth-oriented recreational concepts.

ZONING FRAMEWORK & PERMITTED USE ANALYSIS

The property is zoned General Business (GB) and is further enhanced by its placement within the East Corridor Overlay District. According to local development guidelines, the primary intent of the GB district is to accommodate a wide variety of retail, service, and entertainment uses. The development standards are explicitly structured to improve the functional layout of businesses and optimize the success of the commercial corridors that serve them.

Given its pad-ready status and medical-adjacent positioning, **the site accommodates an expansive array of potential uses under the local zoning code ordinance.**

District Intent: To accommodate a variety of retail, service, and entertainment uses. The development standards are designed to improve functionality of businesses and the corridors that serve them.

INVESTMENT VERDICT

Offered at \$595,000, Davidson Circle W represents a highly de-risked asset for developers and owner-users. The combination of a pad-ready delivery, flexible General Business (GB) zoning, an explosive surrounding residential framework (over 400 immediate new construction homes), and strategic medical placement between two massive regional hospitals positions this property for rapid value creation and long- term commercial success.

Call Rick at 678-209-3100 for more information

**Rick Ferguson**

Managing Broker- ATL Commercial Real Estate, Inc. License H77278

RickFerguson@ATL-CRE.com

678-209-3100

Rick's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a Bachelor's degree in Marketing and Management Rick visited Atlanta and was fascinated with the newness, fast/fun pace and business community. This visit lead to relocating two weeks later to Atlanta and landing a 20 year career selling business telephone systems to hundreds of real estate, doctor, attorney, CPA., wealth management, construction related Etc. offices.

In 2005 Rick got licensed in real estate and began helping firms with their site selection, he assists to locate, negotiate and lease office space. In addition to site selection ATL Commercial Real Estate, Inc. represents firms and investors acquire commercial real estate. The firm also prides itself in taking property to market and selling for higher than anticipated prices. In 2019 Rick got licensed as a Broker and now can now supervise real estate agents.

Rick lives in Brookhaven with Kathy his Atlanta born wife and is in the process of becoming an empty nester as his children (two adopted from Russia & one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors Georgia Association of Realtors Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist Church.