
0 LOOP ROAD

McDonough, GA 30253

AVAILABLE SPACE

16.81 Acres

ASKING PRICE

\$1,260,750



OFFICE

Kurt Cooper

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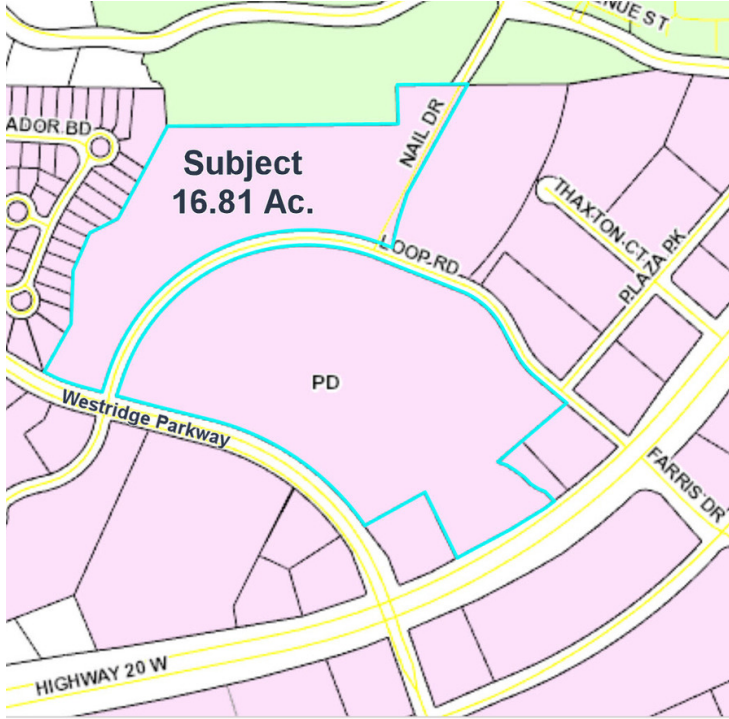
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McDonough, GA 30253

SALE



OFFERING SUMMARY

Sale Price: \$1,260,750

Lot Size: 16.81 Acres

Price / SF: \$1.72

Zoning: C-1 O&I

PROPERTY OVERVIEW

Development property located within the Westridge master planned development, unincorporated Henry County. Featuring long frontages on Loop Road and the partially completed Nail Drive. This pod of the Development features all utilities available, mixed zoning with approx. 7.46 acres zoned C-1 and approx. 9.35 acres zoned O&I. Property has been recently timbered and has gentle sloping topography. Approximately 1.8 acres of property lies within the 100 year flood plain. Dependent on a buyer's intended use, seller may be willing to subdivide and sell subject to rezoning.

LOCATION OVERVIEW

From Atlanta, Interstate 75 South, Exit #218 GA Hwy. 20, turn right onto GA Hwy. 20, go 1.2 miles to Loop Road, turn right onto Loop Road, property will be on your right, just past the closed road, Nail Dr. and runs on your right to Westridge Parkway.

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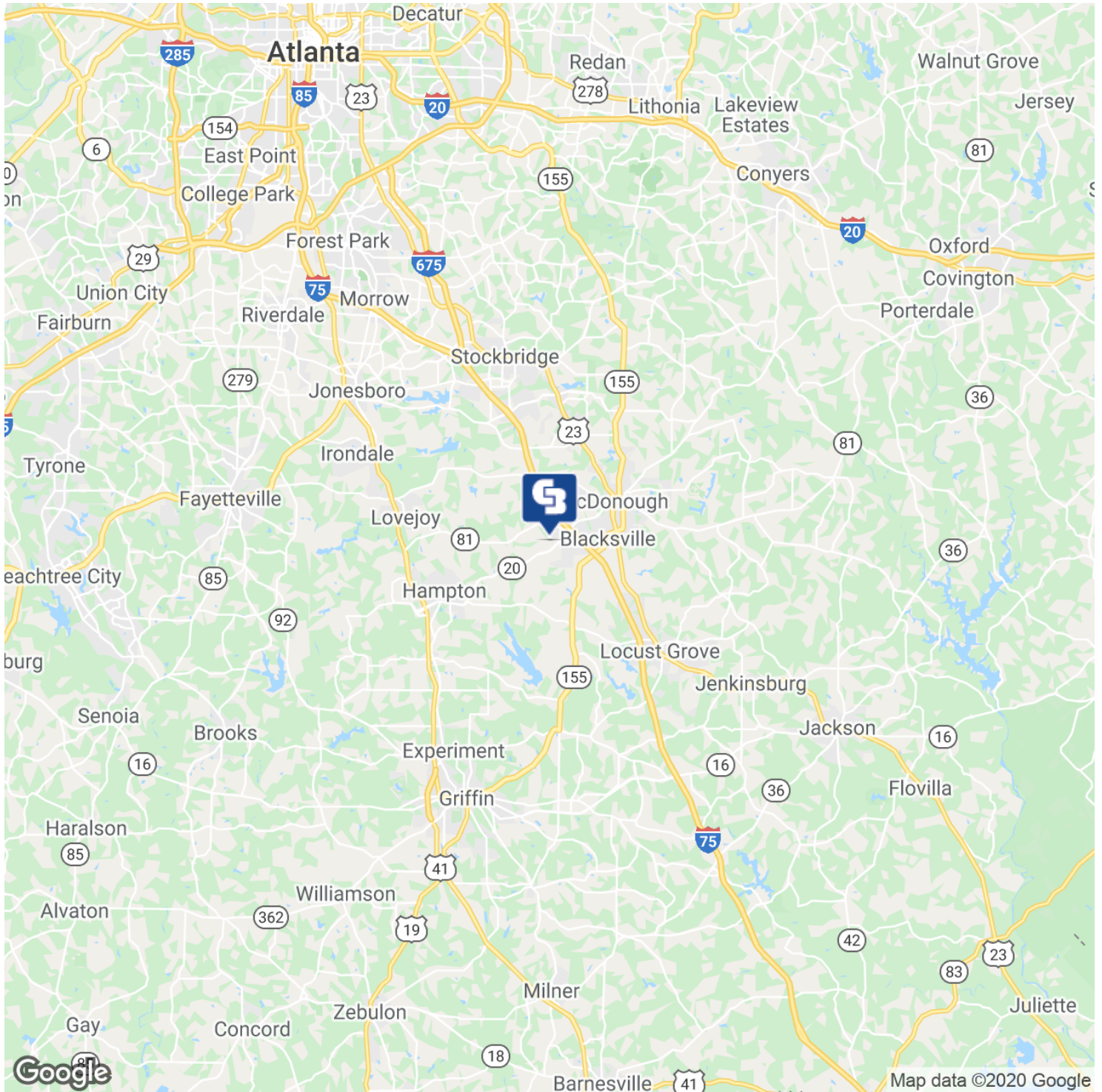




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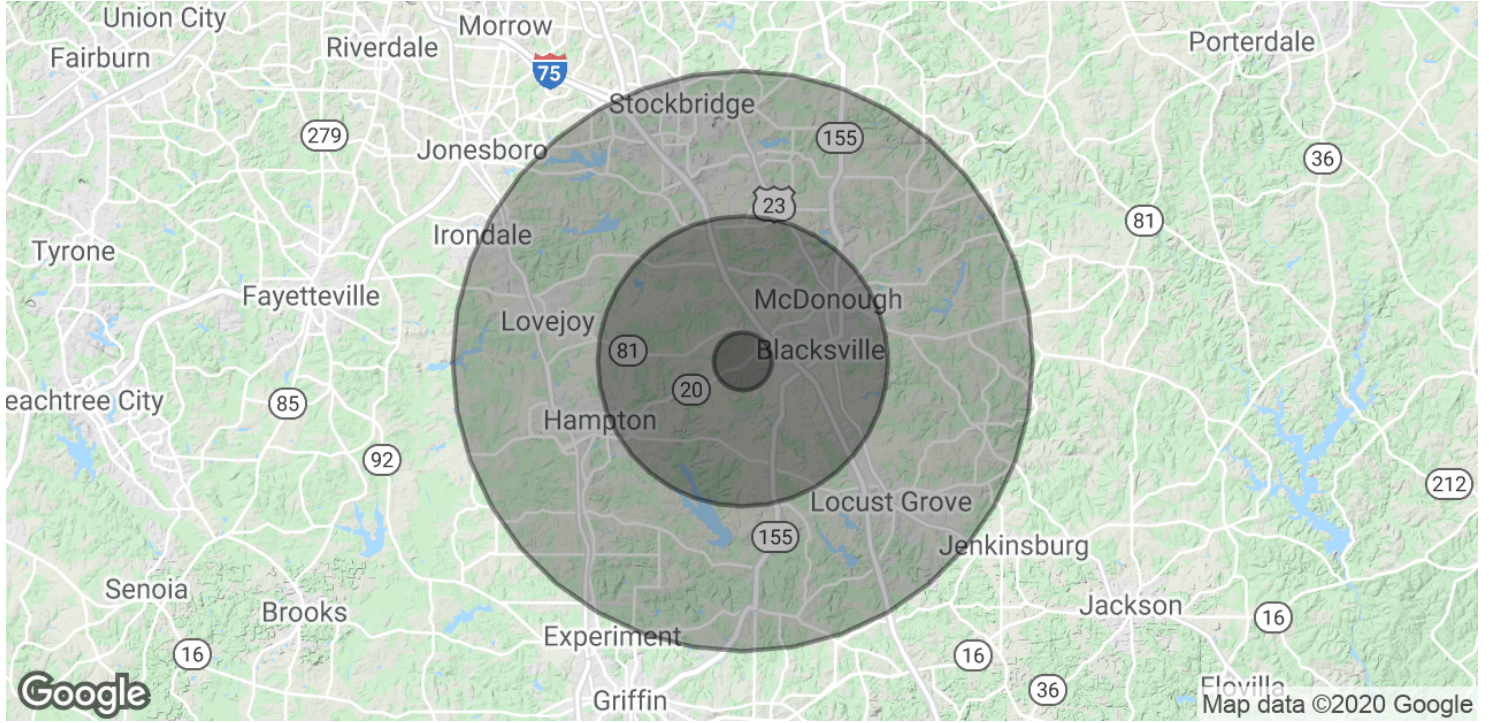




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,874	53,714	180,099
Average age	31.4	32.6	34.2
Average age (Male)	31.5	31.0	33.2
Average age (Female)	31.2	33.6	35.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	610	18,508	62,295
# of persons per HH	3.1	2.9	2.9
Average HH income	\$70,591	\$67,288	\$71,430
Average house value	\$204,756	\$205,767	\$203,989

* Demographic data derived from 2010 US Census

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