

SALE

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0 LOOP ROAD

McDonough, GA 30253

AVAILABLE SPACE 16.81 Acres

ASKING PRICE \$1,260,750



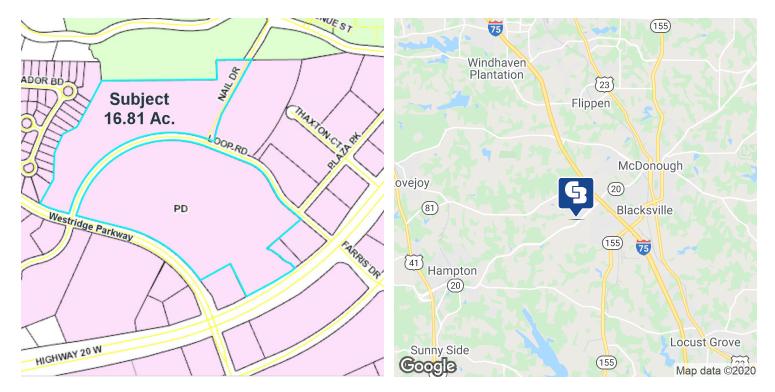
OFFICE

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COLDWELL BANKER COMMERCIAL METRO BROKERS 5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328 678.320.4800

McDonough, GA 30253



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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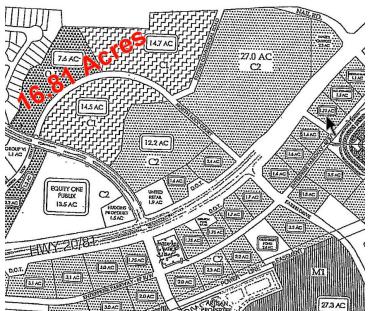
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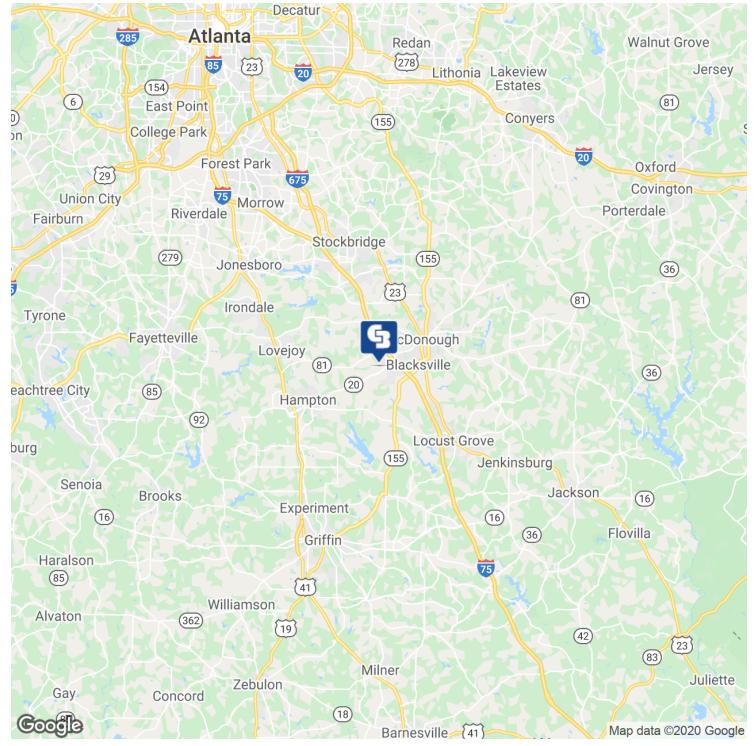








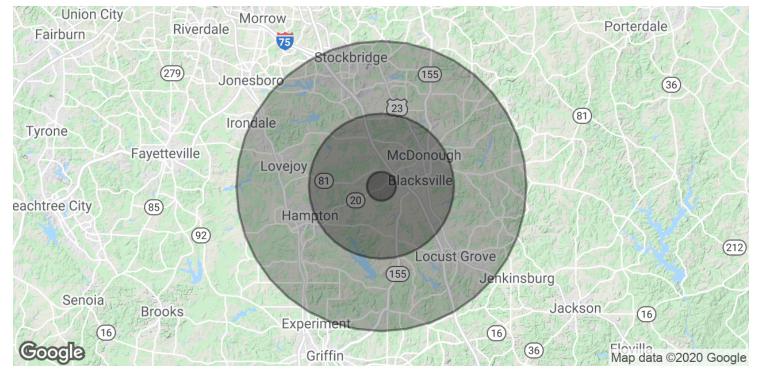
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,874	53,714	180,099
Average age	31.4	32.6	34.2
Average age (Male)	31.5	31.0	33.2
Average age (Female)	31.2	33.6	35.0

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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