

FOR
SALE

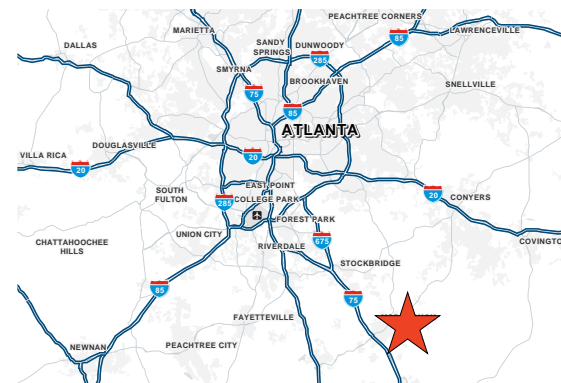
250 & 382 NAIL RD

McDonough, GA 30253

RESIDENTIAL DEVELOPMENT OPPORTUNITY
\$1,700,000

PROPERTY HIGHLIGHTS

- Two adjoining parcels totaling 37.89 acres
- Currently zoned RA, allowing for R5 medium to high density
- Excellent opportunity for a Conservation Subdivision
- Existing flood zone/creek bottom will count toward most of the required 40% undisturbed/preserved land
- McDonough has experienced 20% growth since 2010 with most of that happening within the last five years



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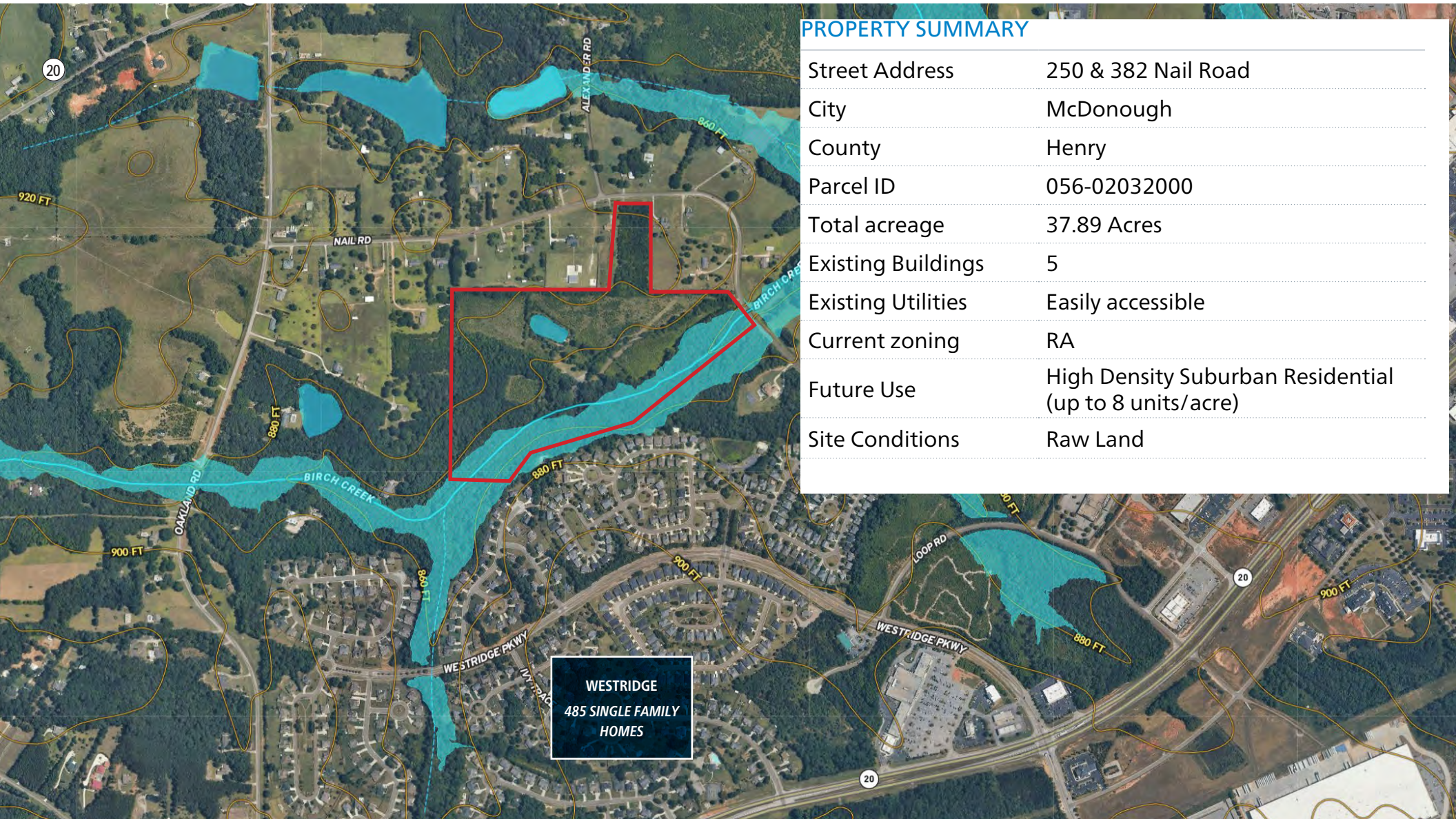
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PROPERTY SUMMARY

Street Address	250 & 382 Nail Road
City	McDonough
County	Henry
Parcel ID	056-02032000
Total acreage	37.89 Acres
Existing Buildings	5
Existing Utilities	Easily accessible
Current zoning	RA
Future Use	High Density Suburban Residential (up to 8 units/acre)
Site Conditions	Raw Land

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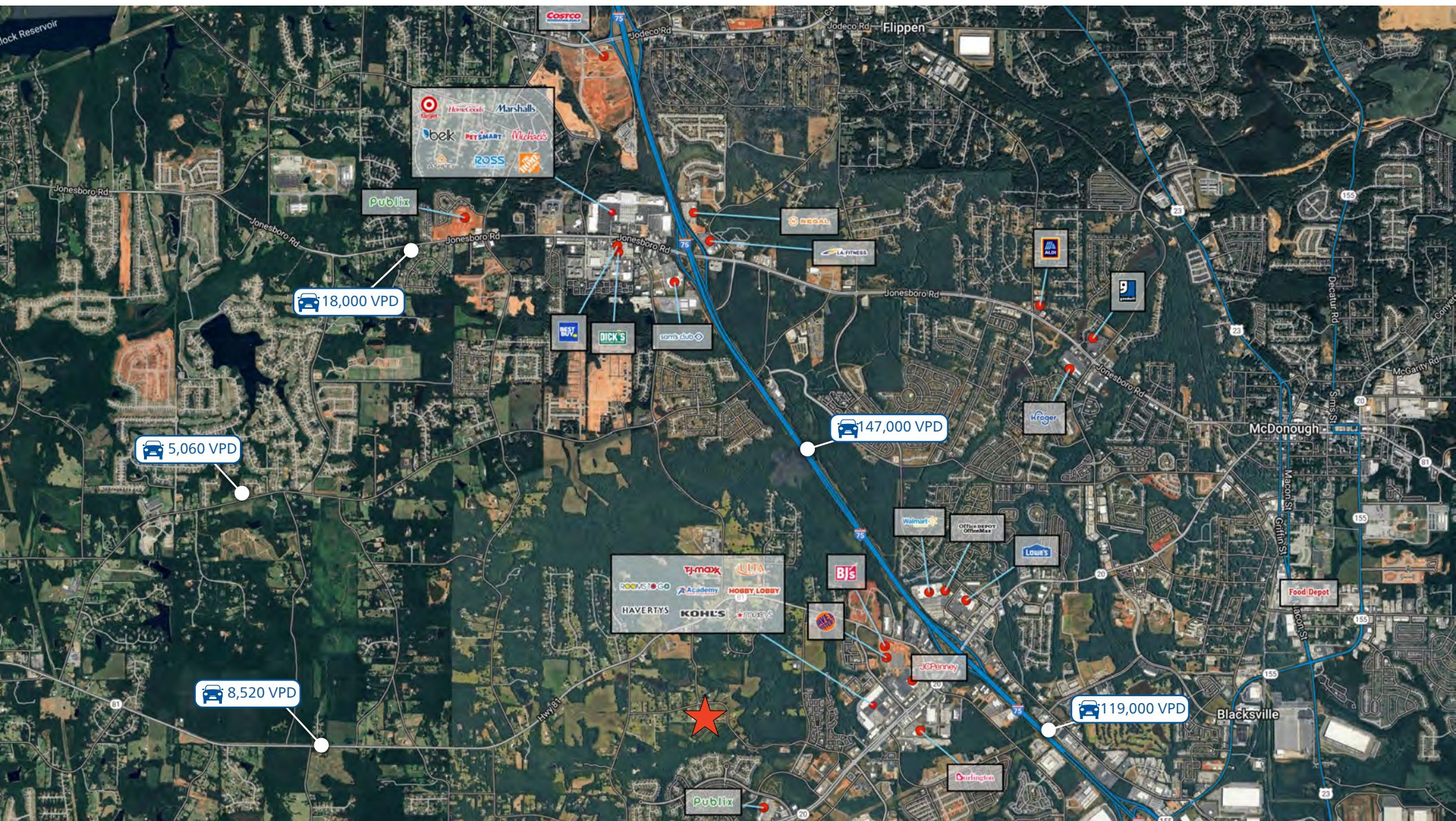
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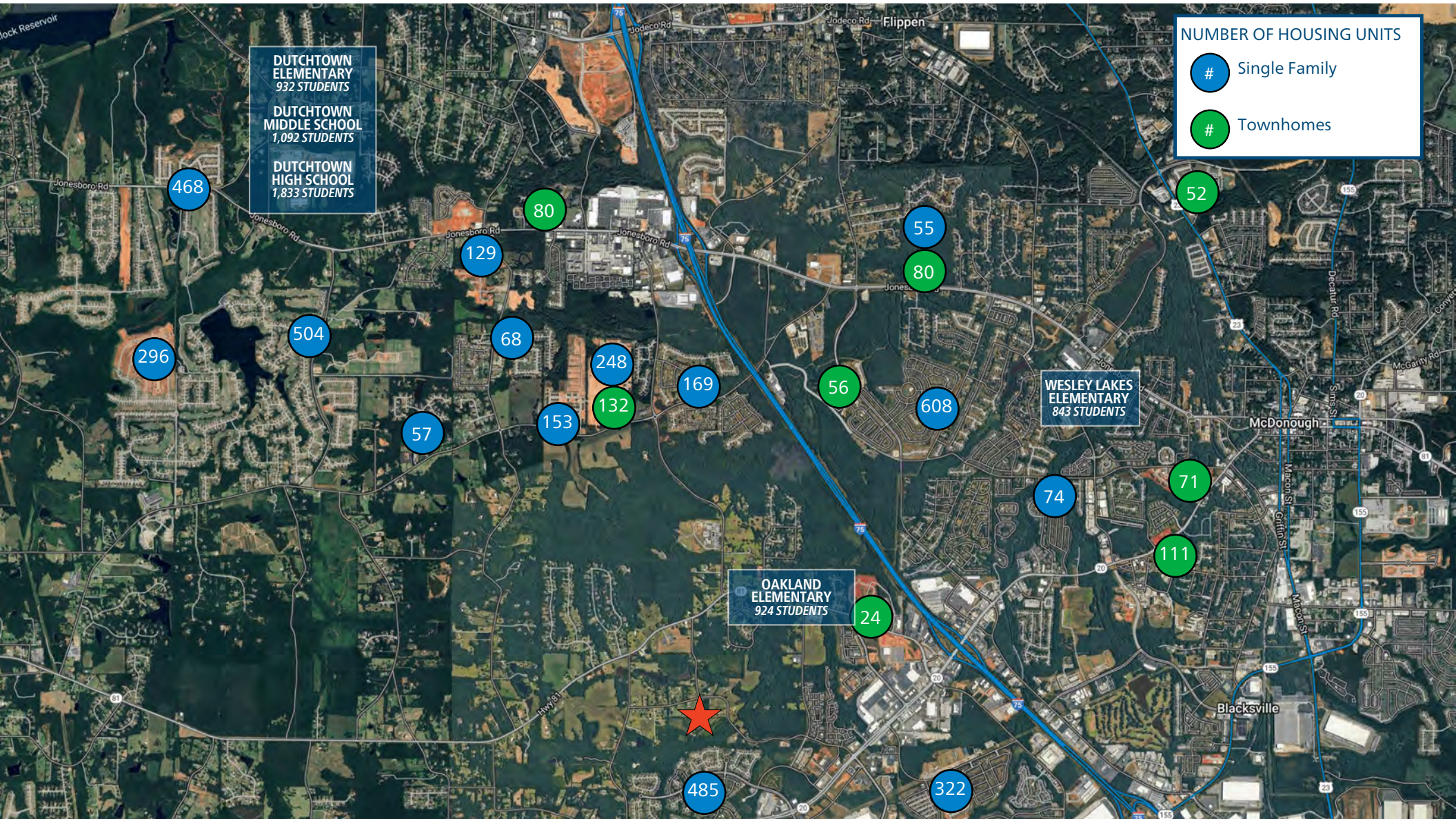
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