

Property Summary

310 N Mill Rd, Stockbridge, GA 30281

FOR SALE



PROPERTY DESCRIPTION

Prime development opportunity in Stockbridge! Four residential lots totaling ~5 acres, zoned R-100 Single-Family. Conveniently located just minutes from I-75, with easy access to retail, schools, and Piedmont Henry Hospital. Ideal for custom homes or small subdivision in a high-growth corridor.

PROPERTY HIGHLIGHTS

±5 ACRES ACROSS 4 PARCELS ZONED R-100 SINGLE-FAMILY RESIDENTIAL

IDEAL FOR CUSTOM HOME BUILDS, BOUTIQUE SUBDIVISION, OR PRIVATE ESTATE

JUST MINUTES FROM I-75. OFFERING DIRECT ACCESS TO ATLANTA AND HARTSFIELD-JACKSON AIRPORT

CLOSE TO PIEDMONT HENRY HOSPITAL, RETAIL CENTERS, DINING, AND SCHOOLS

SURROUNDING AREA EXPERIENCING STRONG RESIDENTIAL GROWTH AND HIGH DEMAND

POTENTIAL FOR LONG-TERM REZONING TO SUPPORT TOWNHOMES, SENIOR HOUSING, OR MIXED-USE DEVELOPMENT

CONVENIENT ACCESS TO MAJOR EMPLOYMENT HUBS ALONG THE I-75 CORRIDOR

RARE OPPORTUNITY IN FAST-GROWING HENRY COUNTY/STOCKBRIDGE SUBMARKET

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	5 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	201	2,169
Total Population	59	566	5,493
Average HH Income	\$91,784	\$88,566	\$76,931

Andrew Bridges

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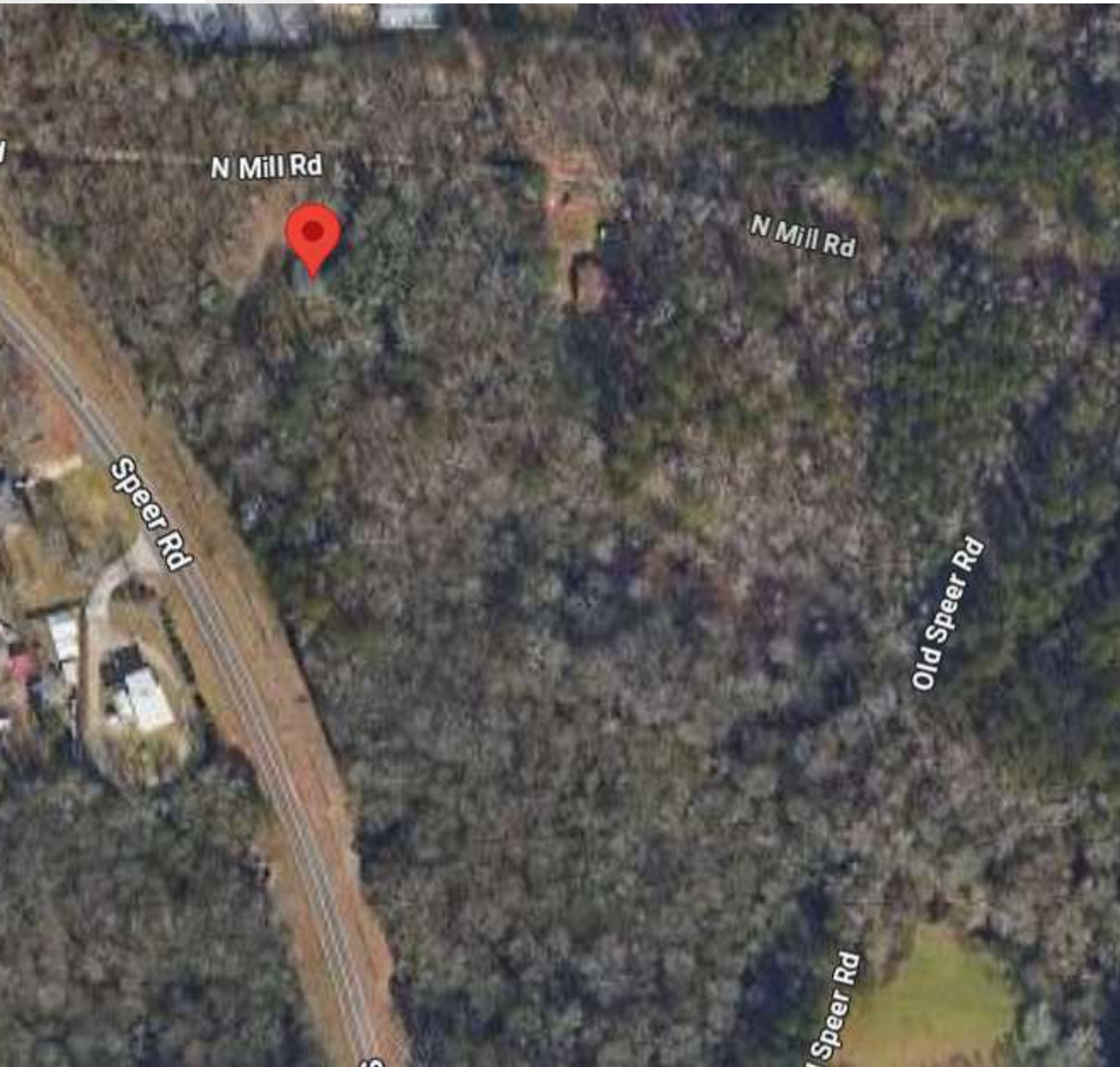


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Additional Photos

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Location Map

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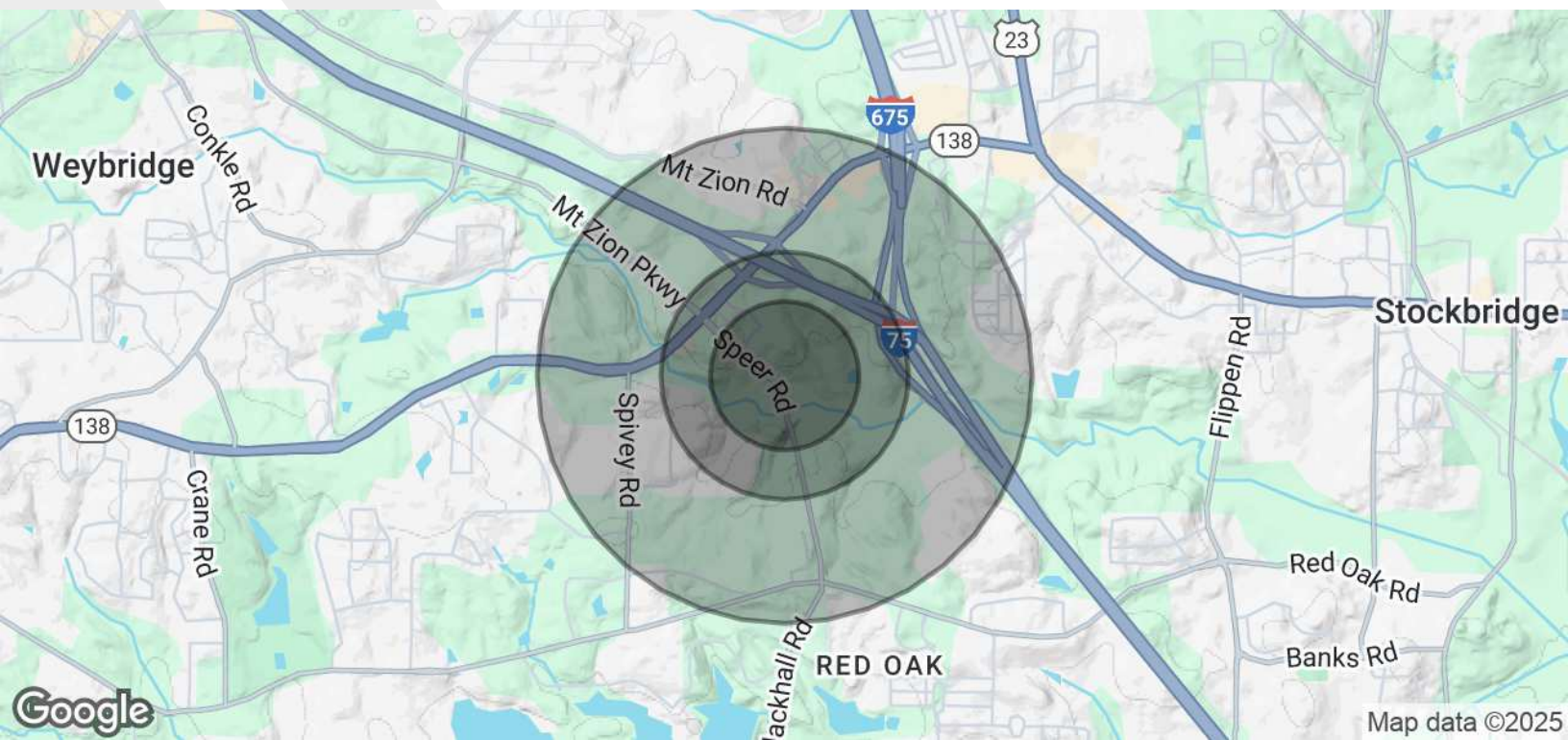


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	566	5,493
Average Age	41	40	38
Average Age (Male)	39	39	36
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	201	2,169
# of Persons per HH	2.8	2.8	2.5
Average HH Income	\$91,784	\$88,566	\$76,931
Average House Value	\$312,925	\$306,785	\$278,309

Demographics data derived from AlphaMap

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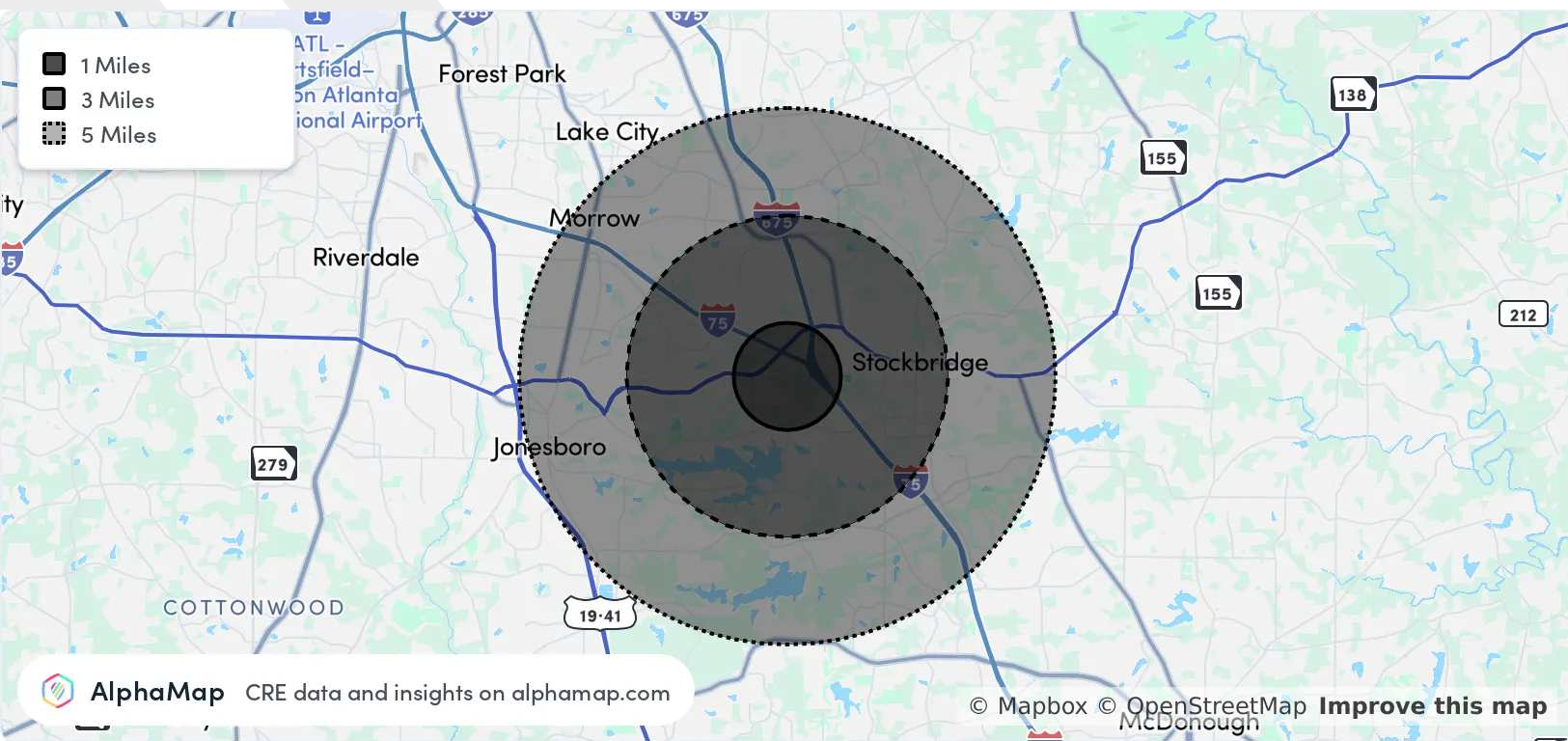


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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,493	56,527	133,994
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	39	40	40
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,169	20,619	48,932
Persons per HH	2.5	2.7	2.7
Average HH Income	\$76,931	\$83,242	\$81,687
Average House Value	\$278,309	\$251,606	\$248,988
Per Capita Income	\$30,772	\$30,830	\$30,254

Map and demographics data derived from AlphaMap

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