

FOR SALE
DEVELOPMENT SITE



**10 Acres (Divisible)
Commercial or Multi-Family Development Site**

**1916 Highway 155S
McDonough, Henry County, Georgia 30253**

SALES PRICE: \$150,000 PER ACRE

FOR MORE DETAILS CONTACT:

Revised 1/23/20

ARTHUR P BARRY III - EXCLUSIVE AGENT
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Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
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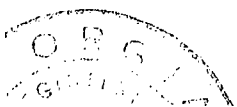
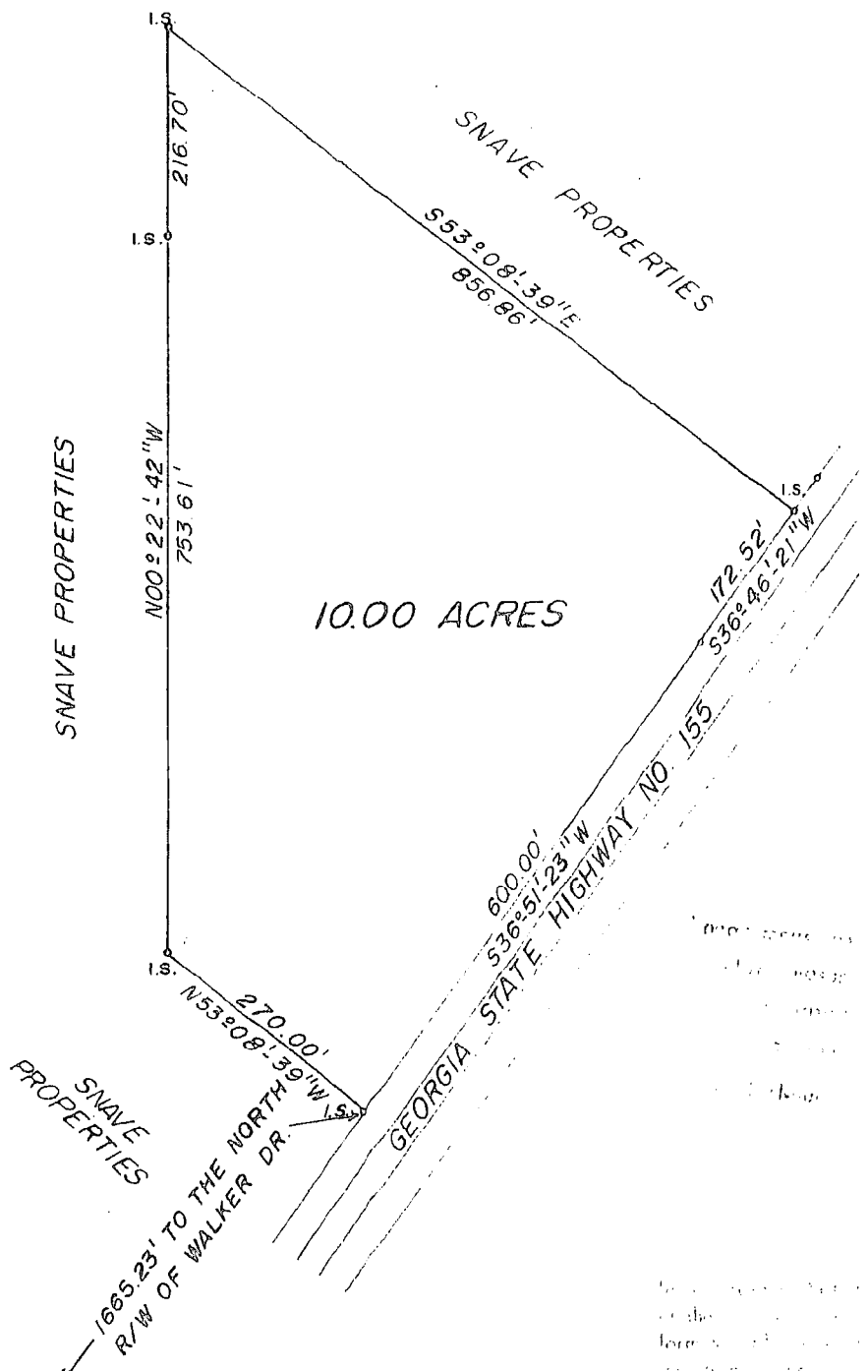
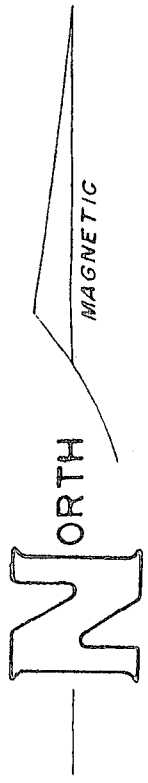
990 Riverside Drive
Macon, GA 31201



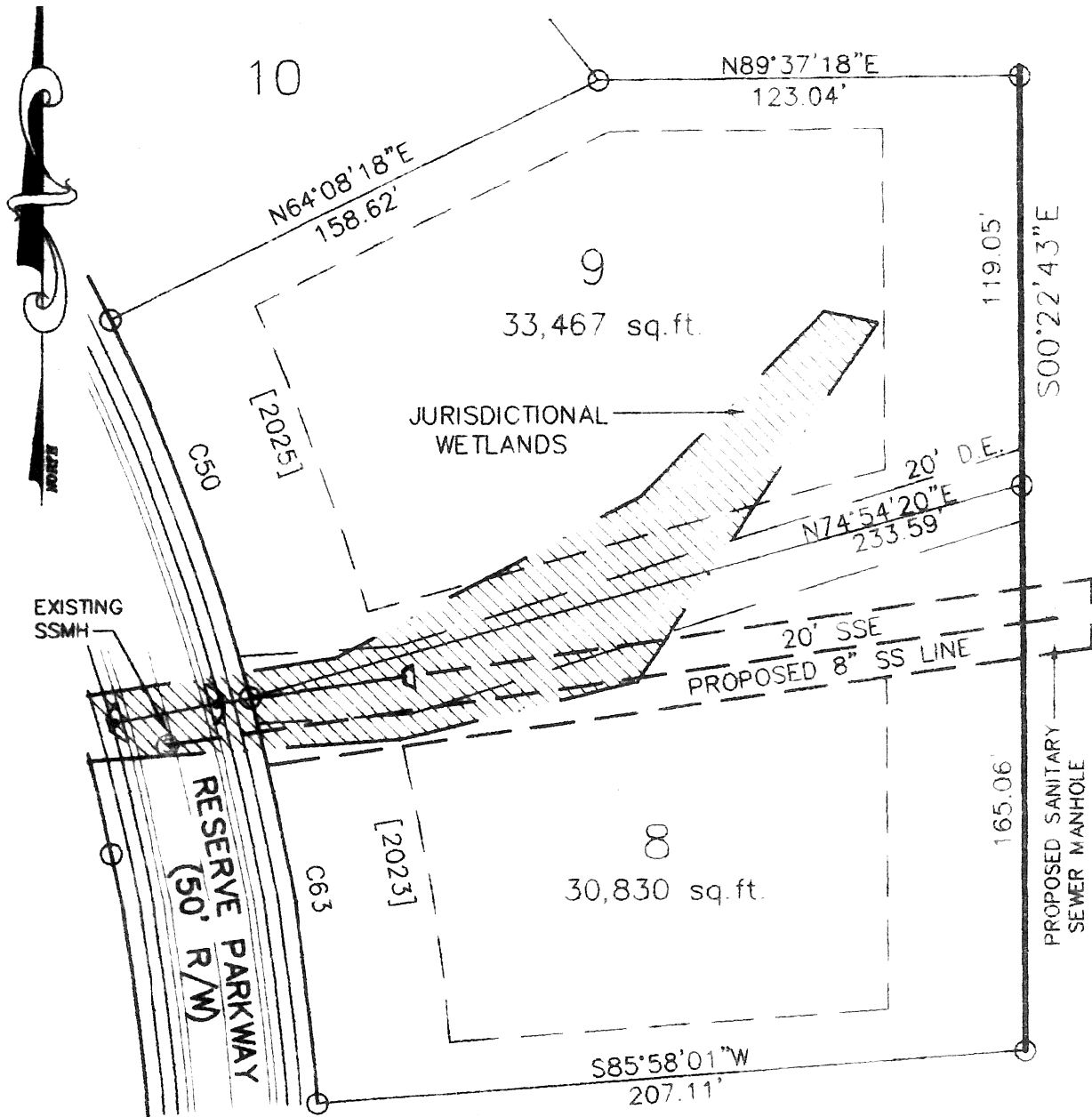
EBERHARDT & BARRY

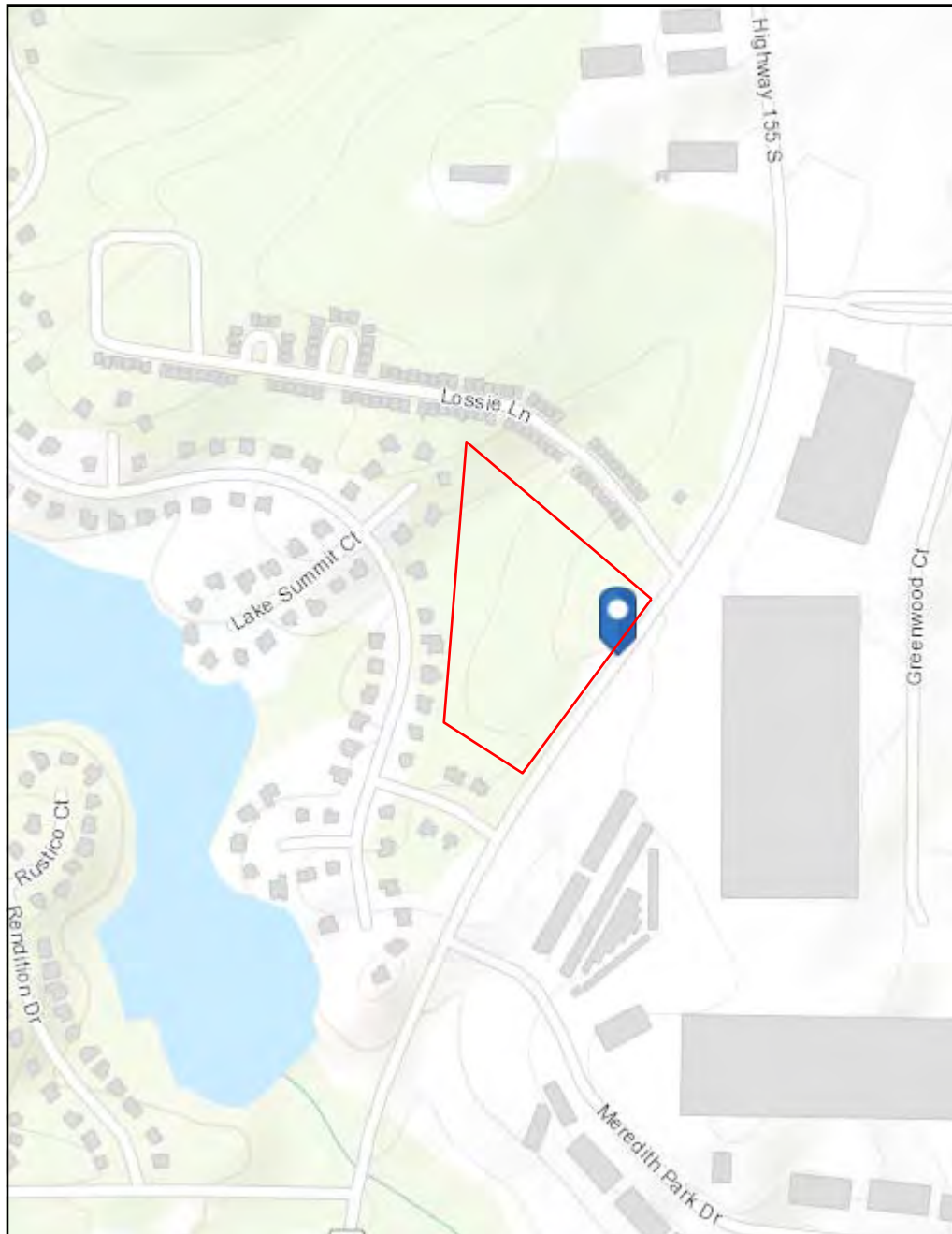
Highway 155 S - McDonough, GA 30253 / PROPERTY OVERVIEW

LOCATION:	Subject property is located 2 miles from Interstate 75.
SITE INFORMATION:	<ul style="list-style-type: none"> • 10 Acres (Divisible) • 772.52± Feet of frontage
TAX ID:	129-01044006
TOPOGRAPHY:	Reasonably level, road grade
ZONED:	RA - Residential / Agricultural
AVERAGE DAILY TRAFFIC COUNT:	19,000 Vehicles per day
UTILITIES:	<ul style="list-style-type: none"> • Water/Sewer: Henry County Water & Sewage Authority • Electricity: Georgia Power • Gas: Atlanta Gas Light • Telephone: AT&T
PROPERTY TAX BILL:	\$1,410.15 (2019)
SALES PRICE:	\$150,000 PER ACRE



[Faint, illegible text, likely a surveyor's signature or notes.]

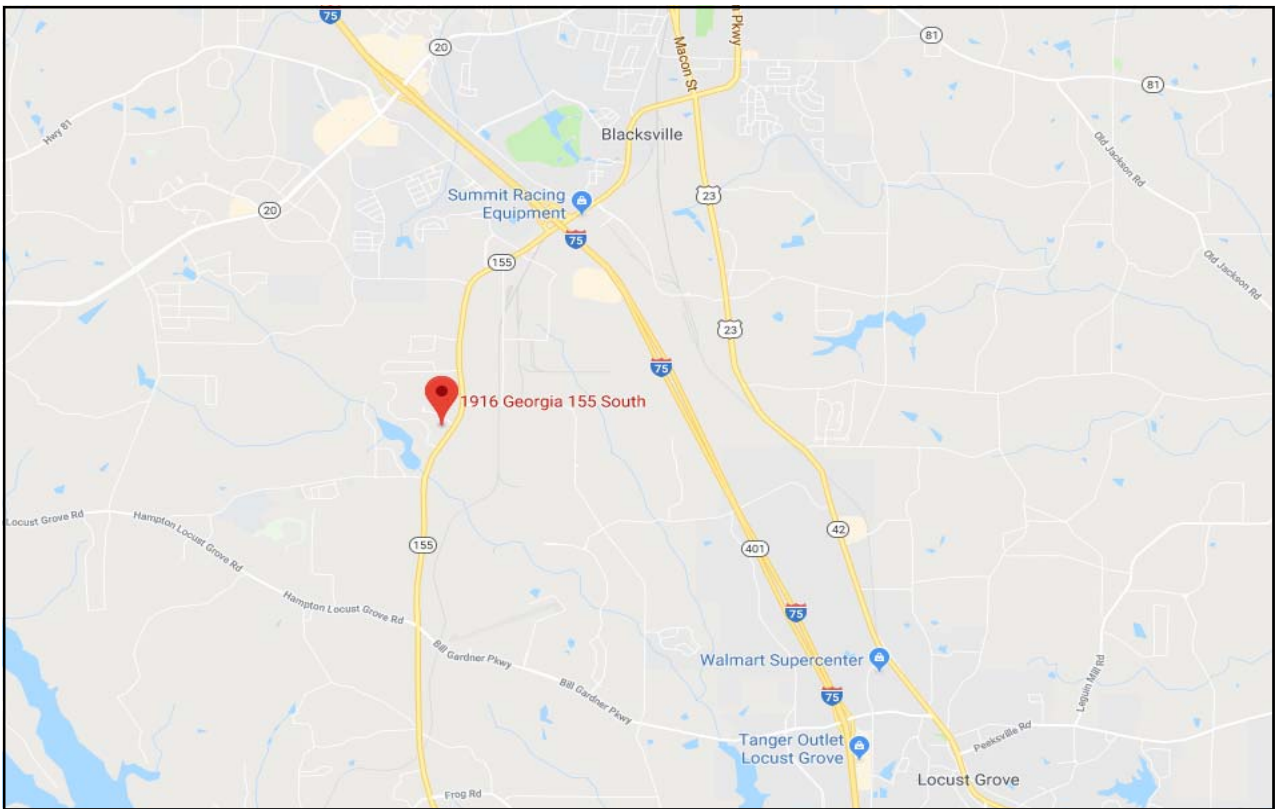
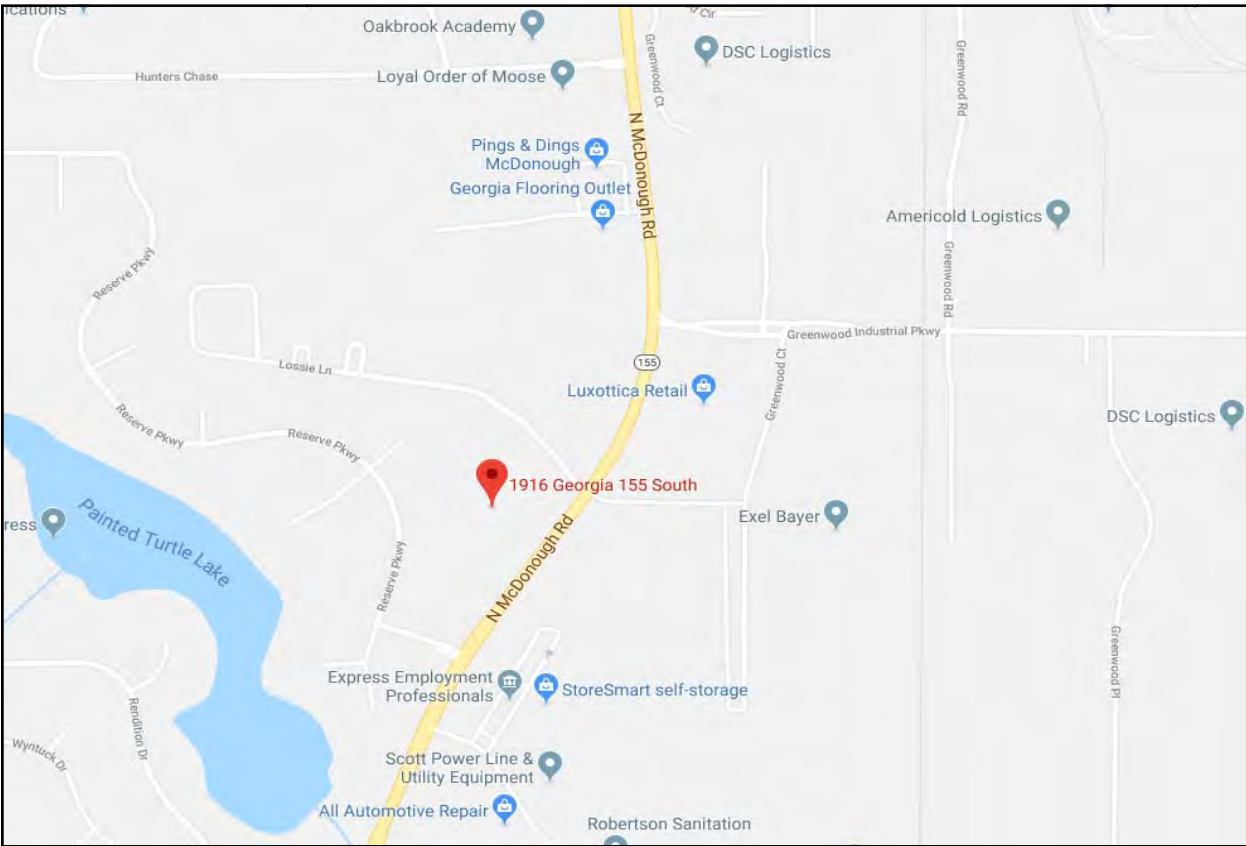








1916 Highway 155 S - McDonough, GA 30253 / **LOCATION MAPS**





KEY FACTS

55,442

Population



2.9

Average Household Size

33.6

Median Age

\$58,897

Median Household Income

EDUCATION

10%

No High School Diploma



30%

High School Graduate



33%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



2,345

Total Businesses



30,965

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

27%



Services

14%

5.4%

Unemployment Rate

INCOME



\$58,897

Median Household Income



\$24,947

Per Capita Income



\$75,668

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.5%)

Indicator	Value	Difference	
<\$15,000	8.9%	+1.9%	
\$15,000 - \$24,999	7.9%	+1.4%	
\$25,000 - \$34,999	9.8%	+2.1%	
\$35,000 - \$49,999	14.1%	+1.4%	
\$50,000 - \$74,999	20.3%	+0.7%	
\$75,000 - \$99,999	17.7%	-1.3%	
\$100,000 - \$149,999	14.5%	-2.4%	
\$150,000 - \$199,999	4.2%	-2.0%	
\$200,000+	2.5%	-1.8%	

Bars show deviation from Henry County



KEY FACTS

189,544

Population



2.9

Average Household Size

36.3

Median Age

\$64,406

Median Household Income

EDUCATION

10%

No High School Diploma



31%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



5,344

Total Businesses



59,213

Total Employees

EMPLOYMENT



61%

White Collar



25%

Blue Collar



14%

Services



5.1%

Unemployment Rate

INCOME



\$64,406

Median Household Income



\$27,493

Per Capita Income



\$123,558

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)

The smallest group: \$200,000+ (4.1%)

Indicator	Value	Difference	
<\$15,000	7.5%	-5.1%	
\$15,000 - \$24,999	7.6%	-6.7%	
\$25,000 - \$34,999	7.8%	-4.6%	
\$35,000 - \$49,999	13.4%	-4.0%	
\$50,000 - \$74,999	20.5%	+5.6%	
\$75,000 - \$99,999	17.4%	+6.3%	
\$100,000 - \$149,999	16.0%	+3.2%	
\$150,000 - \$199,999	5.7%	+3.3%	
\$200,000+	4.1%	+2.1%	

Bars show deviation from Butts County



KEY FACTS

425,102
Population



2.9
Average Household Size

36.6
Median Age

\$58,723
Median Household Income

Median Household Income

EDUCATION

11%
No High School Diploma



33%
High School Graduate



31%
Some College



25%
Bachelor's/Grad/Prof Degree

BUSINESS



11,332
Total Businesses

Total Businesses



115,126
Total Employees

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

INCOME



\$58,723
Median Household Income

Median Household Income



\$25,823
Per Capita Income

Per Capita Income



\$107,837
Median Net Worth

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.2%)

The smallest group: \$200,000+ (3.4%)

Indicator	Value	Difference	
<\$15,000	7.9%	-4.7%	
\$15,000 - \$24,999	8.5%	-5.8%	
\$25,000 - \$34,999	9.0%	-3.4%	
\$35,000 - \$49,999	15.0%	-2.4%	
\$50,000 - \$74,999	21.2%	+6.3%	
\$75,000 - \$99,999	15.9%	+4.8%	
\$100,000 - \$149,999	14.5%	+1.7%	
\$150,000 - \$199,999	4.5%	+2.1%	
\$200,000+	3.4%	+1.4%	

Bars show deviation from Butts County