

FOR SALE  
DEVELOPMENT SITE



EBERHARDT & BARRY



**12.02± Acre  
Commercial  
Development Site**

**Great Location for  
Hotel, Retail,  
Professional Office  
Building**

**Stanley K. Tanger &  
Indian Creek Road**

**Locust Grove,  
Henry County,  
Georgia 30248**

**SALES PRICE: \$125,000 PER ACRE**

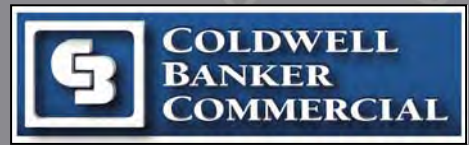
**FOR MORE DETAILS CONTACT:**

Revised 1/23/20

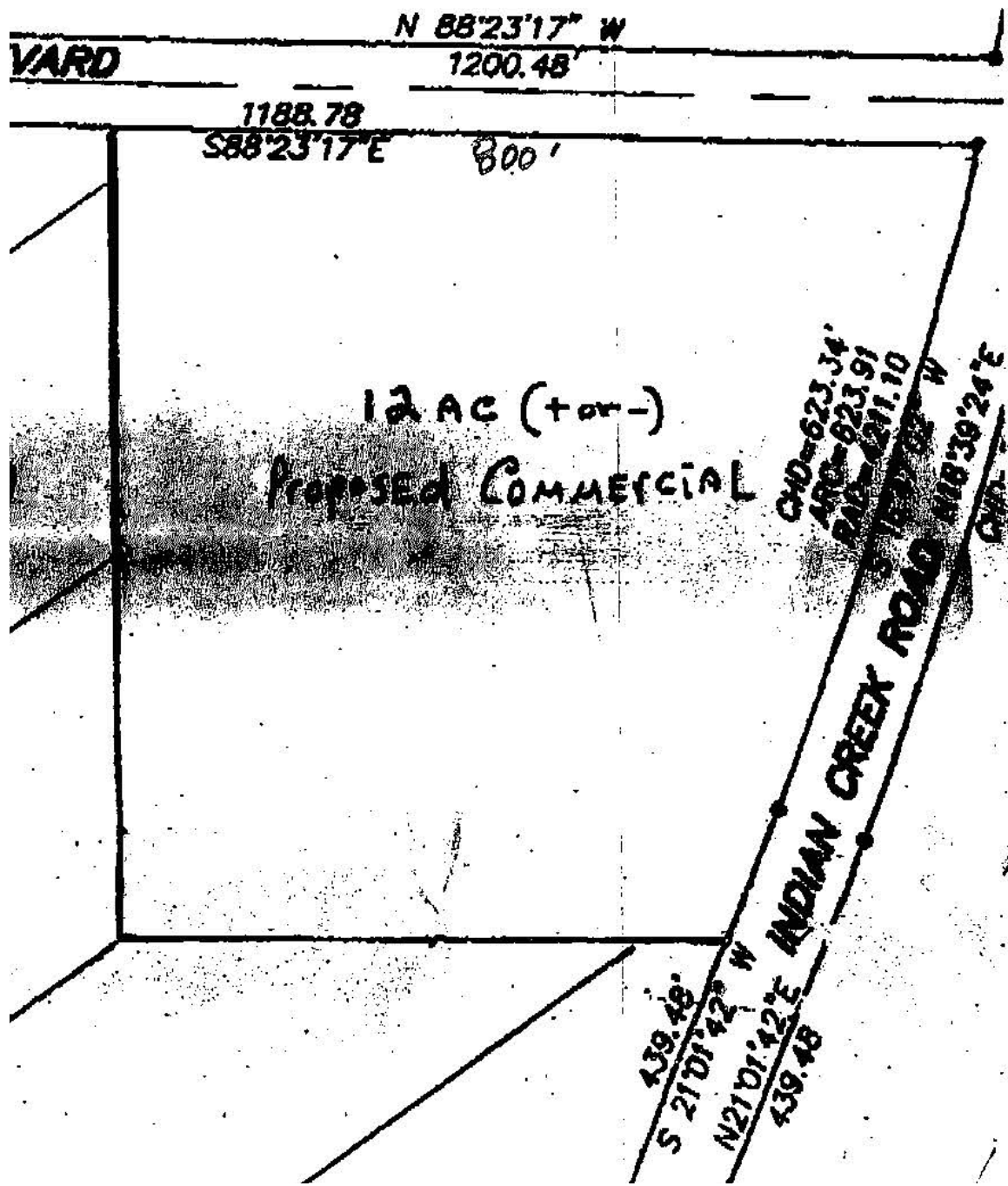
**ARTHUR P BARRY III - EXCLUSIVE AGENT**  
abarry@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

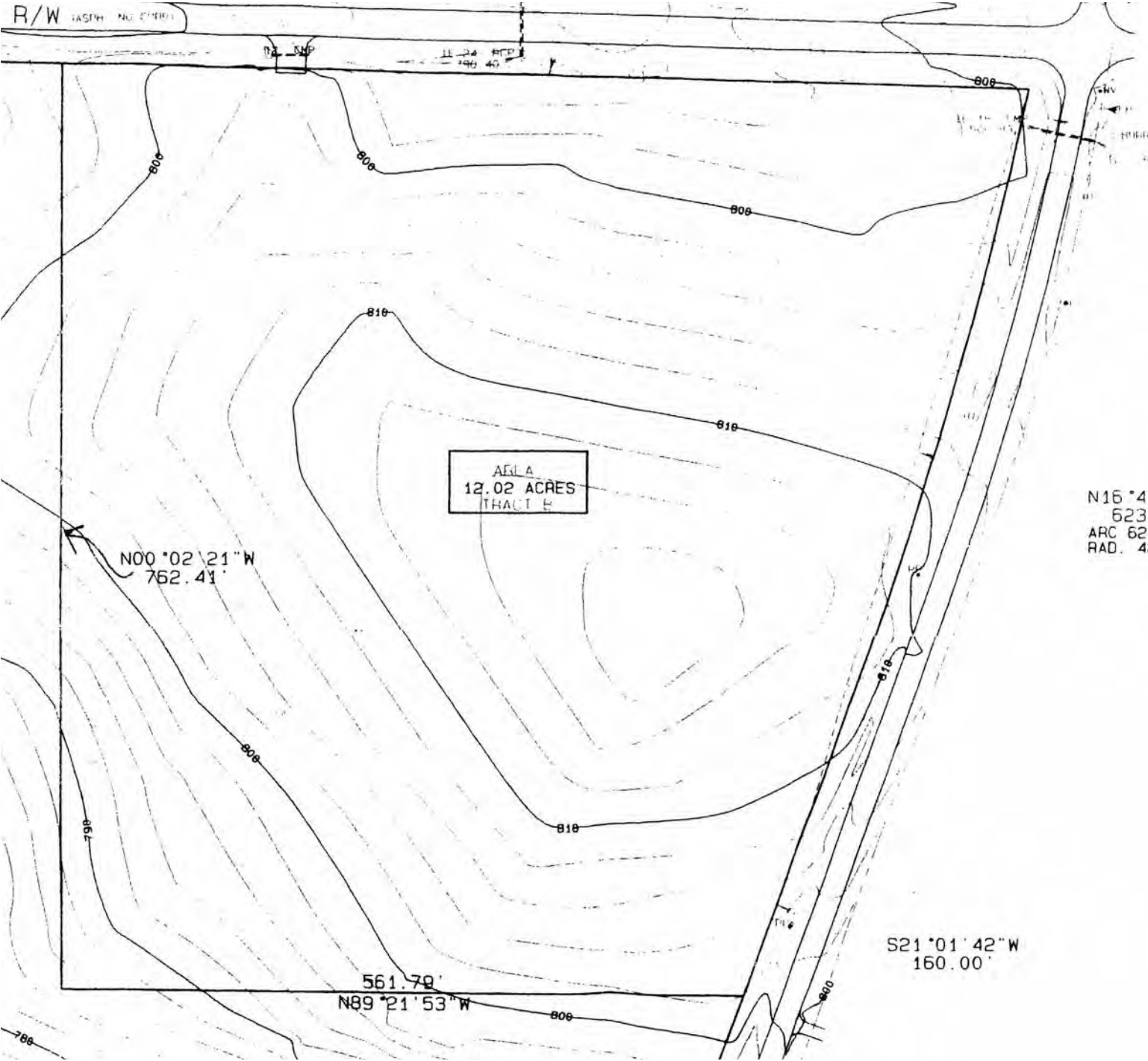
Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-731-8000  
[www.cbmacon.com](http://www.cbmacon.com)

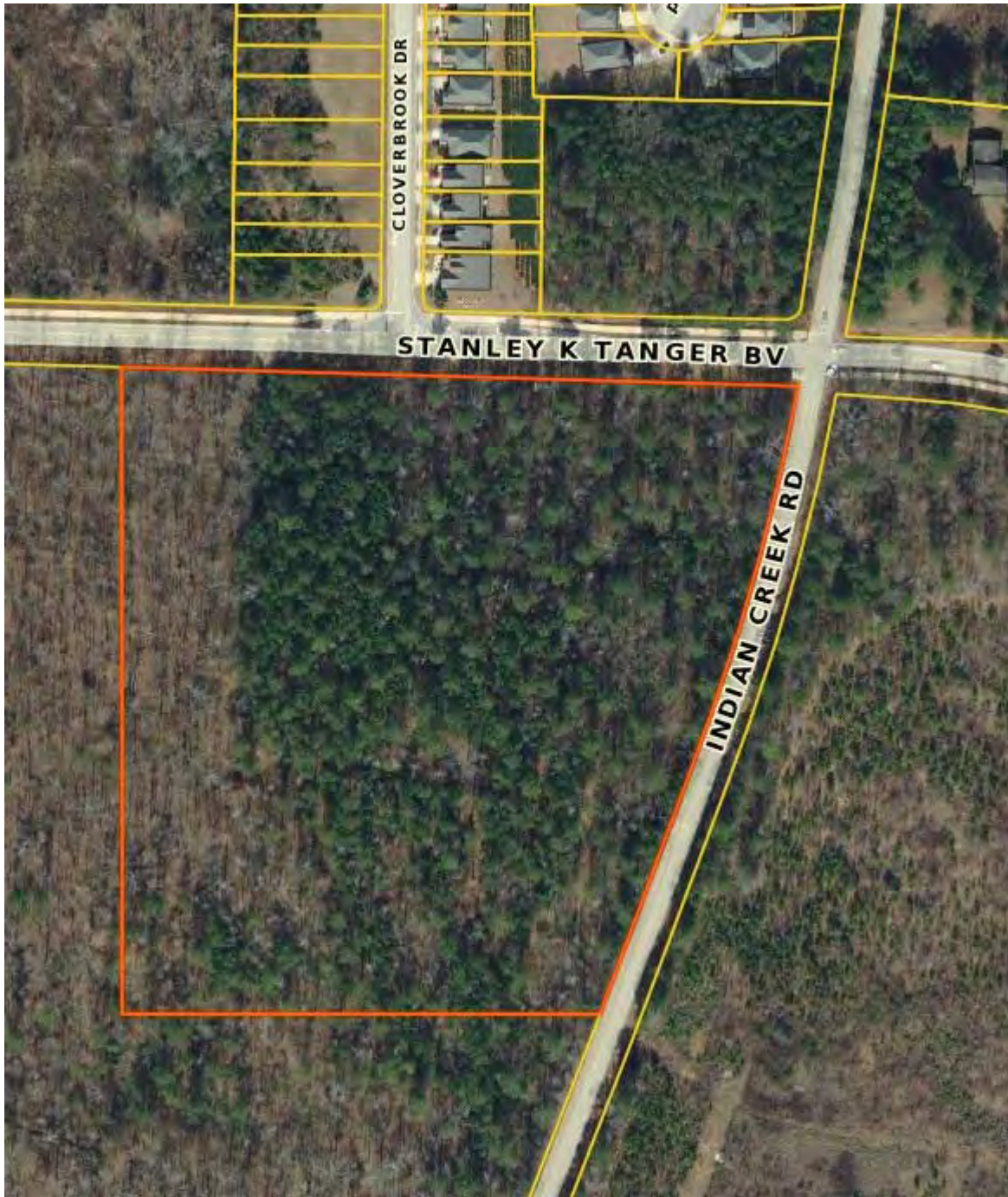
990 Riverside Drive  
Macon, GA 31201

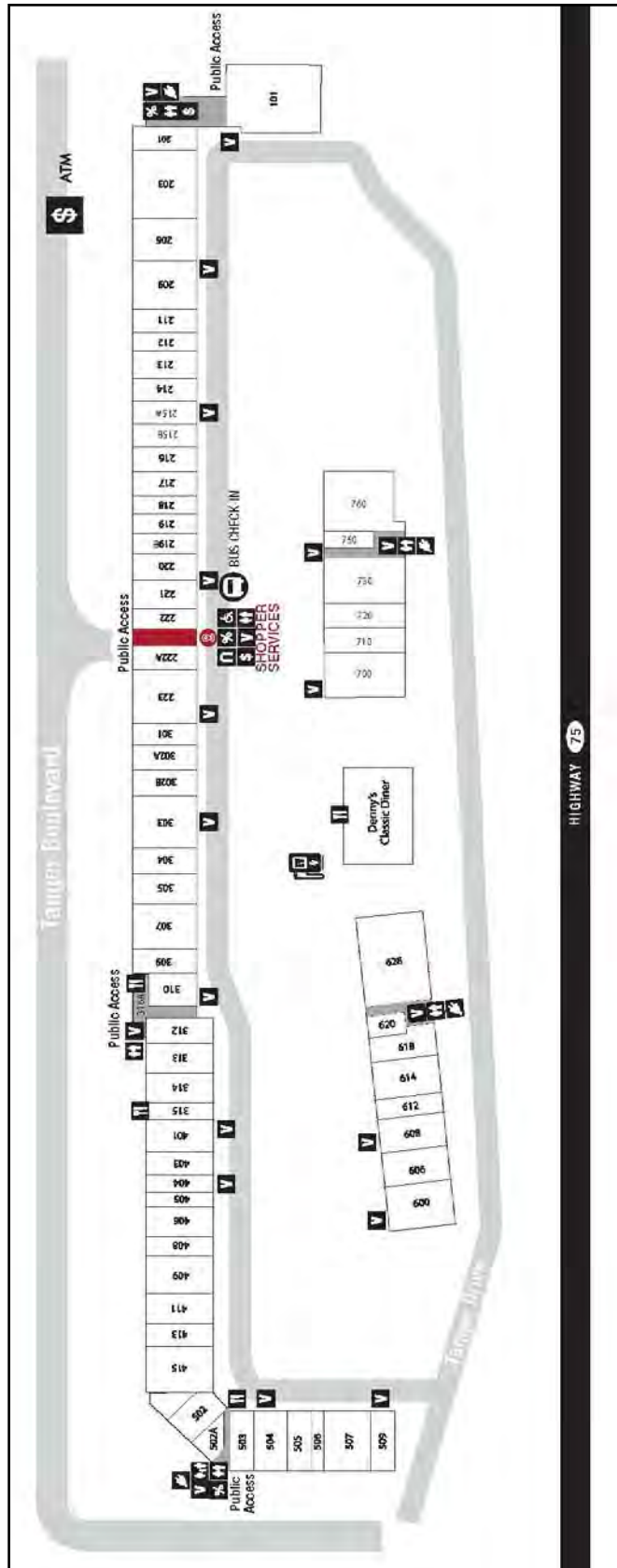


<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Subject property located at a busy signalized intersection</li> <li>• Less than two miles from Interstate 75 &amp; Tanger Outlet Mall</li> </ul>
<b>SITE INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 12.02 Acres</li> <li>• 800± Feet of frontage on Stanley K. Tanger Blvd.</li> <li>• 775± Feet of frontage on Indian Creek Road</li> </ul>
<b>TAX ID:</b>	129-01044004
<b>TOPOGRAPHY:</b>	Road grade
<b>ZONED:</b>	C-2, General Commercial
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	<ul style="list-style-type: none"> <li>• 76,900 vehicles per day on Interstate 75</li> <li>• 16,600 vehicles per day on GA Highway 42</li> </ul>
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• Water/Sewer: Henry County Water &amp; Sewage Authority</li> <li>• Electricity: Georgia Power</li> <li>• Gas: Atlanta Gas Light</li> <li>• Telephone: AT&amp;T</li> </ul>
<b>PROPERTY TAX BILL:</b>	\$5,972.71 (2019)
<b>NEIGHBORS:</b>	Georgia Department of Driver Services, Tanger Outlet Mall (See Pages 6-7), Ingles Grocery, McDonald's, IHOP, QT Fuel Center, Dairy Queen, Wal-Mart, Captain D's, Ramada Inn, LaQuinta Inn & Suites, Zaxby's, Burger King, McDonald's Denny's, Sunrise China, Mexican Grill, Huddle House, Pizza Hut, Subway, Taco Bell, Kentucky Fried Chicken
<b>SALES PRICE:</b>	<b>\$125,000/Per Acre</b>









**ACCESSORIES & JEWELRY**

<b>307</b>	American Eagle   Aerie	(678) 583-3443
<b>415</b>	Banana Republic Factory	(678) 432-5277
<b>219</b>	Bass Factory Outlet	(770) 914-2501
<b>760</b>	Brooks Brothers Factory Store	(770) 898-5152
<b>218</b>	Claire's	(770) 957-7476
<b>503</b>	Clarks Outlet	(770) 898-2596
<b>507</b>	Coach	(770) 898-0526
<b>201</b>	College Collectibles	(678) 610-5214
<b>504</b>	Dressbarn	(770) 914-1937
<b>101</b>	Forever 21	<b>Coming Soon</b>

<b>506</b>	Francesca's	(770) 914-5623
<b>305</b>	J.Crew Factory	(770) 914-3831
<b>403</b>	Jared Vault	(770) 914-6969
<b>505</b>	Kate Spade New York	(770) 954-9324
<b>618</b>	Kay Jewelers Outlet	(770) 957-6110
<b>312</b>	Lane Bryant Outlet	(678) 734-9586
<b>303</b>	LOFT Outlet	(770) 898-5188
<b>800</b>	Michael Kors	(678) 519-9851
<b>215B</b>	New York & Company Outlet	(678) 583-1518
<b>222</b>	Polo Ralph Lauren Factory Store	(678) 432-4775
<b>406</b>	Rue21	(770) 957-0096
<b>620</b>	Sanibel Sunglass Company	(678) 432-0058
<b>710</b>	Talbots Outlet	(678) 565-4013
<b>214</b>	Torrid	(770) 957-4346
<b>217</b>	Wilson's Leather	(678) 583-2188
<b>301</b>	Zales The Diamond Store Outlet	(770) 914-5683

**APPAREL**

<b>411</b>	Aeropostale	(678) 583-8736
<b>307</b>	American Eagle   Aerie	(678) 583-3443
<b>409</b>	Ann Taylor Factory Store	(678) 583-6761
<b>415</b>	Banana Republic Factory	(678) 432-5277
<b>219</b>	Bass Factory Outlet	(770) 914-2501
<b>413</b>	Bon Worth	(770) 914-1444
<b>760</b>	Brooks Brothers Factory Store	(770) 898-5152
<b>207</b>	Charlotte Russe Outlet	(770) 288-3380
<b>313</b>	Chico's Outlet	(770) 898-1845
<b>507</b>	Coach	(770) 898-0526
<b>730</b>	Columbia Factory Store	(770) 898-3511
<b>504</b>	Dressbarn	(770) 914-1937
<b>614</b>	Express Factory Outlet	(770) 282-3496
<b>222A</b>	Fila	(770) 415-9500
<b>101</b>	Forever 21	<b>Coming Soon</b>

<b>506</b>	Francesca's	(770) 914-5623
<b>209</b>	Gap Outlet	(678) 583-0726
<b>216</b>	Haggar	(770) 957-0011
<b>304</b>	HANESbrands	
<b>305</b>	J.Crew Factory	(770) 914-3831
<b>405</b>	Jockey	(770) 914-8787
<b>505</b>	Kate Spade New York	(770) 954-9324
<b>312</b>	Lane Bryant Outlet	(678) 734-9586
<b>509</b>	Levi's Outlet	(770) 898-0667
<b>303</b>	LOFT Outlet	(770) 898-5188
<b>720</b>	Lucky Brand Jeans	(770) 914-5515
<b>800</b>	Michael Kors	(678) 519-9851

<b>219B</b>	Nautica Factory Store	(770) 914-0091
<b>215B</b>	New York & Company Outlet	(678) 583-1518
<b>223</b>	Nike Factory Store	(770) 914-6877
<b>203</b>	Old Navy Outlet	(770) 898-5978
<b>401</b>	Papaya Clothing	(678) 610-6767
<b>222</b>	Polo Ralph Lauren Factory Store	(678) 432-4775
<b>406</b>	Rue21	(770) 957-0096
<b>710</b>	Talbots Outlet	(678) 565-4013
<b>309</b>	Tommy Hilfiger	(770) 957-7366
<b>214</b>	Torrid	(770) 957-4346
<b>700</b>	Under Armour	(770) 898-8588
<b>220</b>	Van Heusen	(770) 914-1288
<b>217</b>	Wilson's Leather	(678) 583-2188

**CHILDREN'S APPAREL**

<b>221</b>	Carter's Babies and Kids	(770) 957-7235
<b>209</b>	Gap Outlet	(678) 583-0726
<b>302B</b>	Gymboree Outlet	(770) 914-7715
<b>304</b>	HANESbrands	
<b>203</b>	Old Navy Outlet	(770) 898-5978
<b>314</b>	OshKosh B'gosh	(770) 914-7423
<b>222</b>	Polo Ralph Lauren Factory Store	(678) 432-4775
<b>608</b>	The Children's Place	(770) 954-3095
<b>700</b>	Under Armour	(770) 898-8588

**FOOD**

<b>701</b>	Denny's	(678) 432-4417
<b>502A</b>	Great American Cookies/Pretzelmaker	(770) 954-1058
<b>315</b>	HoneyBaked Ham and Cafe	(770) 898-0703
<b>316A</b>	Maui Wowi	(770) 957-2611
<b>316B</b>	Mini Melts	(470) 488-2577

**FOOTWEAR**

<b>219</b>	Bass Factory Outlet	(770) 914-2501
<b>760</b>	Brooks Brothers Factory Store	(770) 898-5152
<b>207</b>	Charlotte Russe Outlet	(770) 288-3380
<b>503</b>	Clarks Outlet	(770) 898-2596
<b>507</b>	Coach	(770) 898-0526
<b>310</b>	Famous Footwear Outlet	(770) 914-2672
<b>222A</b>	Fila	(770) 415-9500
<b>223</b>	Nike Factory Store	(770) 914-6877
<b>606</b>	Rack Room Shoes	(770) 914-1789
<b>408</b>	Skechers	(770) 288-2011
<b>608</b>	The Children's Place	(770) 954-3095
<b>214</b>	Torrid	(770) 957-4346
<b>700</b>	Under Armour	(770) 898-8588

**HOUSEWARES & HOME FURNISHINGS**

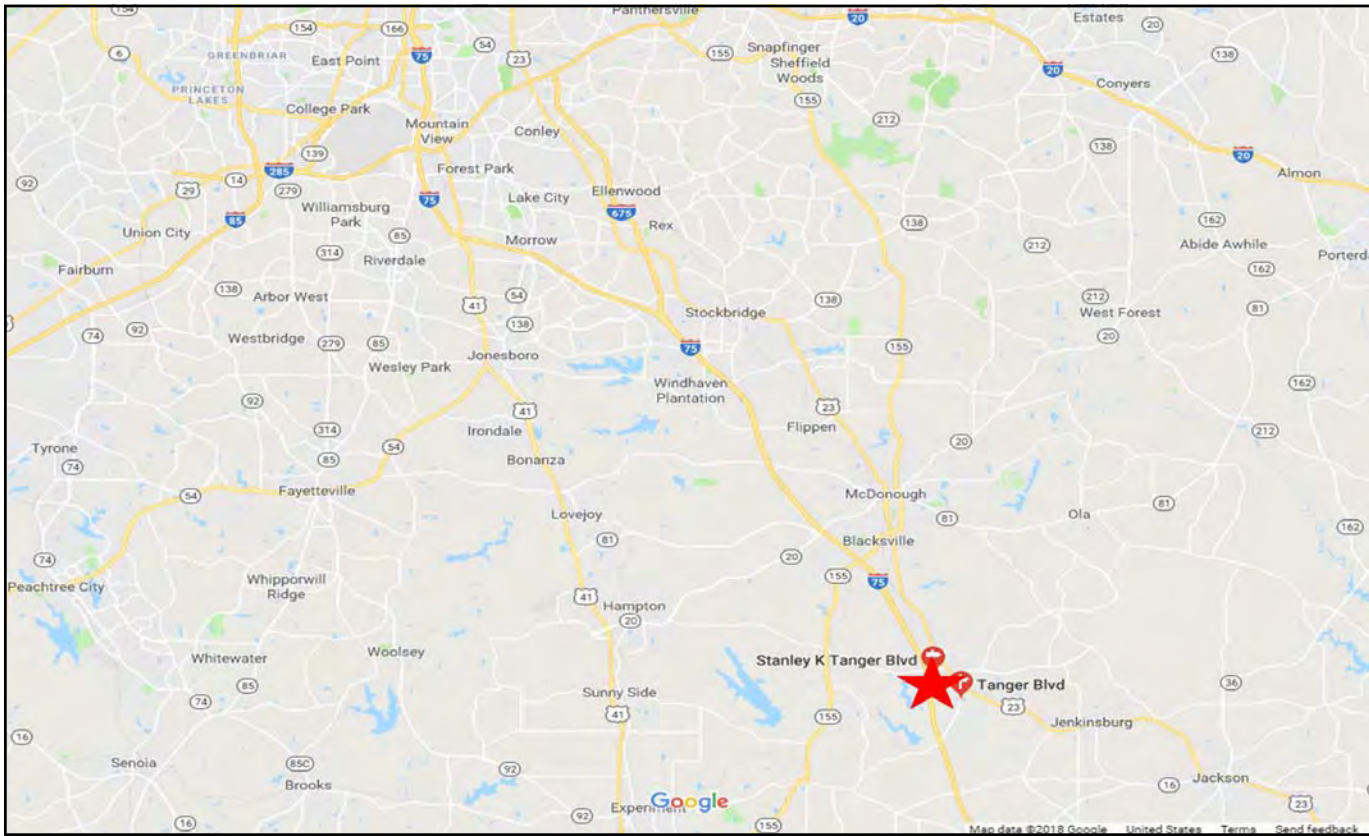
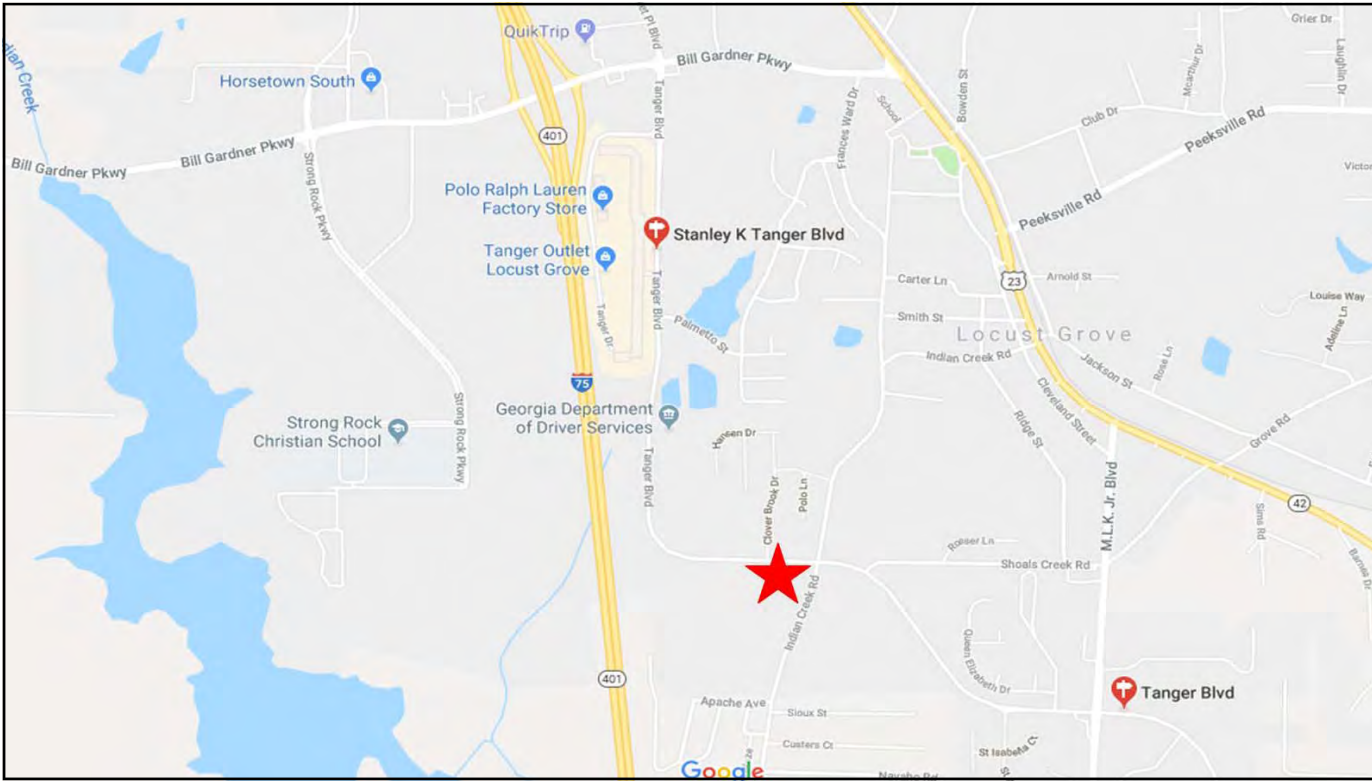
<b>502</b>	Kitchen Collection	(770) 954-9409
------------	--------------------	----------------

**SERVICES**

<b>222B</b>	Tanger Shopper Services	(770) 957-5310
-------------	-------------------------	----------------

**SPECIALTY**

<b>302A</b>	Bath & Body Works	(678) 583-1763
<b>212</b>	Book Warehouse	(678) 593-5079
<b>201</b>	College Collectibles	(678) 610-5214
<b>215A</b>	Direct Tools	(678) 783-8555
<b>750</b>	Fragrance Outlet	(770) 914-8288
<b>213</b>	Olive in a Bottle	(770) 957-5310
<b>404</b>	Perfumania	(770) 914-6575
<b>612</b>	Travelpro Luggage Outlet	(678) 884-5799







KEY FACTS

29,046

Population



3.0

Average Household Size

36.0

Median Age

\$68,044

Median Household Income

EDUCATION

12%

No High School Diploma



36%

High School Graduate



28%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



792

Total Businesses



8,614

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



16%

Services

4.7%

Unemployment Rate

INCOME



\$68,044

Median Household Income



\$27,363

Per Capita Income



\$150,624

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (20.2%)

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

Indicator	Value	Difference	
<\$15,000	7.1%	-5.5%	
\$15,000 - \$24,999	6.8%	-7.5%	
\$25,000 - \$34,999	7.5%	-4.9%	
\$35,000 - \$49,999	13.6%	-3.8%	
\$50,000 - \$74,999	18.9%	+4.0%	
\$75,000 - \$99,999	20.2%	+9.1%	
\$100,000 - \$149,999	15.8%	+3.0%	
\$150,000 - \$199,999	6.0%	+3.6%	
\$200,000+	4.1%	+2.1%	

Bars show deviation from Butts County



KEY FACTS

140,203

Population



2.9

Average Household Size

36.2

Median Age

\$59,773

Median Household Income

EDUCATION

12%

No High School Diploma



35%

High School Graduate



29%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



3,717

Total Businesses



44,349

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

27%



Services

14%

5.1%

Unemployment Rate

INCOME



\$59,773

Median Household Income



\$25,610

Per Capita Income



\$108,238

Median Net Worth

Households By Income

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

The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	8.6%	-4.0%	
\$15,000 - \$24,999	8.7%	-5.6%	
\$25,000 - \$34,999	8.3%	-4.1%	
\$35,000 - \$49,999	14.5%	-2.9%	
\$50,000 - \$74,999	20.3%	+5.4%	
\$75,000 - \$99,999	16.5%	+5.4%	
\$100,000 - \$149,999	15.3%	+2.5%	
\$150,000 - \$199,999	4.6%	+2.2%	
\$200,000+	3.3%	+1.3%	

Bars show deviation from Butts County

## KEY FACTS

305,866

Population



2.9

Average Household Size

37.0

Median Age

\$59,611

Median Household Income

## EDUCATION

12%

No High School Diploma



34%

High School Graduate



29%

Some College



25%

Bachelor's/Grad/Prof Degree

## BUSINESS



8,395

Total Businesses



89,696

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

14%



5.3%

Unemployment Rate

## INCOME



\$59,611

Median Household Income



\$26,309

Per Capita Income



\$110,342

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.7%)

Indicator	Value	Difference	
<\$15,000	8.3%	-4.3%	
\$15,000 - \$24,999	9.2%	-5.1%	
\$25,000 - \$34,999	8.4%	-4.0%	
\$35,000 - \$49,999	14.4%	-3.0%	
\$50,000 - \$74,999	20.0%	+5.1%	
\$75,000 - \$99,999	15.7%	+4.6%	
\$100,000 - \$149,999	15.3%	+2.5%	
\$150,000 - \$199,999	5.0%	+2.6%	
\$200,000+	3.7%	+1.7%	

 Bars show deviation from  
Butts County