

FOR SALE

+/- 22.77 AC - Commercial/Residential Development Opportunity - Henry County, GA

103 & 167 East Lake Road, McDonough, GA 30252

For More Information: Stephen Lovett

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Norton Commercial
434 Green Street
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NORTON

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OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	22.77 Acres
Utilities:	All Available
Current Zoning:	RA
Road Frontage:	+/- 1500' on East Lake Road
School District:	East Lake ES Union Grove MS Union Grove HS
Traffic Counts:	
East Lake Road:	11,900 VPD
Highway 155:	13,600 VPD

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this 22.77-acre tract in the heart of a developing commercial node within easy walking distance of the best rated Henry County schools. At a busy intersection roughly 1 mile east of the Stockbridge city limits and less than 2 miles north of the McDonough city limits in unincorporated Henry County, the property is currently zoned RA (Residential Agricultural); however, it is well-situated for medium to high density residential or commercial development. Currently, site is surrounded by both commercial and public/institutional uses. All utilities are available with access to both public water and sewer with multiple sewer manholes on the property. Site has mostly level topography with roughly 4.3 acres of flood plain including a beautiful +/- 2.5-acre pond on the southwestern corner of the property which would make a great feature in a residential development. **CALLING ALL DEVELOPERS!** The positioning of this site is ideal for development with great proximity to existing utilities, schools and commercial development.

LOCATION OVERVIEW

Just 15 miles southeast from the 285 Atlanta Perimeter and about 22 miles from Downtown Atlanta, this commercial intersection between Hwy 155 and East Lake Road is mostly built out with the subject property being located on the last remaining undeveloped quadrant. The property is walkable to the new Kroger that is under construction (**expected to open in 2024**), Chick-fil-A and other new retail and dining options. Located within the East Lake ES, Union Grove MS and Union Grove HS school districts.

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ADDITIONAL PHOTOS

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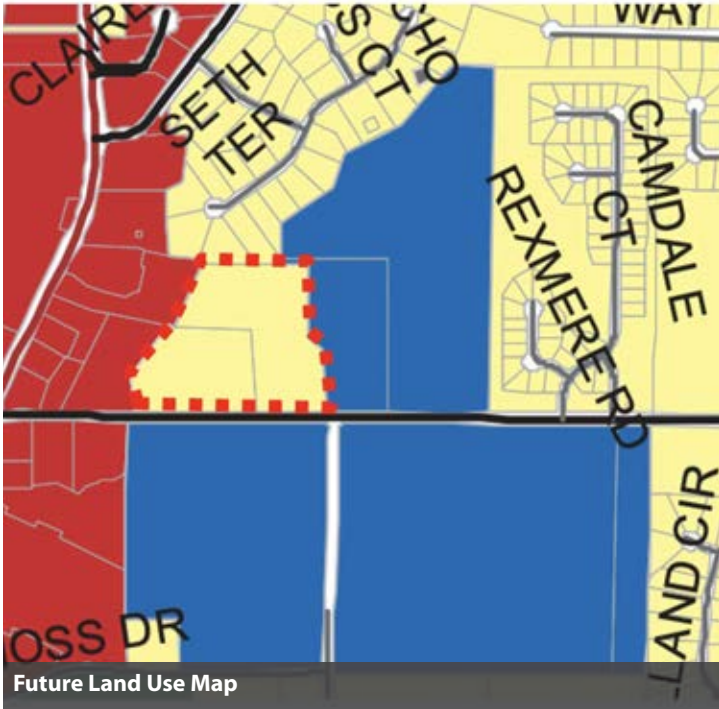
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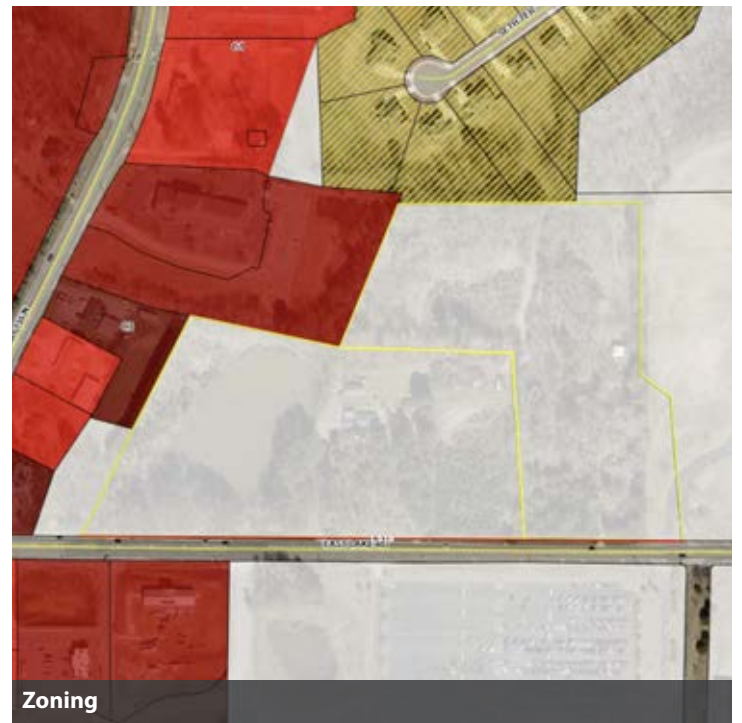
Future Land Use Map



Hydrology



Soils



Zoning

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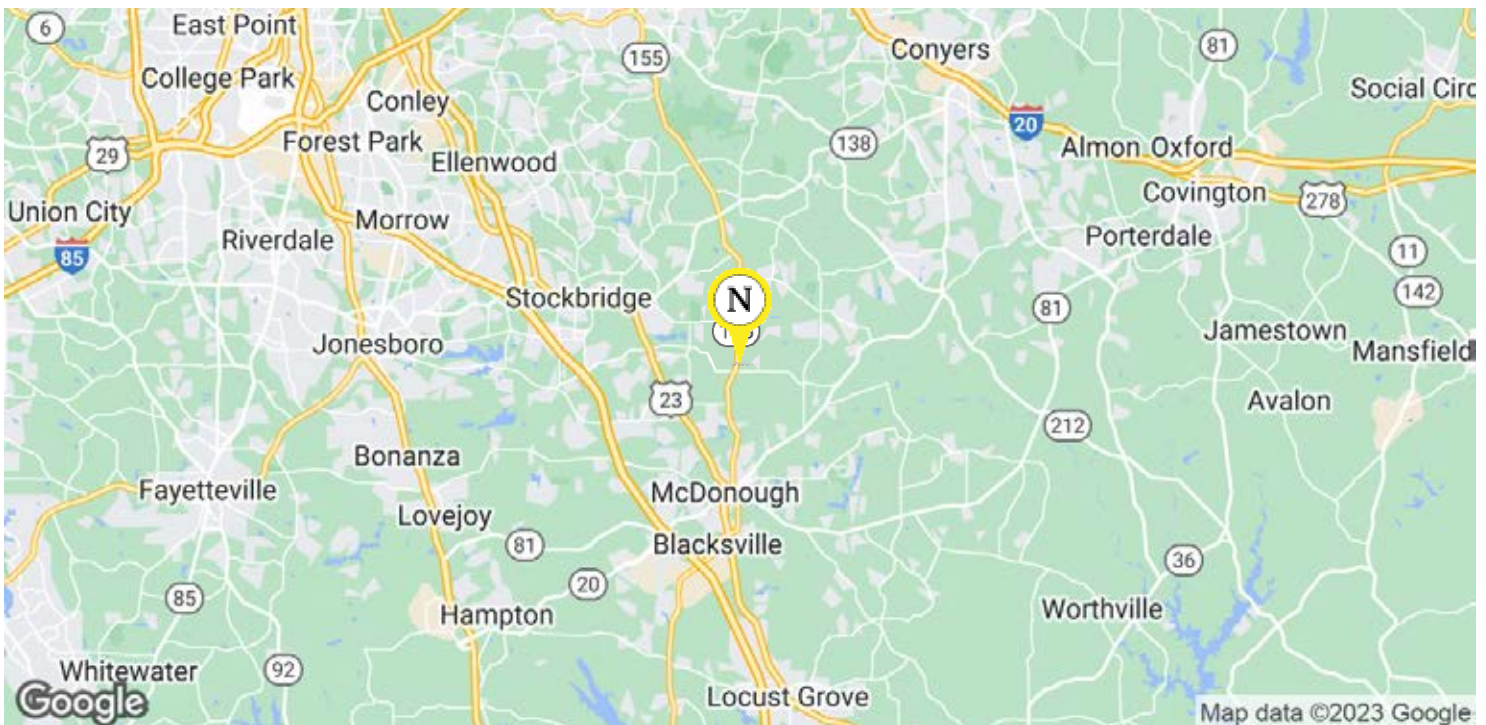
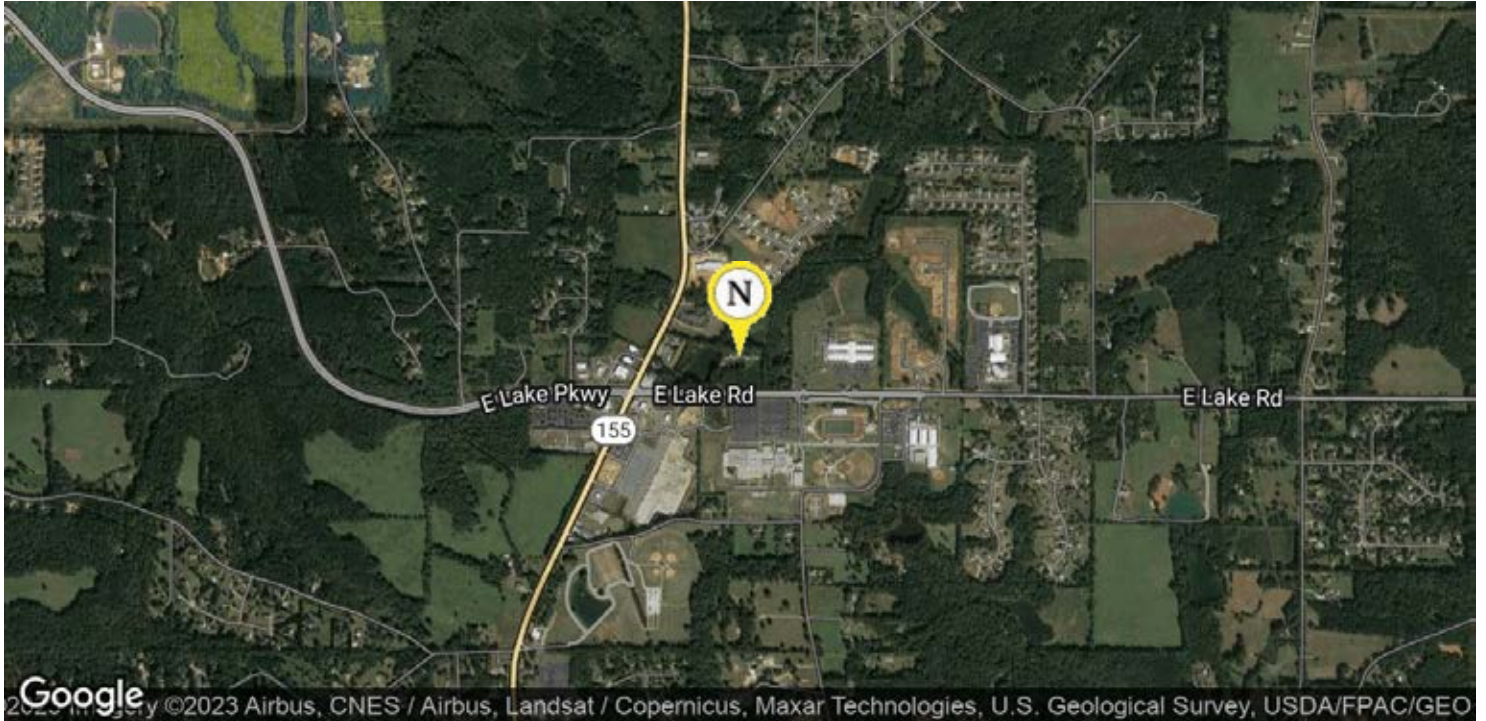
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LOCATION MAP

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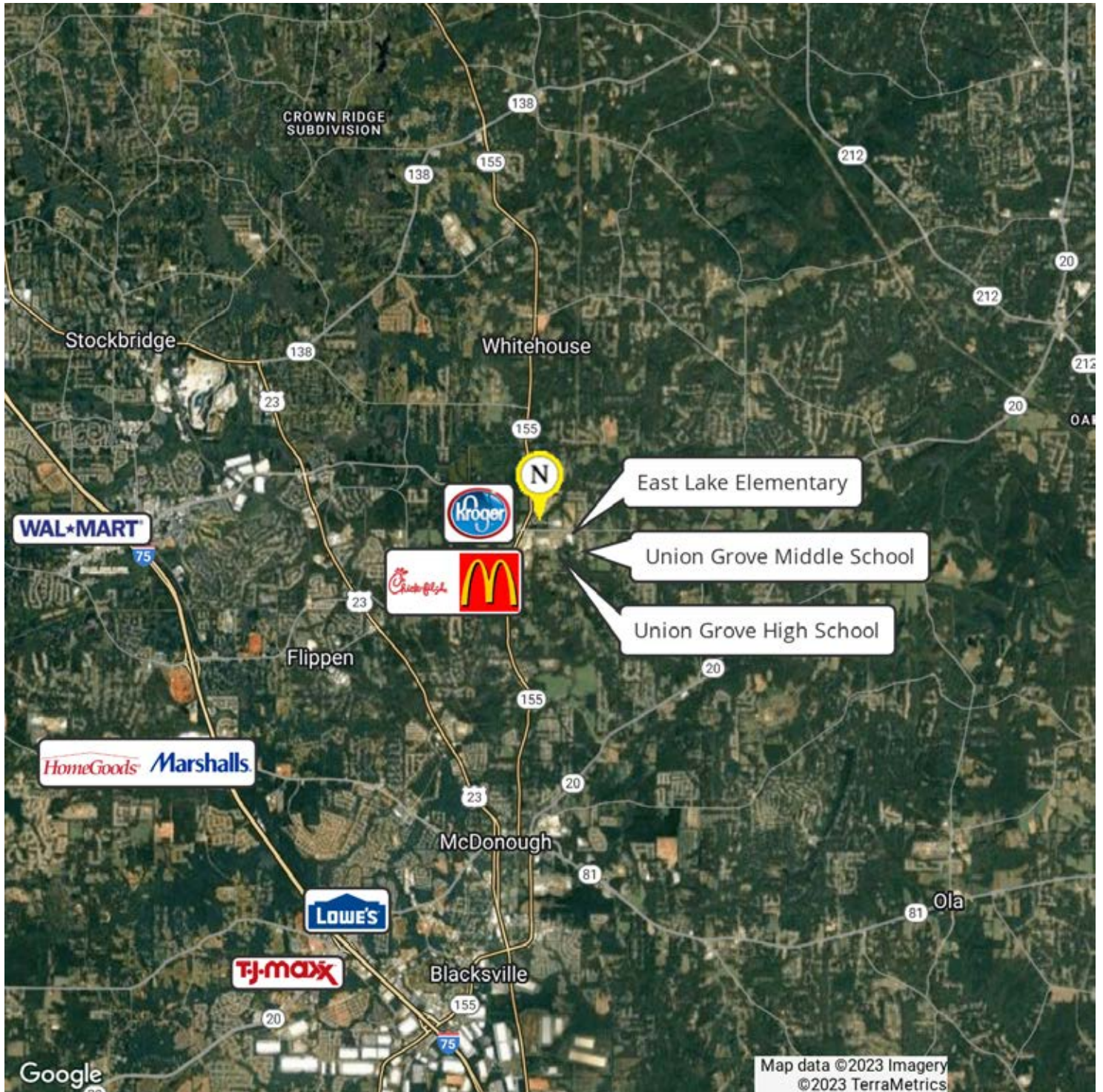
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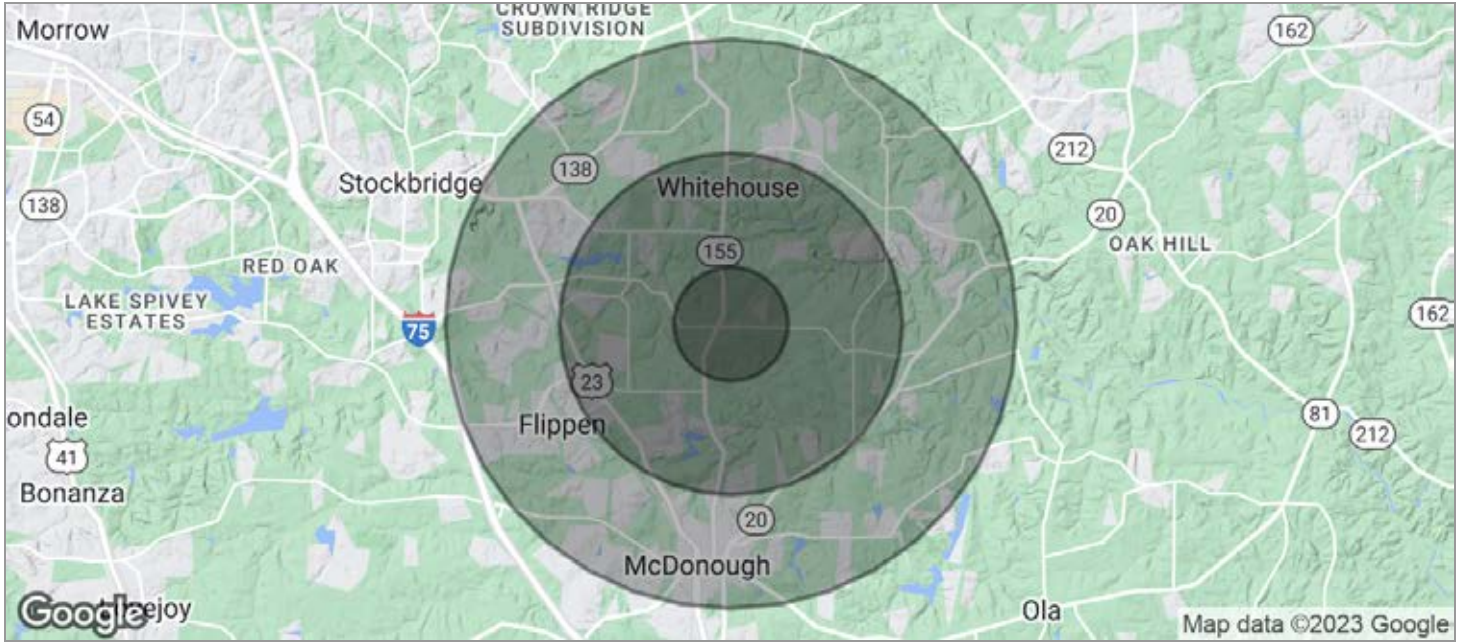
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,804	20,437	65,855
MEDIAN AGE	37.6	40.7	37.8
MEDIAN AGE (MALE)	40.5	38.5	36.2
MEDIAN AGE (FEMALE)	33.2	40.0	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	578	6,888	23,934
# OF PERSONS PER HH	3.1	3.0	2.8
AVERAGE HH INCOME	\$107,379	\$109,650	\$95,682
AVERAGE HOUSE VALUE	\$215,954	\$229,711	\$212,180

* Demographic data derived from 2020 ACS - US Census

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