

# SALE

## LAND ON HWY-138

2986 Highway 138 Southeast Jonesboro, GA 30236



### PROPERTY DESCRIPTION

This land parcel at 2986 Highway 138 Southeast offers a great opportunity for commercial development. The property is mainly clear and has access to all utilities and sewer. The property location is very close to Shops, restaurants, shops and many communities in addition is relatively close to School systems  
Arnold Elementary School 3.3 mi  
M. D. Roberts School Of The Arts 2.5 mi  
Jonesboro High School 2.8 mi

The OI zoning includes many permitted uses such as health care offices, children and adult day care, commercial business office and more.

### OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	3.309 Acres
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	326	1,656
Total Population	246	1,010	5,050
Average HH Income	\$92,092	\$89,585	\$80,635

**Adam Shekarabi**  
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### PROPERTY HIGHLIGHTS

- Right on Highway 138 Southeast with great Road access
- Only .9 mile from exit 228 on I-75 and about 2 miles from exit 1 on I-674
- All major utilities available
- Strong accessibility with paved highway access points
- Signage opportunities
- Flexible parcel dimensions accommodate varied site plans
- Ideal for institutional or private investors seeking land assembly
- Mainly clear with some gentle slope
- It includes a 2100 SQF home, that could be used for commercial business purposes such as office or day -care



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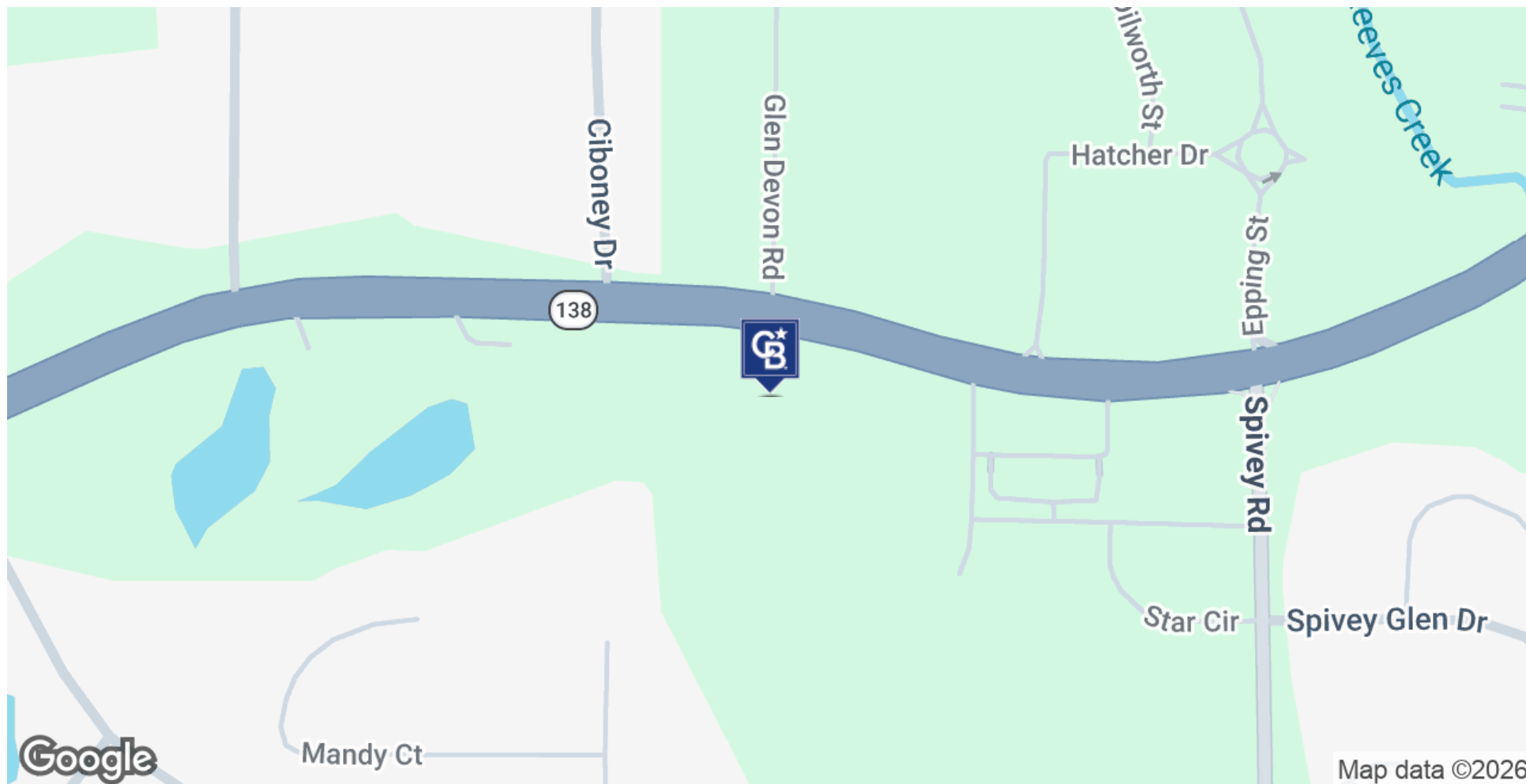
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**COLDWELL BANKER**  
**COMMERCIAL**  
BULLARD

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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	246	1,010	5,050
Average Age	39.8	38.7	35.9
Average Age (Male)	38.6	37.1	32.8
Average Age (Female)	40.5	39.6	37.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	80	326	1,656
# of Persons per HH	3.1	3.1	3
Average HH Income	\$92,092	\$89,585	\$80,635
Average House Value	\$309,485	\$298,290	\$273,122

2023 American Community Survey (ACS)

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