

SALE

DEVELOPMENT OPPORTUNITY - 1.01 AC

54 , 56 HWY 81 W

McDonough GA

SALE PRICE: \$1,390,000



PATRICK BARRY
ASSOCIATE BROKER
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Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

OFFERING SUMMARY

Sales Price:	\$1,390,000
Lot Size:	1.01 ac site
Property Usage:	Commercial
Traffic Count:	~22,400 Vehicles per Day on Hwy 81 and ~119,000 Vehicles per Day on I-75
I-75 Access:	~0.2 miles from I-75
Access:	One curb cut and easement to the hotel beside the property
Utilities:	All public utilities are available to site
Neighbors:	Walmart, Lowe's, Hobby Lobby, TJ Maxx, Dollar Tree, Chick-Fil-A, Starbucks, JC Pennys, Hilton Garden Inn, Panda Express, CookOut, Academy Sports, Texas Roadhouse, Miller's Ale House, Culver's, Dave & Buster's, BJ's Wholesale and many more!

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MCDONOUGH, GA

PROPERTY OUTLINE



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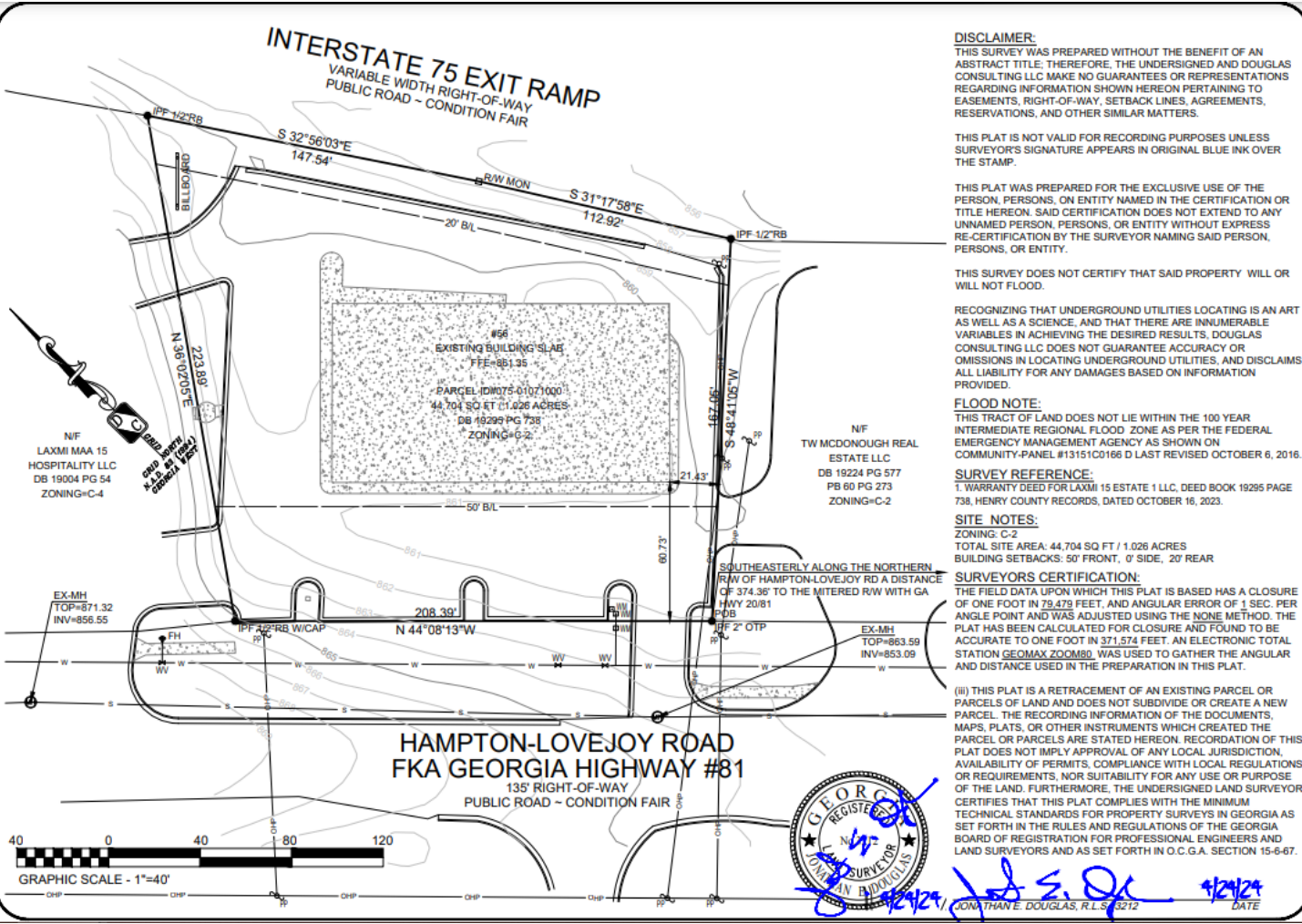


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PROPERTY SURVEY



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NO	REVISION	DATE
1	ADD UTILITIES	4/24/24
2	*****	*****
3	*****	*****
4	*****	*****

SURVEY FOR:
LAXMI 15 ESTATE 1 LLC
56 HIGHWAY 81
MCDONOUGH, 30253
PARCEL ID #075-01071000
LAND LOT 162 OF THE 7TH DISTRICT
HENRY COUNTY, GEORGIA

DOUGLAS CONSULTING LLC
3140 GLENVIEW C
LEANS, GEORGIA 30248
GEOGRAPHIC INFORMATION SYSTEMS
SURVEYING, LAND PLANNING, CONSTRUCTION LAYOUT, & CUSTOMER SERVICE

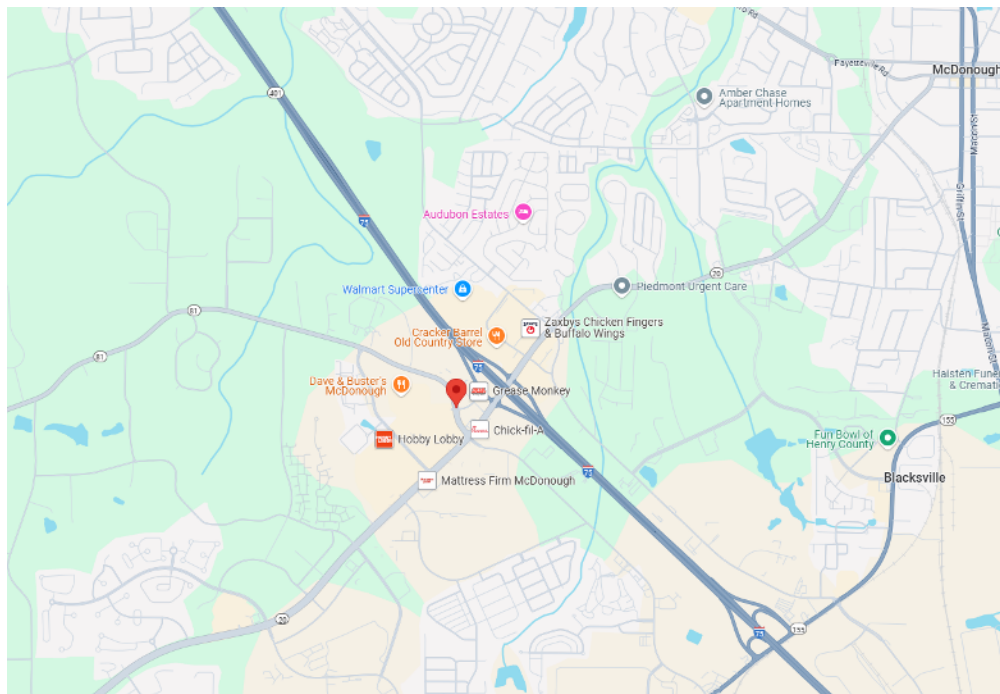
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CHECKED: JED
DRAWN: HNF
SCALE: 1"=40'
FIELD DATE: 04-08-2024
DWG. DATE: 04-22-2024
JOB NO.: 58 HWY 81 - MCDONOUGH

SHEET 1 OF 1

SALE

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MCDONOUGH, GA



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DEMOGRAPHICS - 5 MILE RADIUS

KEY FACTS

86,497

Population



Average Household Size

36.7

Median Age

\$87,114

Median Household Income

EDUCATION

6%

No High School Diploma



30%

High School Graduate



33%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



2,893

Total Businesses



31,669

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

26%



Services

13%

4.9%

Unemployment Rate

INCOME



\$87,114

Median Household Income



\$36,571

Per Capita Income



\$235,656

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (26.0%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff
<\$15,000	5.6%	+1.4%
\$15,000 - \$24,999	3.2%	+0.4%
\$25,000 - \$34,999	4.2%	-0.5%
\$35,000 - \$49,999	9.6%	-1.9%
\$50,000 - \$74,999	19.5%	-0.1%
\$75,000 - \$99,999	14.3%	+0.4%
\$100,000 - \$149,999	26.0%	+2.7%
\$150,000 - \$199,999	11.1%	-1.7%

Bars show deviation from Henry County ▼