

SALE

HIGHWAY 138 ASSEMBLAGE

2986 Highway 138 Southeast Jonesboro, GA 30236



PROPERTY DESCRIPTION

This assemblage offers an excellent opportunity for commercial development in one of the fastest-growing corridors of Clayton County and South Metro Atlanta. Strategically positioned along the busy Highway 138 SE commercial corridor, this property provides great accessibility, and development potential for investors, developers, medical users, and professional office operators.

The property is primarily clear and has access to major utilities and sewer, making it well suited for a variety of commercial and institutional projects. The location is surrounded by a mix of established and Newley residential communities, retail centers, restaurants, healthcare providers, and business services. The property benefits from strong traffic counts and continued area growth. Schools are included:

- Arnold Elementary School — approximately 3.3 miles
- M. D. Roberts School of the Arts — approximately 2.5 miles
- Jonesboro High School — approximately 2.8 miles

The OI (Office Institutional) zoning allows for many permitted uses including healthcare offices, professional business offices, children and adult daycare facilities, and more.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	Estimated 6.5 Acres

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
(770) 632-1774



COLDWELL BANKER
COMMERCIAL
BULLARD

SALE

HIGHWAY 138 ASSEMBLAGE

2986 Highway 138 Southeast Jonesboro, GA 30236

Building Name	Highway 138 Assemblage
Property Type	Land
Property Subtype	Office
APN	12043B A043, 12043B A015
Lot Size	Estimated 6.5 Acres
Number of Lots	1



- 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-All major utilities available
- Road frontage: 377 feet on GA-138
- 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
- The property also includes an approximately 2,100 SF existing home, which may offer potential for conversion into a medical office, professional business office, daycare, or other permitted commercial use, subject to

Adam Shekarabi
(770) 632-1774



COLDWELL BANKER
COMMERCIAL
BULLARD

Sec. 3.15 OI Office Institutional District Intent, Permitted Uses and Conditional Uses.

OI Office Institutional District

3.15 OI District Intent, Permitted Uses and Conditional Uses

<p>District Intent</p> <p>District is to capitalize on the office uses that have developed and around the Airport. Standards encompass greater building heights, shared parking allowances and adoption of high quality architectural design and materials.</p> <p>Permitted Uses</p> <ul style="list-style-type: none"> • Ambulatory surgery centers • Artisan galleries and theaters • Automobile broker • Cafes and restaurants, Cafeterias, snack shops, and coffee shops, which may feature outdoor dining, excluding drive-in and drive-through restaurants. Restaurants may only be established on a lot on which the office or institutional floor area is a minimum of 100,000 square feet. Fast food restaurants without drive through windows shall be limited to no more than 10 percent of the total floor area devoted to retail and service uses on a lot, and shall occupy no more than 10 percent of any floor in a building. • Cannabidiol (CBD oil) sales • Banks and loan associations. Financial establishments • Colleges, universities, and vocational or technical schools • Fitness centers and gyms; Health clubs and spas • Florist and gift shops • Libraries • Museums and art galleries • Offices 	<p>Permitted Uses (continued)</p> <ul style="list-style-type: none"> • Medical offices, clinics, and physical therapy facilities • Child and adult day care center (Sec. 6.11) • Pharmacy • Photographic studio • Professional and business offices • Research, experimental, or testing laboratories • Retail and service uses, provided these uses shall be limited to employee convenience, business-oriented retail, and service establishments such as computer hardware and software companies, commercial art, drafting, office equipment and supply stores, printing and copying services, court reporter, courier services, delivery services, and teleconferencing centers personnel services and training centers, tailor shops, shoe repair shops • Schools of dance, music or similar instruction 	<p>Conditional Uses</p> <ul style="list-style-type: none"> • Personal Service Shop • Dry cleaning agencies, pressing establishments, and laundry pick-up stations • Service/labor/fraternal organization meeting halls and offices • Funeral home, mortuary, and crematory • Places of worship, theaters, and amphitheatres (Sec. 6.13) • Wireless telecommunication facility/tower (Sec. 6.37) <p>Accessory Uses</p> <ul style="list-style-type: none"> • Uses customarily accessory to any use permitted in the OI District. • Parking garages, parking decks, and surface parking lots, only as an accessory use limited to the number of spaces required by ordinance for the intensity of the permitted use to which the parking is accessory.
---	---	---

<p>Use Notes and Subdivision Specifications</p> <ul style="list-style-type: none"> • The Use Matrix at the end of this Article provides detailed use listings. • The Overlay Districts shall apply as specified in Article 4 of this Ordinance. • Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance. • The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

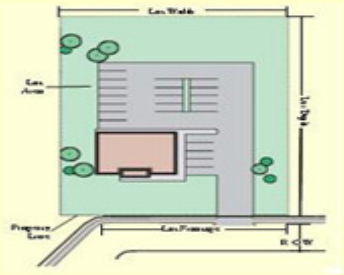

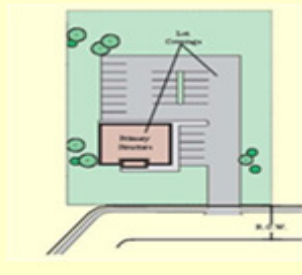
(Ord. No. 2017-41, § 3, 5-30-17; Ord. No. 2022-279, § 2, 12-20-22)

Sec. 3.16 OI Office Institutional District Standards.

OI Office Institutional District

3.16 OI District Standards

The following standards shall apply to all new development in the OI District and to existing development on which an addition is planned that is greater than half the existing floor area or remodeling of more than one half of the building facade. Any expansion of a parking lot greater than half the area of the existing parking lot shall trigger compliance with all parking lot standards of the Ordinance, including landscaping standards.

 <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> 30,000 square feet <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> 100 feet <p>Maximum Lot Depth:</p> <ul style="list-style-type: none"> None, provided that no "through lot" shall be created <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> 100 feet on a public and/ or private street with access from said public and/ or private street <p>Sewer and Water:</p> <ul style="list-style-type: none"> Requires connection to public water and sewer 	 <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> 40 feet when adjacent to an Arterial Rd 30 feet when adjacent to a Collector Rd 20 feet when adjacent to a Local Road 20 feet when adjacent to a Private Road <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> 0 feet 10 feet, when interior wall has windows, doors, or other openings 25 feet when abutting a residential zoning district or residential use <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> 15 feet abutting non-residential 35 feet abutting a residential zoning district or residential use 	 <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> All primary and accessory structures, and impervious surface can not exceed 70% of the lot area.
--	---	--

Maximum Structure Height:

- 75 feet for the Primary Structure
- 35 feet for Accessory Structures
- All telecommunication facilities shall conform to the requirements of Article 6

Additional Development Standards That Apply

Lot/Yard, Standards..... (LY)	Sight Visibility Standards (SV)
Height Standards (HT)	Public Improvement Standards..(PI)
Septic Tank Standards (ST)	Fence and Wall Standards (FW)
Accessory Use/ Structure Standards ..(AS)	Large Scale Retail Standards (LR)
Architectural Standards (AC)	Parking Standards.....(PK)
Home Occupations Standards (HO)	Loading Standards.....(LD)
Day Care Facilities Standards (DCF)	Landscaping Standards.....(LA)
Personal Care Home Standards.....(PCH)	Buffer Yard Standards.....(BY)
Places of Worship Standards.....(POW)	Outdoor Lighting Standards.....(OL)
Public/ Private School Standards.....(PPP)	Telecommunication Facility.....(TF)
Performance Standards (PS)	Sign Standards(SS)
Automobile Vehicle Sales.....(AU)	

Additional Development Standards for OI

Sec. 1.0 Building Orientation

1. All buildings sited on the periphery of the development and fronting on a public street shall be oriented to the thoroughfare of greatest traffic intensity based on traffic volume, number of travel lanes and pedestrian activity. Buildings may also be oriented to accessible open space and courtyards.
2. Individual uses shall have pedestrian entrances directly adjacent to the public sidewalk and oriented toward the thoroughfare of greatest intensity. This requirement shall not preclude secondary entrances at the side or rear of buildings.
3. Buildings may be oriented to face a courtyard and individual uses may have pedestrian entrances that open directly on to a courtyard.

Sec. 2.0 Architectural Standards

- A. *Fenestration in the OI District.* Architectural design of all buildings and structures shall adhere to the following standards:
1. Windows and pedestrian entrances shall be provided on all primary building facades. Buildings on corner lots shall also provide windows on the secondary facade with pedestrian entrances on such facades provided at the owner's option.
 2. The length of primary facades shall not exceed 40 feet without intervening articulation, fenestration, architectural detailing or entryway.
 3. Significant building elements such as porches, canopies, towers, entry features, etc. that visually divide the facade shall be incorporated into building design.
 4. A maximum of 25 percent of fenestration treatments may utilize architectural detailing in lieu of glass materials to meet the fenestration treatment standards.
 5. Pedestrian entrances may be used to comply with the fenestration treatment standards.
 6. Service/utility areas or enclosures shall not be located in or be visible from public plazas or courts.
 7. Mechanical equipment shall not be installed in the front yard or the street side of the side yard of a corner lot.

-
- B. *Building Materials.* Exterior facades shall utilize brick, glass, hard coat stucco or approved Dryvit stucco, stone (including faux stone) or cement-based siding materials. Metal or metallic materials may be permitted, but shall not constitute more than 20 percent of any individual facade.
- C. *Streetscape/Pedestrian Scale.*
1. Pavements, street trees, pedestrian scale lighting, street lights, benches, signs, trash receptacles, etc. along streets should be consistent and create an identifiable character for the development.
 2. Street trees with tree grates and landscaping are required on primary and secondary streets and medians.
 3. Sidewalks shall be constructed of concrete. Special textured pavers, brick, colored concrete, and pavers or a combination of these materials that provide patterns and/or decorative tones shall be used to accent sidewalk and plaza areas.
 4. A 10-foot wide streetscape is required on both sides of all public streets in the development. The streetscape includes a 4-foot curb zone (for street trees, street lights, landscaping and pedestrian amenities) and a 6-foot wide sidewalk.
- D. *Parking Lot Landscaping.*
1. One (1) canopy tree shall be planted throughout designated parking areas for every eight parking spaces.
 2. Individual parking bays shall be separated by a landscape median having a minimum width of eight feet. In addition, end aisle landscaped islands having a minimum width of eight feet and a minimum depth of 16 feet shall be established for every 10 parking spaces.
 3. Parking lots fronting on any street shall be screened by a landscaped buffer having a minimum horizontal dimension of five feet and using the following, additional screening techniques. Acceptable screening shall be of durable construction materials and/or appropriate landscaping including:
 - a. A trellis or grillwork of steel or cast iron with vines;
 - b. A low masonry or stone wall or planter between 36 and 42 inches high combined with a five-foot landscaped buffer;
 - c. Landscaped buffer of trees and evergreen shrubs sufficient to form a solid screen; or
 - d. Landscaped berm of sufficient height and width to visually obscure parking areas.
- E. *Parking Lot Standards.*
1. Shared parking between land uses is encouraged where it can be demonstrated that parking demands of the respective uses occur at different times of the day or on different days.
 2. Parking areas shall be designed as smaller, scattered lots rather than large lots and be screened from view from adjacent streets and building occupants. A guideline of 48 spaces as an upper limit is encouraged.
 3. Parking lots shall not be located between the primary facade of buildings and the street.
 4. Parking lots exceeding 48 spaces on a collector or local street or 100 spaces on an arterial shall be divided into smaller connected lots to minimize the impact of vehicles. Creation of substantially landscaped areas no less than eight feet wide shall be provided to divide large parking areas.
 5. Curb cuts for parking lots should be minimized by requiring shared entrances and exits, where appropriate. All developments shall provide interparcel access, with written agreements between adjacent property owners subject to approval by the Clayton County Department of Transportation.

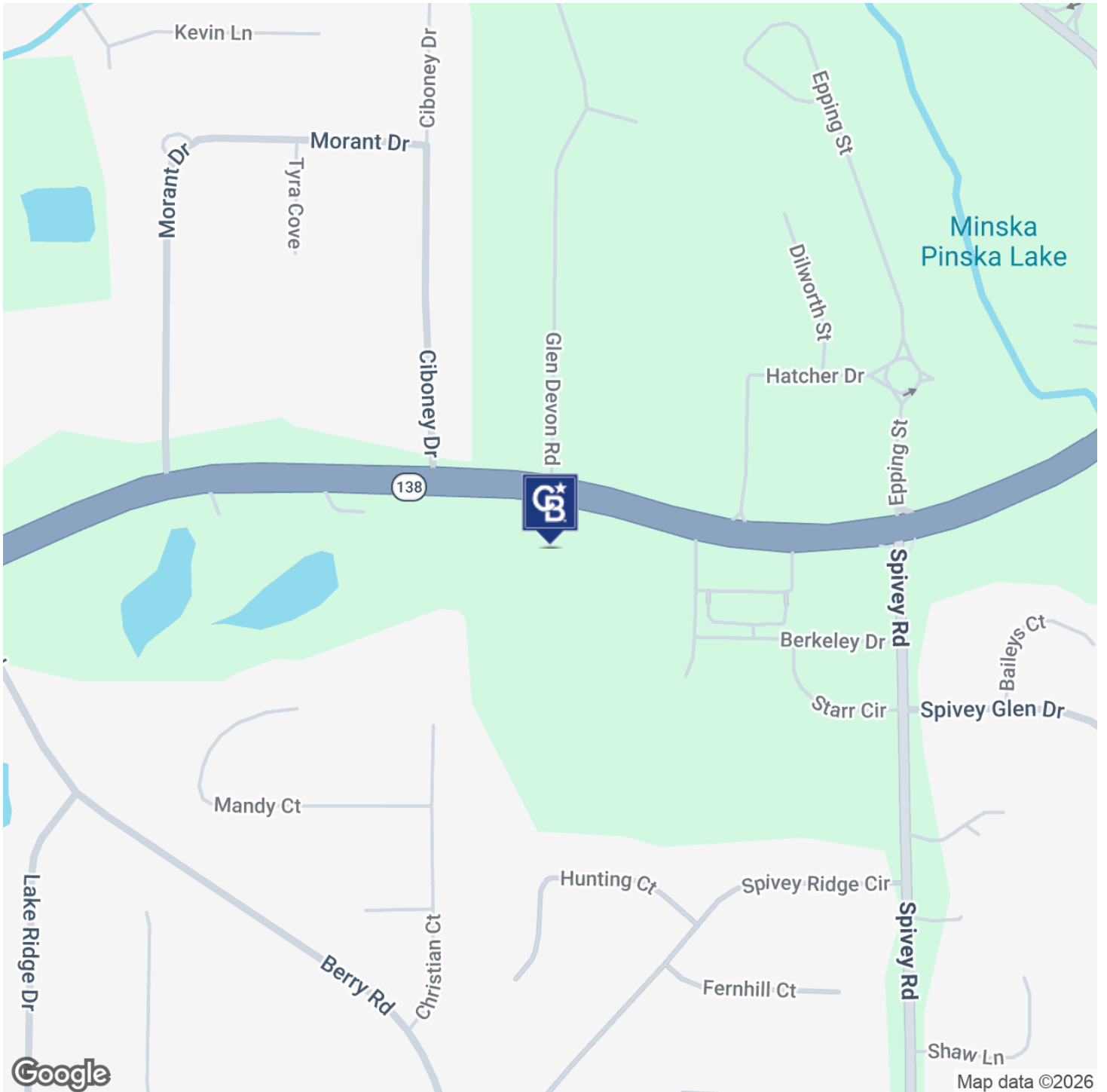
-
6. A pedestrian crosswalk shall be provided at all parking lot entrances and exits.
 7. Lighting shall be provided in parking lots and adjacent landscaped areas for greater visibility and security. All site lighting shall be designed to prevent spillover onto adjacent residential property.
 8. Permeable pavements, excluding such materials intended for industrial applications such as #57 stone, are permitted. Parking requirements may be reduced up to 10 percent in exchange for application of Low Impact Development design that routes stormwater into landscaped areas rather than sheet flowing to a storm water collection device.

(Ord. No. 2017-41, § 3, 5-30-17; Ord. No. 2018-25, § 5, 3-20-18)

SALE

HIGHWAY 138 ASSEMBLAGE

2986 Highway 138 Southeast Jonesboro, GA 30236



Adam Shekarabi
(770) 632-1774

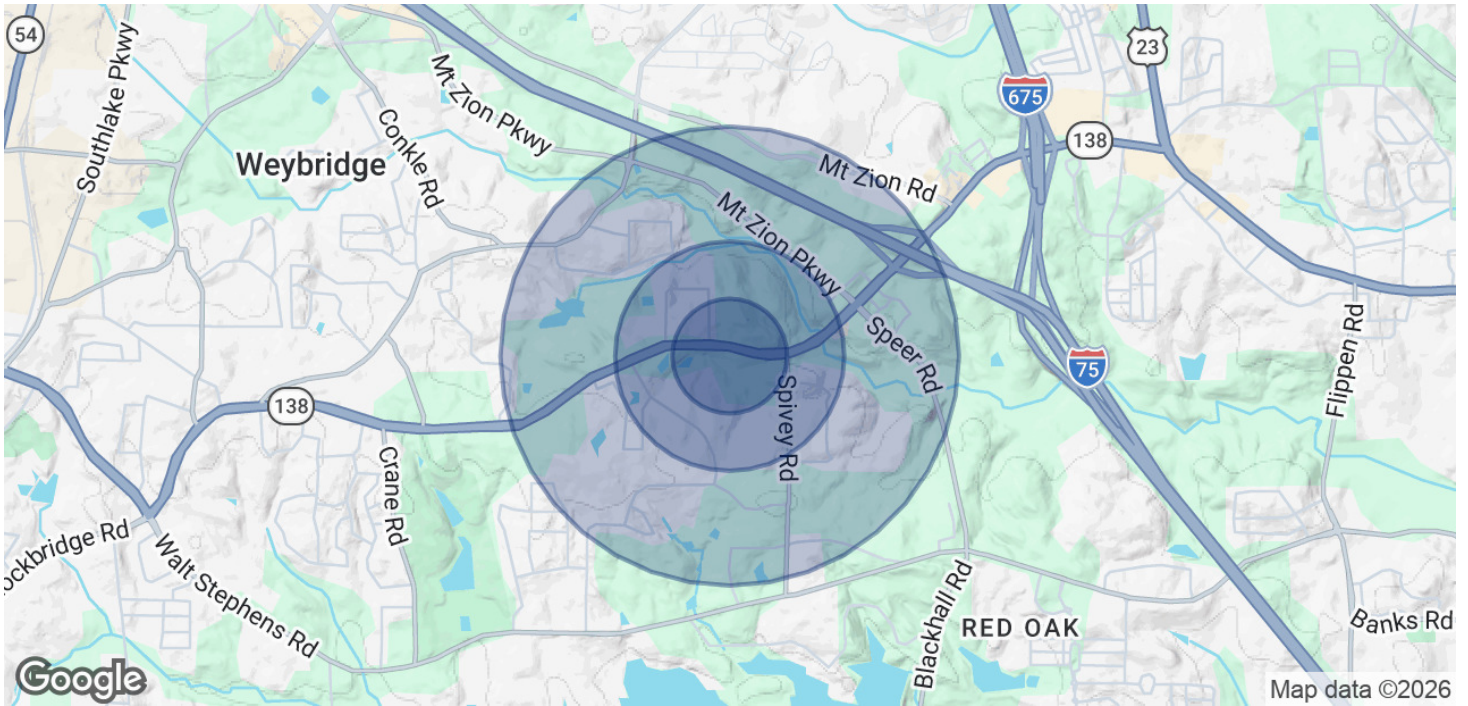


COLDWELL BANKER
COMMERCIAL
BULLARD

SALE

HIGHWAY 138 ASSEMBLAGE

2986 Highway 138 Southeast Jonesboro, GA 30236



POPULATION	0.25 MILES	0.5 MILES	1 MILE
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

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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)

Adam Shekarabi
(770) 632-1774



COLDWELL BANKER
COMMERCIAL
BULLARD