FOR SALE

± 10.88 AC – COMMERCIAL OR RESIDENTIAL DEVELOPMENT OPPORTUNITY

0 HWY 138 & N MAIN ST | JONESBORO, GA 30236 | CLAYTON CO.

STEPHEN LOVETT | ZACH TIBBS

NORTON SINCE 1928 ™

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OFFERING SUMMARY

$1,950,000

± 10.88 Acres

Current Zoning: **RTH**

All Utilities Available including Sewer

Road Frontage
± 685’ on Highway 138
± 80’ on N Main St

Highway 138: 27,400 VPD
N Main St: 7,900 VPD
US-19: 48,600 VPD

Lee Street Elementary School
Jonesboro Middle School
Jonesboro High School

CLAYTON COUNTY

A HIGH-ACCESS SOUTH ATLANTA LOCATION DRIVEN BY AIRPORT PROXIMITY, REGIONAL CONNECTIVITY, AND STRONG EMPLOYMENT ACCESS

TRANSIT & HIGHWAY CONNECTIVITY
Positioned between I-75 & I-85

RESIDENTIAL DEMAND
Surrounded by established neighborhoods Driven by Atlanta commuters

AIRPORT EMPLOYMENT ACCESS
Roughly 15 minutes to ATL Airport

ESTABLISHED RETAIL CORRIDOR
Nearby shopping, dining and service amenities

Located in **Clayton County**, on the south end of the Atlanta metropolitan area, the subject property benefits from proximity to major employment centers, transportation corridors, and established residential communities. Clayton County sits just south of Downtown Atlanta and is anchored by **Hartsfield-Jackson Atlanta International Airport**, the world's busiest airport and one of the region's largest employment hubs.

The area is supported by strong regional connectivity through nearby interstate corridors including **I-75 and I-85**, providing efficient access throughout the Atlanta metropolitan area. Established residential neighborhoods, retail corridors, and daily service amenities throughout Jonesboro and the surrounding Clayton County market continue to support long-term housing demand for commuters working throughout the metro area.

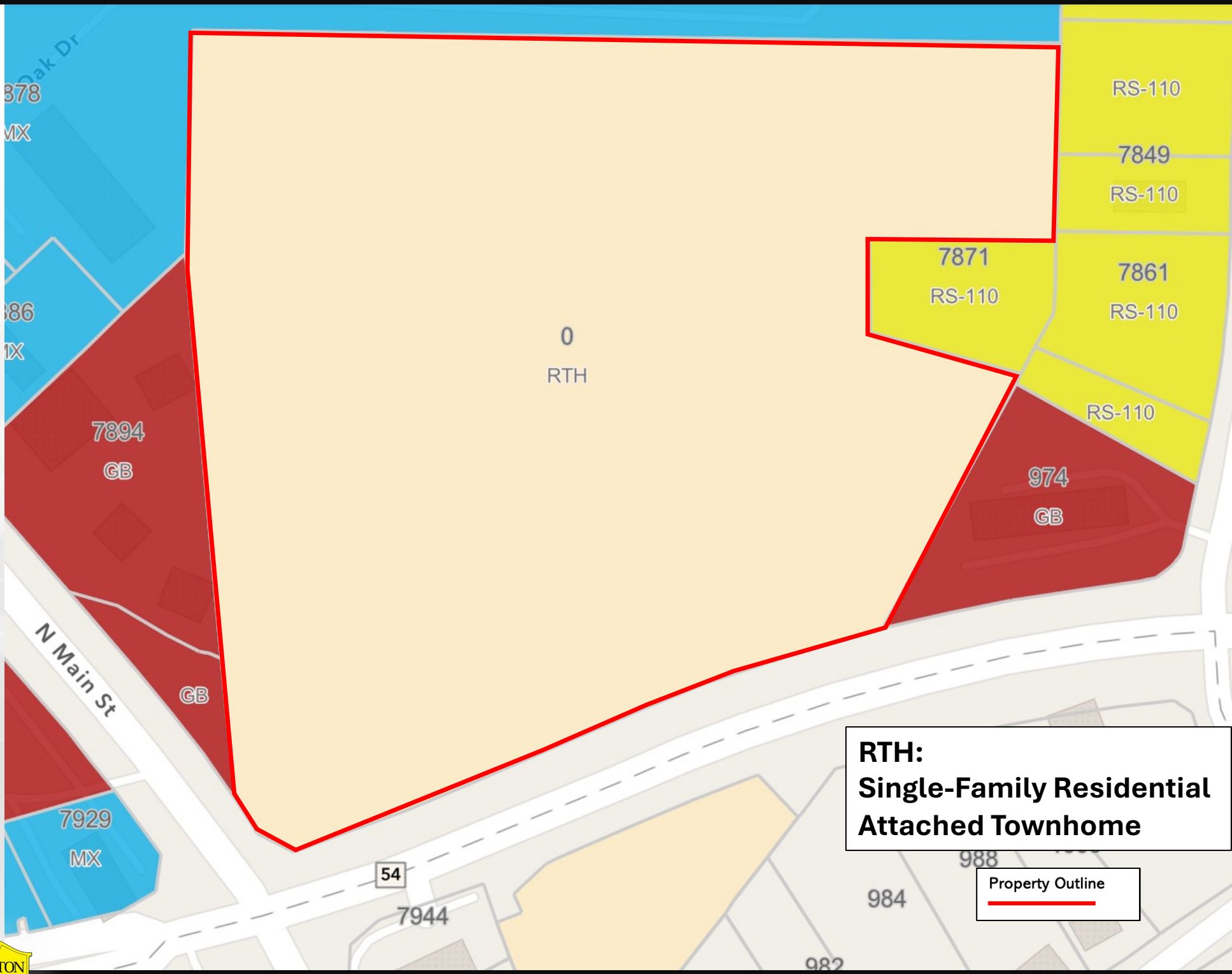
NORTON SINCE 1928

ENTITLED FOR 66 TOWNHOME LOTS

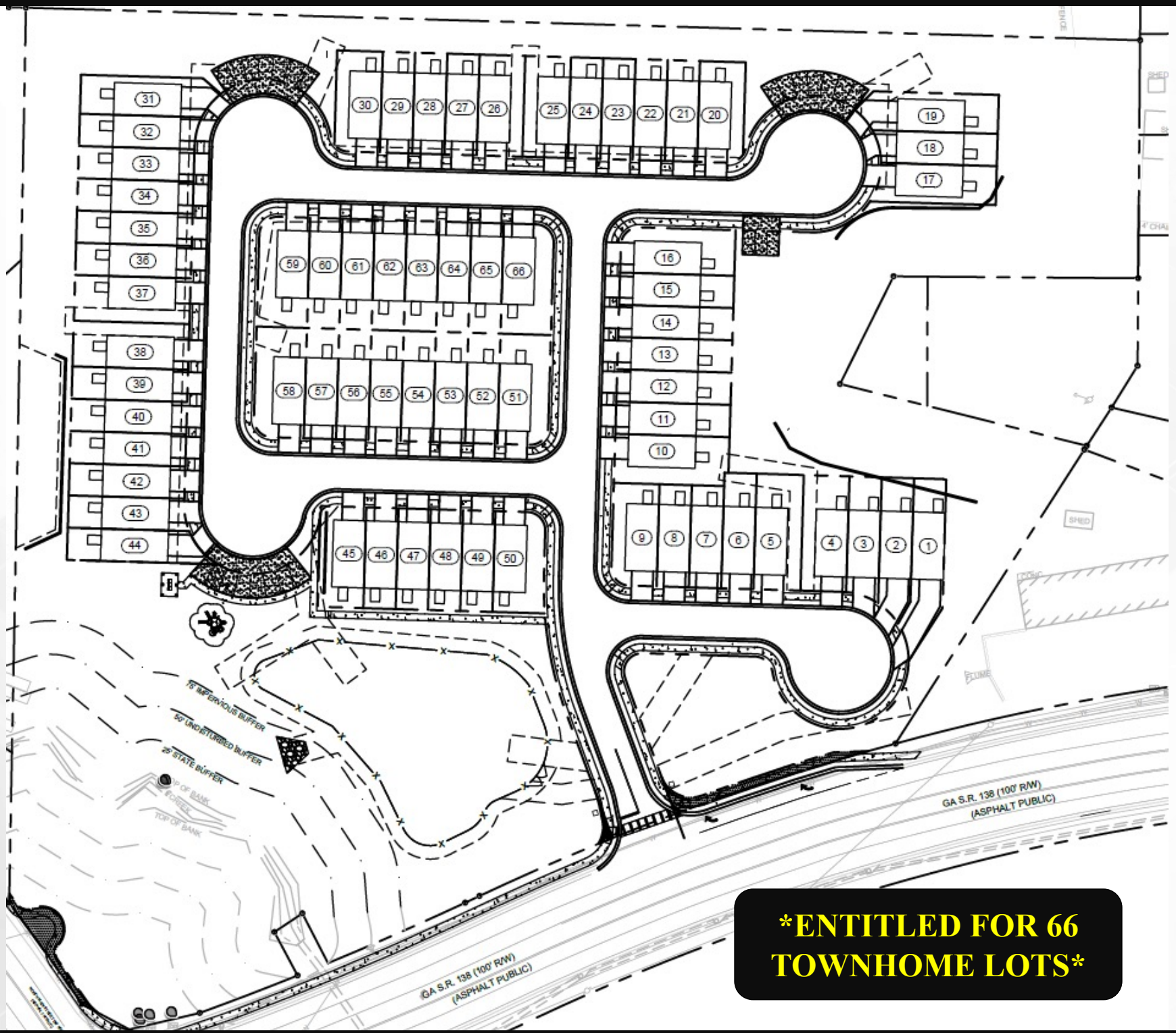
Norton Commercial is proud to present this ±10.88-acre development opportunity located at the corner of Highway 138 and North Main Street in central Clayton County, just north of the Jonesboro city limits. The property features approximately 685 feet of combined road frontage, offering strong visibility and access along Highway 138 and N Main St. The site is positioned roughly 2.7 miles from Interstate 75 and approximately 7 miles from Hartsfield-Jackson Atlanta International Airport, providing excellent regional connectivity.

The property is currently entitled for a ±66-unit residential development (±6.06 units per acre) with RTH zoning, allowing for a streamlined path to development. Additionally, the site presents potential for commercial or light industrial use, ideal for users seeking proximity to major transportation corridors and the airport. Located roughly 6.6 miles south of the Interstate 285, this opportunity offers both near-term development potential and long-term investment value.

CURRENT ZONING



SITE PLAN



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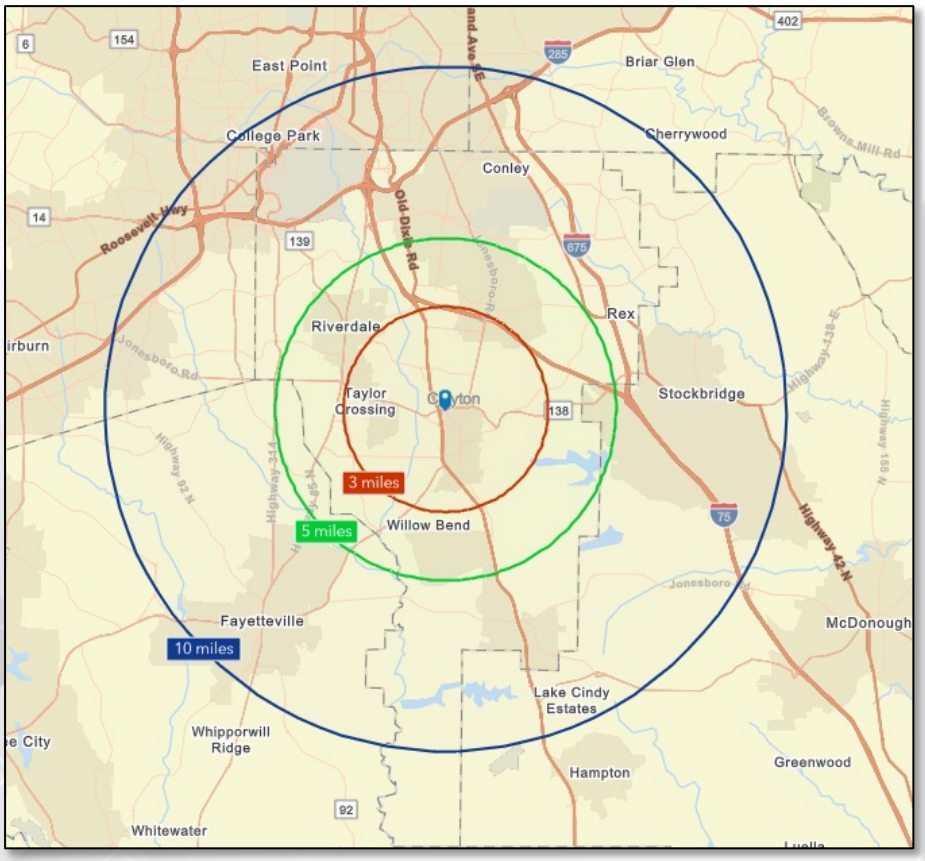
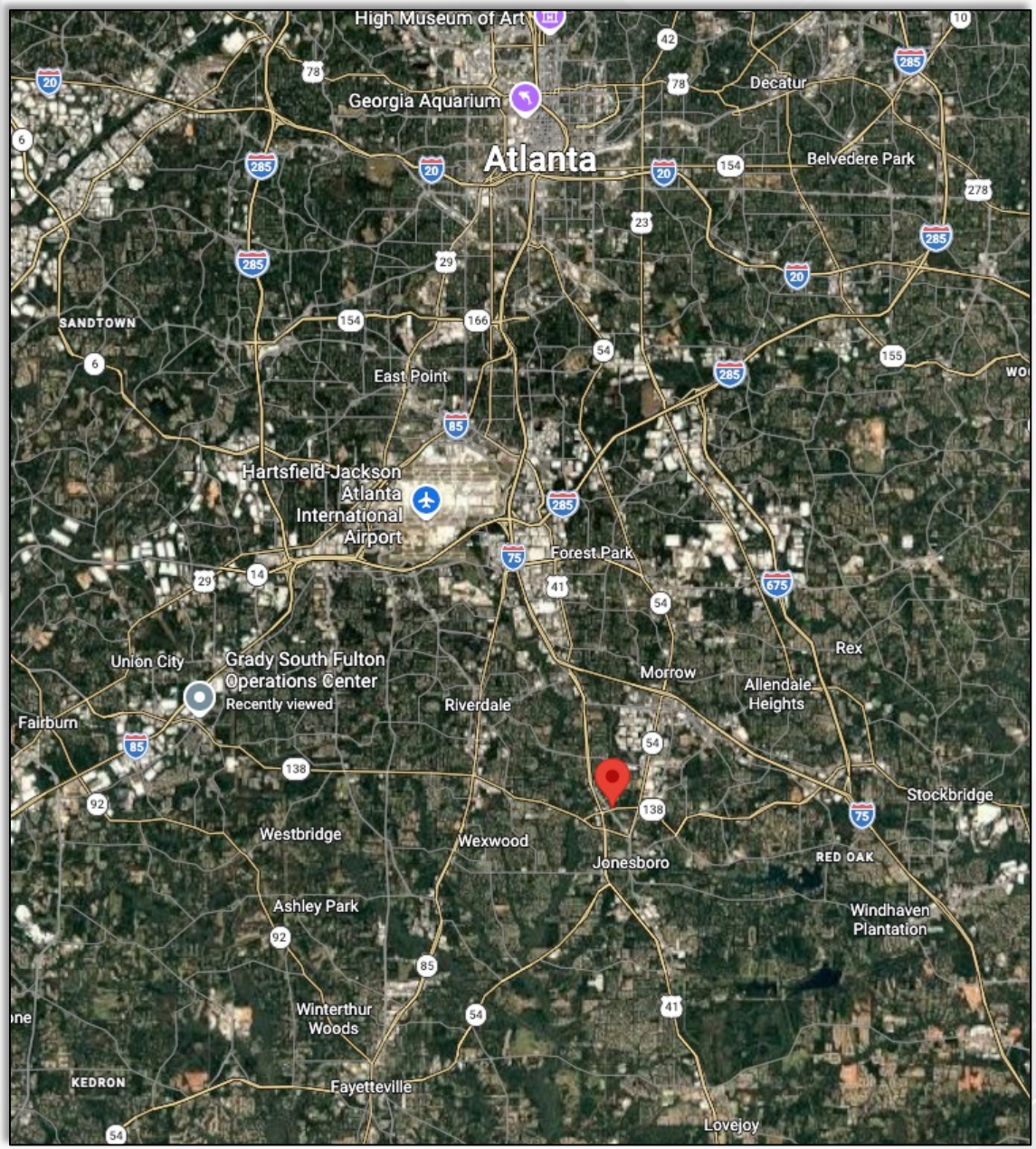


76,950
5-MILE
POPULATION

$85,196
AVG. HH
INCOME
(10-MILES)



DRIVE TIMES

- Southern Regional Medical Center/ER | 10 minutes | 4.7 mi
- Hartsfield-Jackson Atlanta Airport | 15 minutes | 9 miles
- Fayetteville | 20 minutes | 9.3 miles
- Atlanta | 30 minutes | 15 miles
- McDonough | 30 minutes | 17 miles
- Peachtree City | 35 miles | 18 miles
- Newnan | 50 minutes | 31 miles

Atlanta – Regional Economic Hub

Jonesboro offers convenient access to one of the most influential economic centers in the United States.

The subject property is located **roughly 15 miles from Downtown Atlanta**, the economic engine of the Southeast and one of the fastest-growing metropolitan areas in the country. Atlanta is home to Fortune 500 headquarters including Delta Air Lines, Coca-Cola, Home Depot, and UPS, supporting a strong employment base that continues to drive residential and commercial demand. The city also offers premier attractions such as Mercedes-Benz Stadium, Truist Park, and Centennial Olympic Park, further enhancing its regional appeal.

Hartsfield-Jackson Atlanta International Airport – Global Connectivity

Global connectivity and international travel are anchored by the world's busiest airport.

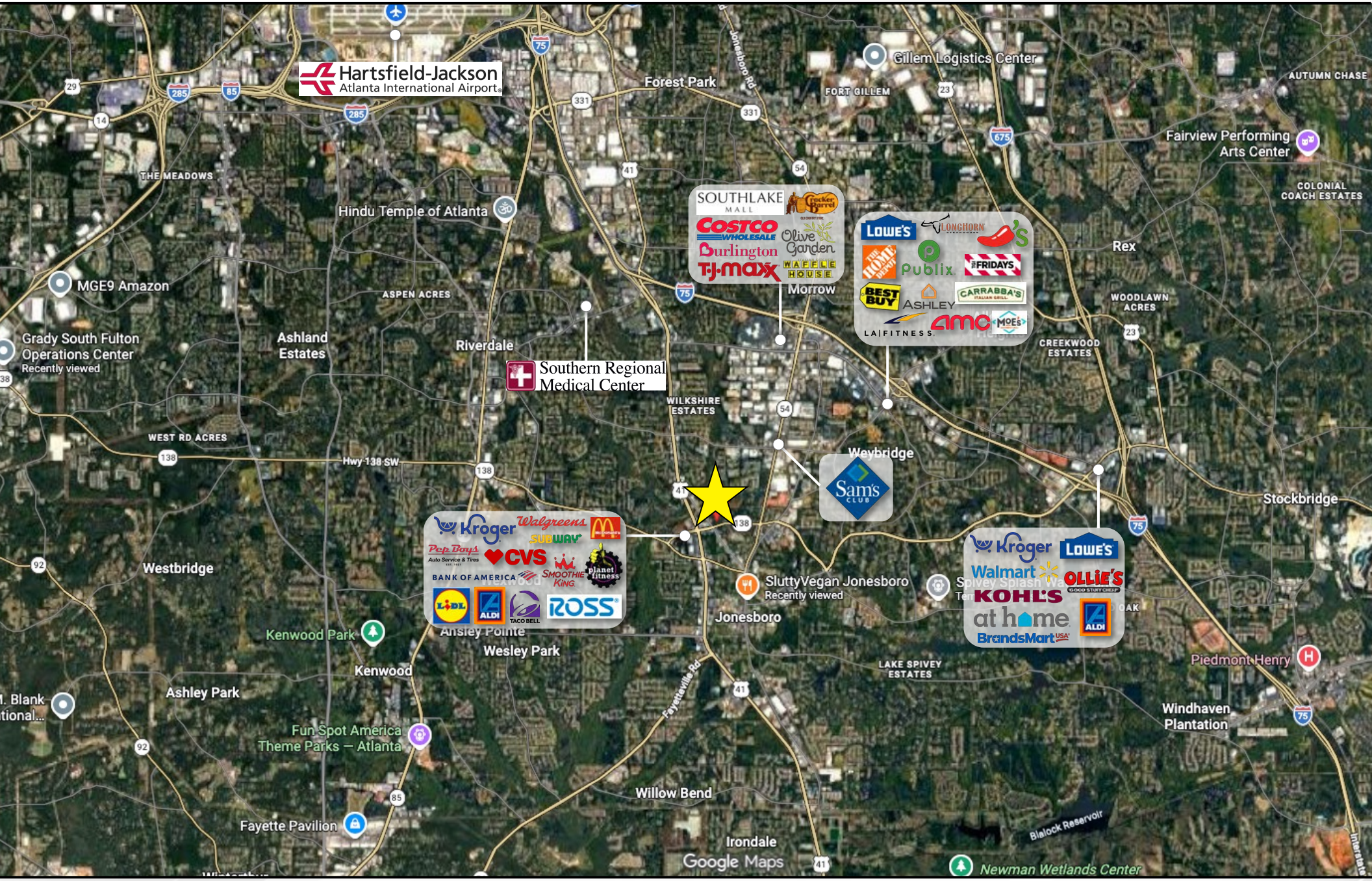
Located **roughly 10 miles from the property**, Hartsfield–Jackson Atlanta International Airport is the world's busiest airport and a major transportation hub in the United States. The airport provides nonstop access to more than 150 domestic and 70 international destinations and supports tens of thousands of jobs. Its presence continues to drive economic activity and housing demand throughout the south Atlanta market.

Mercedes-Benz Stadium – Premier Entertainment Destination

Atlanta is home to one of the premier sports and entertainment venues in the country.

Located in Downtown Atlanta, **Mercedes-Benz Stadium** hosts NFL and MLS games, major concerts, and national events throughout the year. Home to the Atlanta Falcons and Atlanta United, the stadium attracts millions of visitors annually and serves as a key driver of tourism and entertainment activity within the region, further enhancing Atlanta's overall appeal.

RETAILERS MAP



Executive Summary

GA-138 & N Main St, Jonesboro, Georgia, 30236

Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	68,504	171,218	435,835
2020 Population	76,555	190,597	495,795
2025 Population	76,950	194,050	516,688
2030 Population	77,076	196,937	530,206
2010-2020 Annual Rate	1.12%	1.08%	1.30%
2020-2025 Annual Rate	0.10%	0.34%	0.79%
2025-2030 Annual Rate	0.03%	0.30%	0.52%
Age			
2025 Median Age	34.9	35.5	37.0
U.S. median age is 39.1			
Race and Ethnicity			
White Alone	10.2%	10.1%	12.7%
Black Alone	69.2%	67.7%	69.6%
American Indian Alone	0.7%	0.7%	0.5%
Asian Alone	3.9%	5.8%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.7%	9.4%	7.2%
Two or More Races	6.3%	6.1%	5.8%
Hispanic Origin	15.6%	15.3%	12.0%
Diversity Index	62.9	64.0	59.7
Households			
2010 Total Households	23,925	60,069	155,096
2020 Total Households	27,592	68,334	178,706
2025 Total Households	28,064	70,366	188,356
2030 Total Households	28,406	72,118	195,088
2010-2020 Annual Rate	1.44%	1.30%	1.43%
2020-2025 Annual Rate	0.32%	0.56%	1.01%
2025-2030 Annual Rate	0.24%	0.49%	0.70%
2025 Average Household Size	2.70	2.72	2.71
Wealth Index	50	54	64

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | GA-138 & N Main St, Jonesboro, Georgia, 30236 | Rings: 3, 5, 10 mile radii

Mortgage Income	3 miles	5 miles	10 miles
2025 Percent of Income for Mortgage	24.3%	25.3%	26.0%
Median Household Income			
2025 Median Household Income	$59,375	$60,197	$66,125
2030 Median Household Income	$64,797	$65,909	$74,466
2025-2030 Annual Rate	1.76%	1.83%	2.40%
Average Household Income			
2025 Average Household Income	$75,509	$77,077	$85,196
2030 Average Household Income	$82,005	$84,072	$94,567
Per Capita Income			
2025 Per Capita Income	$27,823	$28,049	$31,133
2030 Per Capita Income	$30,530	$30,888	$34,863
2025-2030 Annual Rate	1.87%	1.95%	2.29%
Income Equality			
2025 Gini Index	41.0	41.7	42.3
Socioeconomic Status			
2025 Socioeconomic Status Index	40.4	40.9	43.9
Housing Unit Summary			
Housing Affordability Index	92	89	87
2010 Total Housing Units	27,851	69,224	177,335
2010 Owner Occupied Hus (%)	52.8%	55.3%	61.7%
2010 Renter Occupied Hus (%)	47.2%	44.7%	38.3%
2010 Vacant Housing Units (%)	14.1%	13.2%	12.5%
2020 Housing Units	29,694	73,505	192,379
2020 Owner Occupied HUs (%)	43.3%	47.6%	55.1%
2020 Renter Occupied HUs (%)	56.7%	52.4%	44.9%
Vacant Housing Units	7.0%	7.1%	7.0%
2025 Housing Units	29,884	75,001	200,956
Owner Occupied Housing Units	45.3%	49.8%	57.7%
Renter Occupied Housing Units	54.7%	50.2%	42.3%
Vacant Housing Units	6.1%	6.2%	6.3%
2030 Total Housing Units	30,251	76,954	208,564
2030 Owner Occupied Housing Units	13,434	37,123	115,880
2030 Renter Occupied Housing Units	14,972	34,995	79,207
2030 Vacant Housing Units	1,845	4,836	13,476

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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