



FOR SALE



TWO COMMERCIAL DEVELOPMENT SITES

**Highway 42 / Wilson Road / Highland Boulevard
Stockbridge, Henry County, Georgia 30281**

SALES PRICE

LOT 1: \$395,000 • LOT 2: \$365,000

CBCMACON.COM

GUY EBERHARDT

478.746.8171 Office • 478.955.4492 Cell

mcheek@cbcworldwide.com



CBCWORLDWIDE.COM



PROPERTY OVERVIEW

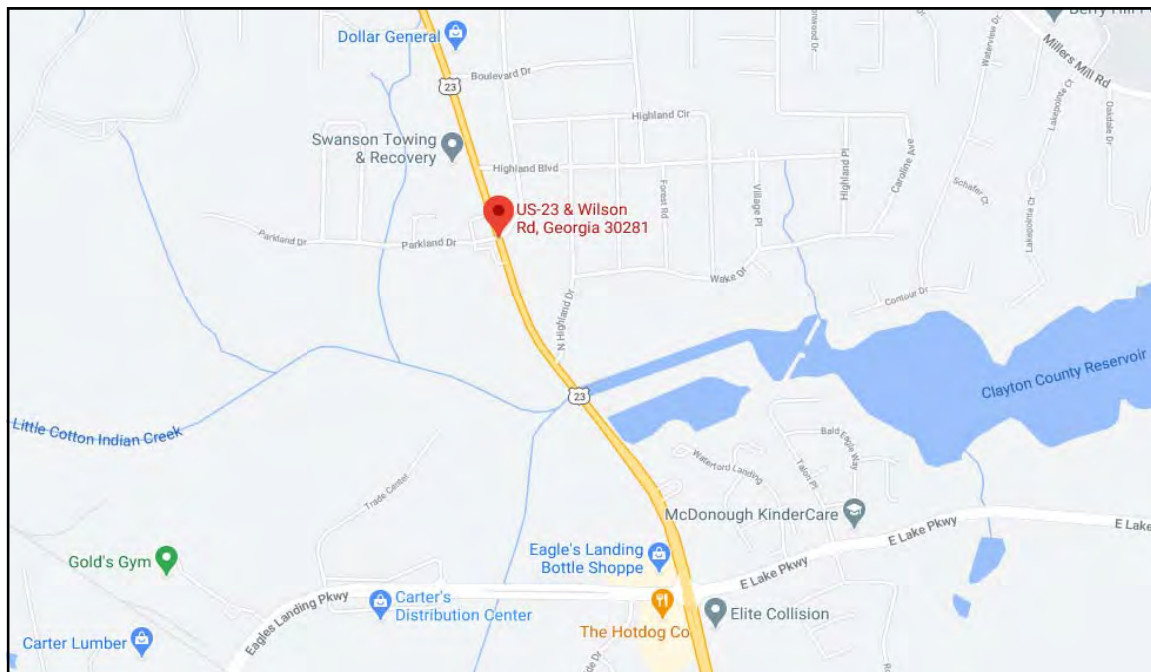
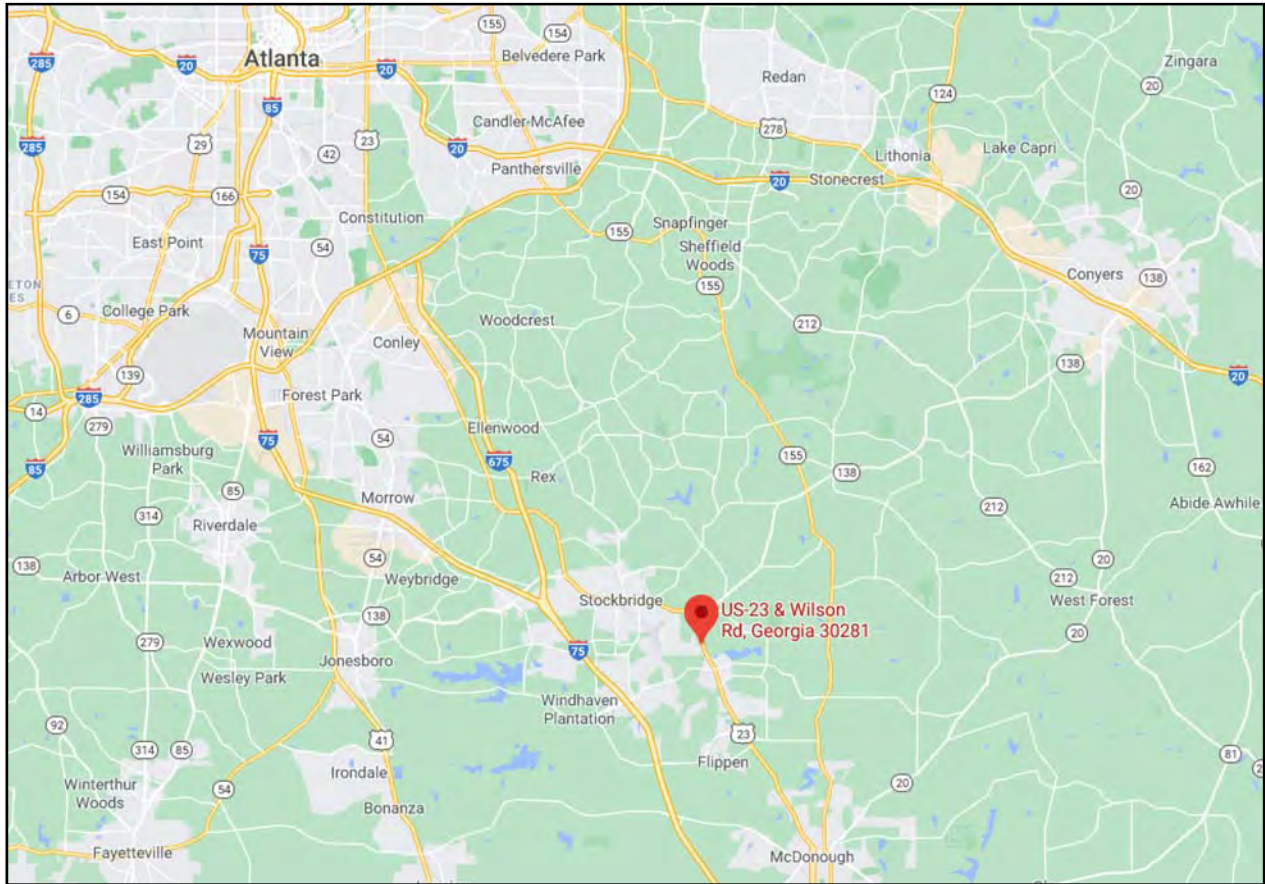
Highway 42 / Wilson Road / Highland Blvd.
Stockbridge, Henry County, Georgia 30281

LOCATION:	Subject property located one mile north of Eagles Landing Parkway
SITE INFORMATION:	<p><u>LOT 1: \$395,000</u></p> <ul style="list-style-type: none">• 1.56 Acre Corner Lot• 250' Frontage on Highway 42• 325' Frontage on Highland Blvd.• 200' Frontage on Wilson Road <p><u>LOT 2: \$365,000</u></p> <ul style="list-style-type: none">• 1.65 Acre Corner Lot• 410' Frontage on Highway 42• 232' Frontage on Wilson Road
AVERAGE DAILY TRAFFIC COUNT:	17,800 Vehicles Per day (2019)
UTILITIES:	<ul style="list-style-type: none">• Water located on property• Sanitary sewer across Highway 42
TOPO:	Very good
ZONING:	C2



LOCATION MAPS

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171



DEMOGRAPHICS - ONE MILE

Highway 42 / Wilson Road / Highland Blvd.
Stockbridge, Henry County, Georgia 30281

KEY FACTS

4,746

Population



Average
Household Size

35.8

Median Age

\$69,396

Median Household
Income

EDUCATION

10%

No High
School
Diploma



28%

High School
Graduate



36%

Some College



26%

Bachelor's/Grad/Prof
Degree

BUSINESS



142

Total Businesses



945

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

24%



Services

16%

15.7%

Unemployment
Rate

INCOME



\$69,396

Median Household
Income



\$33,182

Per Capita Income



\$88,216

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.1%)

The smallest group: <\$15,000 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	+1.5%	
\$15,000 - \$24,999	7.3%	+0.7%	
\$25,000 - \$34,999	6.6%	-0.9%	
\$35,000 - \$49,999	11.2%	-0.5%	
\$50,000 - \$74,999	23.1%	+3.7%	
\$75,000 - \$99,999	16.1%	+1.2%	
\$100,000 - \$149,999	14.7%	-4.8%	
\$150,000 - \$199,999	7.3%	-2.3%	
\$200,000+	8.1%	+1.2%	

Bars show deviation from Henry County



DEMOGRAPHICS - THREE MILE

Highway 42 / Wilson Road / Highland Blvd.
Stockbridge, Henry County, Georgia 30281

KEY FACTS

36,181

Population



Average
Household Size

37.5

Median Age

\$71,034

Median Household
Income

EDUCATION

10%

No High
School
Diploma



26%

High School
Graduate



32%

Some College



32%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,462

Total Businesses



12,905

Total Employees

EMPLOYMENT



64%

White Collar



22%

Blue Collar



14%

Services



INCOME



\$71,034

Median Household
Income



\$34,358

Per Capita Income



\$117,147

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21%)

The smallest group: <\$15,000 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	4.4%	+0.4%	
\$15,000 - \$24,999	6.6%	0	
\$25,000 - \$34,999	8%	+0.5%	
\$35,000 - \$49,999	12.4%	+0.7%	
\$50,000 - \$74,999	21%	+1.6%	
\$75,000 - \$99,999	14.5%	-0.4%	
\$100,000 - \$149,999	17.4%	-2.1%	
\$150,000 - \$199,999	7.7%	-1.9%	
\$200,000+	8%	+1.1%	

Bars show deviation from Henry County



DEMOGRAPHICS - FIVE MILE

Highway 42 / Wilson Road / Highland Blvd.
Stockbridge, Henry County, Georgia 30281

KEY FACTS

86,993

Population



Average
Household Size

37.9

Median Age

\$74,834

Median Household
Income

EDUCATION

9%

No High
School
Diploma



29%

High School
Graduate



30%

Some College



32%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,752

Total Businesses



24,492

Total Employees

EMPLOYMENT



64%

White Collar



23%

Blue Collar



13%

Services

14.8%

Unemployment
Rate

INCOME



\$74,834

Median Household
Income



\$33,962

Per Capita Income



\$145,412

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: <\$15,000 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	4.1%	+0.1%	
\$15,000 - \$24,999	6.7%	+0.1%	
\$25,000 - \$34,999	7.6%	+0.1%	
\$35,000 - \$49,999	11.9%	+0.2%	
\$50,000 - \$74,999	19.8%	+0.4%	
\$75,000 - \$99,999	14.3%	-0.6%	
\$100,000 - \$149,999	19.4%	-0.1%	
\$150,000 - \$199,999	9%	-0.6%	
\$200,000+	7.2%	+0.3%	

Bars show deviation from Henry County