

# SALE

DEVELOPMENT OPPORTUNITY - 1.01 AC

54 , 56 HWY 81 W

McDonough GA

**SALE PRICE: \$1,390,000**



**PATRICK BARRY**  
ASSOCIATE BROKER  
pbarry@cbcgeorgia.com  
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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## PROPERTY OUTLINE



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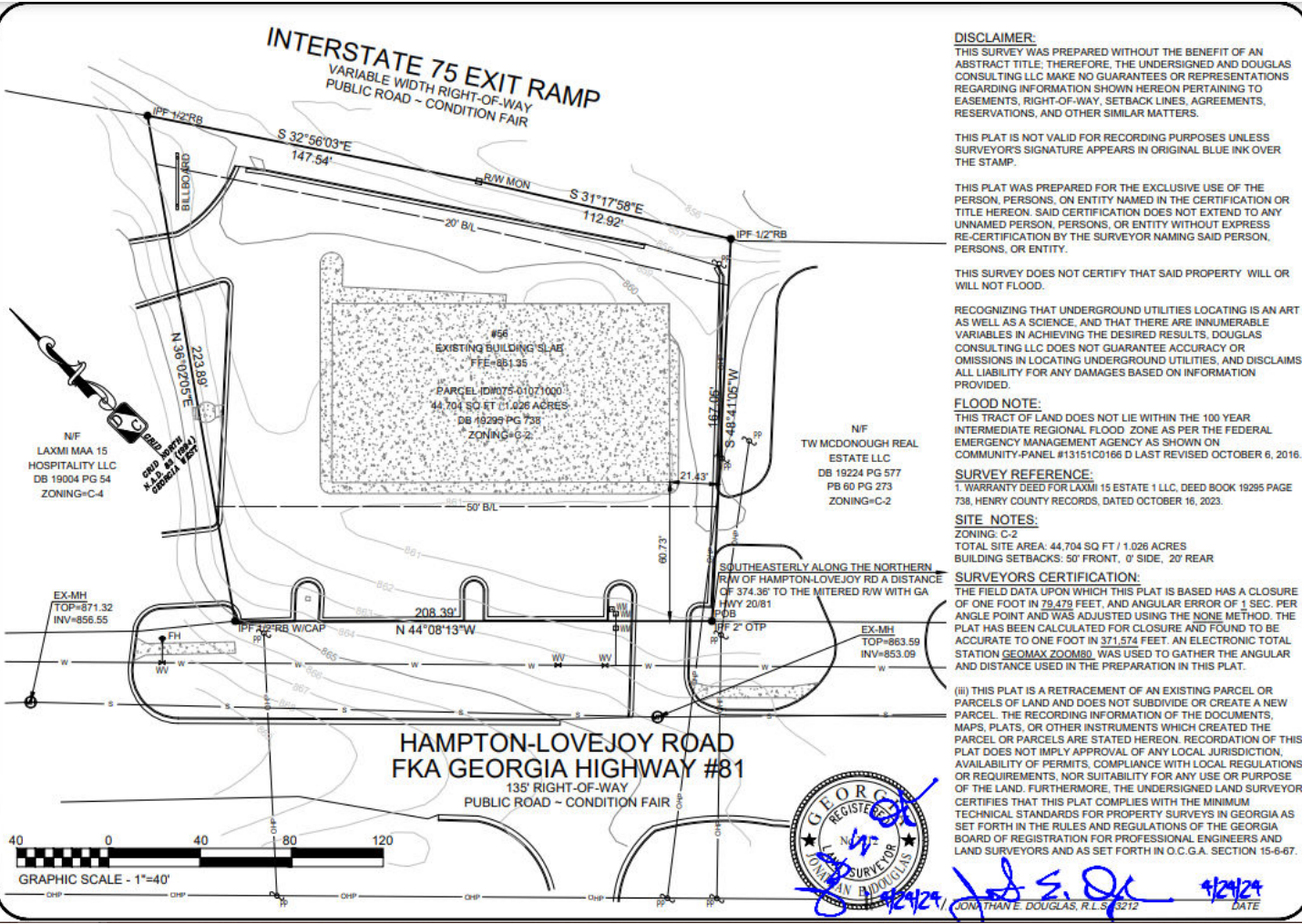


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## PROPERTY SURVEY



**DISCLAIMER:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND DOUGLAS CONSULTING LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION OR TITLE HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

THIS SURVEY DOES NOT CERTIFY THAT SAID PROPERTY WILL OR WILL NOT FLOOD.

RECOGNIZING THAT UNDERGROUND UTILITIES LOCATING IS AN ART AS WELL AS A SCIENCE, AND THAT THERE ARE INNUMERABLE VARIABLES IN ACHIEVING THE DESIRED RESULTS, DOUGLAS CONSULTING LLC DOES NOT GUARANTEE ACCURACY OR OMISSIONS IN LOCATING UNDERGROUND UTILITIES, AND DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON INFORMATION PROVIDED.

**FLOOD NOTE:**

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL #13151C0166 D LAST REVISED OCTOBER 6, 2016.

**SURVEY REFERENCE:**

1. WARRANTY DEED FOR LAXMI 15 ESTATE 1 LLC, DEED BOOK 19295 PAGE 738, HENRY COUNTY RECORDS, DATED OCTOBER 16, 2023.

**SITE NOTES:**

ZONING: C-2  
TOTAL SITE AREA: 44,704 SQ FT / 1.026 ACRES  
BUILDING SETBACKS: 50' FRONT, 0' SIDE, 20' REAR

**SURVEYORS CERTIFICATION:**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 79,479 FEET, AND ANGULAR ERROR OF 1 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NONE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 371,574 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOC800 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

(iii) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Signature: Jonathan E. Douglas, R.L.S. 3212  
Date: 4/24/24

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**  
2400 Peachtree  
Lawrenceville, GA 30048  
GEOGRAPHIC INFORMATION SYSTEMS (GIS) SPECIALIST  
City of Marietta, Georgia  
City of Atlanta, Georgia  
City of Columbus, Georgia  
City of Dalton, Georgia  
City of Gainesville, Georgia  
City of Marietta, Georgia  
City of McDonough, Georgia  
City of Milledgeville, Georgia  
City of Newnan, Georgia  
City of Roswell, Georgia  
City of Stone Mountain, Georgia  
City of Tucker, Georgia  
City of Union City, Georgia  
City of Woodstock, Georgia

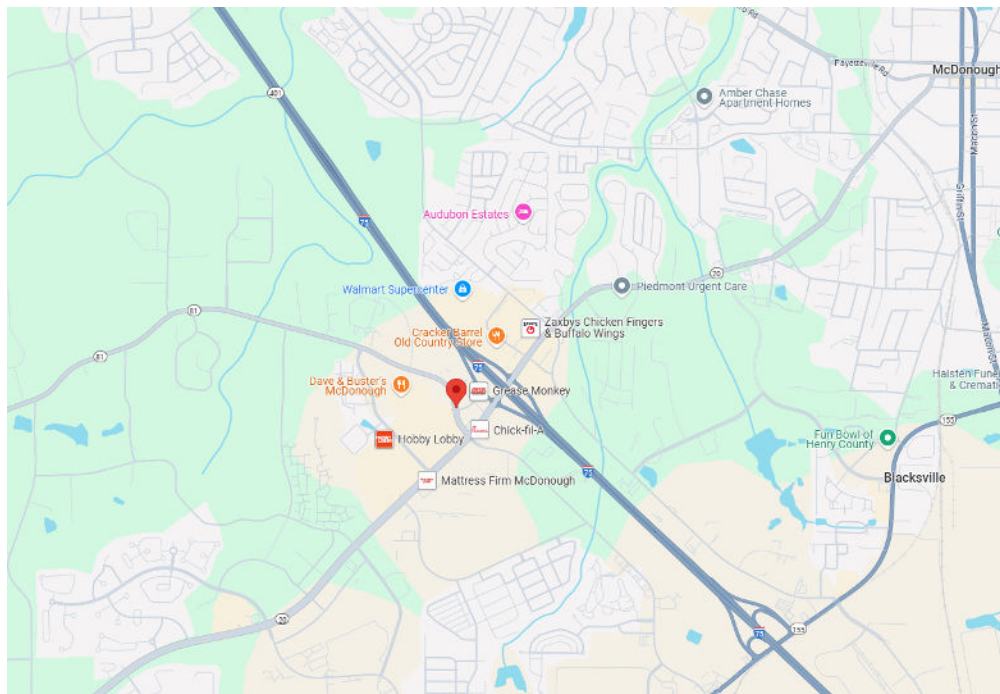
CHECKED: JED  
DRAWN: HNF  
SCALE: 1"=40'  
FIELD DATE: 04-08-2024  
DWG. DATE: 04-22-2024  
JOB NO.: 58 HWY 81 - MCDONOUGH  
SHEET  
**1 OF 1**

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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 ▼