

SALE

DEVELOPMENT OPPORTUNITY - 1.01 AC

54 , 56 HWY 81 W

McDonough GA

SALE PRICE: \$1,490,000



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:	\$1,490,000
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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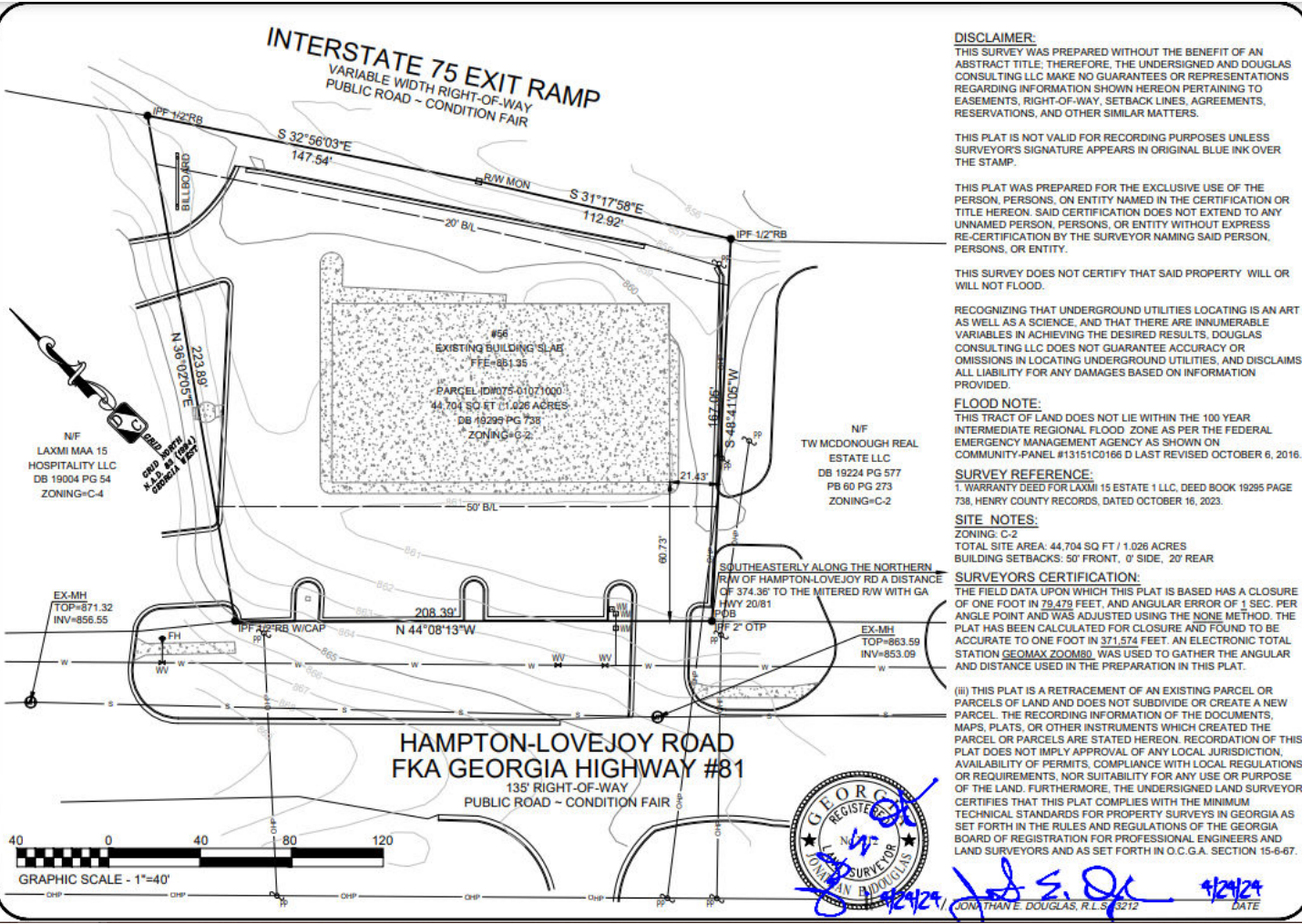


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PROPERTY SURVEY



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 GLENVIEW CT
LEANS, GEORGIA 30148
GEOGRAPHIC INFORMATION SYSTEMS (GIS) SPECIALISTS
BANKERS, ENGINEERS, SURVEYORS, AND PLANNERS
SPECIALIZING IN COMMERCIAL, RESIDENTIAL, AND INDUSTRIAL SURVEYING AND PLANNING

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

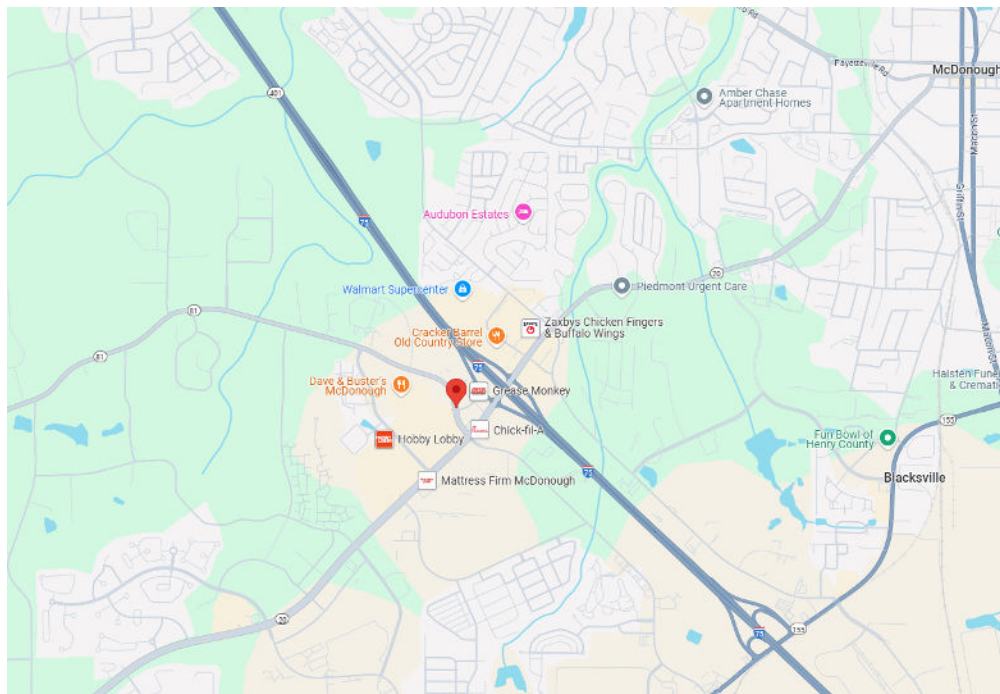
SHEET 1 OF 1

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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 ▼