SALE

PREMIER MIXED-USE DEVELOPMENT OPPORTUNITY

STANLEY K. TANGER BOULEVARD
LOCUST GROVE, HENRY COUNTY, GEORGIA 30248



SALES PRICE:

- 30± ACRES: $6,685,000
- 25± ACRES: $5,275,000
- 5± ACRES: CONTACT BROKER

LOCATION OVERVIEW

- Across from Tanger Outlets Atlanta
- Adjacent to Hampton Inn & Suites
- Less than One Mile from Interstate 75
- Surrounded by National Retailers
- Excellent Regional Accessibility
- High Visibility Commercial Location

PROPERTY OVERVIEW

30± Acres (Divisible) • I-75 Exit 212
Across from Tanger Outlets Atlanta

- Divisible Parcels Available
- Approximately 930± Feet of Frontage
- Parcel 1: 25± Acres (129-01058004)
- Parcel 2: 5± Acres (129-01058006)
- Zoning:
  - 25± Acres - RM (Multi-Family)
  - 5± Acres - C2 (General Commercial)
- Gently Rolling Topography
- Wooded Setting
- Creek Along Rear Boundary

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COLDWELL BANKER COMMERCIAL
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ONE OF HENRY COUNTY'S PREMIER COMMERCIAL DEVELOPMENT SITES

This exceptional development tract offers the rare combination of interstate accessibility, strong demographics, established retail synergy, and flexible development potential.

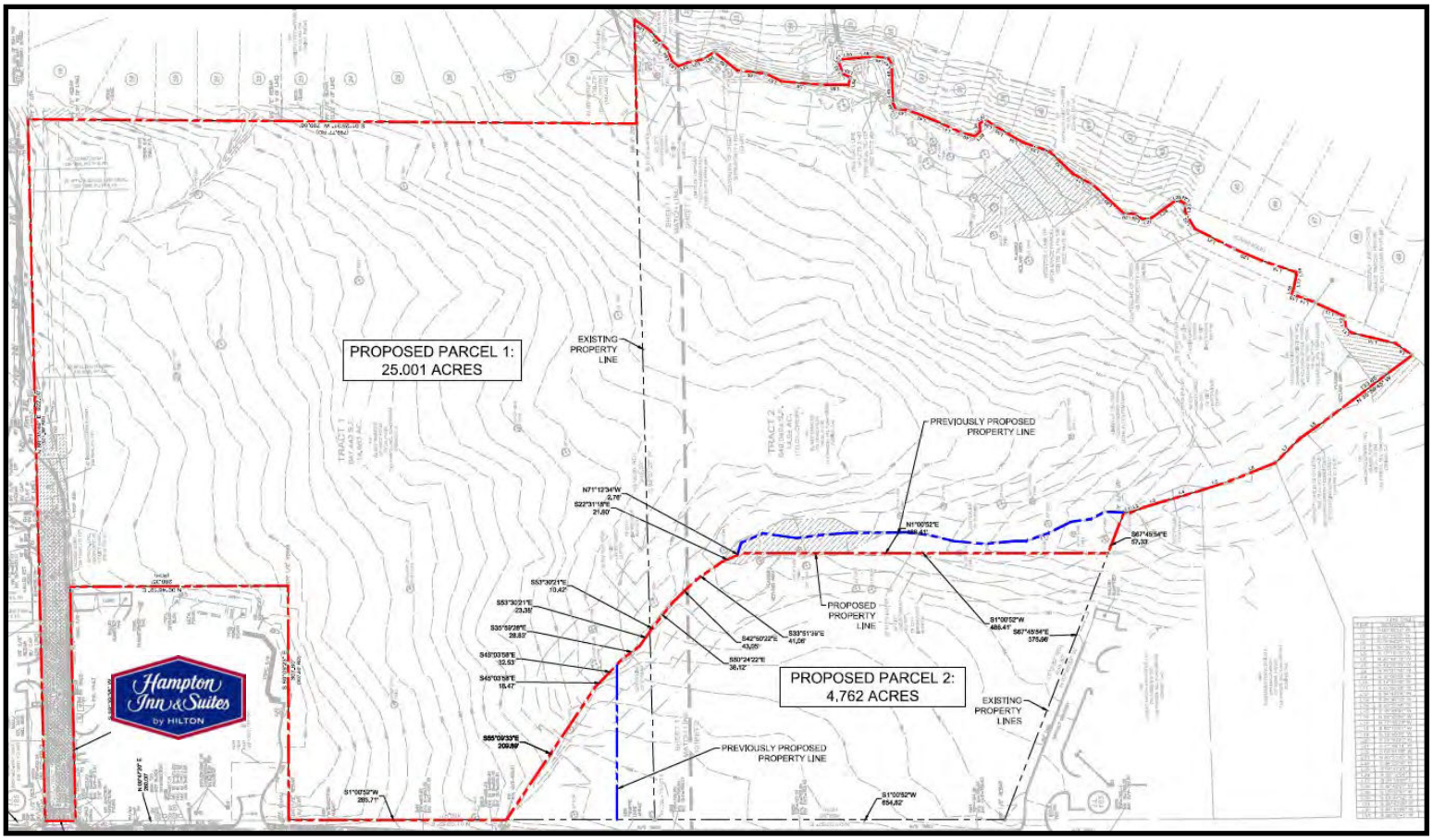
Whether planned for retail, hospitality, multi-family, medical office, or mixed-use development, this property provides an outstanding opportunity within one of Metro Atlanta's fastest-growing commercial markets.

IDEAL DEVELOPMENT USES

- Retail Shopping Center
- Mixed-Use Development
- Multi-family Apartments
- Townhomes
- Hotels
- Medical Office
- Professional Office
- Restaurants
- Senior Housing
- Entertainment Venue
- Self Storage
- Corporate Campus

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PROPERTY SURVEY



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AERIAL MAP

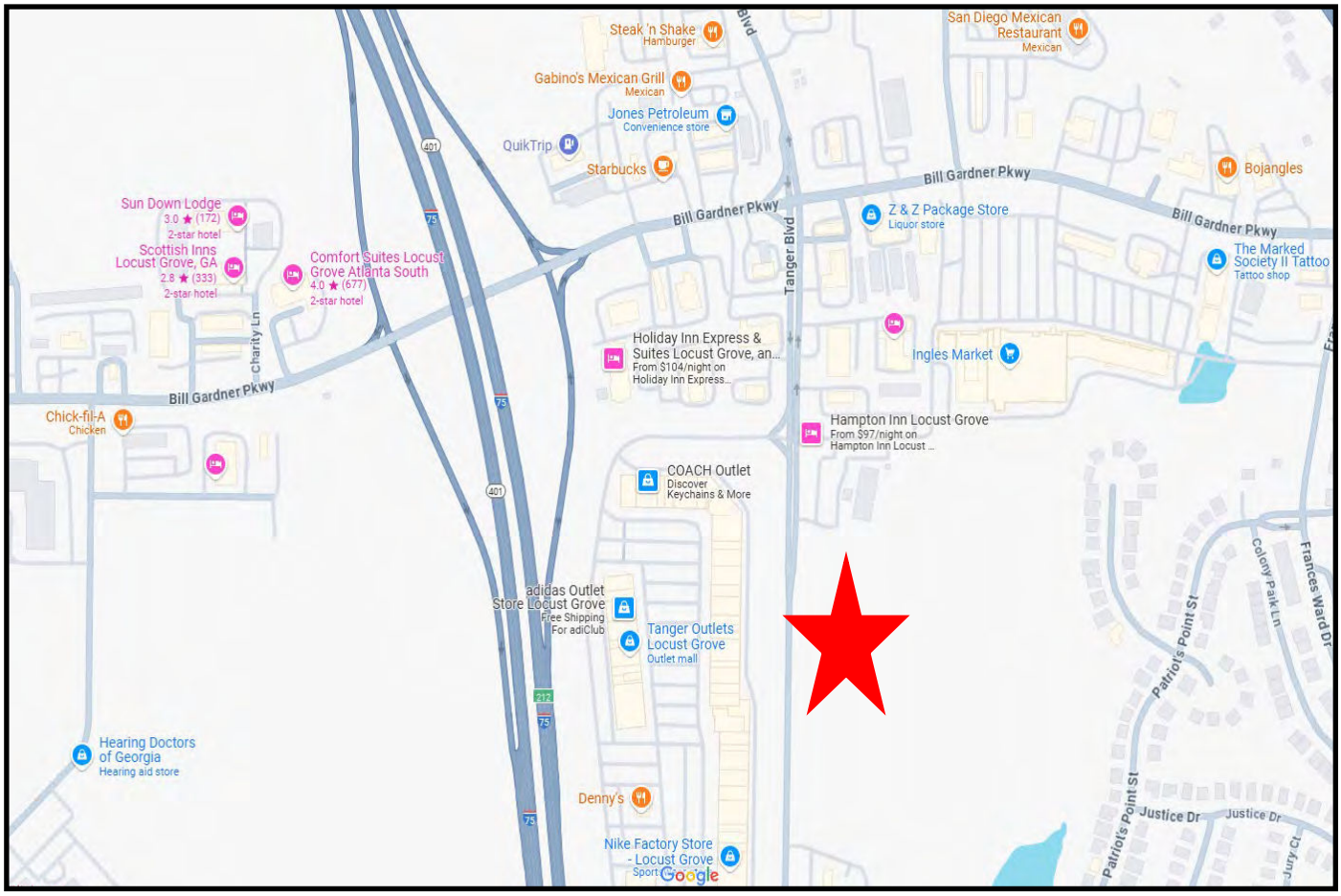


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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2026 TOTAL POPULATION	18,081	37,152	164,549
DAYTIME POPULATION	16,789	32,970	147,945
AVG HOUSEHOLD INCOME	$107,365	$115,430	$106,182

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