

FOR SALE
DEVELOPMENT SITE



EBERHARDT & BARRY

HIGH VISIBILITY • INTERSTATE 75 FRONTAGE



**8.425 Acre
Commercial
Development Site**

**Great Location for
Hotel, Restaurant,
Professional Office
Building**

Stanley K Tanger

**Locust Grove,
Henry County,
Georgia 30248**

SALES PRICE: \$325,000/PER ACRE

FOR MORE DETAILS CONTACT:

Revised 1/23/20

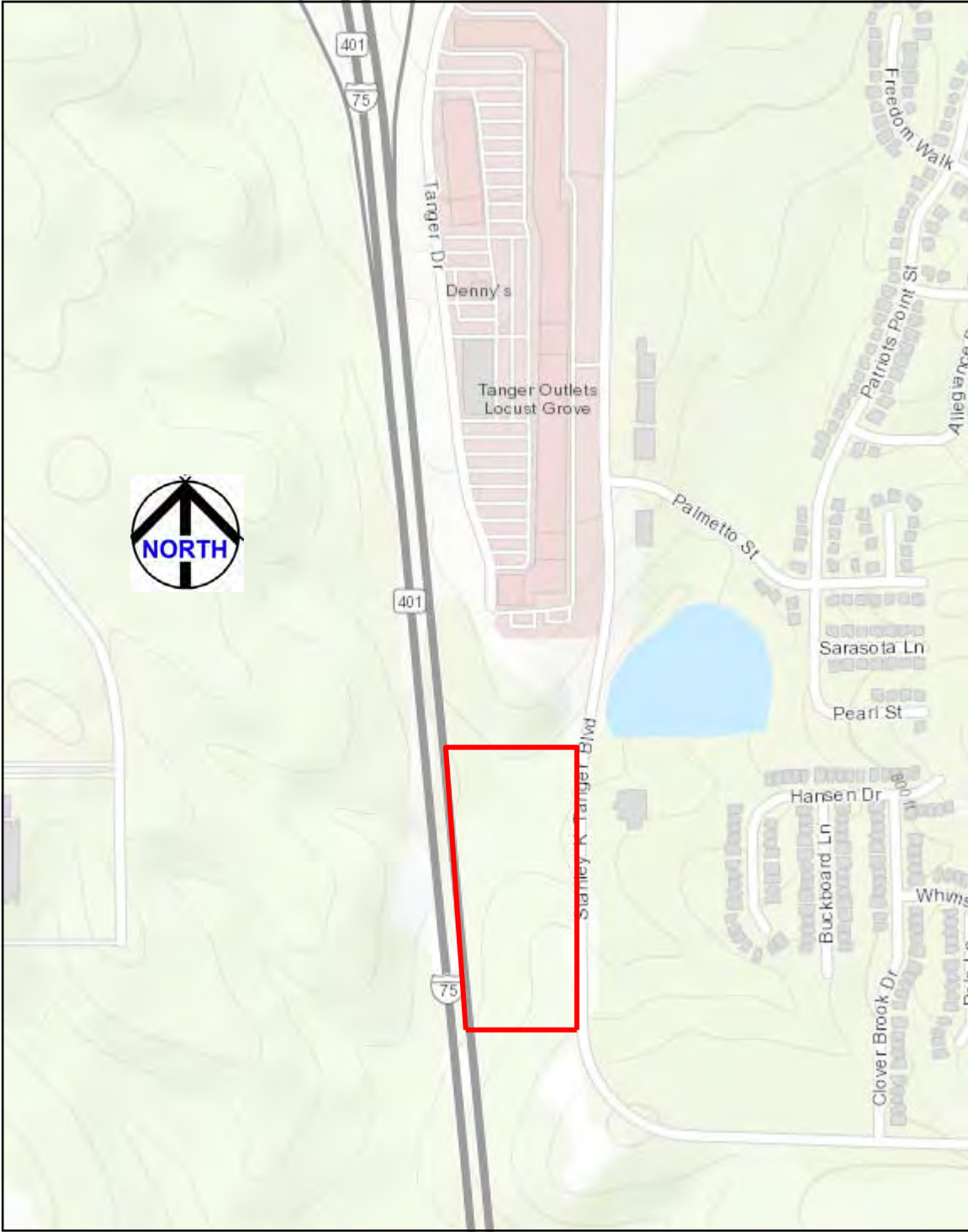
ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000
www.cbcmac.com

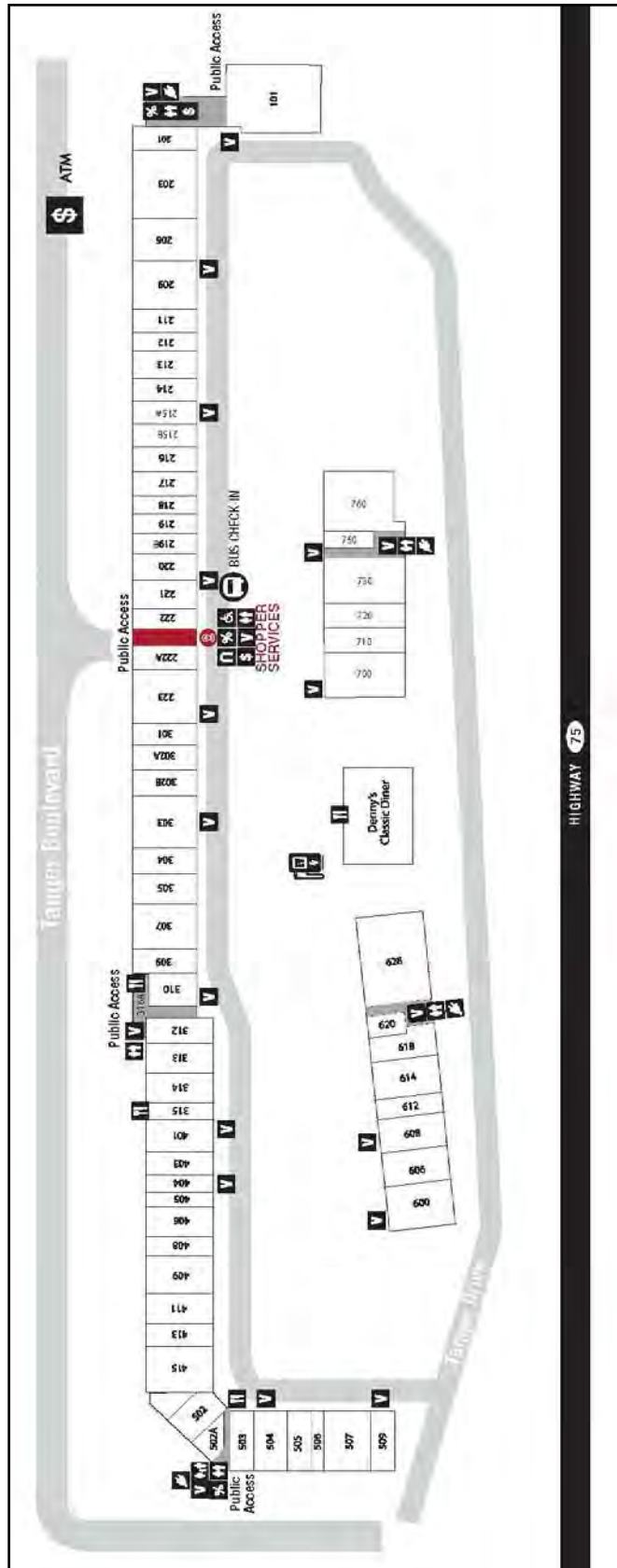
990 Riverside Drive
Macon, GA 31201



LOCATION:	<ul style="list-style-type: none"> Subject property is located opposite Georgia Department of Driver Services and adjacent to Tanger Outlet Mall.
SITE INFORMATION:	<ul style="list-style-type: none"> 8.425 Acres 1,100± Feet of frontage on Tanger Boulevard 1,100± Feet of frontage on Interstate 75
TAX ID:	<ul style="list-style-type: none"> 113-01008000 113-01008002
TOPOGRAPHY:	Reasonably level, at road grade with Interstate 75
ZONED:	C-3, Heavy Commercial
AVERAGE DAILY TRAFFIC COUNT:	<ul style="list-style-type: none"> 76,900 vehicles per day on Interstate 75 21,300 vehicles per day on Bill Gardner Parkway
UTILITIES:	<ul style="list-style-type: none"> Water/Sewer: Henry County Water & Sewage Authority Electricity: Georgia Power Gas: Atlanta Gas Light Telephone: AT&T
PROPERTY TAX BILL:	\$1,535.51 (2019)
NEIGHBORS:	Georgia Department of Driver Services, Tanger Outlet Mall (See Pages 6-7), Ingles Grocery, McDonald's, IHOP, QT Fuel Center, Dairy Queen, Wal-Mart, Captain D's, Ramada Inn, LaQuinta Inn & Suites, Zaxby's, Burger King, McDonald's Denny's, Sunrise China, Mexican Grill, Huddle House, Pizza Hut, Subway, Taco Bell, Kentucky Fried Chicken
SALES PRICE:	\$325,000/Per Acre







ACCESSORIES & JEWELRY

307	American Eagle Aerie	(678) 583-3443
415	Banana Republic Factory	(678) 432-5277
219	Bass Factory Outlet	(770) 914-2501
760	Brooks Brothers Factory Store	(770) 898-5152
218	Claire's	(770) 957-7476
503	Clarks Outlet	(770) 898-2596
507	Coach	(770) 898-0526
201	College Collectibles	(678) 610-5214
504	Dressbarn	(770) 914-1937
101	Forever 21	Coming Soon

506	Francesca's	(770) 914-5623
305	J.Crew Factory	(770) 914-3831
403	Jared Vault	(770) 914-6969
505	Kate Spade New York	(770) 954-9324
618	Kay Jewelers Outlet	(770) 957-6110
312	Lane Bryant Outlet	(678) 734-9586
303	LOFT Outlet	(770) 898-5188
800	Michael Kors	(678) 519-9851
215B	New York & Company Outlet	(678) 583-1518
222	Polo Ralph Lauren Factory Store	(678) 432-4775
406	Rue21	(770) 957-0096
620	Sanibel Sunglass Company	(678) 432-0058
710	Talbots Outlet	(678) 565-4013
214	Torrid	(770) 957-4346
217	Wilson's Leather	(678) 583-2188
301	Zales The Diamond Store Outlet	(770) 914-5683

APPAREL

411	Aeropostale	(678) 583-8736
307	American Eagle Aerie	(678) 583-3443
409	Ann Taylor Factory Store	(678) 583-6761
415	Banana Republic Factory	(678) 432-5277
219	Bass Factory Outlet	(770) 914-2501
413	Bon Worth	(770) 914-1444
760	Brooks Brothers Factory Store	(770) 898-5152
207	Charlotte Russe Outlet	(770) 288-3380
313	Chico's Outlet	(770) 898-1845
507	Coach	(770) 898-0526
730	Columbia Factory Store	(770) 898-3511
504	Dressbarn	(770) 914-1937
614	Express Factory Outlet	(770) 282-3496
222A	Fila	(770) 415-9500
101	Forever 21	Coming Soon

506	Francesca's	(770) 914-5623
209	Gap Outlet	(678) 583-0726
216	Haggar	(770) 957-0011
304	HANESbrands	
305	J.Crew Factory	(770) 914-3831
405	Jockey	(770) 914-8787
505	Kate Spade New York	(770) 954-9324
312	Lane Bryant Outlet	(678) 734-9586
509	Levi's Outlet	(770) 898-0667
303	LOFT Outlet	(770) 898-5188
720	Lucky Brand Jeans	(770) 914-5515
800	Michael Kors	(678) 519-9851

219B	Nautica Factory Store	(770) 914-0091
215B	New York & Company Outlet	(678) 583-1518
223	Nike Factory Store	(770) 914-6877
203	Old Navy Outlet	(770) 898-5978
401	Papaya Clothing	(678) 610-6767
222	Polo Ralph Lauren Factory Store	(678) 432-4775
406	Rue21	(770) 957-0096
710	Talbots Outlet	(678) 565-4013
309	Tommy Hilfiger	(770) 957-7366
214	Torrid	(770) 957-4346
700	Under Armour	(770) 898-8588
220	Van Heusen	(770) 914-1288
217	Wilson's Leather	(678) 583-2188

CHILDREN'S APPAREL

221	Carter's Babies and Kids	(770) 957-7235
209	Gap Outlet	(678) 583-0726
302B	Gymboree Outlet	(770) 914-7715
304	HANESbrands	
203	Old Navy Outlet	(770) 898-5978
314	OshKosh B'gosh	(770) 914-7423
222	Polo Ralph Lauren Factory Store	(678) 432-4775
608	The Children's Place	(770) 954-3095
700	Under Armour	(770) 898-8588

FOOD

701	Denny's	(678) 432-4417
502A	Great American Cookies/Pretzelmaker	(770) 954-1058
315	HoneyBaked Ham and Cafe	(770) 898-0703
316A	Maui Wowi	(770) 957-2611
316B	Mini Melts	(470) 488-2577

FOOTWEAR

219	Bass Factory Outlet	(770) 914-2501
760	Brooks Brothers Factory Store	(770) 898-5152
207	Charlotte Russe Outlet	(770) 288-3380
503	Clarks Outlet	(770) 898-2596
507	Coach	(770) 898-0526
310	Famous Footwear Outlet	(770) 914-2672
222A	Fila	(770) 415-9500
223	Nike Factory Store	(770) 914-6877
606	Rack Room Shoes	(770) 914-1789
408	Skechers	(770) 288-2011
608	The Children's Place	(770) 954-3095
214	Torrid	(770) 957-4346
700	Under Armour	(770) 898-8588

HOUSEWARES & HOME FURNISHINGS

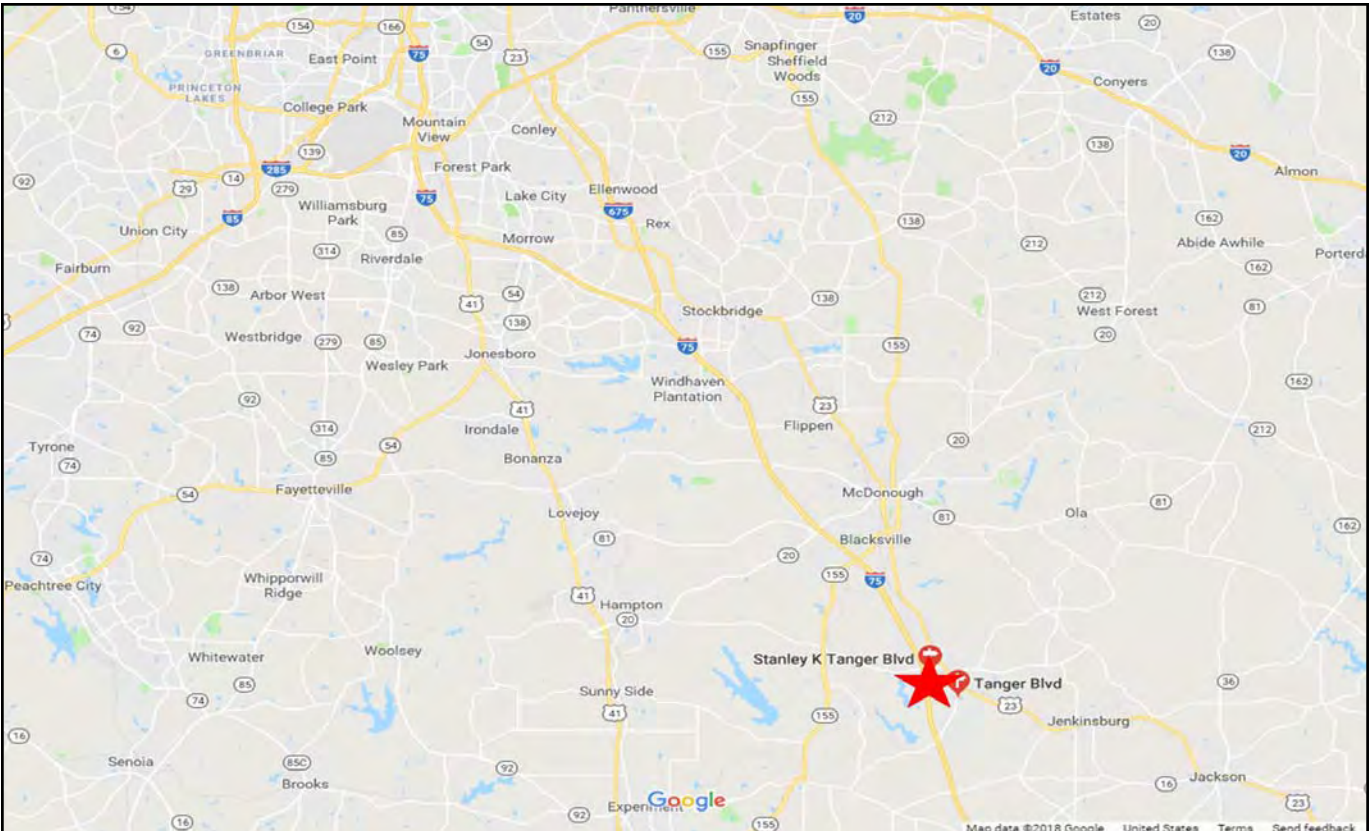
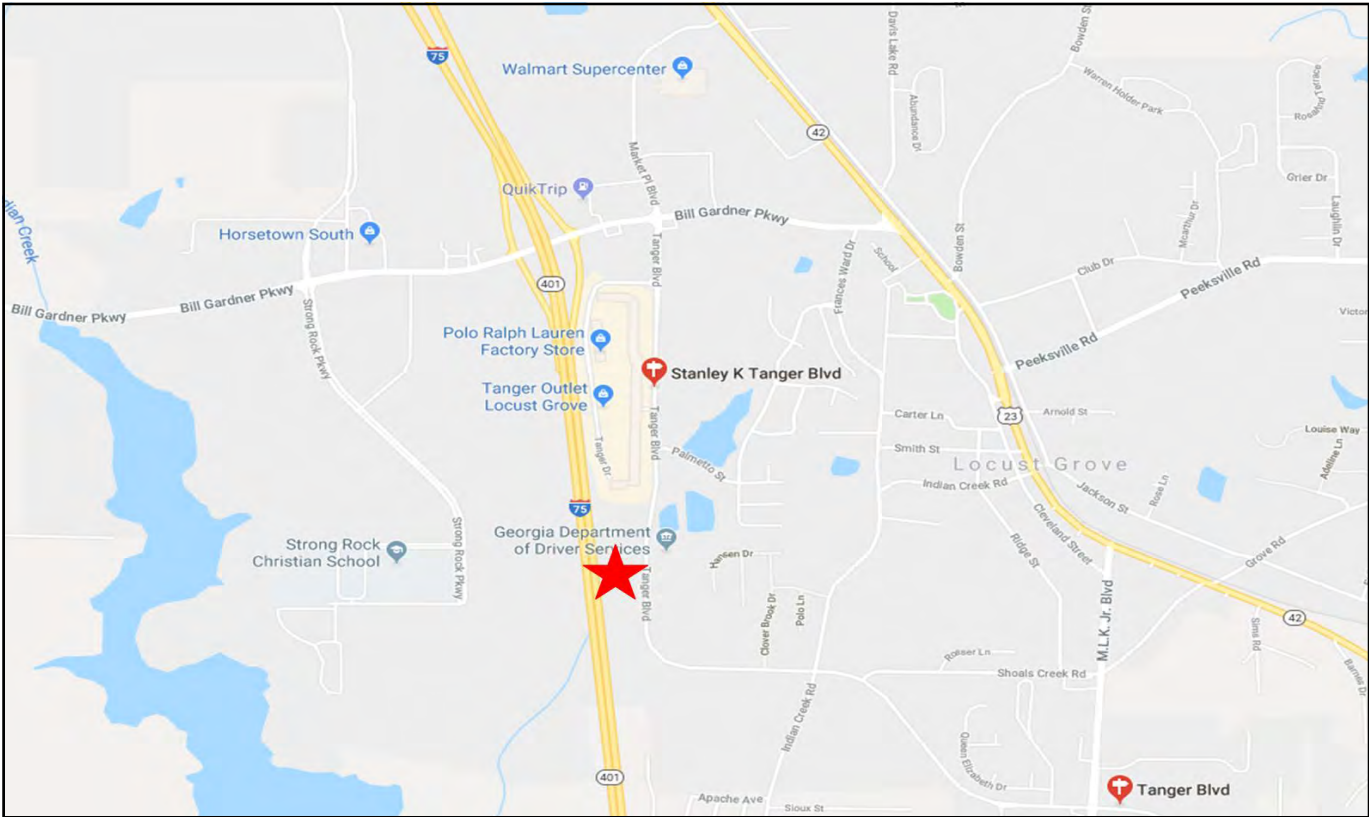
502	Kitchen Collection	(770) 954-9409
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SERVICES

222B	Tanger Shopper Services	(770) 957-5310
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SPECIALTY

302A	Bath & Body Works	(678) 583-1763
212	Book Warehouse	(678) 593-5079
201	College Collectibles	(678) 610-5214
215A	Direct Tools	(678) 783-8555
750	Fragrance Outlet	(770) 914-8288
213	Olive in a Bottle	(770) 957-5310
404	Perfumania	(770) 914-6575
612	Travelpro Luggage Outlet	(678) 884-5799



KEY FACTS

29,046

Population


 Average
Household Size

36.0

Median Age

\$68,044

 Median Household
Income

EDUCATION

12%

 No High
School
Diploma


36%

 High School
Graduate


28%

Some College



24%

 Bachelor's/Grad/Prof
Degree

BUSINESS



792

Total Businesses



8,614

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



Services

4.7%

 Unemployment
Rate

INCOME



\$68,044

 Median Household
Income


\$27,363

Per Capita Income



\$150,624

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (20.2%)

The smallest group: \$200,000+ (4.1%)

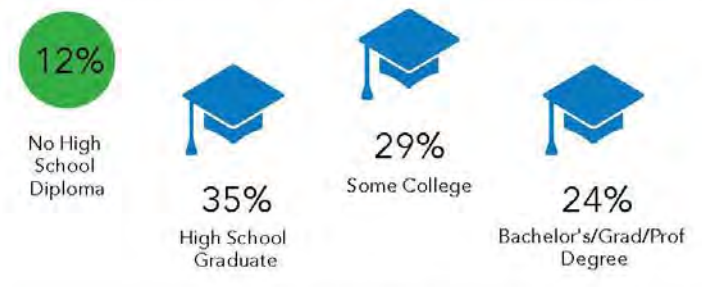
Indicator	Value	Difference	
<\$15,000	7.1%	-5.5%	
\$15,000 - \$24,999	6.8%	-7.5%	
\$25,000 - \$34,999	7.5%	-4.9%	
\$35,000 - \$49,999	13.6%	-3.8%	
\$50,000 - \$74,999	18.9%	+4.0%	
\$75,000 - \$99,999	20.2%	+9.1%	
\$100,000 - \$149,999	15.8%	+3.0%	
\$150,000 - \$199,999	6.0%	+3.6%	
\$200,000+	4.1%	+2.1%	

 Bars show deviation from
Butts County

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)
The smallest group: \$200,000+ (3.3%)

Indicator	Value	Difference	
<\$15,000	8.6%	-4.0%	
\$15,000 - \$24,999	8.7%	-5.6%	
\$25,000 - \$34,999	8.3%	-4.1%	
\$35,000 - \$49,999	14.5%	-2.9%	
\$50,000 - \$74,999	20.3%	+5.4%	
\$75,000 - \$99,999	16.5%	+5.4%	
\$100,000 - \$149,999	15.3%	+2.5%	
\$150,000 - \$199,999	4.6%	+2.2%	
\$200,000+	3.3%	+1.3%	

Bars show deviation from Butts County

KEY FACTS

305,866

Population


 Average
Household Size

37.0

Median Age

\$59,611

 Median Household
Income

EDUCATION

12%

 No High
School
Diploma


34%

 High School
Graduate


29%

Some College



25%

 Bachelor's/Grad/Prof
Degree

BUSINESS



8,395

Total Businesses



89,696

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

14%


 Unemployment
Rate

INCOME



\$59,611

 Median Household
Income


\$26,309

Per Capita Income



\$110,342

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.7%)

Indicator	Value	Difference	
<\$15,000	8.3%	-4.3%	
\$15,000 - \$24,999	9.2%	-5.1%	
\$25,000 - \$34,999	8.4%	-4.0%	
\$35,000 - \$49,999	14.4%	-3.0%	
\$50,000 - \$74,999	20.0%	+5.1%	
\$75,000 - \$99,999	15.7%	+4.6%	
\$100,000 - \$149,999	15.3%	+2.5%	
\$150,000 - \$199,999	5.0%	+2.6%	
\$200,000+	3.7%	+1.7%	

 Bars show deviation from
Butts County