

Exclusive Offering

± 12.06 Acres Land

488 Highway 81
McDonough, GA 30252



Richard Bowers & Co.
Real Estate



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Property Overview

Neighborhood:	488 Highway 81 E McDonough, GA 30252
Size:	± 12.06 Acres
Municipality:	City of McDonough
Zoning:	C-3 (Hwy Commercial District)
Future Land Use	Town Center
Schools:	Tussahaw Elementary School McDonough Middle School McDonough High School
Market:	New Construction- 3 Mile Radius Max: \$399,000 Avg: \$310,640 Med: \$292,900

I. Executive Summary



Retail Location Map

I. Executive Summary





Location Maps



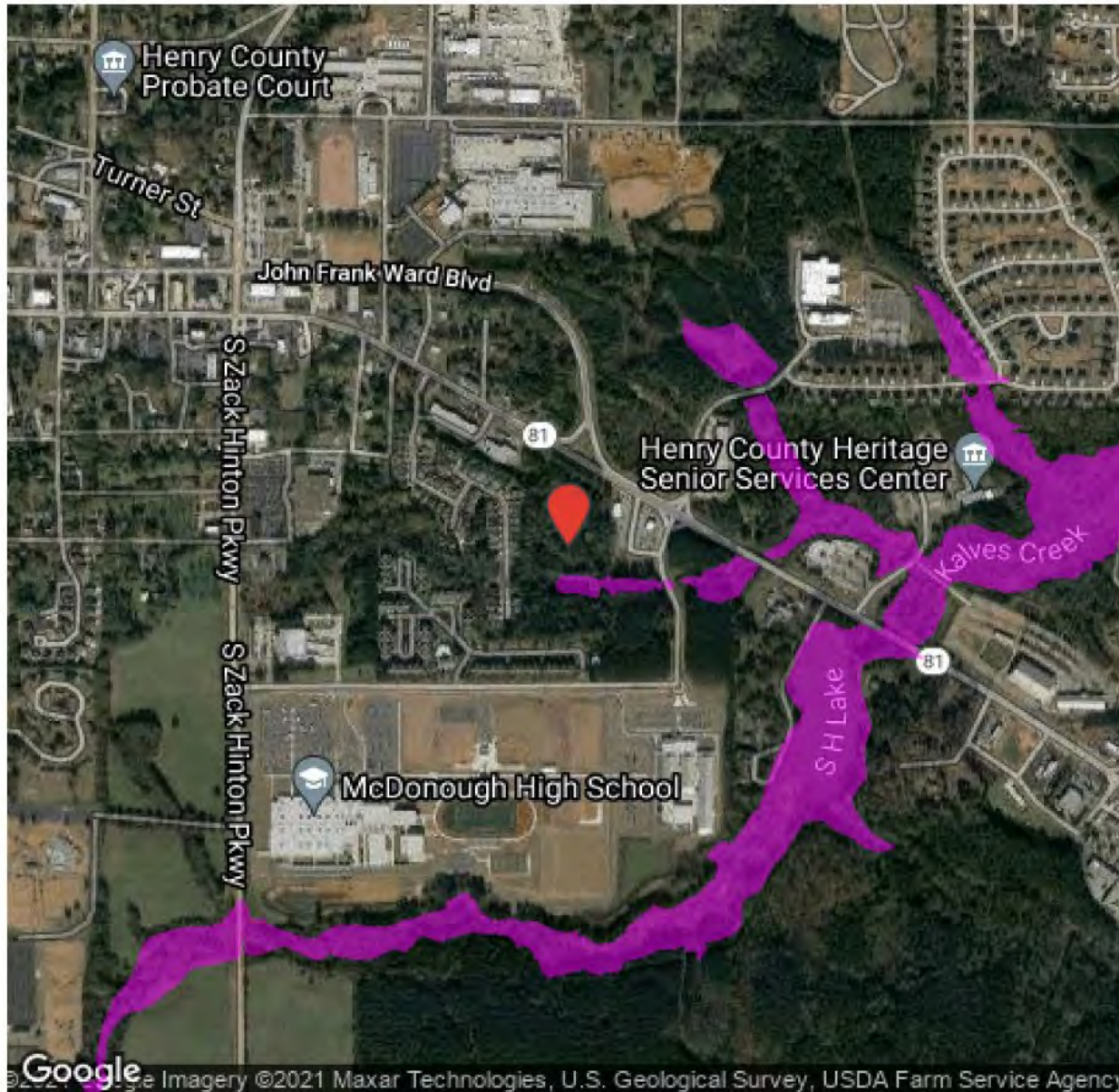
I. Executive Summary



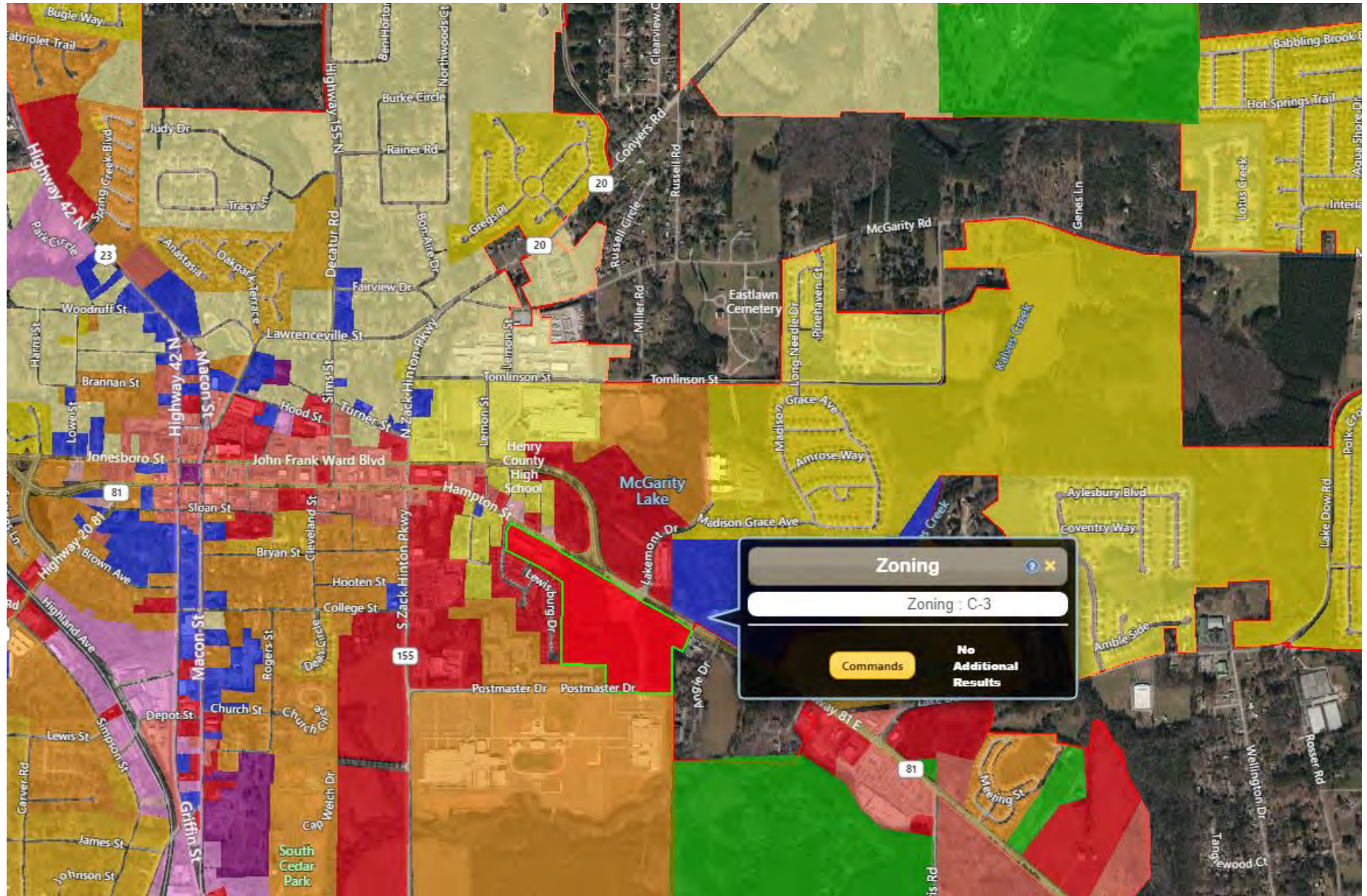
Topography Map

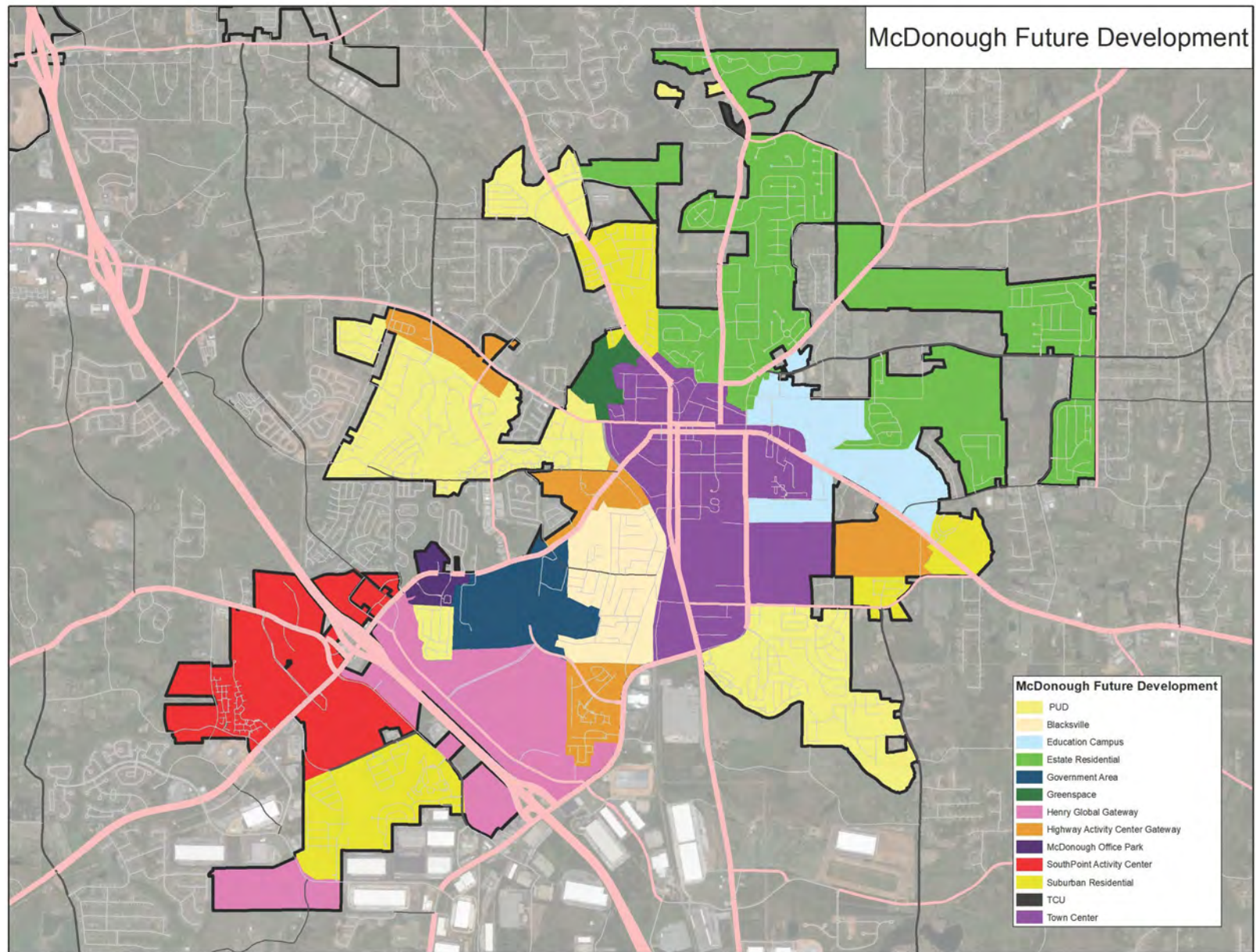
I. Executive Summary





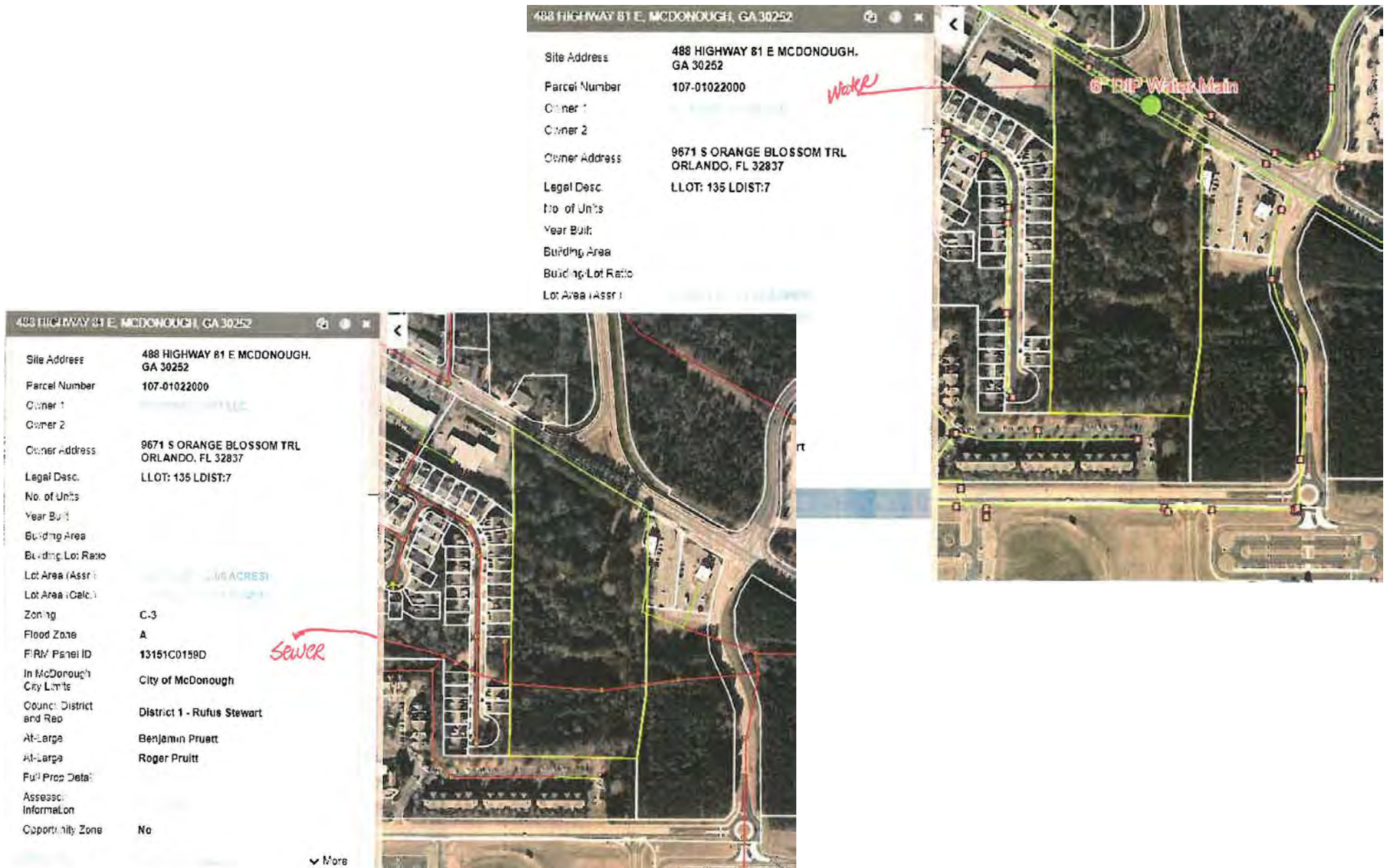
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA





Water & Sewer Map

II. Site Overview





Executive Summary

488 Highway 81 E, McDonough, Georgia, 30252
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.44339
Longitude: -84.13253

	1 mile	3 miles	5 miles
Population			
2000 Population	1,350	17,948	33,752
2010 Population	2,995	32,229	62,405
2021 Population	4,052	39,972	82,015
2026 Population	4,401	43,398	90,537
2000-2010 Annual Rate	8.29%	6.03%	6.34%
2010-2021 Annual Rate	2.72%	1.93%	2.46%
2021-2026 Annual Rate	1.67%	1.66%	2.00%
2021 Male Population	47.3%	47.1%	47.5%
2021 Female Population	52.7%	52.9%	52.5%
2021 Median Age	35.9	35.2	35.8

In the identified area, the current year population is 82,015. In 2010, the Census count in the area was 62,405. The rate of change since 2010 was 2.46% annually. The five-year projection for the population in the area is 90,537 representing a change of 2.00% annually from 2021 to 2026. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	28.1%	32.1%	40.3%
2021 Black Alone	66.2%	60.0%	50.6%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2021 Asian Alone	1.0%	1.8%	2.9%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.6%	3.0%	2.9%
2021 Two or More Races	2.9%	2.9%	3.0%
2021 Hispanic Origin (Any Race)	4.7%	7.1%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	45	78	93
2000 Households	571	6,379	11,728
2010 Households	1,287	11,516	21,698
2021 Total Households	1,702	14,236	28,490
2026 Total Households	1,854	15,451	31,427
2000-2010 Annual Rate	8.47%	6.09%	6.35%
2010-2021 Annual Rate	2.52%	1.90%	2.45%
2021-2026 Annual Rate	1.73%	1.65%	1.98%
2021 Average Household Size	2.27	2.75	2.85

The household count in this area has changed from 21,698 in 2010 to 28,490 in the current year, a change of 2.45% annually. The five-year projection of households is 31,427, a change of 1.98% annually from the current year total. Average household size is currently 2.85, compared to 2.84 in the year 2010. The number of families in the current year is 21,325 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

October 19, 2021



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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	18.3%	12.4%	11.5%
Median Household Income			
2021 Median Household Income	\$43,608	\$63,847	\$72,605
2026 Median Household Income	\$47,793	\$70,210	\$79,652
2021-2026 Annual Rate	1.85%	1.92%	1.87%
Average Household Income			
2021 Average Household Income	\$58,717	\$82,217	\$91,161
2026 Average Household Income	\$65,283	\$91,574	\$101,283
2021-2026 Annual Rate	2.14%	2.18%	2.13%
Per Capita Income			
2021 Per Capita Income	\$22,982	\$29,318	\$31,593
2026 Per Capita Income	\$25,638	\$32,623	\$35,059
2021-2026 Annual Rate	2.21%	2.16%	2.10%

Households by Income

Current median household income is \$72,605 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,652 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$91,161 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,283 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,593 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,059 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	125	181	193
2000 Total Housing Units	604	6,731	12,289
2000 Owner Occupied Housing Units	384	4,747	9,599
2000 Renter Occupied Housing Units	187	1,631	2,128
2000 Vacant Housing Units	33	353	562
2010 Total Housing Units	1,446	12,900	23,918
2010 Owner Occupied Housing Units	529	7,139	15,572
2010 Renter Occupied Housing Units	758	4,377	6,126
2010 Vacant Housing Units	159	1,384	2,220
2021 Total Housing Units	1,835	15,483	30,475
2021 Owner Occupied Housing Units	856	9,329	21,046
2021 Renter Occupied Housing Units	846	4,907	7,444
2021 Vacant Housing Units	133	1,247	1,985
2026 Total Housing Units	2,029	17,040	34,081
2026 Owner Occupied Housing Units	958	10,176	23,294
2026 Renter Occupied Housing Units	896	5,275	8,133
2026 Vacant Housing Units	175	1,589	2,654

Currently, 69.1% of the 30,475 housing units in the area are owner occupied; 24.4%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 23,918 housing units in the area - 65.1% owner occupied, 25.6% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 11.37%. Median home value in the area is \$199,204, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.68% annually to \$238,649.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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