

FOR SALE

Pad-Ready Parcels in McDonough on Hwy 138
1310 Jonesboro Rd, McDonough, GA 30253



OAKHURST
REALTY
PARTNERS

Exclusive Offering



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OAKGROVE
VISTA

302 Units



Bojangles

Parcel 2
2.57 Acres

Parcel 3
2.42 Acres

Parcel 4
.54 Acres

Tim Hortons

JONESBORO ROAD - 36,300 VPD

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OVERVIEW

Positioned along one of McDonough's primary commercial corridors just east of I-75, these pad-ready parcels offer a rare opportunity for investors, developers, and owner-users seeking immediate construction readiness in a high-growth South Metro Atlanta market.

Located on Jonesboro Road (GA Hwy 138) with strong visibility and traffic flow (36,300 vehicles per day), the sites are ideally suited for retail, service, restaurant, or professional uses. Co-tenancy along Jonesboro Road includes Starbucks, City BBQ, Race Trac and Tim Hortons. Direct access includes a right-in and right-out egress from Jonesboro Road and a full red-light interchange with access via Mt. Carmel Rd. Henry County has identified Parcels 2 and 3 as preferred locations for multi-tenant development, supporting long-term value and tenant demand.

- » **Pad-ready commercial sites with utility and storm water infrastructure in place** — reduces development timeline and upfront costs
- » **Prime frontage on Jonesboro Road (GA Hwy 138) with 36,300 vehicles per day**
- » **High-growth Henry County submarket** with expanding rooftops and retail demand
- » **Strong visibility and accessibility** near major retail and residential growth corridors
- » **Zoning and site configuration support retail, service, and restaurant uses**
- » **Utility access and infrastructure in place**
- » **Flexible development options for investors and owner-users**

THREE PARCELS TOTALING 5.53 ACRES

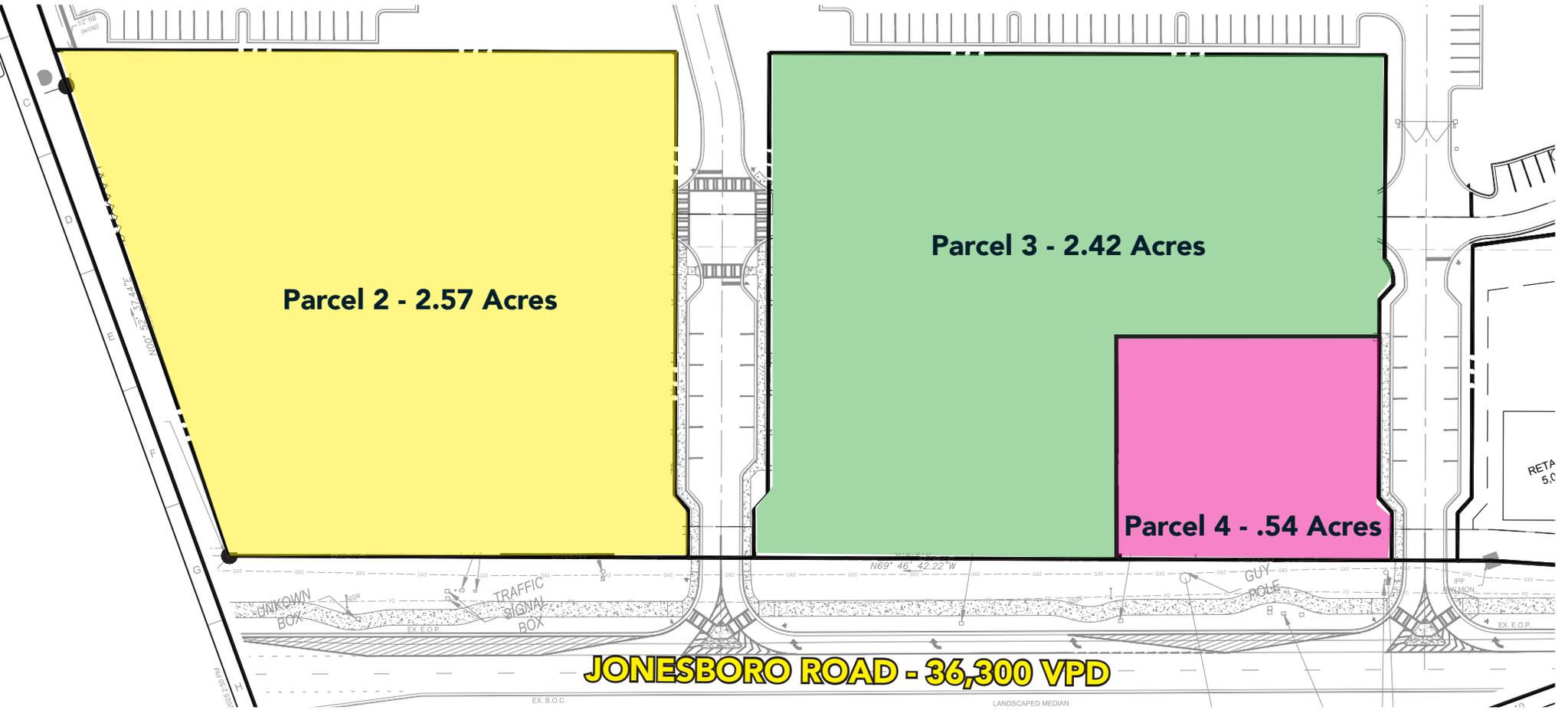
- » **Parcel 2 - 2.57 Acres - Multi-Tenant Building - Preferred by Henry County**
- » **Parcel 3 - 2.42 Acres - Multi-Tenant Building - Preferred by Henry County**
- » **Parcel 4 - .54 Acres - Single Tenant with Drive Through Permitted**

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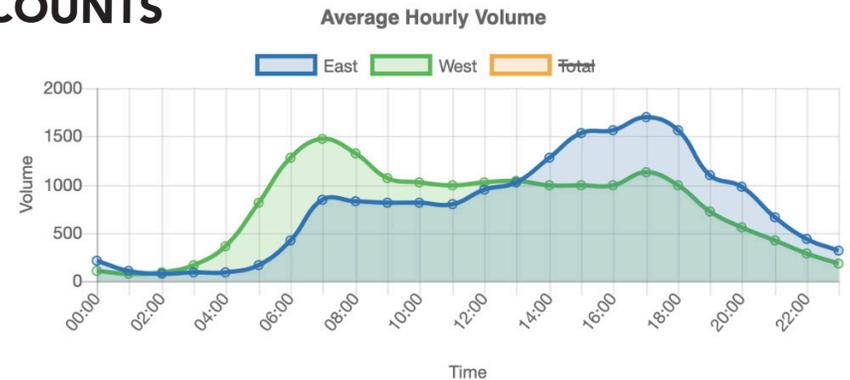
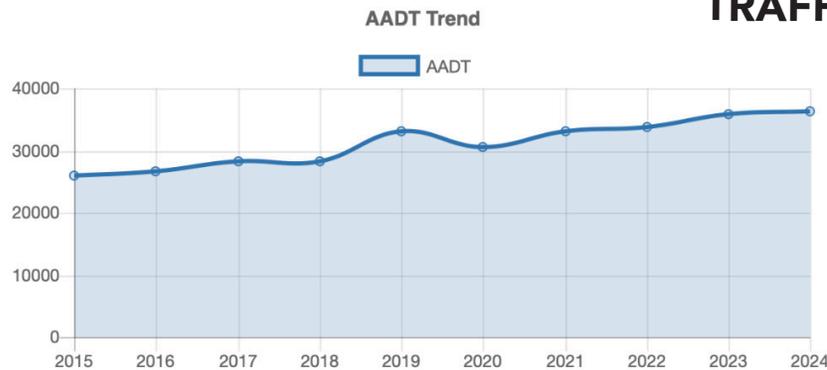
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TRAFFIC COUNTS



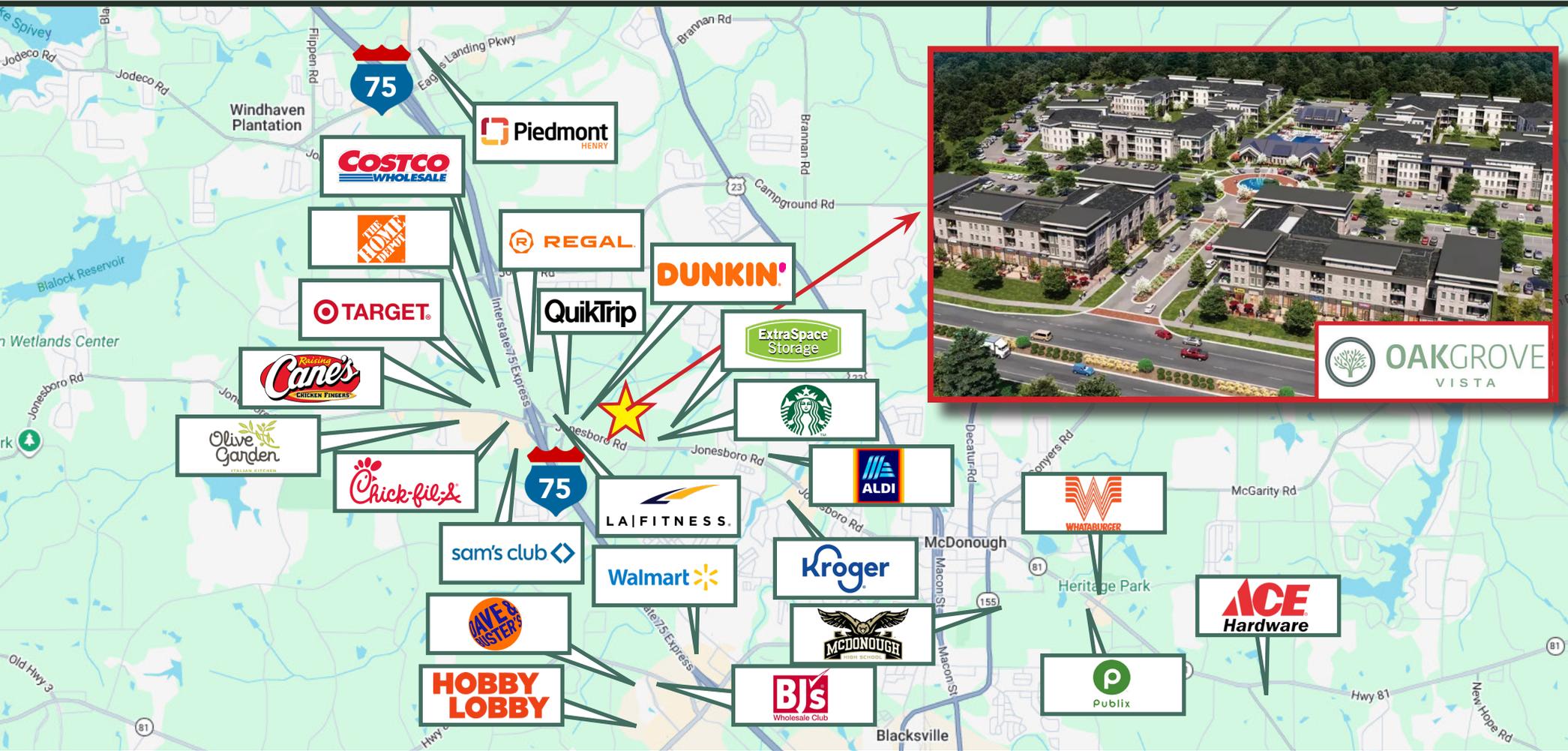
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- » 302 apartments
- » Occupancy Stabilization Forecasted 10/2026
- » Catering to a growing housing demand in Henry County

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Within 3 Miles

About the Workforce

3 miles



14.7%

Services



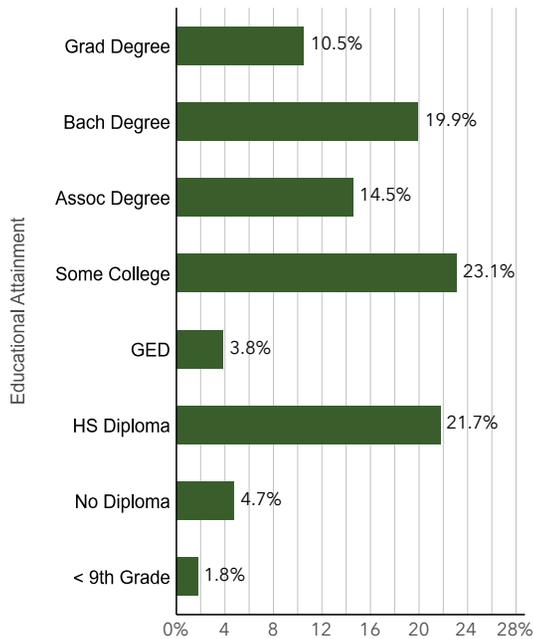
26.3%

Trades/Skilled Labor



59.0%

Office Based



Tapestry

Top 3 segments by household count



G2 Up and Coming Families > 5,090 | 29.3%

C2 Kids and Kin > 4,154 | 23.9%

K4 Classic Comfort > 2,093 | 12.1%

Other 6,022 | 34.7%

[View comparison table](#)

About the Community

3 miles



2.9% ↑

Pop Growth Rate is 506.3% higher than United States



74

Wealth Index Below 100 = low Above 100 = high



3.7% ↑

Housing Units Growth Rate is 339% higher than United States.

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 30253 (McDonough)	States Georgia	United States of America United States
Restaurants	4.12	2.97	3.22	3.31	2.27	2.45
Health Care & Social Assistance	2.06	2.79	5.45	3.45	3.51	3.76
Retail	5.40	4.29	4.68	5.14	4.39	4.60
Manufacturing	0.26	0.49	0.69	0.83	1.06	1.32
Finance & Insurance	0.77	1.19	1.94	1.75	1.64	1.80
Professional & Tech Services	1.29	2.21	3.44	3.14	3.24	3.60



48,768

Population



\$100,685

Average Household Income



17,359

Total Households



1,360

Businesses



13,604

Employees



36,300

Cars Per Day

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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- » Strategically located along Atlanta's key transportation artery, Interstate 75
- » Location offers quick access to 75,000 jobs in nearby logistic centers



THE HOME DEPOT HomeGoods
TARGET. belk
PETSMART LONGHORN STEAKHOUSE

Truitt's
CITY STEAKS

FIREHOUSE SUBS
T Mobile

sam's club

REGAL

WAFFLE HOUSE

DUNKIN'

SITES

OAKGROVE VISTA

City BARBEQUE

LAIFITNESS.
HARBOR FREIGHT
MAVIS TIRE & BRAKES

Bojangles

Tim Hortons

Starbucks

Little Caesars Pizza

ALDI

Starbucks BEST BUY McDonald's Auto Zone LA QUINTA BY WYNDHAM
Arbys Olive Garden Public Storage COURTYARD BY MARRIOTT FLOOR DECOR

Kroger Pizza Hut Pep Boys
UPS WORKOUT ANYTIME

75

36,300 VPD

151,000 VPD

Interstate 75 Express (Toll road)