



## Executive Summary Package

**6.36 Acres  
166-Foster Drive  
McDonough, GA 30253**

- ❑ Executive Summary
- ❑ Aerial
- ❑ Topo
- ❑ Map & Directions
- ❑ Demographics
- ❑ Resume

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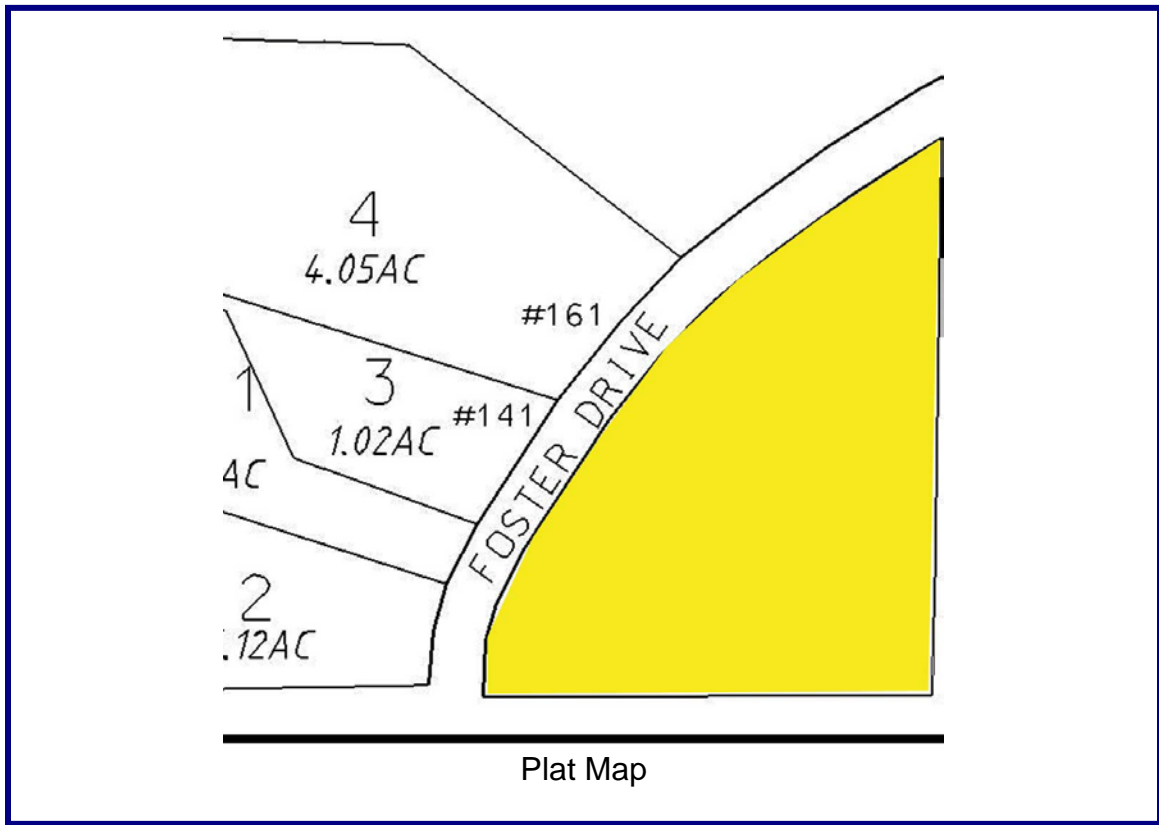
## Executive Summary

<b><u>The Opportunity:</u></b>	Future Land Use Plan calls for C-3 commercial development. Located northeast of I-75 & Jonesboro Road exit. Directly opposite the entry to Henry County's only multiplex and just seconds away from McDonough's commercial hub. A mega church is also across the street.
<b><u>Location:</u></b>	Exit I-75 at Jonesboro Road and go east to first street on left which is Foster Drive. Property is immediately past bend in road to right.
<b><u>Neighborhood:</u></b>	None
<b><u>Size:</u></b>	6.36 acres.
<b><u>Zoning:</u></b>	Current RA zoning. Potential Commercial.
<b><u>Access &amp; Visibility:</u></b>	Good visibility from road.
<b><u>Utilities:</u></b>	All utilities available, including sewer.
<b><u>Offering Price:</u></b>	<b><u>\$250,000 per acre.</u></b>





Location Map



Plat Map



**Current Geography Selection:** (1 Selected) Counties: Henry County  
**Current Index Base:** Entire US

## Executive Demographic Summary Report

### Population

The current year population in this selected geography is 169,496. The 2000 Census revealed a population of 119,341, and in 1990 it was 58,738 representing a 103.18% change. It is estimated that the population in this area will be 217,404 in 2010, representing a change of 30.25% from 2005. The current population is 49.56% male and 50.44% female. In 2005, the median age of the population in this area was 33.2, compared to the US median age which was 36.3. The population density in your area is 522.1 people per square mile.

### Households

There are currently 60,903 households in this selected geography. The Census revealed household counts of 41,373 in 2000, up from 20,011 in 1990, representing a change of 106.75%. It is estimated that the number of households in this area will be 79,326 in 2010, representing a change of 30.25% from the current year. For the current year, the average household size in this area is 2.78 persons.

In 2005, the median number of years in residence in this geography's population is 3.76. The average household size in this geography was 2.77 people and the average family size was 3.16 people. The average number of vehicles per household in this geography was 2.2.

### Income

In 2005, the median household income in this selected geography was \$63,149, compared to the US median which was \$46,338. The Census revealed median household incomes of \$57,643 in 2000 and \$37,581 in 1990 representing a change of 53.38%. It is estimated that the median household income in this area will be \$70,921 in 2010, which would represent a change of 12.31% from the current year.

In 2005, the per capita income in this area was \$30,106, compared to the US per capita, which was \$24,385. The 2005 average household income for this area was \$83,320, compared to the US average which was \$64,443.

### Race & Ethnicity

In 2005, the racial makeup of this selected area was as follows: 80.75% White; 15.20% Black; 0.23% Native American; 1.88% Asian/Pacific Islander; and 0.79% Other. Compare these to the US racial makeup which was: 75.69% White, 12.15% Black, 0.83% Native American, 4.29% Asian/Pacific Islander and 4.59% Other.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 3.56% of the current year population in this selected area. Compare this to the US makeup of 14.45%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 149.1% American Indian, Eskimo, Aleut Population; 551.1% Asian, Pacific Islander; 188.8% Black; 480.2% Hispanic Ethnicity; 674.6% Other; White 86.4%.

### Housing

The median housing value in this area was \$80,381 in 1990, compare this to the US median of \$78,382 for the same year. The 2000 Census median housing value was \$117,589, which is a 46.3% change from 1990. In 1990, there were 16,690 owner occupied housing units in this area vs. 41,373 in 2000. Also in 1990, there were 3,319 renter occupied housing units in this area vs. 6,105 in 2000. The average rent in 1990 was \$409 vs. \$612 in 2000.

## Employment

In 2005, there were 91,485 people over the age of 16 in the labor force in your geography. Of these 95.02% were employed, 4.34% were unemployed, 28.42% were not in the labor force and 0.45% were in the armed forces. In 1990, unemployment in this area was 3.02% and in 2000 it was 1.95%.

In 2005, there were 38,802 employees in this selected area (daytime population) and there were 4,405 establishments.

For this area in 1990, 57.16% of employees were employed in white-collar occupations and 42.84% were employed in blue-collar occupations. In 2000, white collar workers made up 61.33% of the population, and those employed in blue collar occupations made up 38.67%. In 1990, the average time traveled to work was 18 minutes and in 2000 it was 31 minutes.

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### Traffic Counts

Street	Cross Street	Traffic Count
JONESBORO RD	PARKING LOT	7,520 Year: 2000
I 75	STATE HWY 20	71,925 Year: 1999
I 75	HIGHWAY 20 W	71,925 Year: 1999
I 75	HIGHWAY 155 S	71,537 Year: 1999
I 75	HIGHWAY 155 S	71,537 Year: 1999
FLIPPEN RD	APRIL AVE	7,029 Year: 2000
JODECO RD	RIDGEVIEW DR	6,800 Year: 2000
I 75	FLIPPEN RD	62,650 Year: 2000
I 75	FLIPPEN RD	62,650 Year: 2000
JONESBORO RD	ROSEDALE TRCE	5,720 Year: 2000

**Wood Hughes & Associates, Inc.**  
**Metro Brokers GMAC Real Estate**  
Land & Investment Property

Building Client Relationships Since 1983!"

We serve the Land and Investment Property  
needs of buyers and sellers



Wood Hughes & Associates specialize in transitional land and investment properties in Atlanta's suburban counties, covering Cherokee, Clayton, Cobb, Douglas, Fayette, Forsyth, Fulton (North and South), Gwinnett, Henry, Rockdale, Spalding, Butts, Lamar, Monroe, Pike, and Upson Counties. We represent landowners seeking to yield both the maximum value for their land and the maximum tax benefits allowed by law. We also represent quality real estate developers seeking land for residential or commercial projects.

The foundation of our business is the brokerage of developmental and investment quality land. The financial gain realized to a property owner by entering into partnership with a real estate broker in creating added value to their property is a proven and effective sales method. By relying on the Broker's skill, experience, and resources, the owner can be assured of receiving maximum profits from the sale of their property, while avoiding the legal complexities that plague today's market.

Wood Hughes & Associates was formed as a land specific real estate practice in 2002, dedicated to land and investment property in the southern suburban areas of Atlanta. Our focus is on the suburban, high growth areas surrounding Atlanta. As we grow, we are adding on Transitional Land Specialists in each transportation corridor radiating out from the central city.

#### **Resources**

Wood Hughes & Associates take pride in offering an integrated network of computers and communication systems to better serve our clients and customers. We have easy access to in depth public record searches through:

Atlanta Commercial Board Exchange (CBX)  
CCIM.NET  
CoStar  
First Multiple Listing Service (FMLS)  
Georgia Multiple Listing Service (GAMLS)  
LoopNet

MapMerge  
Realist  
RLILand.net  
CCIM Site To Do Business Online  
Win2Data

All subscription services, which allow our clients to evaluate properties under consideration. In addition, Wood Hughes & Associates maintain eighteen offices throughout Metro Atlanta to meet with you concerning selling your property or to discuss your buying needs.

#### **Professional Associations**

In order to stay up to date on marketing trends and expand networking opportunities to better market your property, Wood Hughes & Associates are members of:

- Atlanta Commercial Board of Realtors (ACBR)
- ACBR Technology Committee
- ACBR Professional Standards Committee
- CCIM Institute
- Realtors Land Institute (RLI)
- Georgia Chapter of the Realtors Land Institute
- Council of Residential Specialists (CRS)
- National Association of Realtors
- Georgia Association of Realtors
- Henry County Quality Growth Council