

LAND FOR SALE

21.38+/- Acres Available

KING Industrial
Realty, Inc.



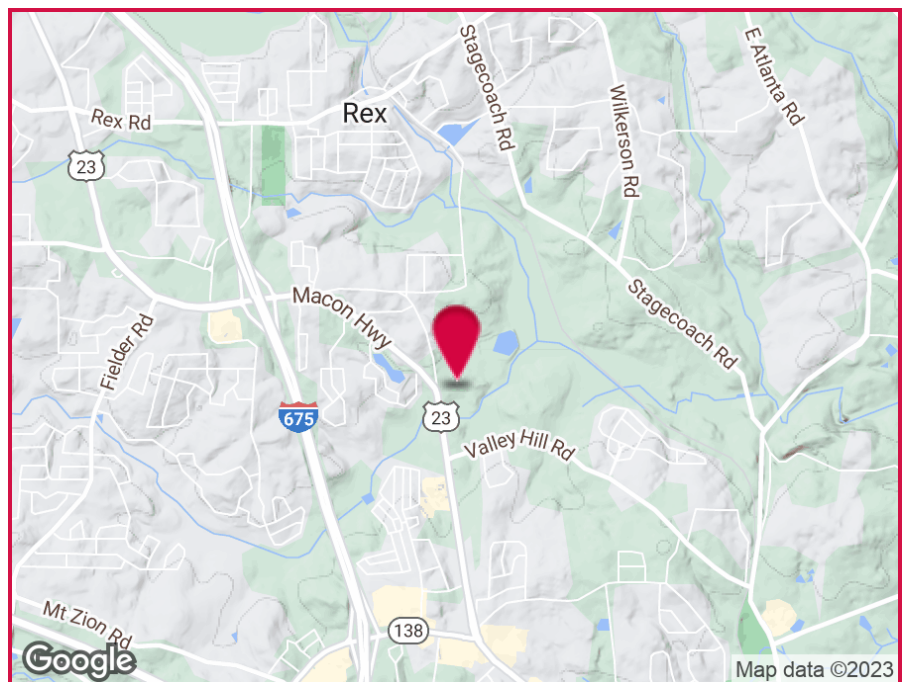
9485 Highway 42, Stockbridge, GA 30273

OFFERING SUMMARY

Lot Size: 21.38 Acres
Zoned: M-1

PROPERTY HIGHLIGHTS

- Graded Lot
- Suitable for Parking
- Sewer at Site
- 16,800+ Cars Per Day



For More Information Contact:

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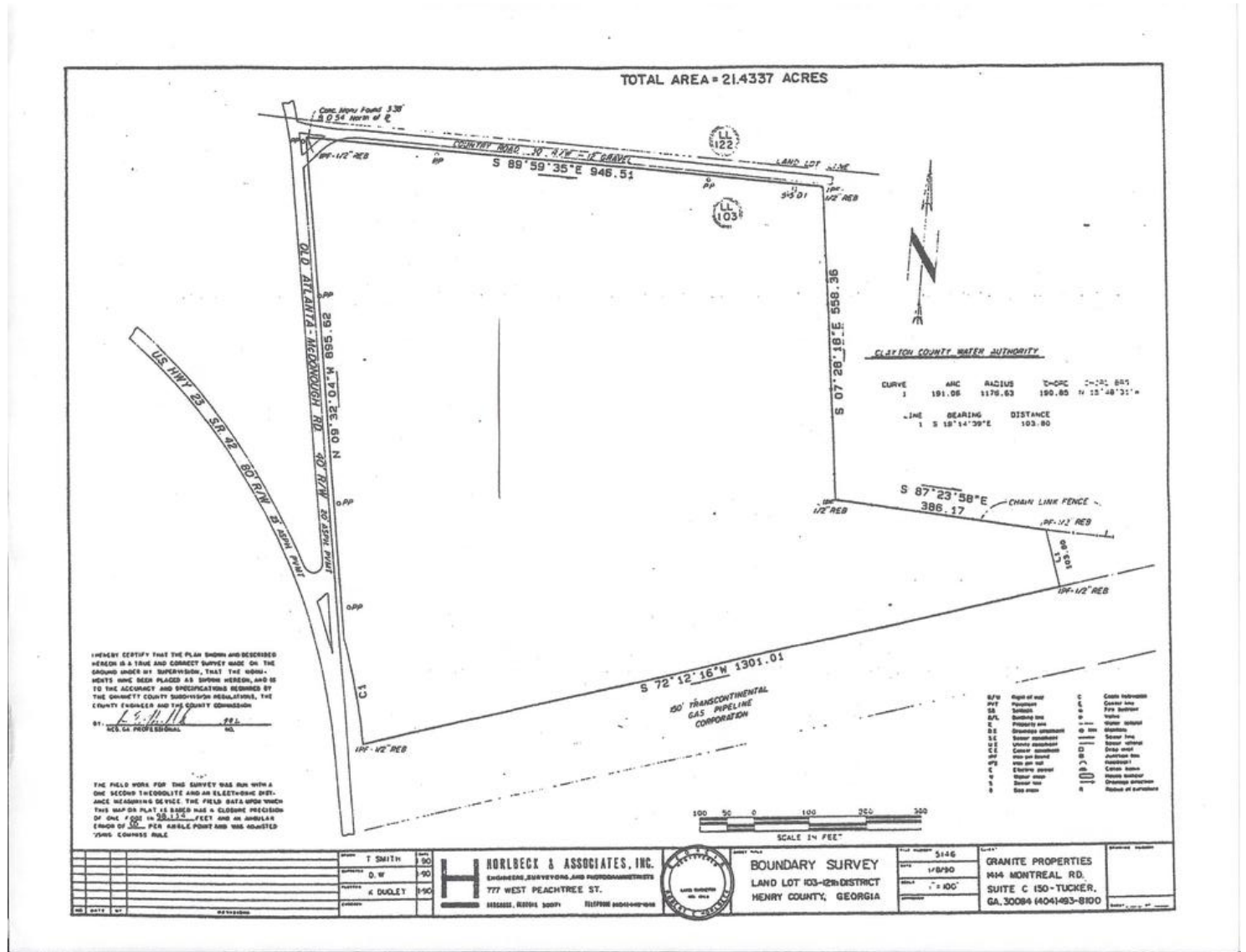
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Plat

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Sewer Map

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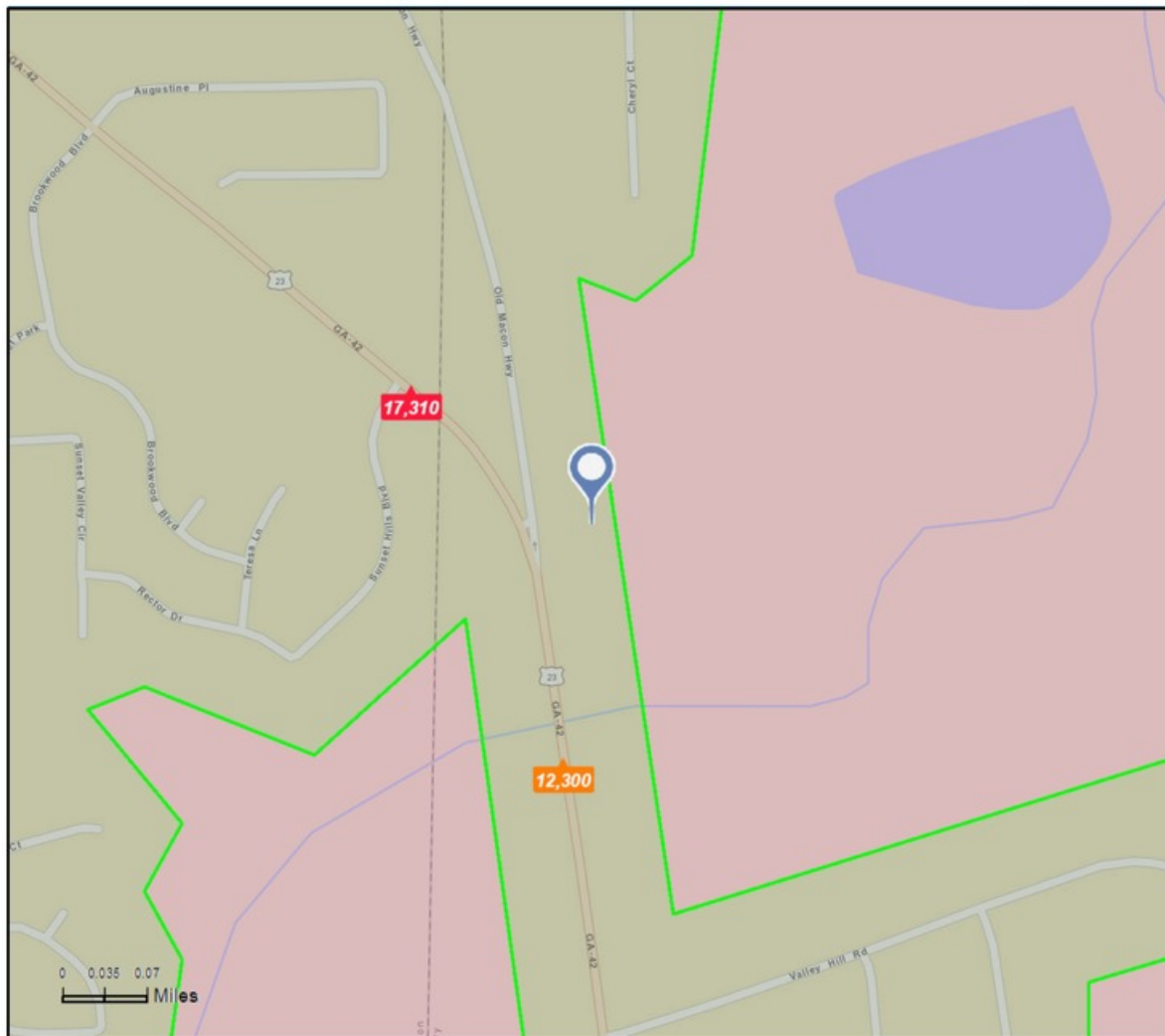
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Source: ©2016 Kalibrate Technologies

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Traffic Count Map

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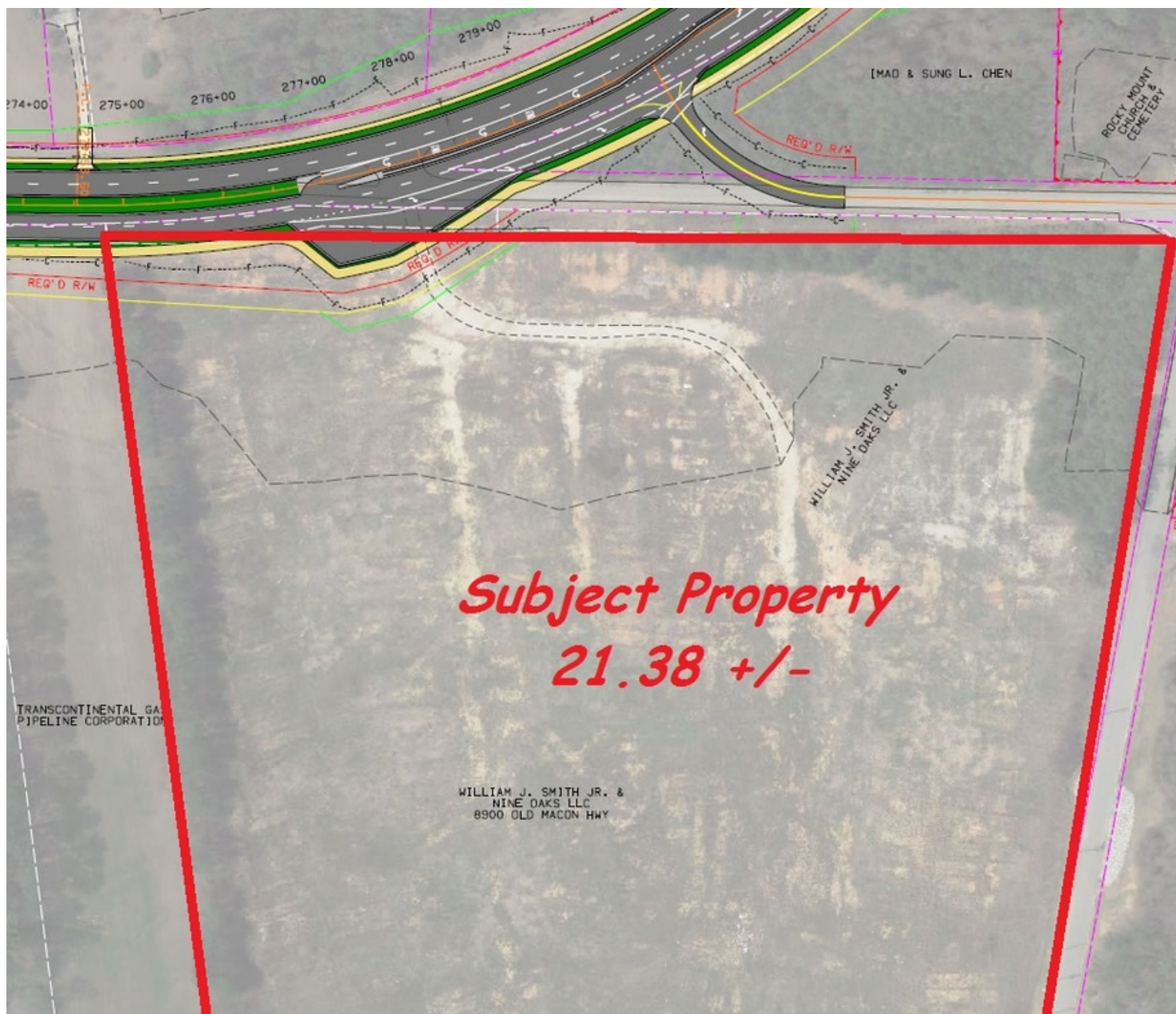
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Proposed Highway 42 Road Widening

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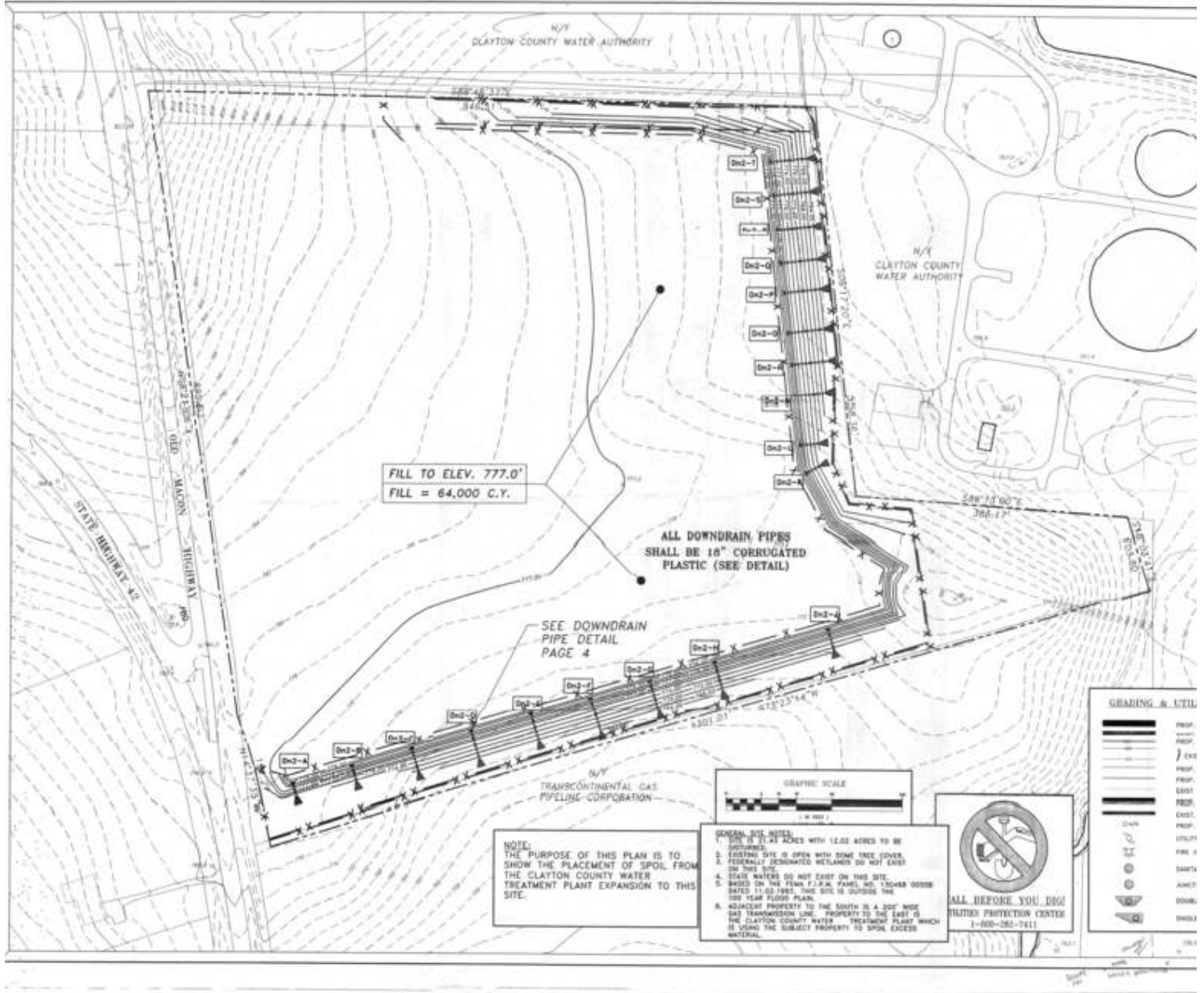
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Topo Map

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	5 minutes	10 minutes	15 minutes
Population			
2000 Population	2,635	44,207	118,445
2010 Population	3,531	56,569	148,380
2016 Population	3,605	58,638	153,670
2021 Population	3,692	60,889	159,496
2000-2010 Annual Rate	2.97%	2.50%	2.28%
2010-2016 Annual Rate	0.33%	0.58%	0.56%
2016-2021 Annual Rate	0.48%	0.76%	0.75%
2016 Male Population	46.5%	47.4%	47.6%
2016 Female Population	53.5%	52.6%	52.4%
2016 Median Age	34.3	33.0	34.6

In the identified area, the current year population is 153,670. In 2010, the Census count in the area was 148,380. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 159,496 representing a change of 0.75% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	18.5%	21.7%	24.8%
2016 Black Alone	70.4%	62.0%	60.5%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2016 Asian Alone	2.4%	6.6%	6.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	5.7%	6.1%	5.2%
2016 Two or More Races	2.6%	3.1%	2.8%
2016 Hispanic Origin (Any Race)	11.7%	11.9%	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 17.9% 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 64.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	959	15,600	41,134
2010 Households	1,322	20,244	52,955
2016 Total Households	1,338	20,736	54,219
2021 Total Households	1,364	21,426	55,985
2000-2010 Annual Rate	3.26%	2.64%	2.56%
2010-2016 Annual Rate	0.19%	0.38%	0.38%
2016-2021 Annual Rate	0.39%	0.66%	0.64%
2016 Average Household Size	2.69	2.82	2.81

The household count in this area has changed from 52,955 in 2010 to 54,219 in the current year, a change of 0.38% annually. The five-year projection of households is 55,985, a change of 0.64% annually from the current year total. Average household size is currently 2.81, compared to 2.78 in the year 2010. The number of families in the current year is 37,899 in the specified area.

Demographics

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	5 minutes	10 minutes	15 minutes
Median Household Income			
2016 Median Household Income	\$48,920	\$48,037	\$50,390
2021 Median Household Income	\$55,715	\$53,132	\$55,318
2016-2021 Annual Rate	2.64%	2.04%	1.88%
Average Household Income			
2016 Average Household Income	\$60,188	\$57,838	\$61,353
2021 Average Household Income	\$67,273	\$63,281	\$67,320
2016-2021 Annual Rate	2.25%	1.82%	1.87%
Per Capita Income			
2016 Per Capita Income	\$21,216	\$20,348	\$21,760
2021 Per Capita Income	\$23,592	\$22,129	\$23,728
2016-2021 Annual Rate	2.15%	1.69%	1.75%

Households by Income

Current median household income is \$50,390 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$55,318 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$61,353 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$67,320 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$21,760 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,728 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,015	16,150	42,938
2000 Owner Occupied Housing Units	804	11,336	29,909
2000 Renter Occupied Housing Units	155	4,264	11,225
2000 Vacant Housing Units	56	550	1,804
2010 Total Housing Units	1,509	22,468	59,515
2010 Owner Occupied Housing Units	1,051	13,015	35,269
2010 Renter Occupied Housing Units	271	7,229	17,686
2010 Vacant Housing Units	187	2,224	6,560
2016 Total Housing Units	1,514	22,865	60,563
2016 Owner Occupied Housing Units	1,006	12,502	33,871
2016 Renter Occupied Housing Units	332	8,234	20,348
2016 Vacant Housing Units	176	2,129	6,344
2021 Total Housing Units	1,557	23,859	63,084
2021 Owner Occupied Housing Units	1,022	12,952	34,946
2021 Renter Occupied Housing Units	342	8,475	21,039
2021 Vacant Housing Units	193	2,433	7,099

Currently, 55.9% of the 60,563 housing units in the area are owner occupied; 33.6%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 59,515 housing units in the area - 59.3% owner occupied, 29.7% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 0.78%. Median home value in the area is \$122,759, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.43% annually to \$145,313.

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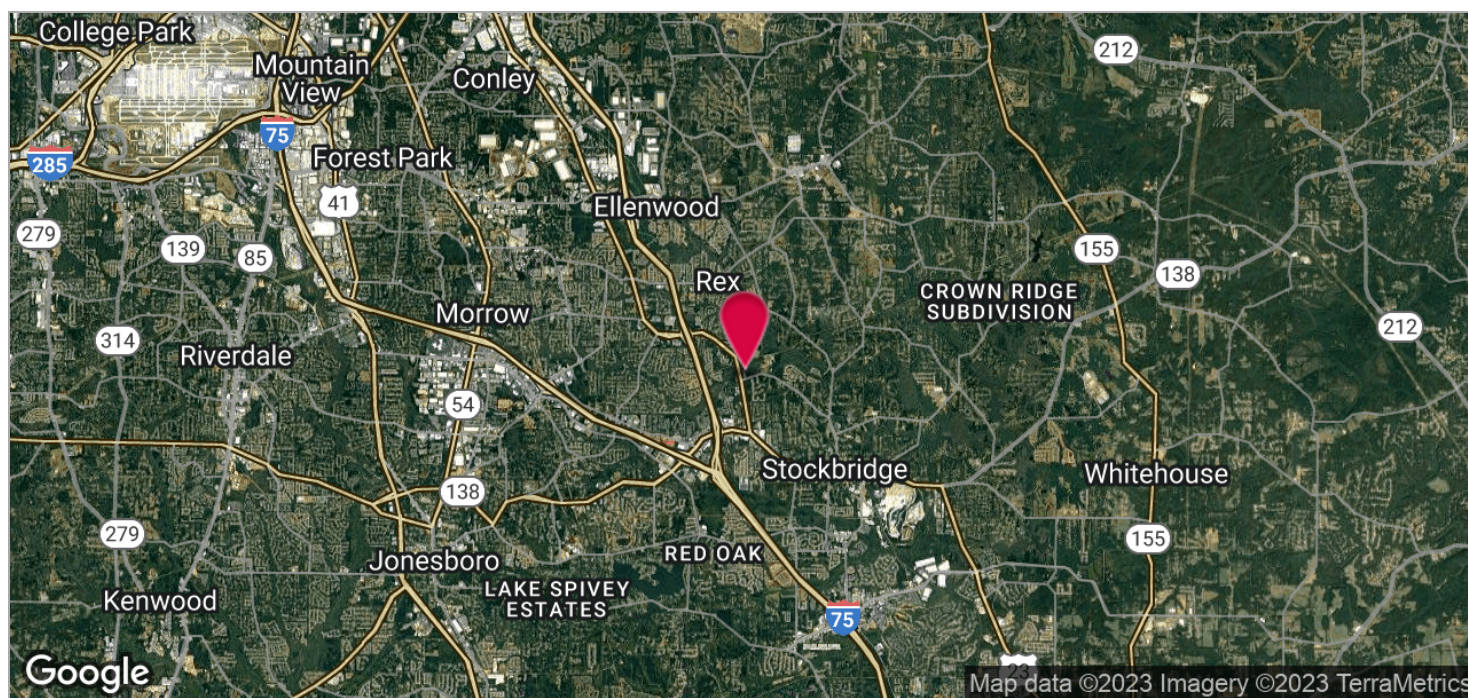
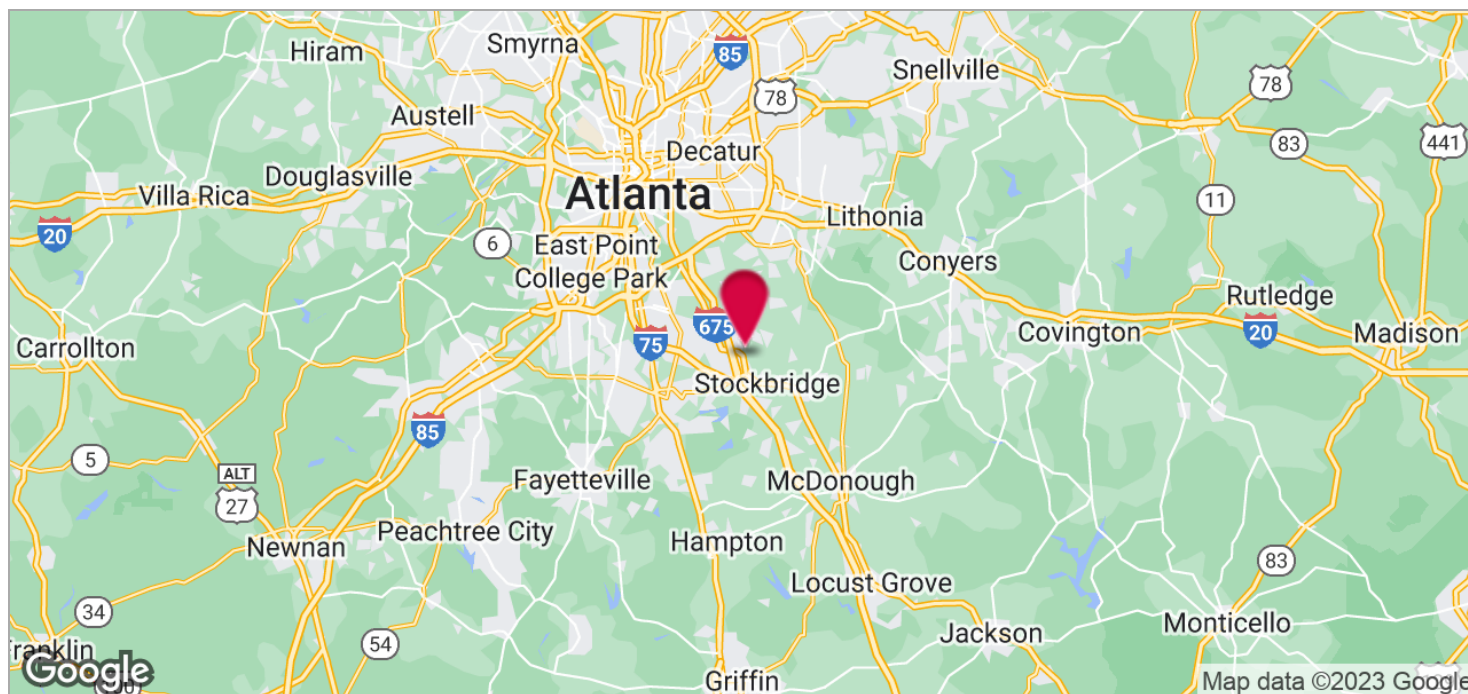
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

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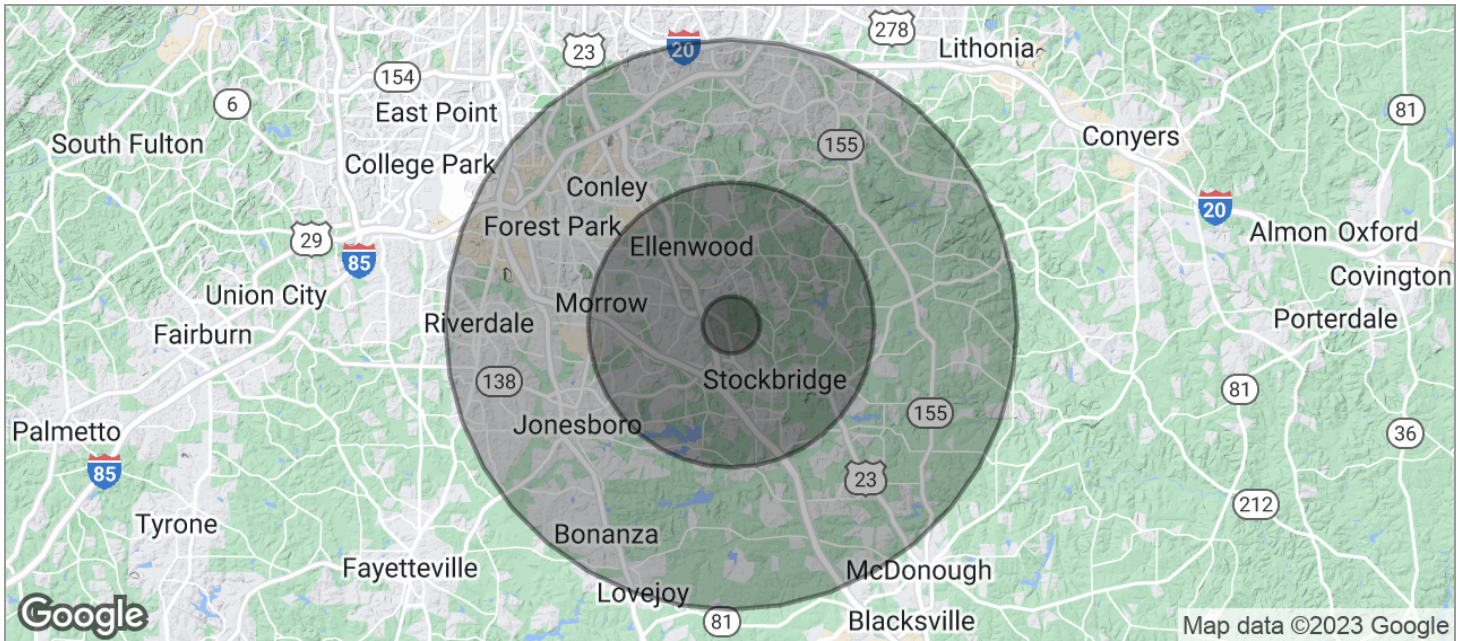
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,122	113,306	432,130
MEDIAN AGE	32.2	33.7	33.4
MEDIAN AGE (MALE)	32.1	32.9	32.3
MEDIAN AGE (FEMALE)	31.9	34.4	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,690	39,685	146,609
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$60,447	\$63,164	\$60,450
AVERAGE HOUSE VALUE	\$120,173	\$147,901	\$174,341
RACE	1 MILE	5 MILES	10 MILES
% WHITE	39.2%	33.3%	26.4%
% BLACK	45.9%	54.0%	62.1%
% ASIAN	3.0%	6.4%	4.4%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	8.2%	3.9%	4.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	19.3%	9.1%	9.5%

* Demographic data derived from 2020 ACS - US Census

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