

# 3 Retail Land Tracts For Sale

6857 Mt. Zion Blvd. | Morrow, Clayton County, GA



## Lots 1 & 2:

**Lot Size:** 32 acres (16.2 ac in floodplain—see floodplain map)

**Frontage:** 843' on Mt. Zion Blvd.

811' on Maddox Rd

**Traffic:** 23,000 vehicles per day

**Zoning:** GB & NB

**Utilities:** All utilities available

**Notes:** This tract has frontage on both Mt. Zion Blvd., Maddox Rd, and Shi Commercial Ct. Approximately 8-10 acres fronts Mt. Zion Blvd. and is NOT in the floodplain.

**SALE PRICE: \$549,000**

## Lot 3:

**Lot Size:** 1.414 acres

**Frontage:** 190' on Mt. Zion Blvd.

**Depth:** 300'

**Zoning:** GB

**Utilities:** All utilities available

**Notes:** Ideal location for a restaurant, retail, office and the like. Great visibility.

**SALE PRICE: \$425,000**

## Lot 4:

**Lot Size:** 1.37 acres

**Frontage:** 165' on Mt. Zion Blvd.

**Depth:** 380'

**Zoning:** GB

**Utilities:** All utilities available

**Notes:** Ideal location for restaurant retail, office and the like.

**SALE PRICE: \$425,000**

For information, contact:

**Trip Wilhoit, CCIM, ALC**   **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

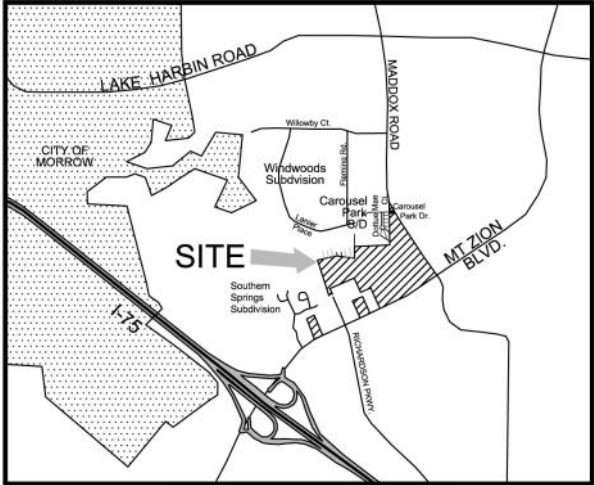
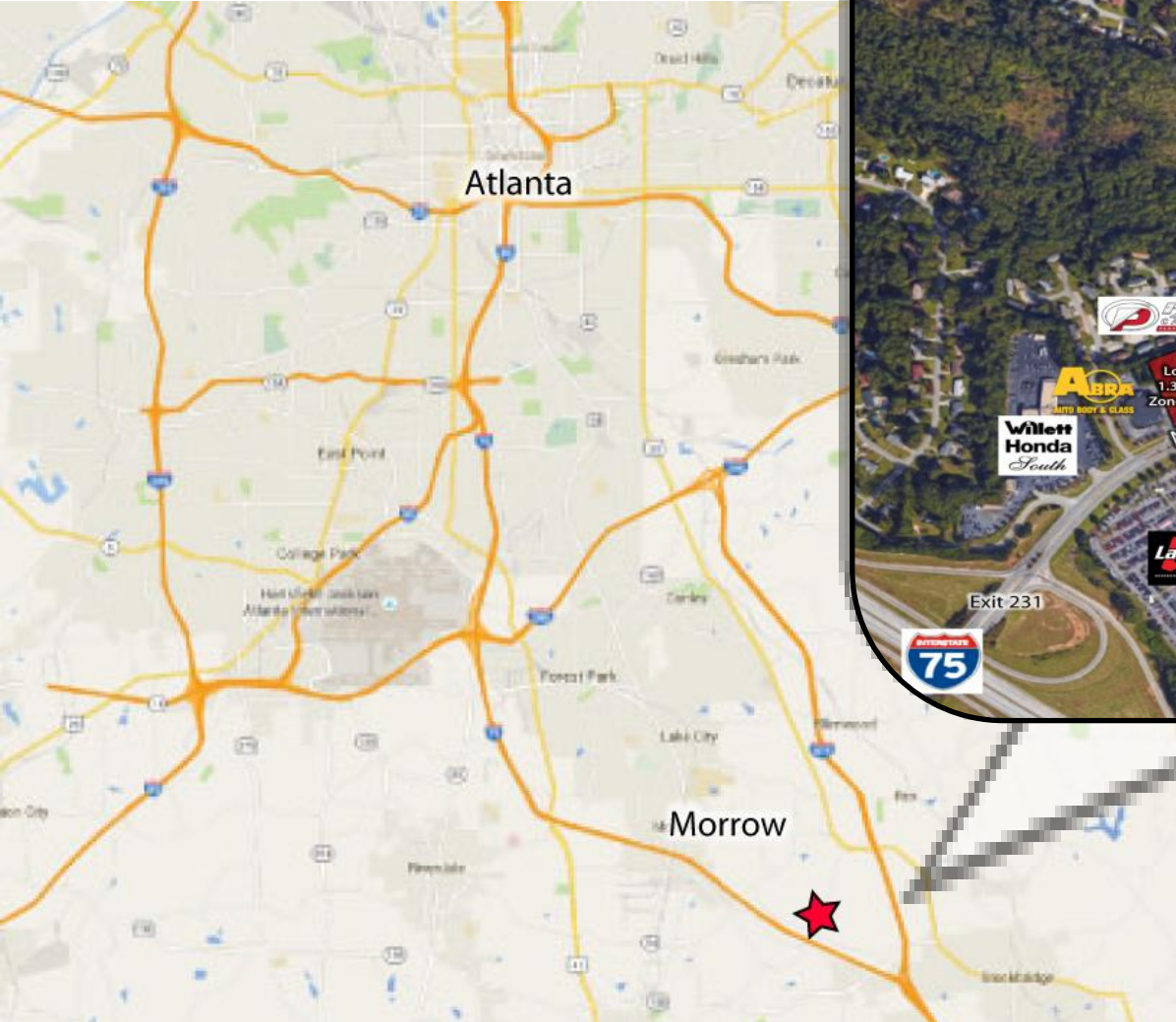
See detailed property information at [www.Fickling.com](http://www.Fickling.com)

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL  
[www.fickling.com](http://www.fickling.com)

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company



# Development Opportunity



For information, contact:

**Trip Wilhoit, CCIM, ALC**   **Patty Burns, CCIM, ALC**

**478.803.4121**

**478.803.4120**

**trip@fickling.com**

**patty@fickling.com**

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

**Commercial Division**  
 577 Mulberry Street  
 P.O. Box 310  
 Macon, GA 31202  
 (478) 746-9421  
 (478) 742-2015 FAX  
 info@fickling.com EMAIL  
[www.fickling.com](http://www.fickling.com)



This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



# Development Opportunity



**Commercial Division**  
 577 Mulberry Street  
 P.O. Box 310  
 Macon, GA 31202  
 (478) 746-9421  
 (478) 742-2015 FAX  
 info@fickling.com EMAIL  
[www.fickling.com](http://www.fickling.com)

For information, contact:  
**Trip Wilhoit, CCIM, ALC**    **Patty Burns, CCIM, ALC**  
 478.803.4121                      478.803.4120  
 trip@fickling.com                patty@fickling.com

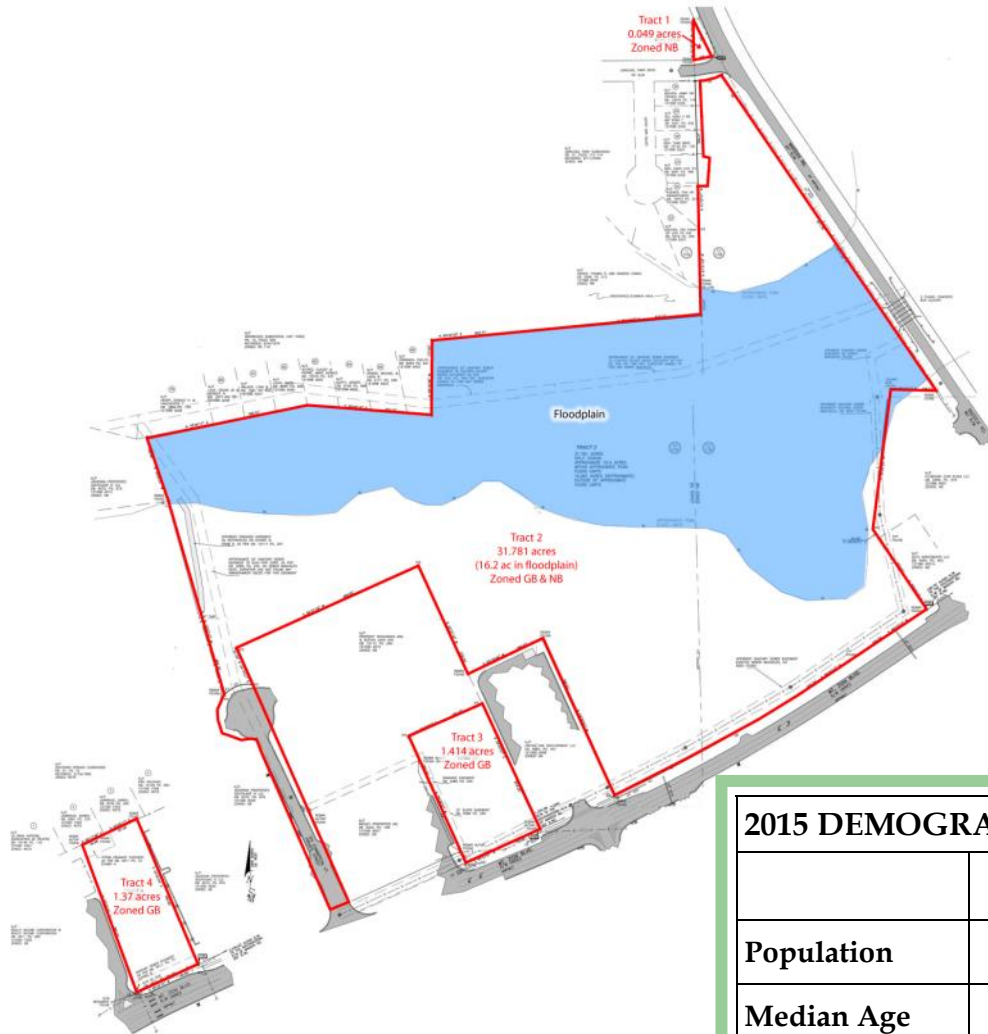
See detailed property information at [www.Fickling.com](http://www.Fickling.com)

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company





# Development Opportunity



## Zoning Information:

**GB—General Business District:**

The GB District is intended to provide a land use category for a diversity of commercial uses that provide products and services on a regional level. The provisions that regulate this land use district should promote an appropriate mixture of commercial uses that will allow for improved vehicular circulation and pedestrian movement within Clayton County.



**NG—Neighborhood District**

The NB District is intended to provide a land use category for the development of retail and business uses that provide products and services to neighborhoods. The provisions that regulate this land use district promote appropriate commercial uses that are clearly non-conflicting with residential areas of Clayton County.

## About Clayton County:

A suburban community just minutes south of downtown



Atlanta, Clayton County has a relaxed and neighborly feel like a small town, but with all the amenities of a major metropolitan area. An attractive lifestyle, business opportunities, a fine public educational system plus a 4-year college, and numerous excellent healthcare facilities make Clayton County a highly attractive place to live, work and play.

### 2015 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	7,676	65,483	161,469
<b>Median Age</b>	32.9	32.6	32.9
<b>Average HH Income</b>	\$48,200	\$50,234	\$52,355

For information, contact:

**Trip Wilhoit, CCIM, ALC**   **Patty Burns, CCIM, ALC**

**478.803.4121**

**478.803.4120**

**trip@fickling.com**

**patty@fickling.com**

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL  
[www.fickling.com](http://www.fickling.com)

