



# Commercial or Residential Development Opportunity ± 10.88 AC with LDP in Hand for 66 Townhome Lots

0 Hwy 138 & N Main St | Jonesboro, GA 30236 | Clayton County



 **Hartsfield-Jackson**  
Atlanta International Airport

**ATLANTA**

**US - 19**

**NORTH MAIN ST**

**HIGHWAY 138**

**± 10.88 Acres**



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# Offering Summary



\$1,950,000



± 10.88 AC



**Current Zoning: RTH**

**Single-Family Residential Attached  
Townhomes (LDP for 66 TH Lots)**



**All Utilities Available  
Including Sewer**



**Road Frontage**

± 685' on Highway 138

± 80' on N Main St



**School District**

**Lee Street Elementary School**

**Jonesboro Middle School**

**Jonesboro High School**



**Traffic**

**Highway 138 – 27,400 VPD**

**N Main St – 7,890 VPD**

**US-19 – 48,500 VPD**



# Property Overview

**Tenure Land Group is pleased to present this ±10.88-acre development opportunity located at the corner of Highway 138 and North Main Street in central Clayton County, just north of the Jonesboro city limits.**

The property features approximately 685 feet of combined road frontage, providing strong visibility and access along Highway 138 and North Main Street.

The property is currently entitled for a ±66-unit residential development (±6.06 units per acre) with RTH zoning, providing a streamlined path to development. Additionally, the site presents potential for commercial or light industrial use, offering flexibility for a range of future development opportunities. With substantial frontage, existing entitlements, and a well-positioned location within the south Atlanta market, the property offers both near-term development potential and long-term investment value.



\* ENTITLED FOR 66  
TOWNHOME LOTS



± 10.88 AC

HIGHWAY 138

NORTH MAIN ST

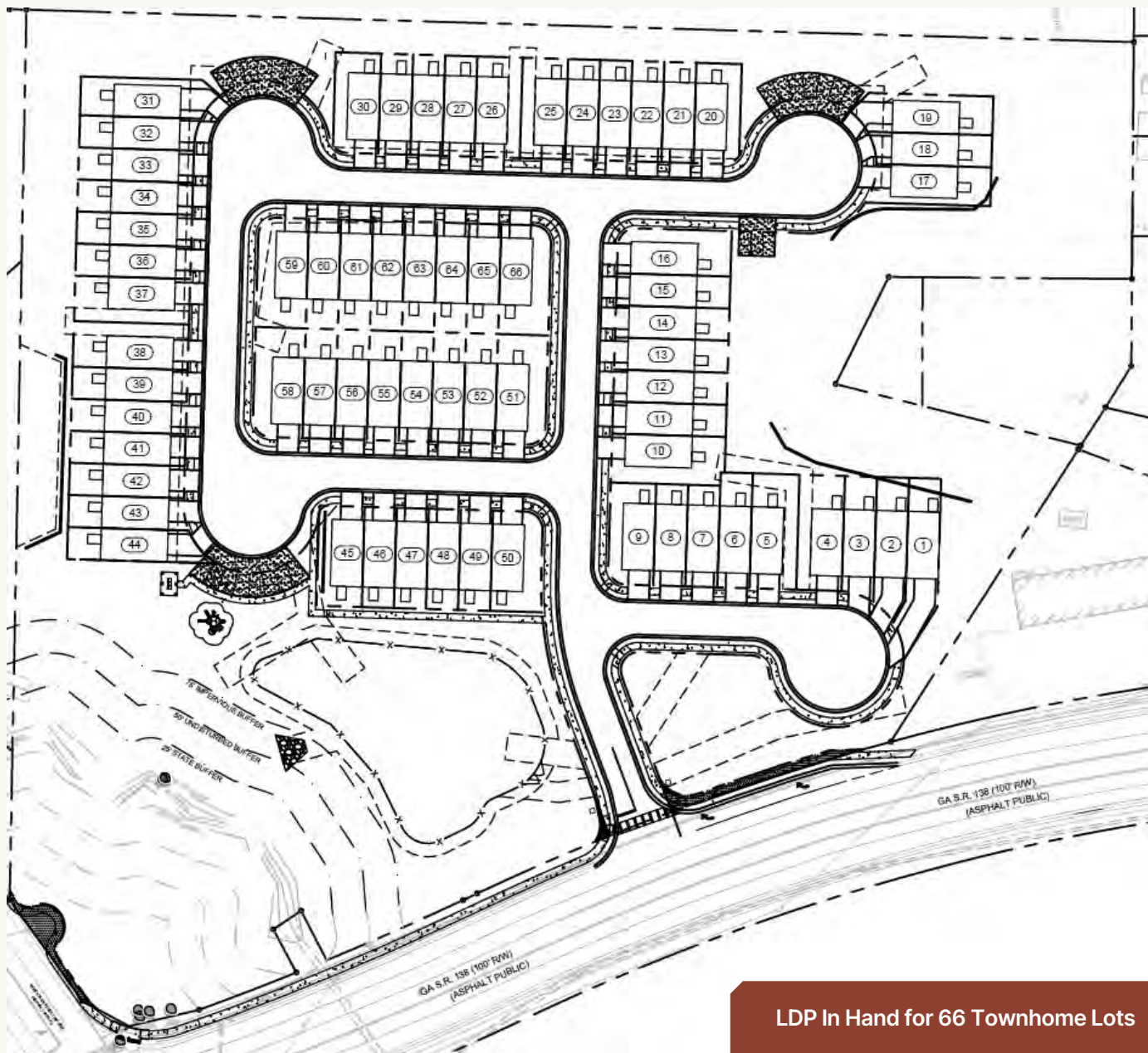
## Location Overview

**Located in Clayton County on the south side of the Atlanta metropolitan area, the subject property is strategically positioned between Interstate 75 and Interstate 85, providing convenient access throughout Metro Atlanta.**

The property is approximately 15 minutes from Hartsfield-Jackson Atlanta International Airport, one of the region's largest employment and transportation hubs.

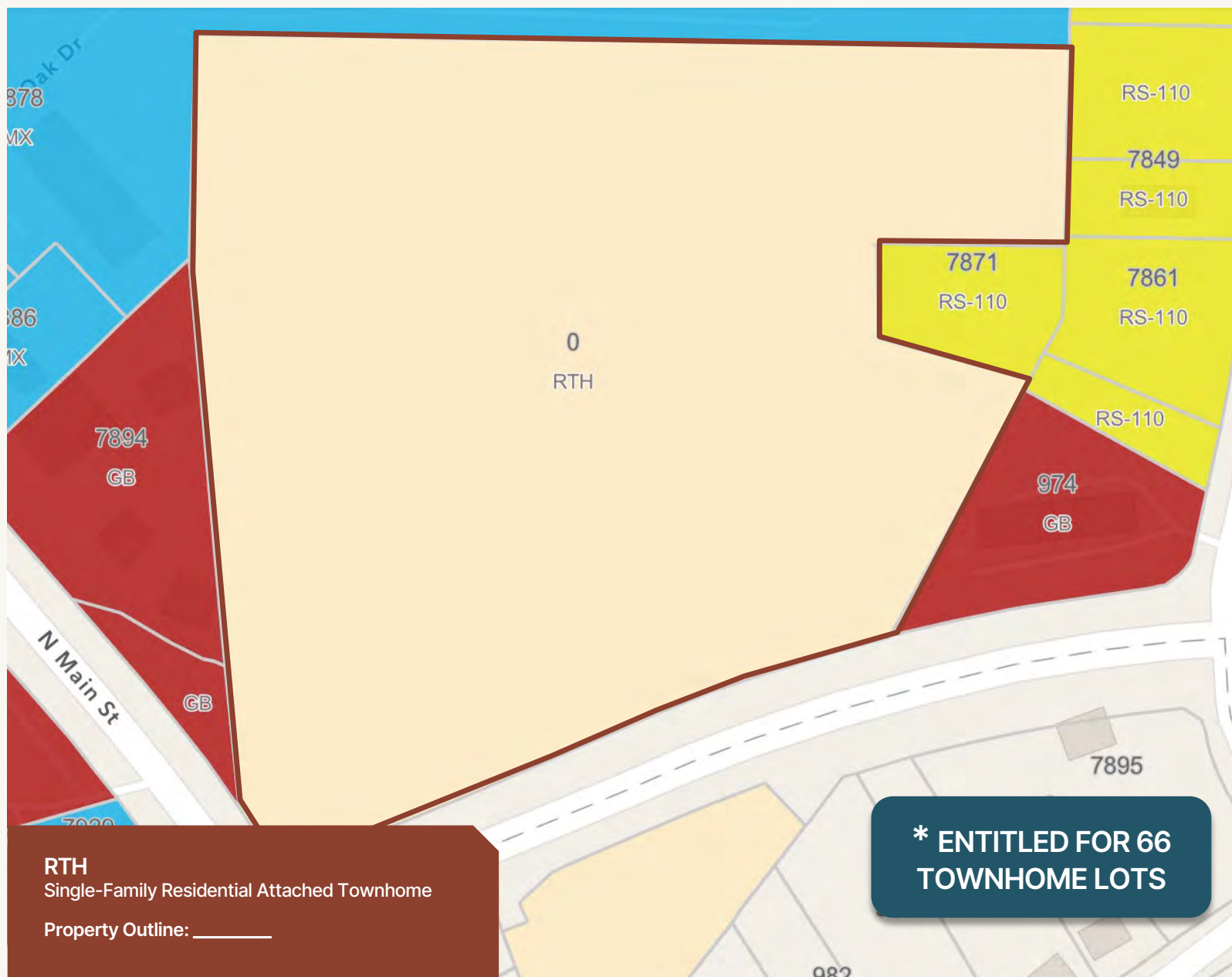
The surrounding area features established residential communities along with nearby shopping, dining, and everyday service amenities throughout Jonesboro and central Clayton County. This combination of accessibility, surrounding development, and proximity to major employment centers supports continued residential and commercial growth in the south Atlanta market.

# Conceptual Site Plan



LDP In Hand for 66 Townhome Lots

# Current Zoning



# Site Photos



# Community Highlights



## Downtown Atlanta

Downtown Atlanta serves as one of the region's primary employment, entertainment, and cultural centers, attracting businesses, residents, students, and visitors from across Metro Atlanta. The area is home to major destinations including Centennial Olympic Park, Georgia State University, and the Georgia World Congress Center, along with numerous corporate, government, hospitality, and entertainment uses. A strong concentration of restaurants, hotels, sporting venues, and cultural attractions creates consistent activity throughout the year. With access to the region's interstate network and continued investment throughout the urban core, Downtown remains an important economic and employment hub for the metropolitan area.



## Hartsfield-Jackson Atlanta International Airport

Hartsfield-Jackson Atlanta International Airport is one of the world's busiest transportation hubs, connecting the Atlanta region to destinations across the United States and around the globe. Beyond passenger travel, the airport is a major economic and employment driver for the south Atlanta market, supporting aviation, logistics, hospitality, transportation, and corporate operations. Its extensive connectivity has helped establish Metro Atlanta as a leading location for businesses requiring efficient access to national and international markets while continuing to drive investment and development throughout the surrounding region.



## Mercedes-Benz Stadium

Mercedes-Benz Stadium is one of Atlanta's premier sports and entertainment destinations and a major attraction within the city's urban core. Home to the Atlanta Falcons and Atlanta United FC, the stadium hosts professional sports, concerts, collegiate athletics, and other large-scale events throughout the year. Its location adjacent to Downtown Atlanta, the Georgia World Congress Center, and Centennial Olympic Park places it within one of the region's most active tourism and entertainment districts. The stadium generates year-round visitor activity and reinforces Downtown Atlanta's position as a leading destination for sports, entertainment, and hospitality.

## LOCATION MAP

**4.7 mile/10 min**

Drive to Southern Regional  
Medical Center

**9 miles/15 min**

to Hartsfield-Jackson Atlanta  
Airport

**9.3 miles /20 min**

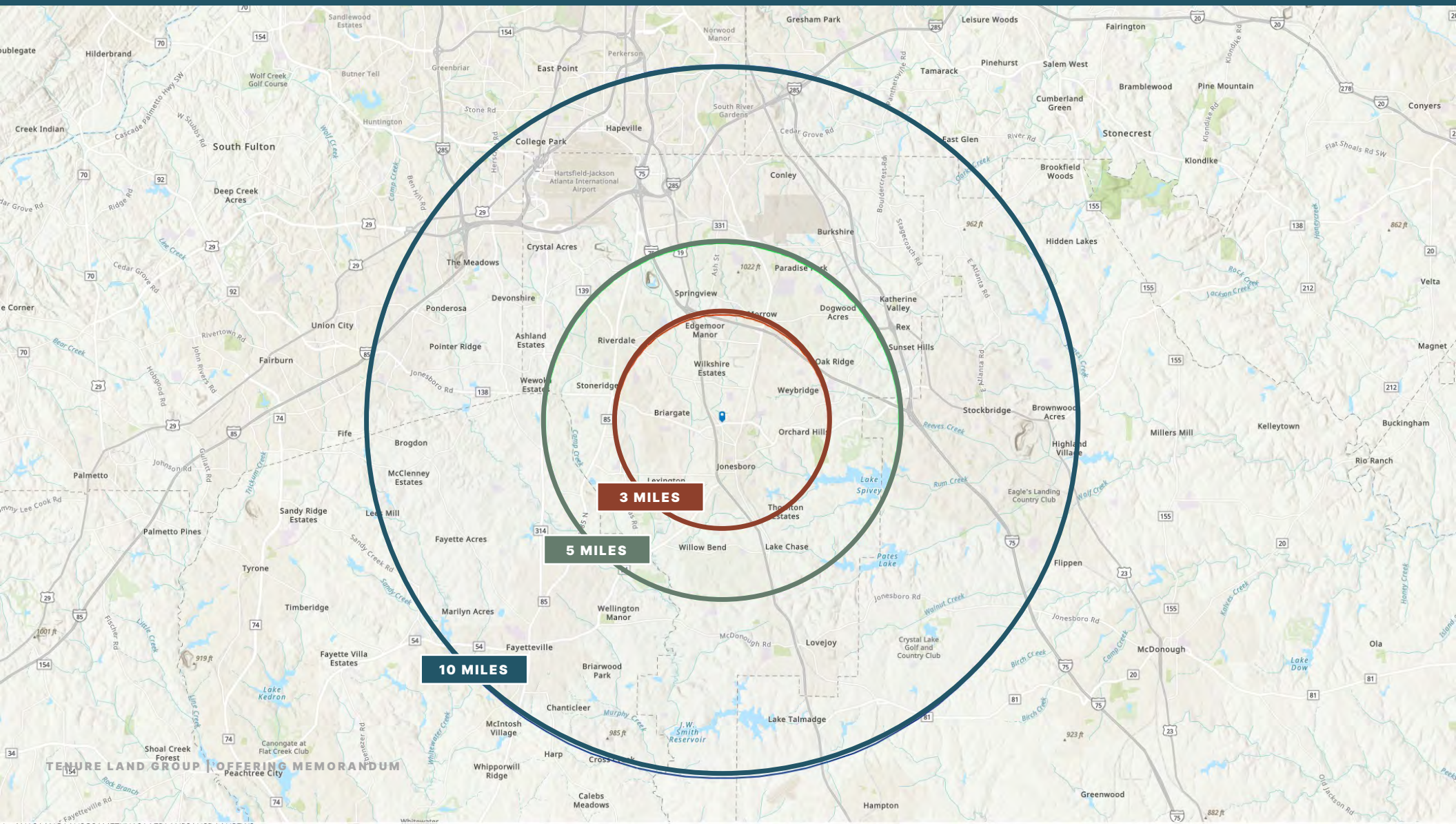
Drive to Fayetteville

**194,728**

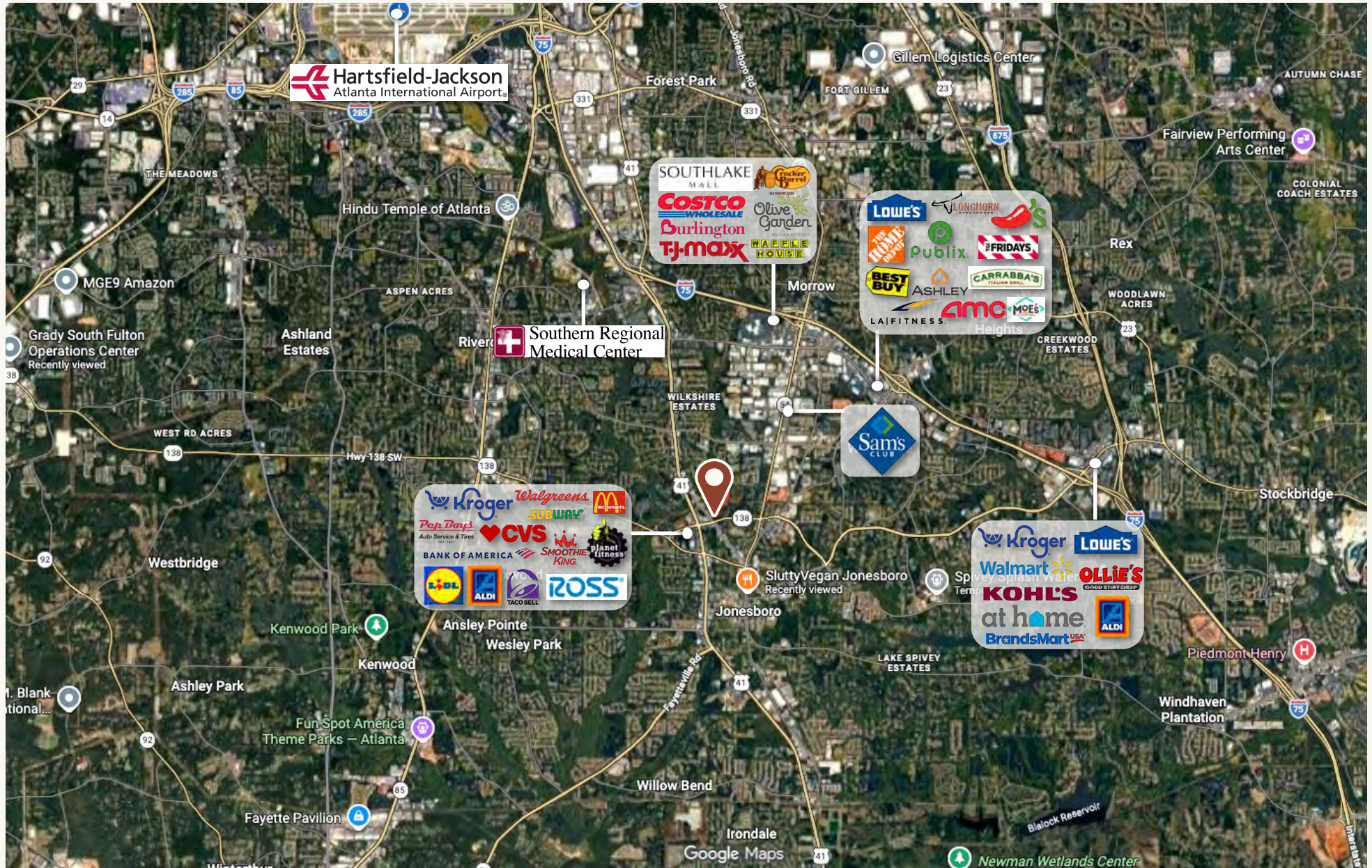
Population within 5 miles

**\$79,632**

Average Household  
income (5 miles)



# Retailers Map



# Demographics

## Executive Summary

N Main St & Hwy 138  
907 Landrey Ct, Jonesboro, Georgia, 30236  
Rings: 3, 5, 10 mile radii



| Population             | 3 miles | 5 miles | 10 miles |
|------------------------|---------|---------|----------|
| 2020 Population        | 73,384  | 191,246 | 500,923  |
| 2020 Male Population   | 46.4%   | 46.5%   | 46.7%    |
| 2020 Female Population | 53.6%   | 53.5%   | 53.3%    |
| 2026 Population        | 73,601  | 194,728 | 524,700  |
| 2026 Male Population   | 47.2%   | 47.2%   | 47.5%    |
| 2026 Female Population | 52.8%   | 52.8%   | 52.5%    |
| 2031 Population        | 74,160  | 197,233 | 538,713  |
| 2031 Male Population   | 47.0%   | 47.1%   | 47.4%    |
| 2031 Female Population | 53.0%   | 52.9%   | 52.6%    |
| 2010-2020 Annual Rate  | 1.08%   | 1.09%   | 1.28%    |
| 2020-2026 Annual Rate  | 0.05%   | 0.29%   | 0.74%    |
| 2026-2031 Annual Rate  | 0.15%   | 0.26%   | 0.53%    |

In the identified area, the current year population is **524,700**. In 2020, the Census count in the area was **500,923**. The rate of change since 2020 was **0.74%** annually. The five-year projection for the population in the area is **538,713** representing a change of **0.53%** annually from 2026 to 2031. Currently, the population is **47.5%** male and **52.5%** female.

### Median Age

|                 |      |      |      |
|-----------------|------|------|------|
| 2026 Median Age | 34.9 | 35.6 | 37.2 |
|-----------------|------|------|------|

The median age in this area is **37.2**, compared to U.S. median age of **39.6**.

### Race and Ethnicity

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2026 White Alone            | 10.3% | 10.1% | 12.7% |
| 2026 Black Alone            | 68.6% | 67.6% | 69.5% |
| 2026 American Indian Alone  | 0.7%  | 0.7%  | 0.5%  |
| 2026 Asian Alone            | 4.0%  | 6.0%  | 4.2%  |
| 2026 Pacific Islander Alone | 0.0%  | 0.1%  | 0.1%  |
| 2026 Some Other Race Alone  | 10.1% | 9.6%  | 7.2%  |
| 2026 Two or More Races      | 6.3%  | 6.1%  | 5.8%  |
| 2026 Hispanic Origin        | 16.2% | 15.4% | 12.0% |
| 2026 Diversity Index        | 63.8  | 64.3  | 59.8  |

Persons of Hispanic origin represent **12.0%** of the population in the identified area compared to **19.9%** 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 **59.8** in the identified area, compared to **73.0** for the U.S. as a whole.

**Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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## Executive Summary | N Main St & Hwy 138 | Rings: 3, 5, 10 mile radii

| Households                  | 3 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2026 Wealth Index           | 50      | 53      | 65       |
| 2010 Total Households       | 22,872  | 60,212  | 156,911  |
| 2020 Total Households       | 26,231  | 68,546  | 180,542  |
| 2026 Total Households       | 26,651  | 70,546  | 191,168  |
| 2031 Total Households       | 27,097  | 71,988  | 197,673  |
| 2010-2020 Annual Rate       | 1.38%   | 1.30%   | 1.41%    |
| 2020-2026 Annual Rate       | 0.25%   | 0.46%   | 0.92%    |
| 2026-2031 Annual Rate       | 0.33%   | 0.41%   | 0.67%    |
| 2026 Average Household Size | 2.71    | 2.72    | 2.71     |

The household count in this area has changed from **180,542** in 2020 to **191,168** in the current year, a change of **0.92%** annually. The five-year projection of households is **197,673**, a change of **0.67%** annually from the current year total. Average household size is currently **2.71**, compared to **2.75** in the year 2020. The number of families in the current year is **125,702** in the specified area.

### Mortgage Income

|                                     |       |       |       |
|-------------------------------------|-------|-------|-------|
| 2026 Percent of Income for Mortgage | 22.7% | 23.0% | 22.6% |
|-------------------------------------|-------|-------|-------|

### Median Household Income

|                              |          |          |          |
|------------------------------|----------|----------|----------|
| 2026 Median Household Income | \$62,216 | \$63,616 | \$73,166 |
| 2031 Median Household Income | \$72,582 | \$75,154 | \$83,849 |
| 2026-2031 Annual Rate        | 3.13%    | 3.39%    | 2.76%    |

### Average Household Income

|                               |          |          |           |
|-------------------------------|----------|----------|-----------|
| 2026 Average Household Income | \$77,852 | \$79,632 | \$90,226  |
| 2031 Average Household Income | \$87,369 | \$89,903 | \$103,174 |
| 2026-2031 Annual Rate         | 2.33%    | 2.46%    | 2.72%     |

### Per Capita Income

|                        |          |          |          |
|------------------------|----------|----------|----------|
| 2026 Per Capita Income | \$28,790 | \$29,068 | \$33,003 |
| 2031 Per Capita Income | \$32,533 | \$33,037 | \$37,982 |
| 2026-2031 Annual Rate  | 2.47%    | 2.59%    | 2.85%    |

### Income Equality

|                 |      |      |      |
|-----------------|------|------|------|
| 2026 Gini Index | 43.0 | 43.4 | 43.0 |
|-----------------|------|------|------|

**Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031), U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# Tenure

LAND GROUP



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