OFFERING MEMORANDUM

Tenure
LAND GROUP

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





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Offering Summary

$1,450,000

± 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.





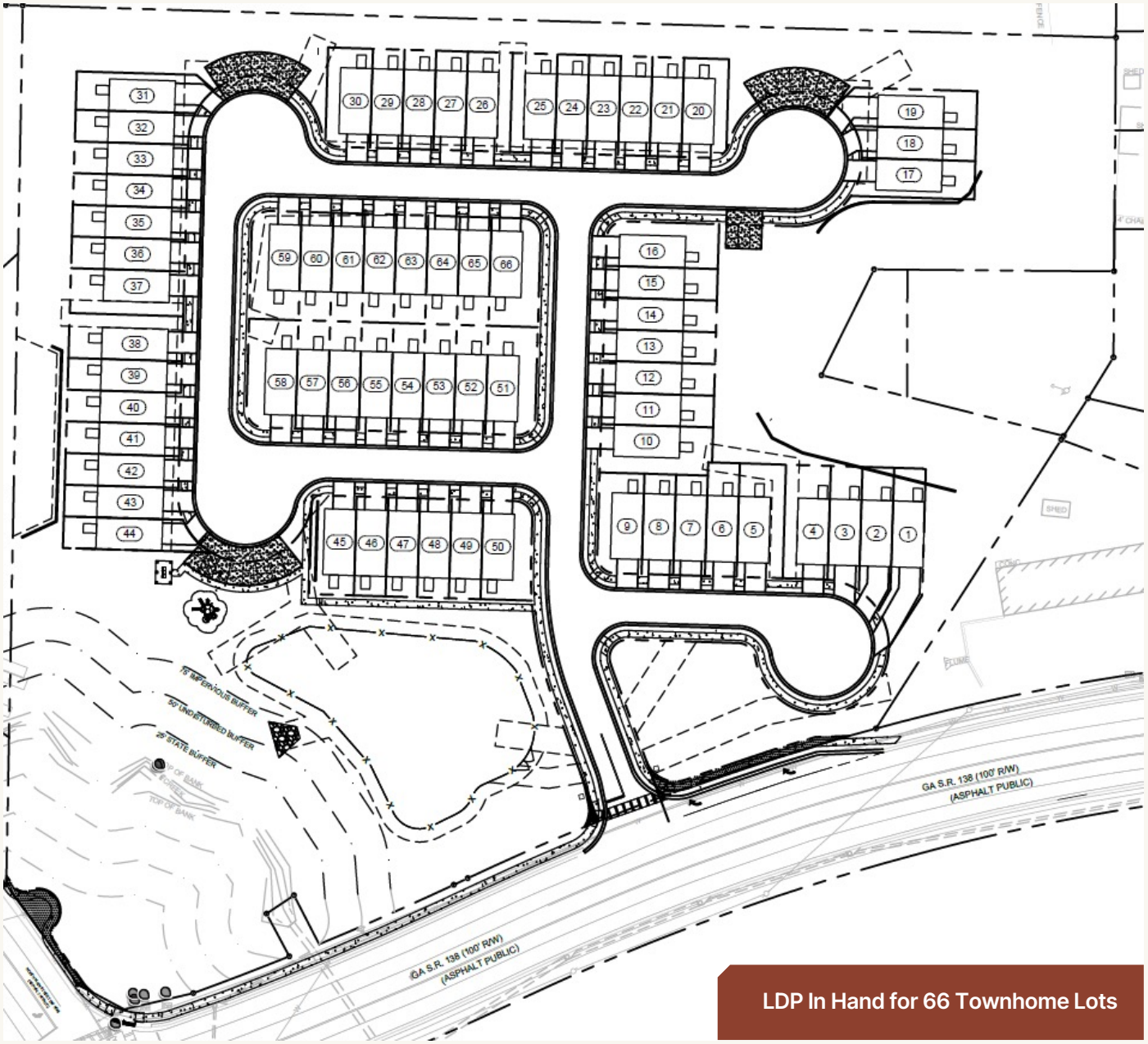
Location Overview

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.

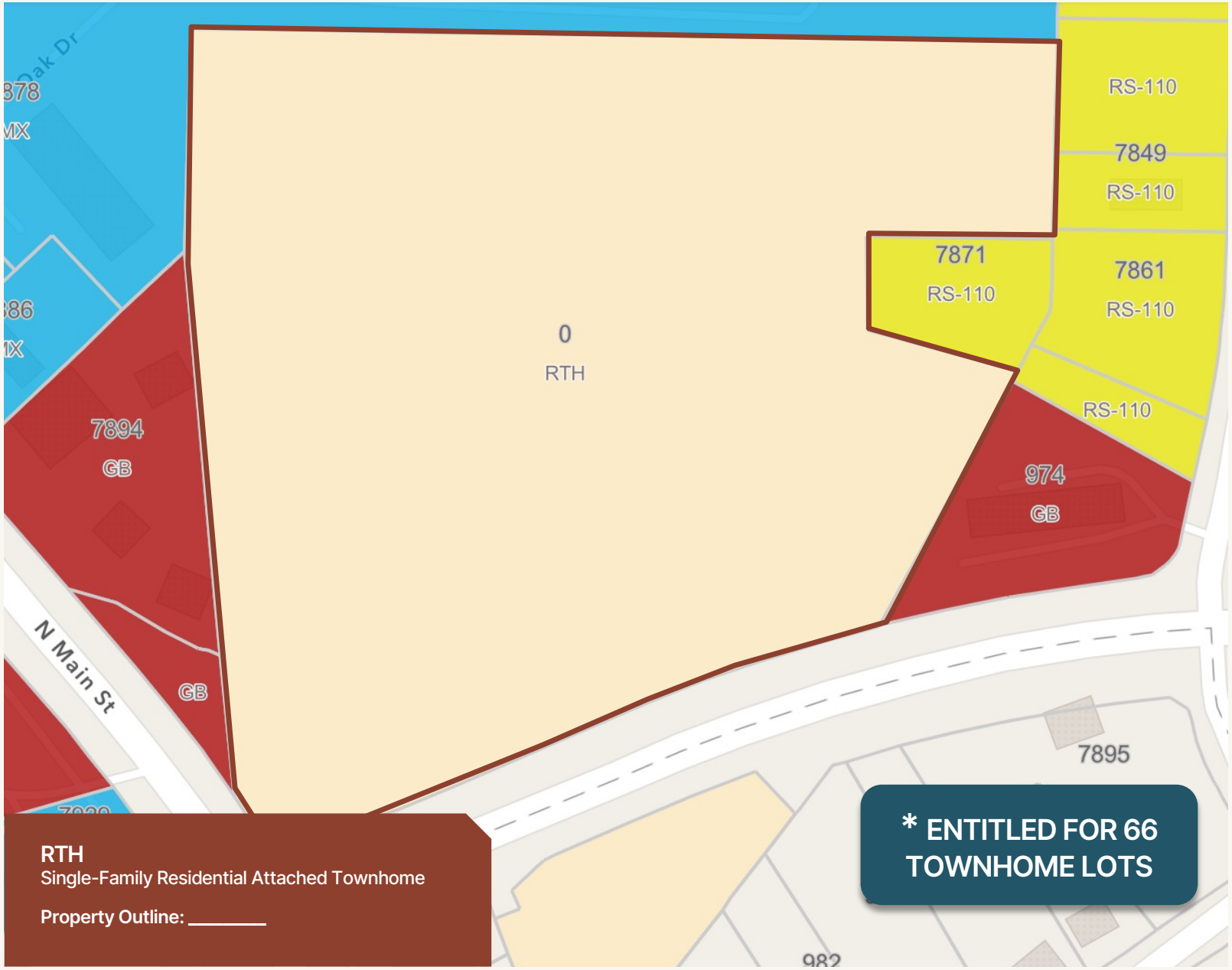
The surrounding area features established residential communities along with nearby shopping, dining, and everyday service amenities throughout Jonesboro and central Clayton County. This combination of accessibility, surrounding development, and proximity to major employment centers supports continued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



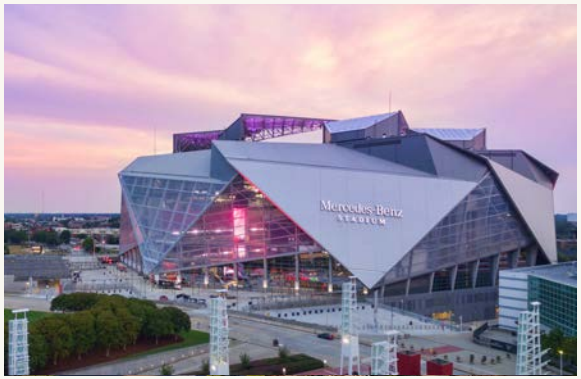
Downtown Atlanta

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

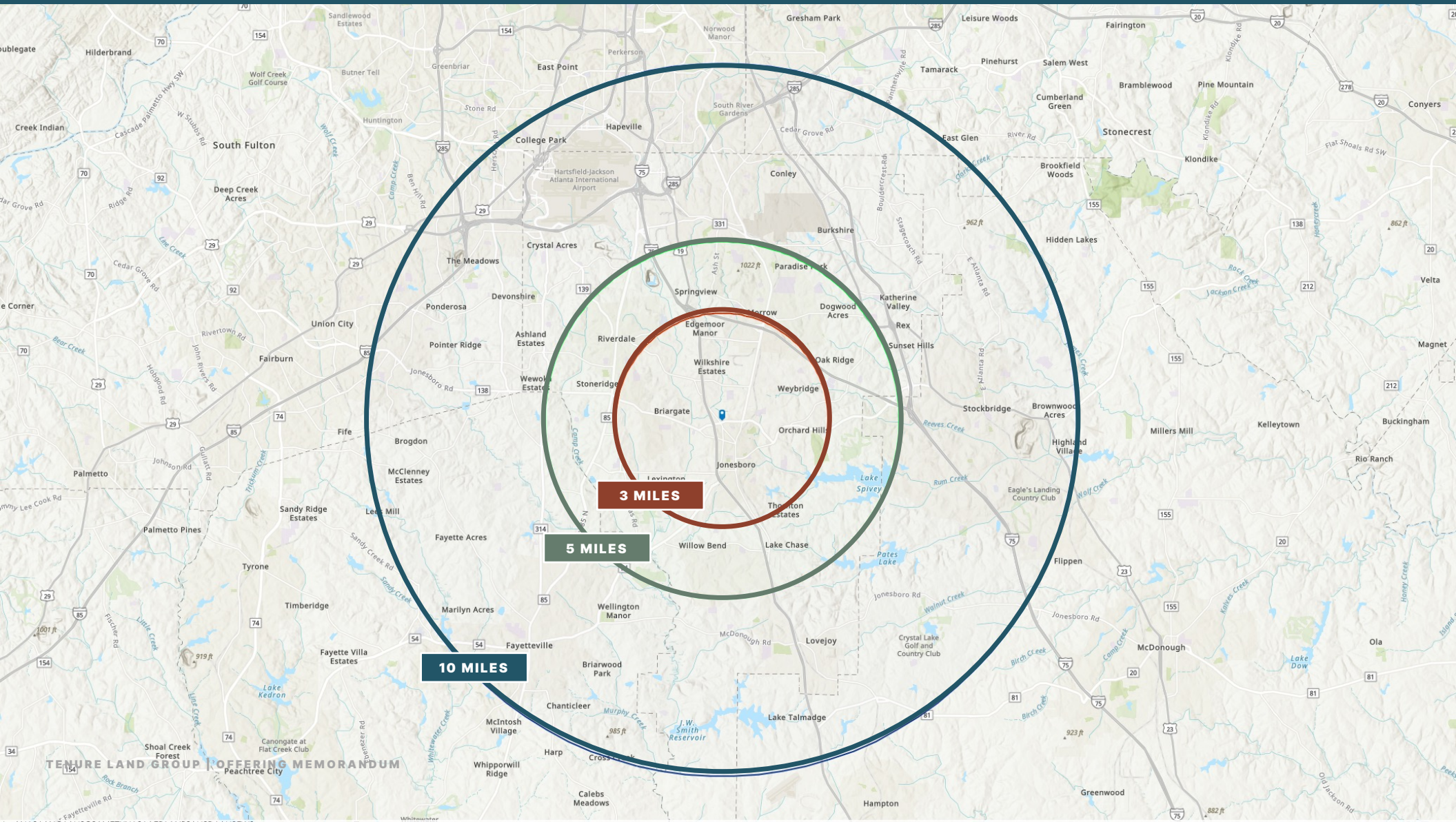
4.7 mile/10 min
Drive to Southern Regional Medical Center

9 miles/15 min
to Hartsfield-Jackson Atlanta Airport

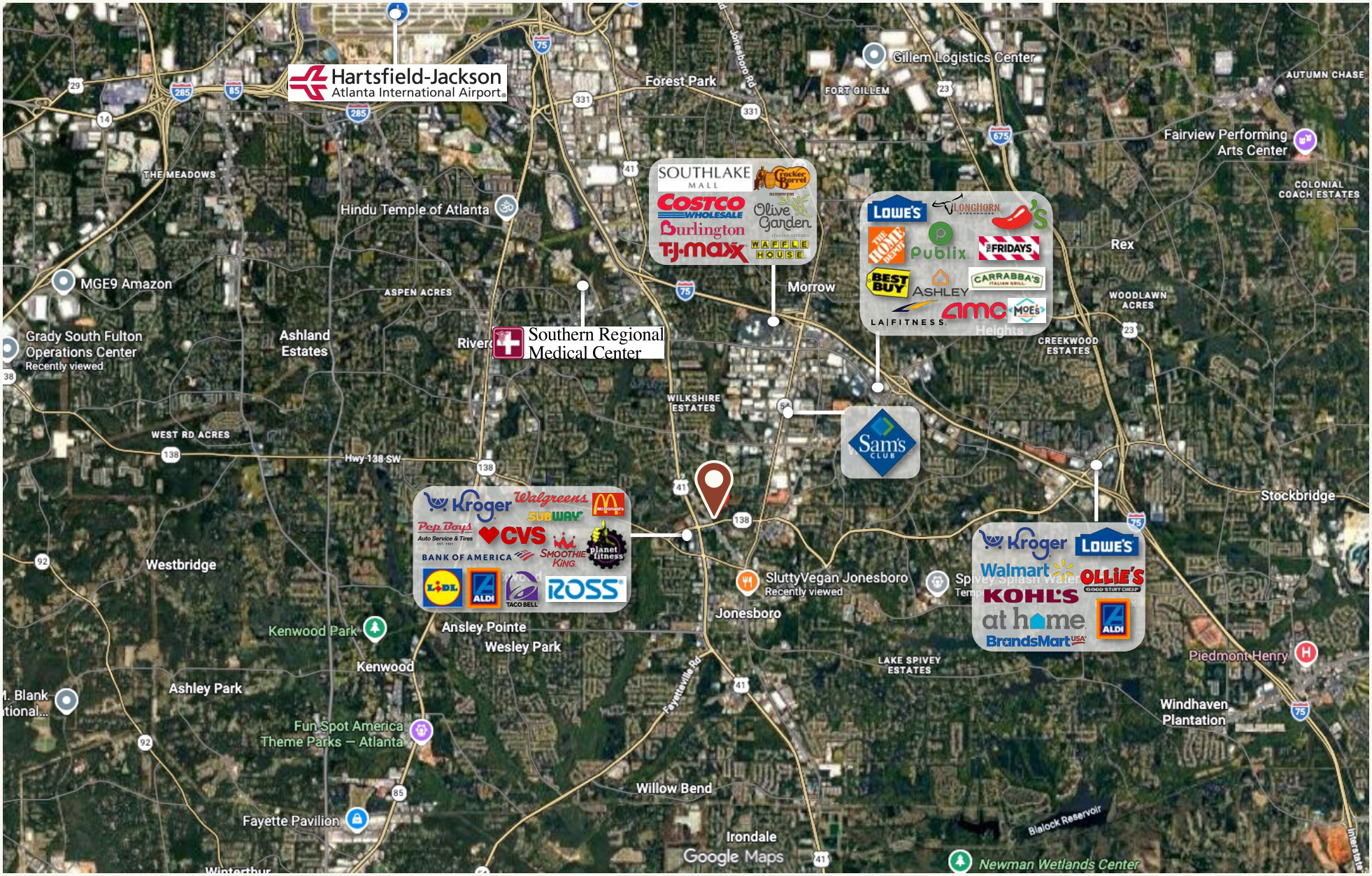
9.3 miles /20 min
Drive to Fayetteville

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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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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***Disclosure**: Information is believed reliable but is not guaranteed and is subject to independent verification. All acreage, boundaries, dimensions, zoning, utilities, development concepts, financial information, maps, plans, and other property information are approximate and subject to change. Prospective purchasers and tenants should conduct their own due diligence and consult appropriate professional advisers. This material is for informational purposes only, does not constitute an offer or contract, and is subject to errors, omissions, prior sale or lease, changes in price or terms, and withdrawal without notice.*