

## Property Description

Randolph Williamson is pleased to exclusively offer this 28.6 acre site. The property is located in Clayton County within the City of Jonesboro. The property is strategically located in close proximity to I-75 via Georgia Highway 19/41, the Harold R. Banke Justice Center and Atlanta Hartsfield Jackson International Airport. The site is served by MARTA and Xpress GA providing public transportation.

- Total Site: 28.6 Acres
- Proposed Uses: Retail, Restaurants, Office, Residential, And Hospitality
- Overlay District
- Traffic Count: 45,630
- Sales Price: Inquire
- Lease Rate: Inquire
- Zoned: Mixed Use (MX)

## PLAN TABULATION:

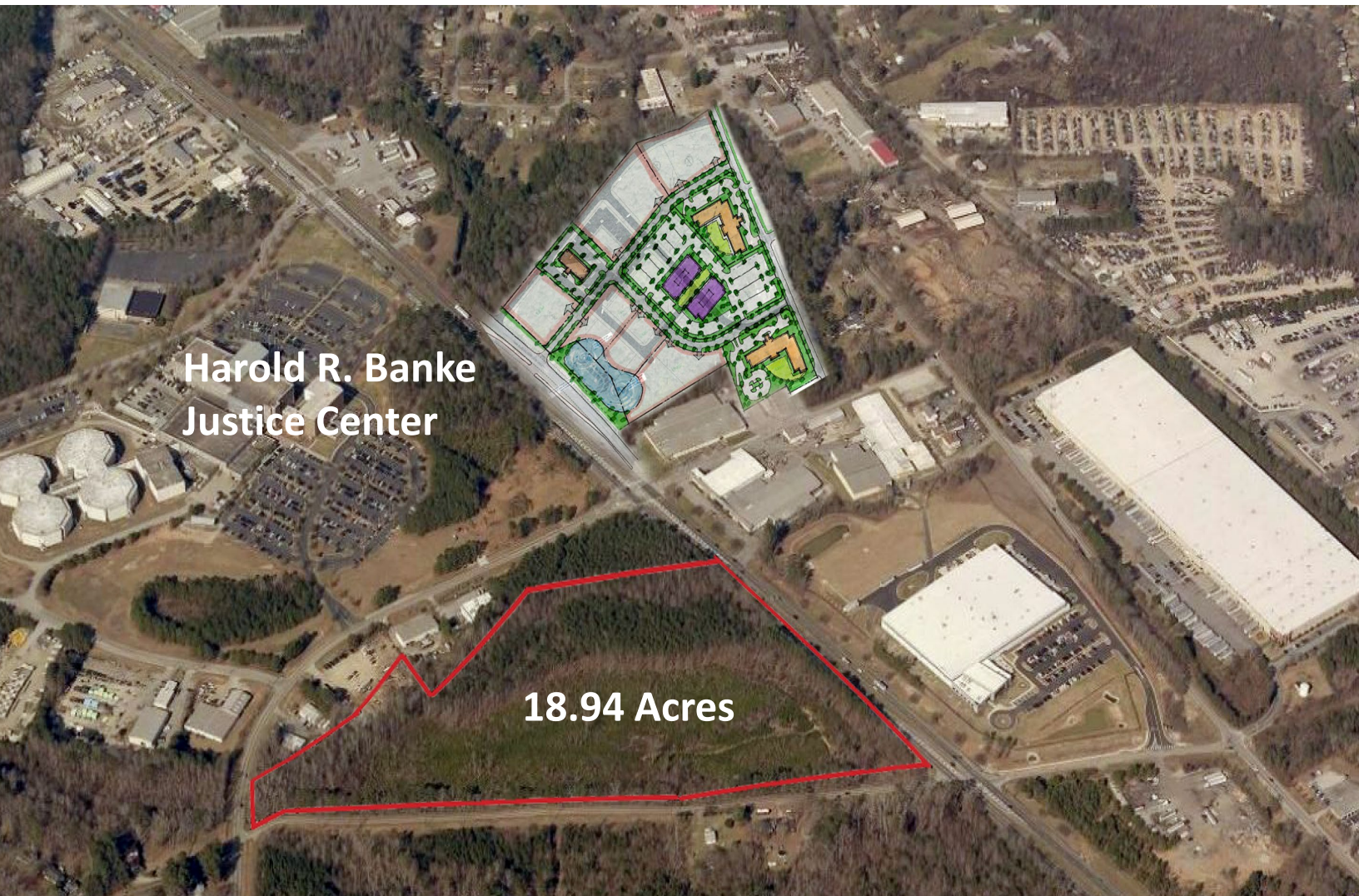
- 1 PARCEL 1: 1.85 AC
- 2 PARCEL 2: 1.42 AC
- 3 PARCEL 3: 1.60 AC
- 4 PARCEL 4: 1.60 AC
- 5 PARCEL 5: 1.93 AC, 100 KEY HOTEL
- 6 PARCEL 6: 2.64 AC
- 7 PARCEL 7: 2.57 AC
- 8 PARCEL 8: 3.17 AC, OFFICE  
- 3-4 STORY  
- 20,000 SF FOOTPRINTS  
- 180,000 SF - 240,000 SF
- 9 PARCEL 9: 2.30 AC, OFFICE  
- 3-4 STORY  
- 20,000 SF FOOTPRINTS  
- 180,000 SF - 240,000 SF
- 10 PARCEL 10: 6.45 AC, FUTURE SENIOR LIVING DEVELOPMENT
- 11 PARCEL 12: 0.87 AC, MASTERPLAN DETENTION FACILITY



**FOR SALE, LEASE, BUILD-TO-SUIT**

Tara Blvd & S. Main St, Jonesboro, GA

For more information please contact:  
Brent Randolph Cell: 770.318.6815  
Brian Williams Cell: 770.318.3110



To Atlanta: Approximately 27 miles

To Hartsfield-Jackson International Airport: Approximately 15 Miles

To I-75: Approximately 7.4 miles via GA Hwy 19/41

COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

770-632-4000

 [RWCRE.net](http://RWCRE.net)

 **ACBR**  
ATLANTA COMMERCIAL  
BOARD OF REALTORS

 | Randolph  
Williamson

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.





### **Tier 1 State Job Tax Credits**

The State of Georgia has designated Clayton County as a Tier 1 County. The Tier 1 Credit in Clayton County now works like the Opportunity Zone Tax Credit. Any business that creates 2 new jobs can now qualify for a \$3,500 per job tax credit for 5 years! In order to qualify for the credits a business must do the following: A minimum of 2 jobs must be created o Jobs must be full-time jobs working a minimum of 35 hours per week

Pay in excess of the lowest average wage of any county in the state

Must offer health insurance upon employment

The \$3,500 credit may be claimed up to five (5) years

Can be applied to 100% of the business's Georgia income tax liability

Excess Credit may be applied towards the withholding taxes

Any lawful business (including retail, office, and lodging) may apply for the credit

### **Atlanta Tradeport Foreign Trade Zone**

Clayton County is home to the Atlanta Tradeport Foreign Trade Zone. A FTZ is a federally designated site created to help businesses remain competitive in a global market place, with lower duties, reduced processing fees and quicker movement of goods from the port.

### **100% Freeport Exemption**

Clayton County exempts tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined shipment outside Georgia.

### **Georgia Quick Start Training Program**

QuickStart is an incentive to attract new and retain existing industry in Clayton County and the State of Georgia. QuickStart helps companies start up and expand their operations by customized training programs and providing companies with a trained workforce in the shortest time possible. The development and implementation of the training program and the implementation of the training program is a three-way partnership among QuickStart, the company and one of Georgia's Technical Colleges.

### **Expedited Permitting and Plan Review**

Clayton County is committed to processing all development and building permitting plans in seven business days for impactful economic development projects. Contact the Clayton County Department of Economic Development for more information about expedited permitting.