



FOR SALE

Covington Townhome/Apartment Development Lot

10860 Covington Bypass Rd
Covington, GA 30014

PRESENTED BY:

Jesse Patrick
706-476-0241

jesse.patrick@georgiapremierrealesate.com

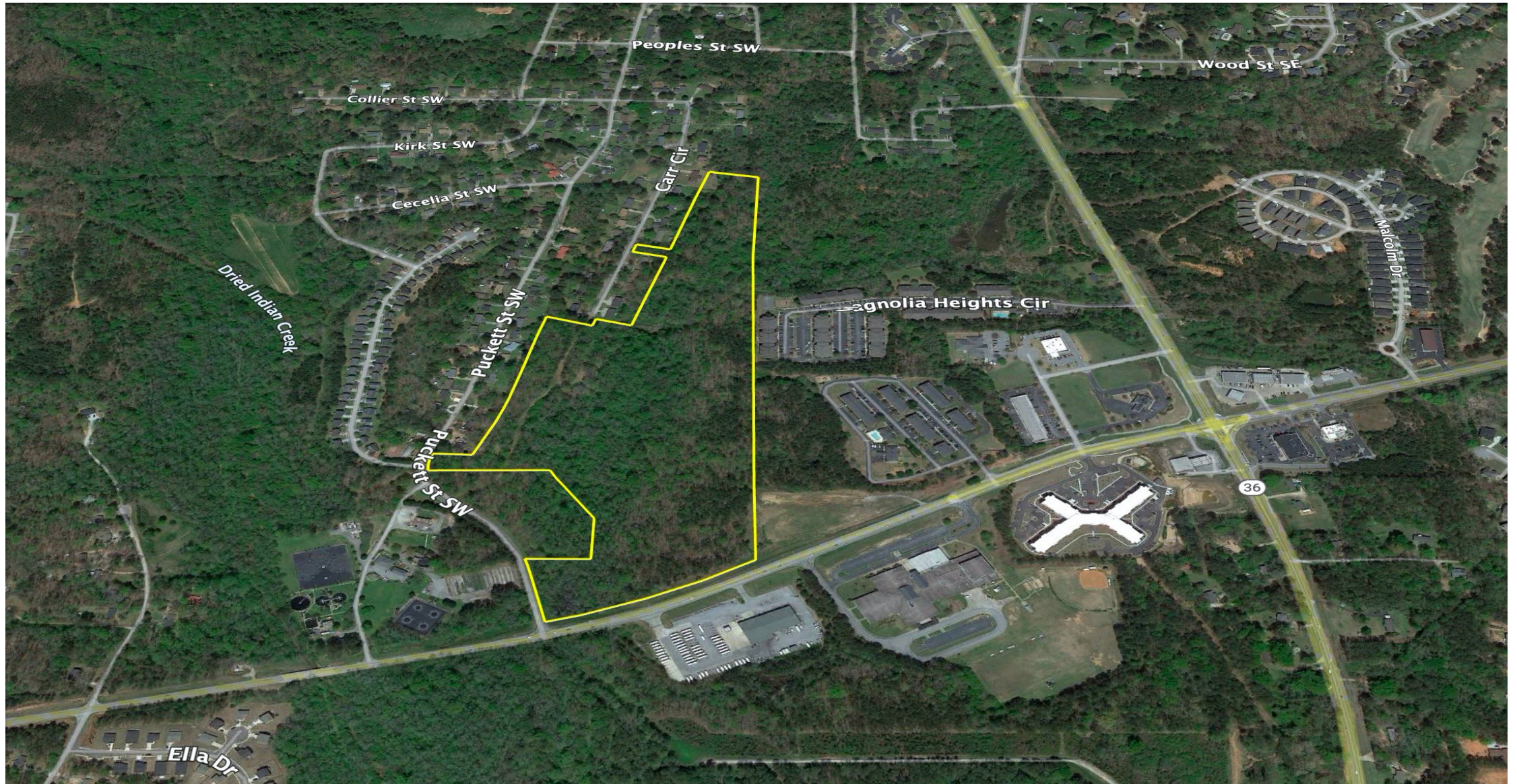
PROPERTY DETAILS & HIGHLIGHTS

Georgia Premier RE Advisors is pleased to present an already approved Townhome/Apartment Development Lot in the city limits of Covington. The parcel has all utilities available including water, sewer, natural gas, and high speed internet. The lot is zoned C-R and has already been approved for 49 townhome units or 80 apartment units. The property is surrounded by townhome/apartment communities with rentals ranging from \$1000-1700/mo per unit depending on size. There is a tremendous need for more townhome/apartment units in Covington and this location is in a key position. For the townhome route, the seller already has all concept/site plans, environmental/feasibility studies, topo maps, and new boundary survey needed for an LDP. The property is conveniently located near I-20 and within 1 hour drive of Atlanta and McDonough.

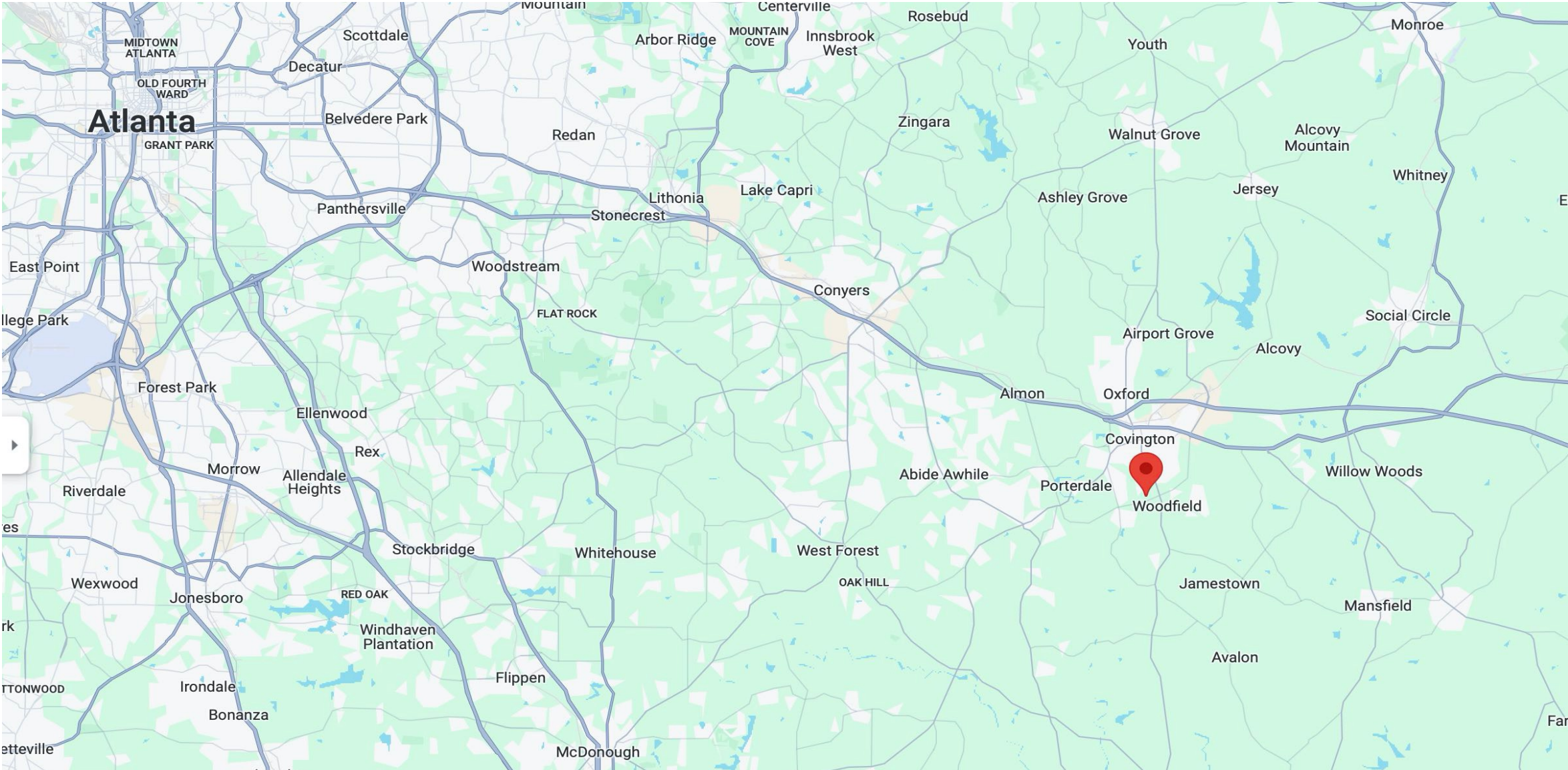


Lot Size	9.05 Acres
Zoning	C-R (Corridor Residential District)
Utilities	Water, Sewer, Natural Gas, Electricity, High Speed Int
Zoning Approvals	49 Townhomes 80 Apartments
Traffic Count	11,300 cars per day
Asking Price	\$1,200,000.00

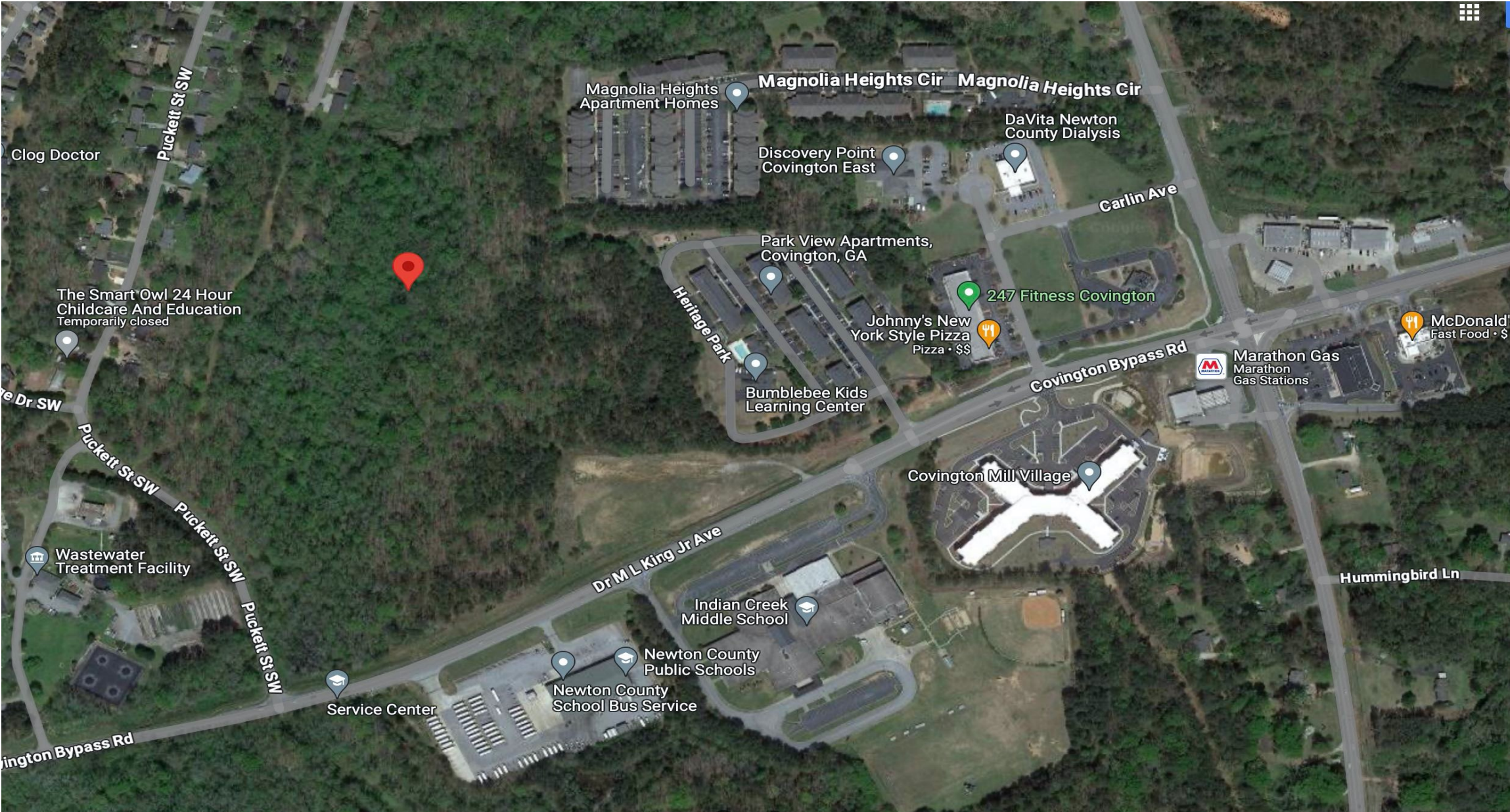
AERIAL MAP



LOCATION MAP



NEIGHBORHOOD MAP





ABOUT THE AREA

COVINGTON, GEORGIA

Covington is located 35 miles east of Atlanta and has seen a tremendous growth in businesses in multiple industries, including the film industry, stimulating employment and attracted visitors from all over the country, making the historical city one of the fastest growing cities in the state.

HOLLYWOOD OF THE SOUTH

Famously known for the filming of *The Vampire Diaries*, *The Dukes of Hazzard*, *In the Heat of the Night* and over 60 other film productions, Covington was recently coined “Hollywood of the South.” The city has become a magnet for the television and film industry, contributing to the over \$7 billion that the industry has brought into the economy in Georgia. With a focus on development, production and distribution, the industry strives to establish the most technologically advanced infrastructure in the world by developing a quality of life culture that nurtures a live/create/play atmosphere.



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS IN COVINGTON, GEORGIA

	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	27,421	60,064	152,309
POPULATION 50+ YEARS	8,596	18,955	59,548
POPULATION 65+ YEARS	4,065	8,468	26,435
POPULATION 75+ YEARS	1,671	3,218	9,665
POPULATION 85+ YEARS	424	741	2,151
AVERAGE HOME VALUE	\$235,671	\$230,440	\$242,226
% OF HOUSEHOLDS 55+	43.2%	41.5%	42.9%
AVERAGE HOUSEHOLD INCOME 75+	\$63,599	\$68,119	\$69,225

ESRI 2023

