



# Development Authority of Clayton County

**DEVELOPMENT PROPOSAL FOR:**  
5711 JONESBORO RD MORROW, GA.

## The Opportunity

The Development Authority of Clayton County has over twenty-five (25) acres of land available at approximately 5711 Jonesboro Rd. in Morrow and Lake City, GA. Approximately 7 acres of the land is currently developed as a former shopping center and parking lot. The site backs up to Reynolds Nature Preserve and is directly across the street from Clayton State University. It is 1.7 miles from I-75 and South Lake Mall. Other important statistics can be found in attachment A.

Please send any questions to [Economic.Development@claytoncountyga.gov](mailto:Economic.Development@claytoncountyga.gov).

## Timeline

**Posting:** September 16, 2019

**Responses Due:** October 2, 2019

**Respond to:** [Economic.Development@claytoncountyga.gov](mailto:Economic.Development@claytoncountyga.gov)

## Available

25+ acres owned by the Development Authority of Clayton County. 8 parcels to be disposed as 1 unit for development.

### Approx.

| <u>Acres</u> | <u>Parcel ID</u> |
|--------------|------------------|
| 6.22         | 12146A B011      |
| 3.00         | 12146A B018      |
| 0.87         | 12146A B012      |
| 1.32         | 12146A B010      |
| 4.35         | 12145B A006Z     |
| 2.78         | 12145B A006      |
| 7.12         | 12146A B015      |
| 0.83         | 12146A B013      |

Parcel includes an existing 65,000 sq. ft. building, which will be sold as is.

The Development Authority is seeking development proposals for the site, which includes the following elements:

- **Retail options**
  - Specialty stores
  - Service providers

- Print/ Copy services
    - Personal services
  - Confectioners
  - No deep discounters
  - No big box
- **Dining options**
  - Craft Breweries/Distilleries/Wineries preferred
  - Unique local/regional brands preferred
  - Fast Casual
  - Sit down
  - White table cloth
  - Walk-in coffee shop/ice cream parlor, etc.
  - Pizza parlor
  - Café
  - Sandwich shop
  - No drive-through
  - No fast food
- **Office options**
  - Class A office space
  - Regional entertainment
    - Laser tag
    - Bowling
    - Arcade
    - Etc.
- **Residential**
  - Multifamily attached units
    - Brownstones
    - Apartments
    - Stacked condominiums
  - No detached single family units (i.e. no suburban design)
- **Other options will be entertained**

The developer will be responsible for **all development activity** including but not limited to:

- Public infrastructure
  - Roads
  - Water/ sewer
- Site preparation

The final product must be a “walkable” development that gives the feeling of an urban center and creates a natural extension of Clayton State University.

Two (2) acres of land must be set aside to allow for the construction of a new office for the development authority. That building will include:

- Office space for the development authority
- An incubator space for new businesses
- Potential space for Clayton State University
  - Extension learning center
  - Small Business Development Center (SBDC) space

Parking for this activity can be standalone (hence the two acres) or it can be part of a development agreement with shared parking and or a parking garage (which is the preferred option, in order to facilitate density).

Complete offers will include:

- Offer price for the property
- Detailed request for any incentives (tax abatement, loan assistance, etc.)
- Number and type of housing units contemplated
- P3 partnership benefits being offered (if any)
- History/track record of developer

## Statutory Incentives

The site is eligible for the highest GA jobs tax credit of \$4,000 per full-time job created. More information is available at the GA Department of Community Affairs.

## Development Incentives

Please note that no incentives are guaranteed. Any request for incentives will be considered as part of the response to this RFP. The Development Authority reserves the right to negotiate terms with respondents before or after making a decision to award development services.

Potential incentives available through the Development Authority include:

- Bond financing
- Reduced purchase price
- Creative financing
- Shared parking
- Subsidy for parking garage

### Other Discretionary Incentives

Respondents are encouraged to check with the State of GA and local municipalities (Lake City and Morrow) to determine their interest in supporting proposed projects. These entities have their own requirements that can only be answered by reviewing an application.

## Attachment A

|                                  | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius | 10 Min Drive |
|----------------------------------|---------------|---------------|---------------|----------------|--------------|
| <b>Population</b>                | 7,230         | 76,317        | 170,662       | 630,137        | 52,720       |
| <b>Avg. Household Income</b>     | \$50,768      | \$49,578      | \$53,567      | \$59,569       | \$51,018     |
| <b>5yr Growth</b>                | 10.8%         | 9.9%          | 9.2%          | 7.1%           | 8.6%         |
| <b>% High Income (&gt;\$75k)</b> | 18%           | 18%           | 21%           | 26%            | 21%          |
| <b>Total Consumer Spending</b>   | \$52.1M       | \$504.1M      | \$1.2B        | N/A            | \$347.1M     |

\*Daytime employment (1mi radius): 2,396 employees and 244 businesses

### Subject Property

5711 Jonesboro Rd - Lake City Crossing

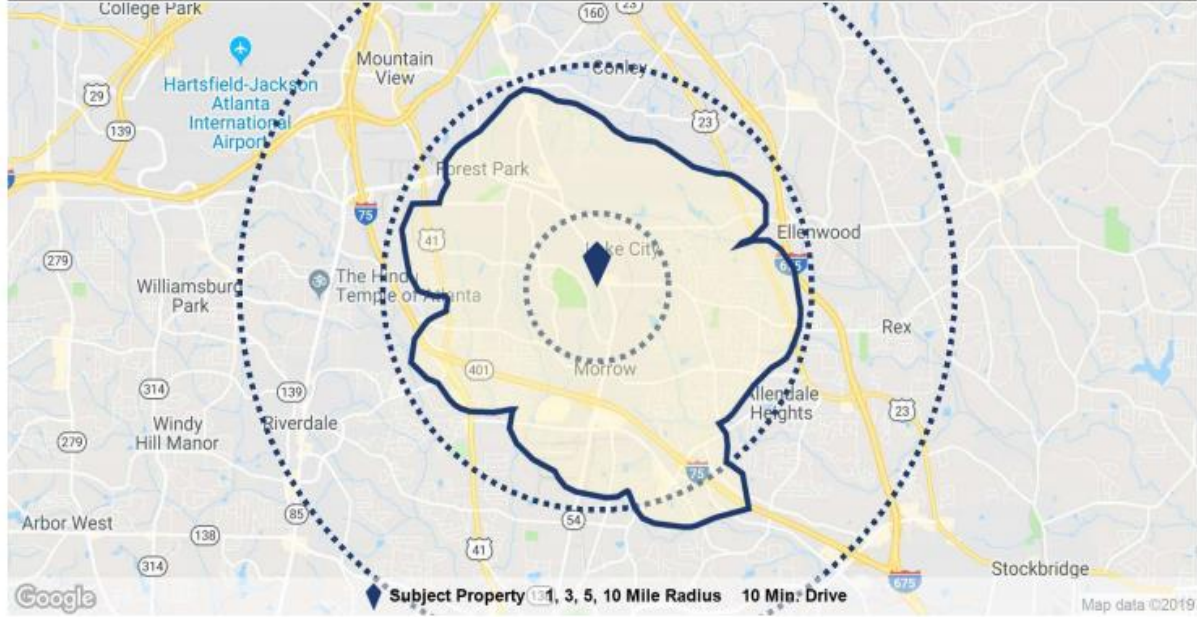
AERIAL VIEW



# Subject Property

5711 Jonesboro Rd - Lake City Crossing

## DEMOGRAPHICS



# Subject Property

5711 Jonesboro Rd - Lake City Crossing

## TRAFFIC COUNTS

