

## 13.19 +/- C2 Zoned Acres

### Offering Summary

Sale Price:	\$799,000
Lot Size:	13.19 Acres
Zoning:	C2
Traffic Count:	16,500

### Get more information

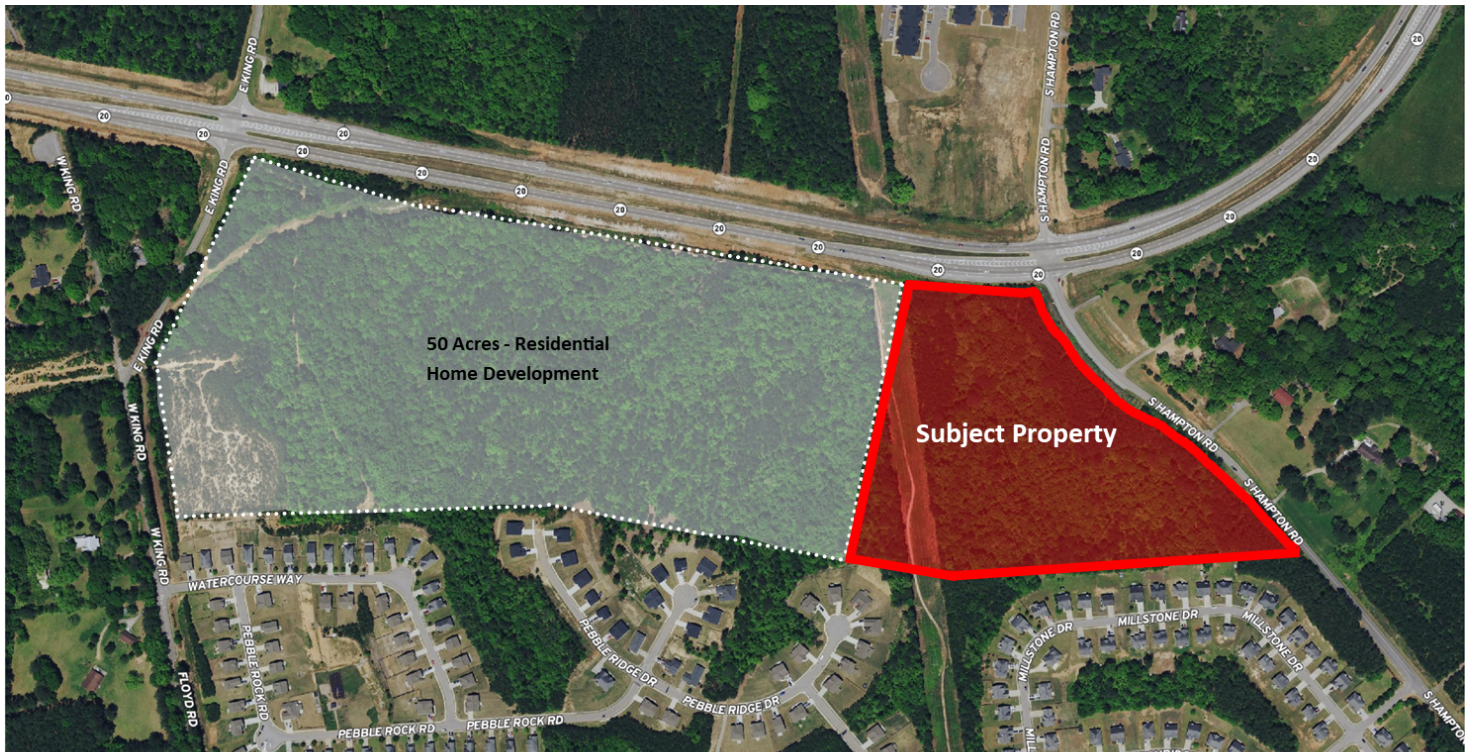
**Will White**

Senior Vice President

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## Property Highlights

- Adjacent to a new 250 residential home development
- Ideal for retail or office development
- All utilities available to site
- Flexible zoning
- High exposure location
- Strong growth area
- Less than 5 miles from Atlanta Motor Speedway
- 23 miles to Hartsfield-Jackson Airport
- Seller may do some owner financing
- Motivated seller

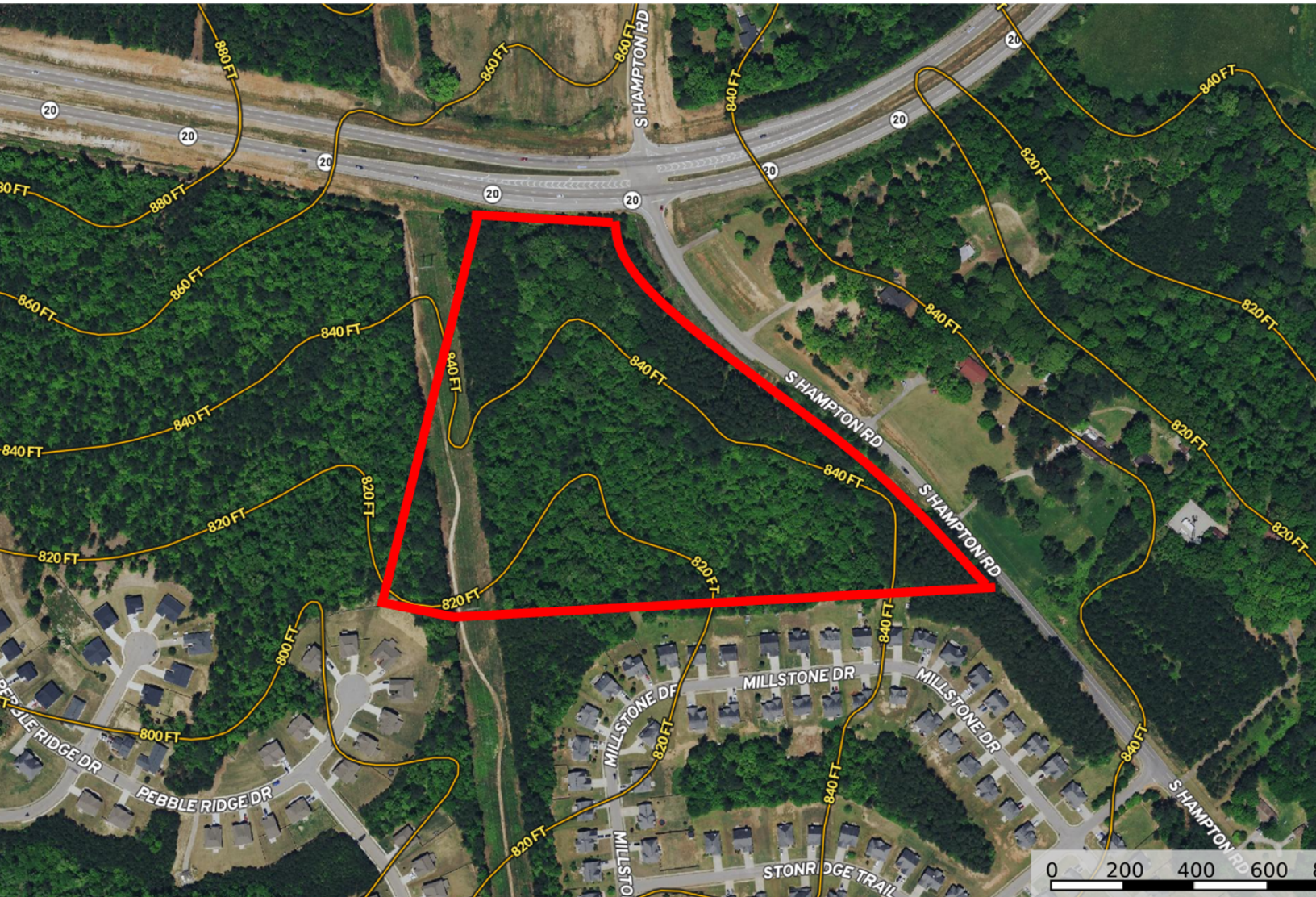


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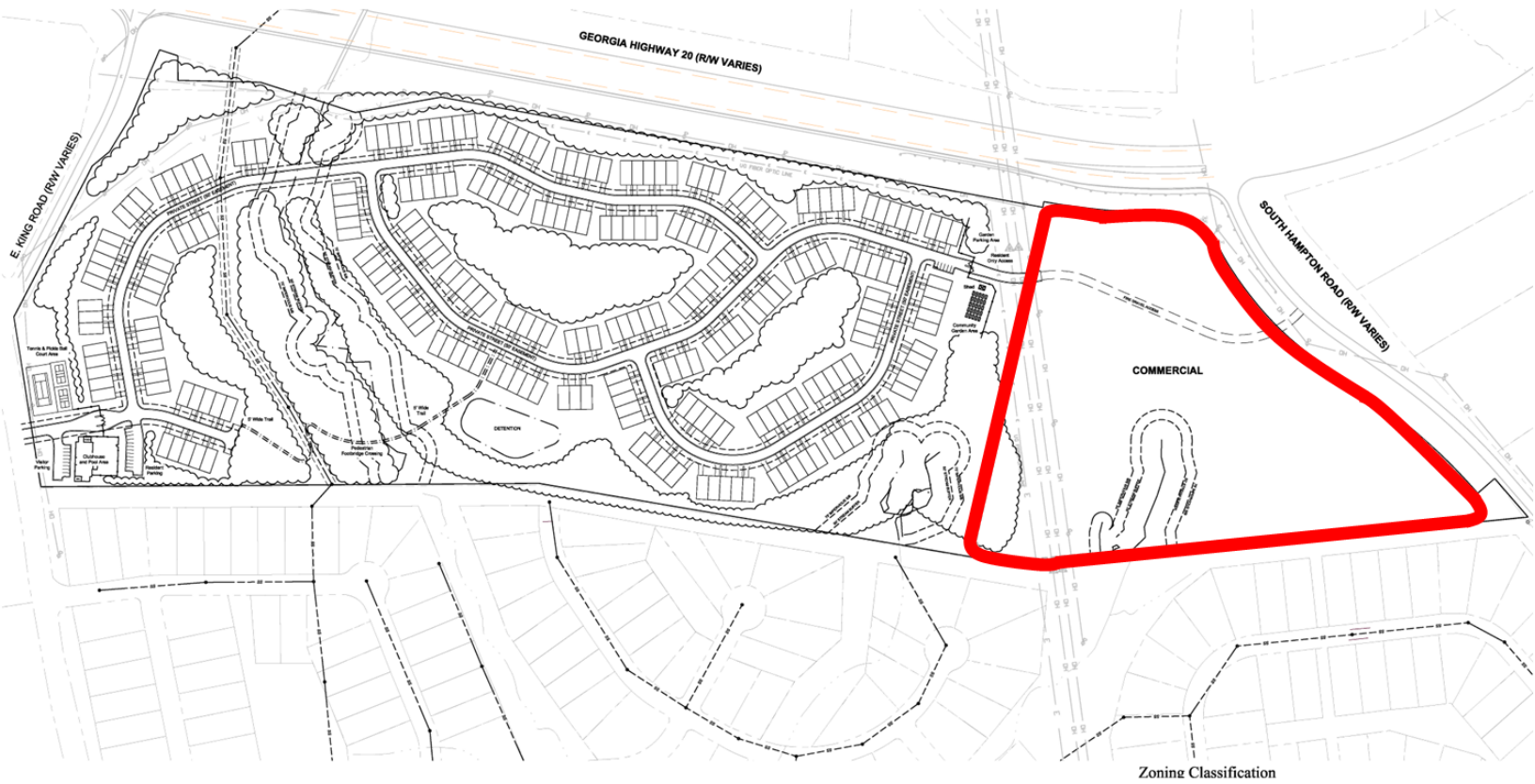




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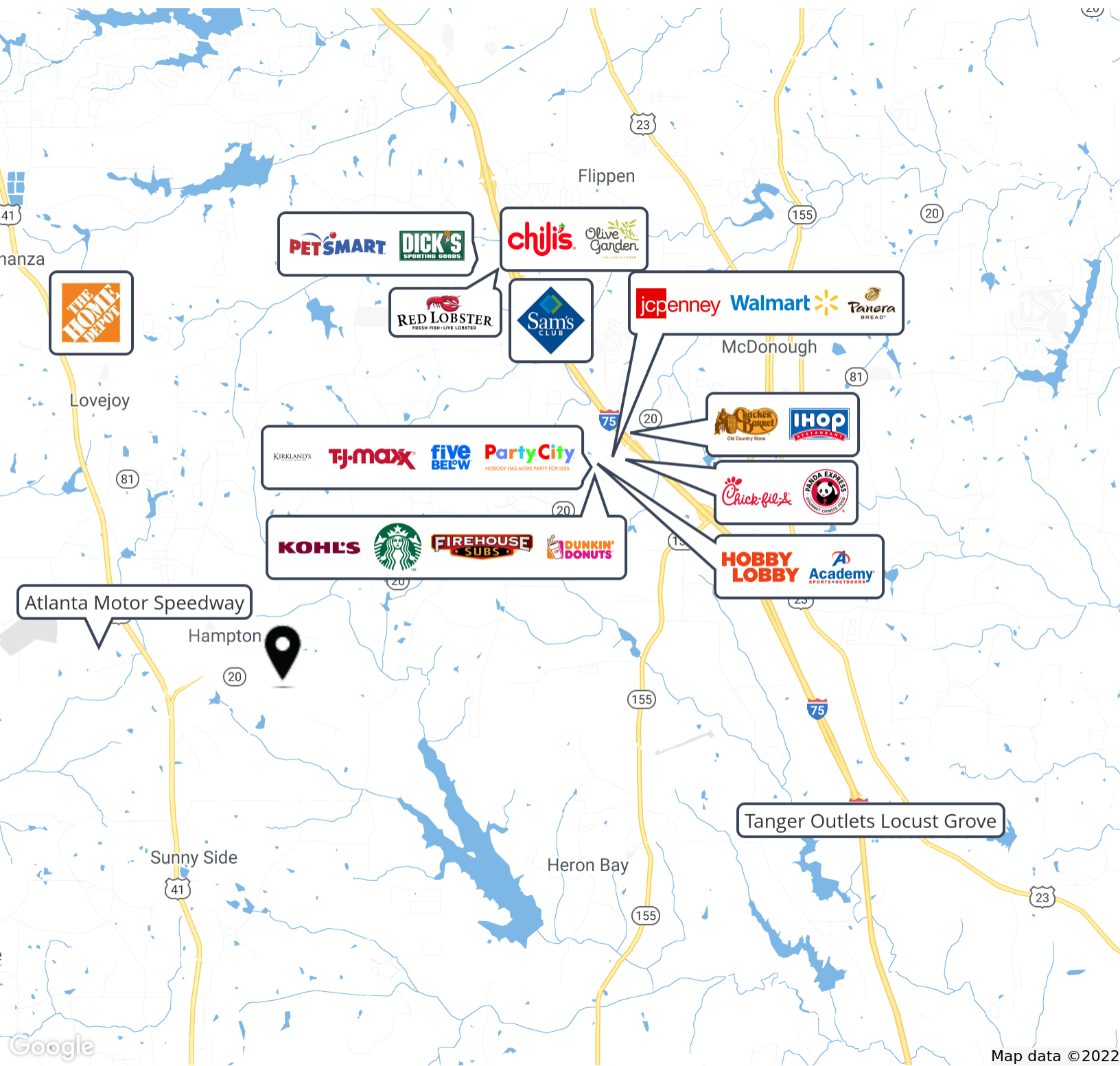
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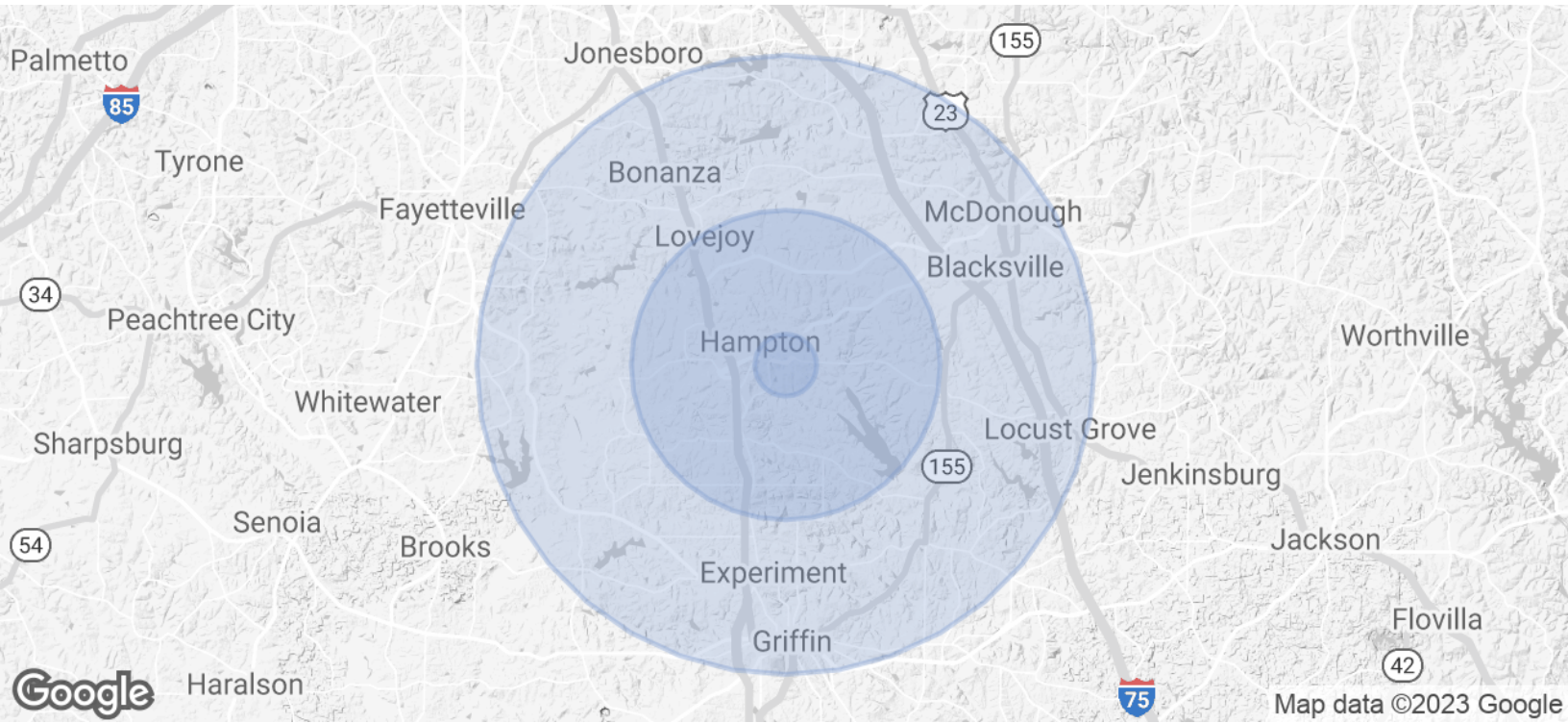


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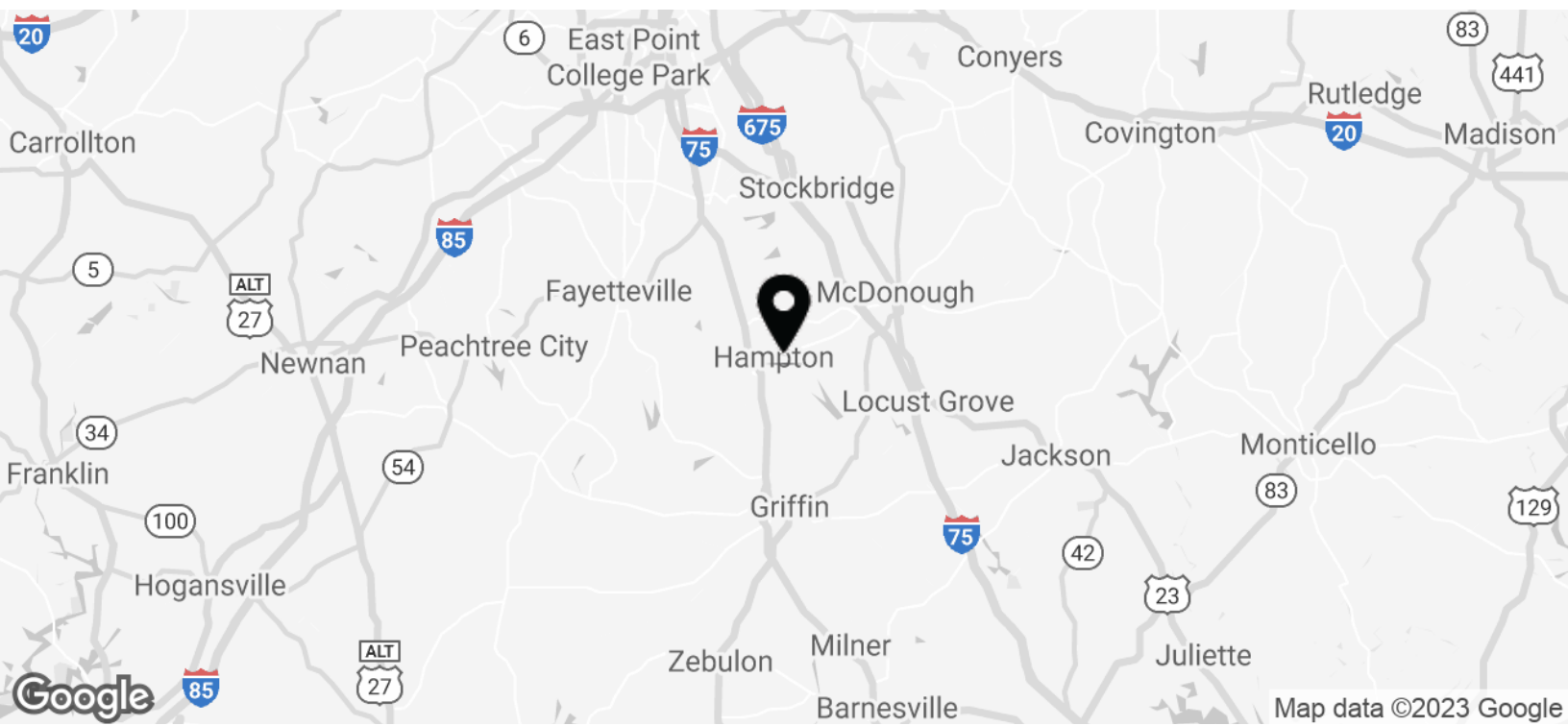
<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	1,241	28,168	172,936
Average Age	33.6	33.7	34.1
Average Age (Male)	32.8	32.0	32.5
Average Age (Female)	34.5	35.4	35.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	413	9,364	59,704
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$81,091	\$69,966	\$64,491
Average House Value	\$214,005	\$204,194	\$198,558

\* Demographic data derived from 2020 ACS - US Census



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**for more information, please contact**

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