

FOR SALE

327 +/- Acres on Cascade Palmetto Highway

Fairburn, GA 30213

For More Information: Matt McCord

770.718.5102 | matt@nortoncommercial.com

Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



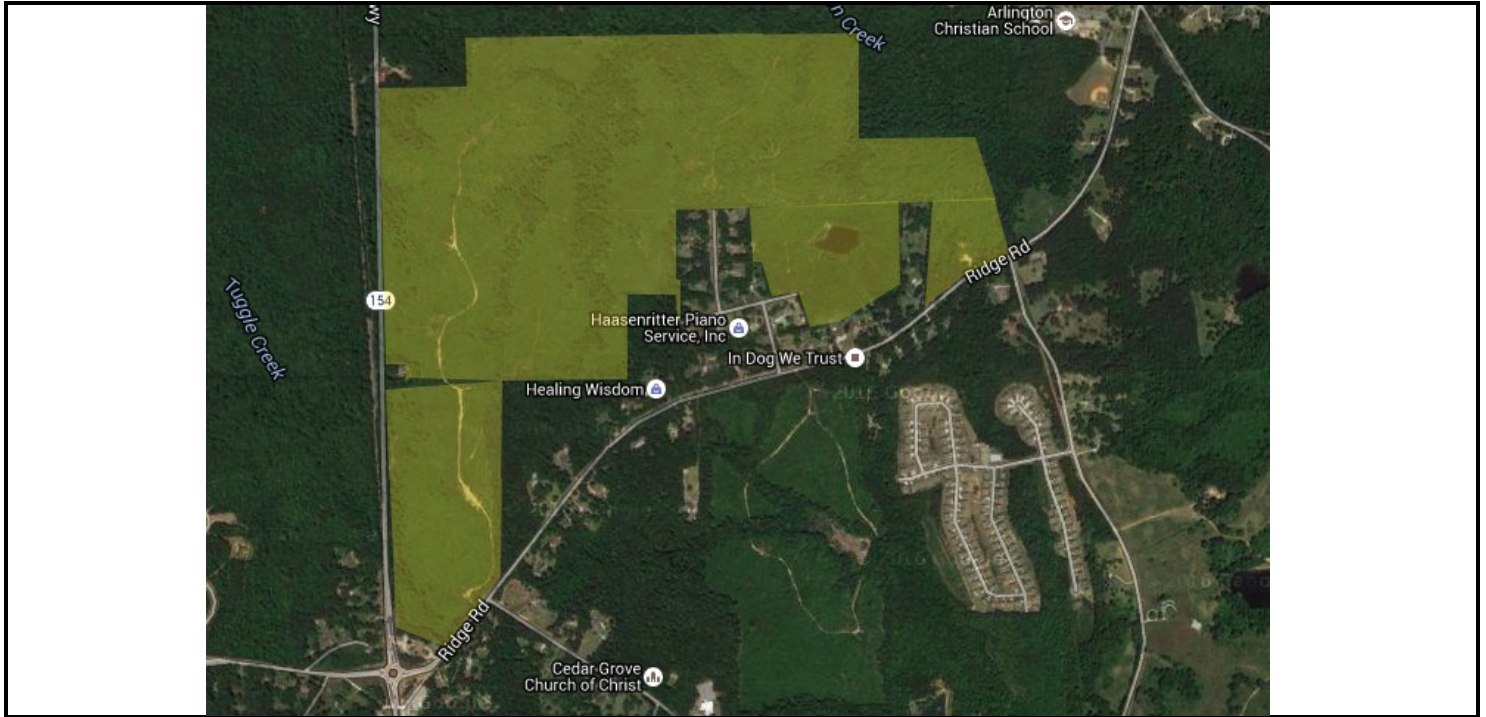
Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$4,094,500

Price / Acre: \$12,500

Zoning: AG-1

Lot Size: 327.56 Acres

PROPERTY OVERVIEW

Unlimited potential for the 327.56+/- acre tract with nearly a mile of road frontage on Cascade Palmetto Highway (State Highway 154) and multiple access points and road frontage along Ridge Road and through established subdivision. The property has gently rolling topography and is zoned AG-1. The property has easy access to the roundabout at Cascade Palmetto Hwy, Cedar Grove Road and Ridge Road. 2019 traffic count on Cascade Palmetto Hwy of over 6,710 cars per day.

LOCATION OVERVIEW

Located in scenic South Fulton County. This tract is situated in the NE corner of Cascade Palmetto Highway and Ridge Road. The property has approximately 4,558 feet of road frontage on Cascade Palmetto Highway and 1,640 ft on Ridge Road. The site has close proximity to such major thoroughfares as South Fulton Parkway, State Hwy 92, Campbellton Fairburn Rd and Roosevelt Highway. This is a good location for businesses or individuals looking to utilize the I-85 corridor. The site is approximately 20 min from Hartsfield Jackson Airport.

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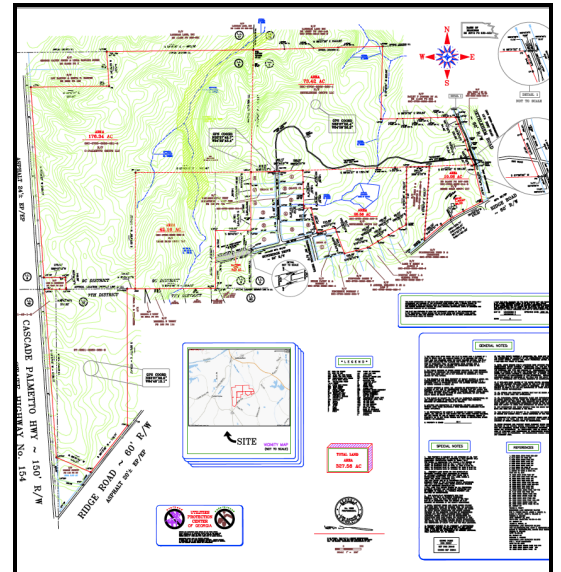
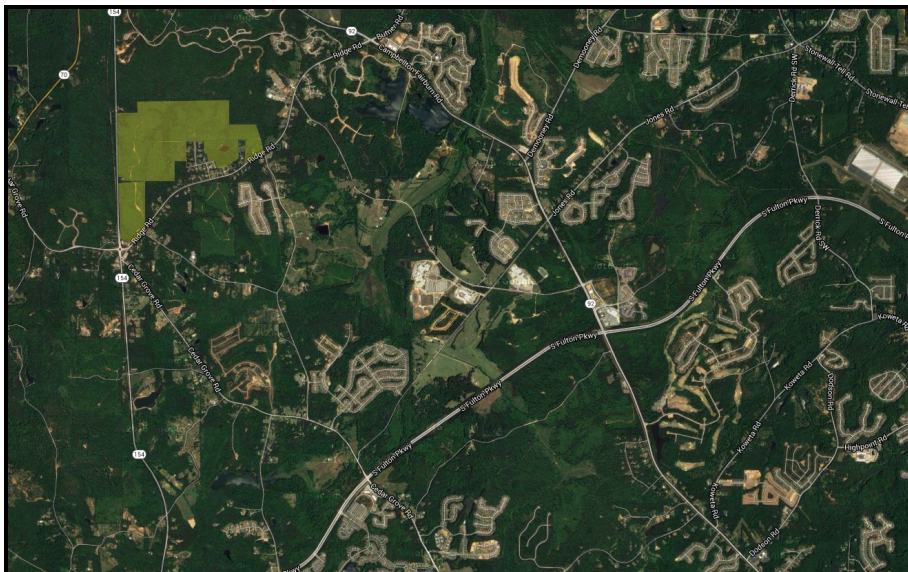
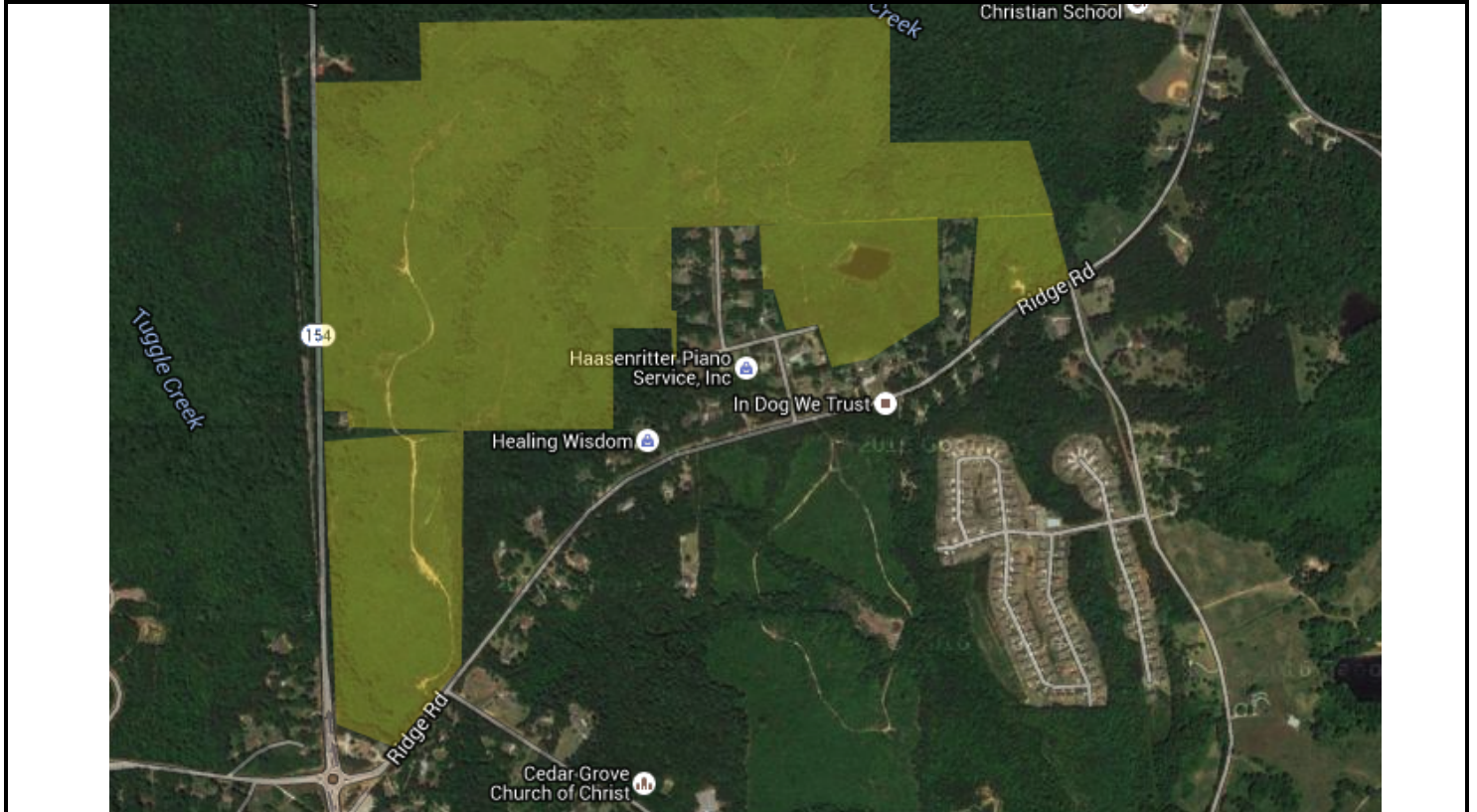
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ADDITIONAL PHOTOS

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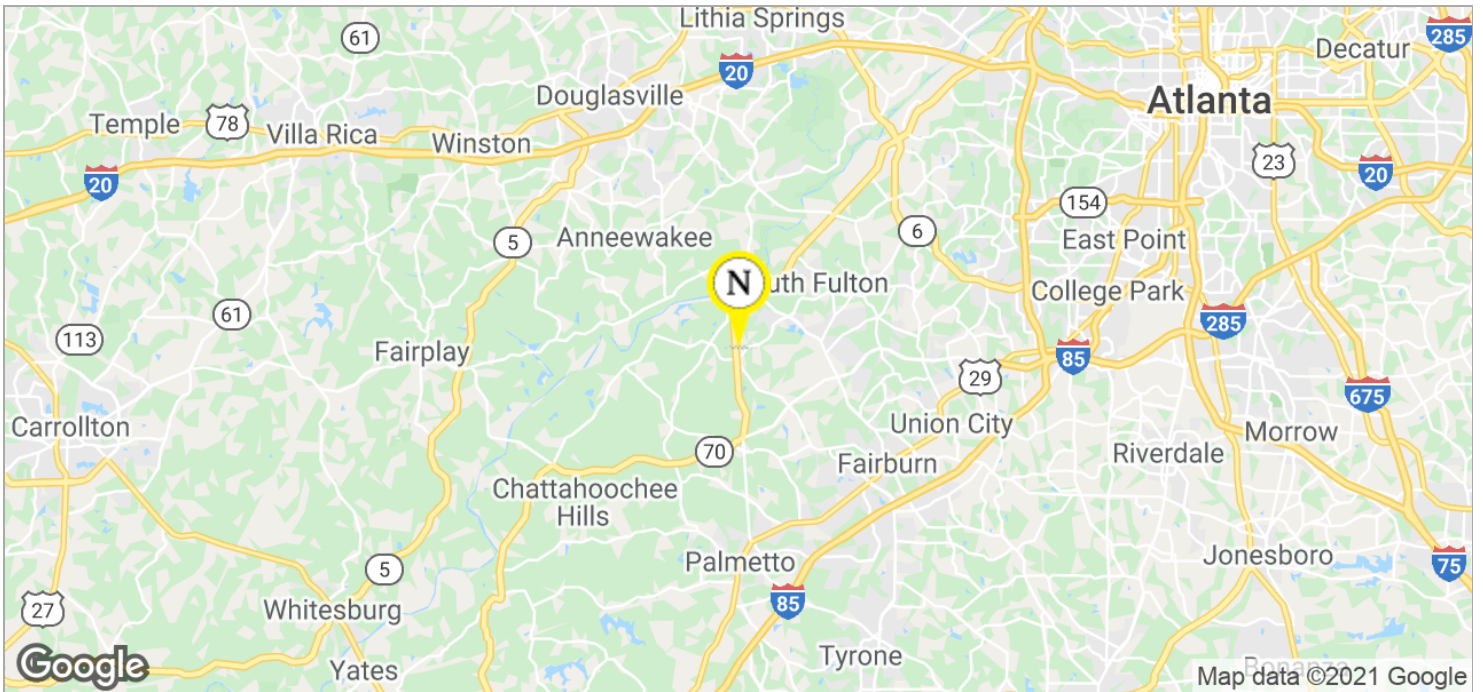
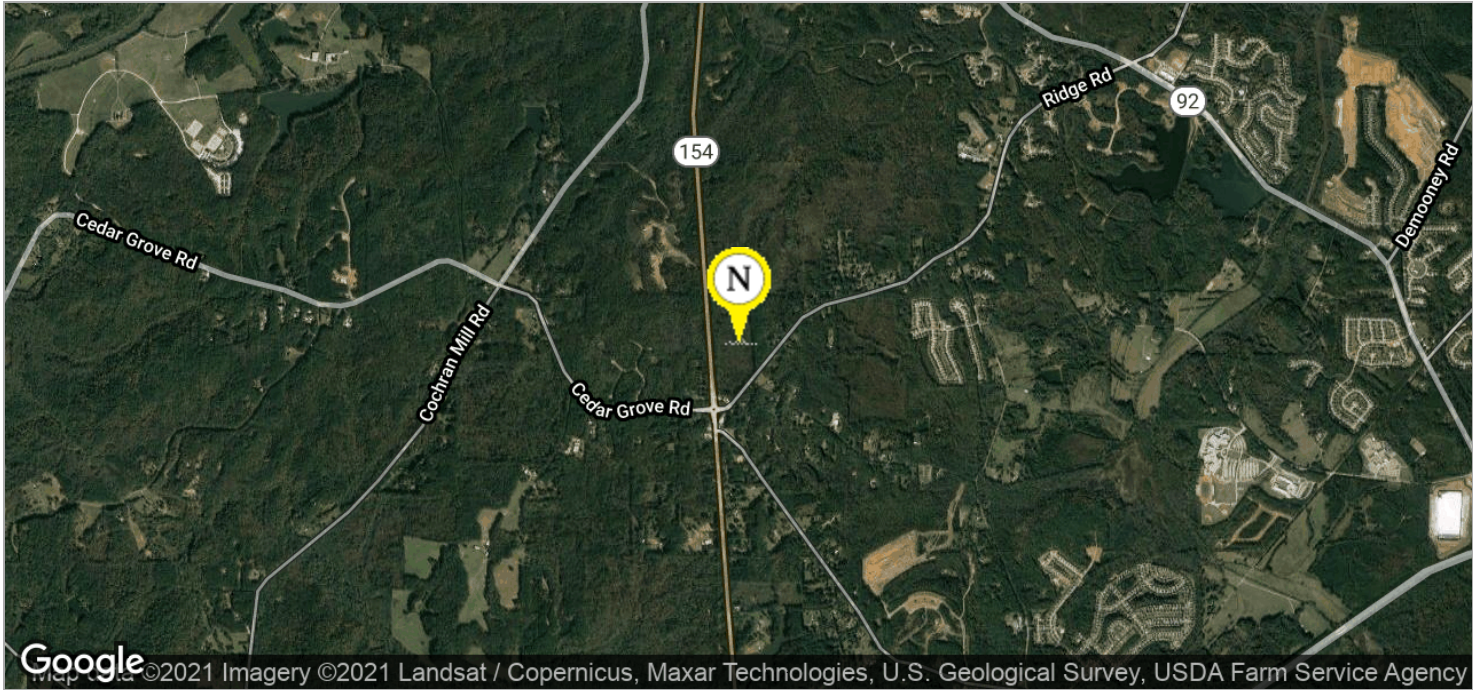
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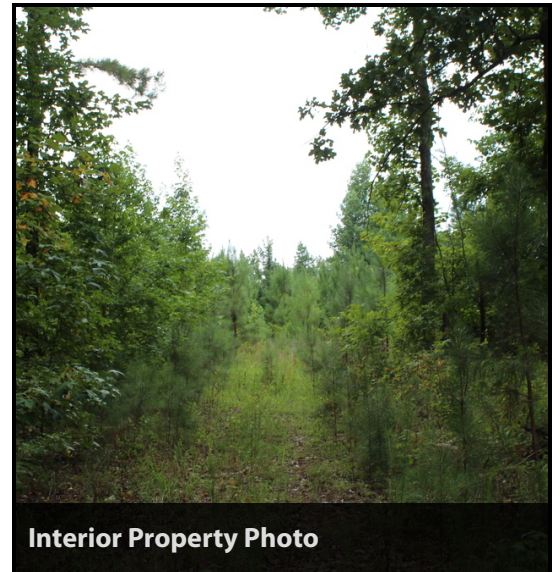
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Cascade Palmetto Highway Frontage



Cascade Palmetto/Cedar Grove/Ridge Road Roundabout



Interior Property Photo

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Access From Sandridge Trail



Ridge Road Frontage at Bethlehem Road



Interior Property Photo

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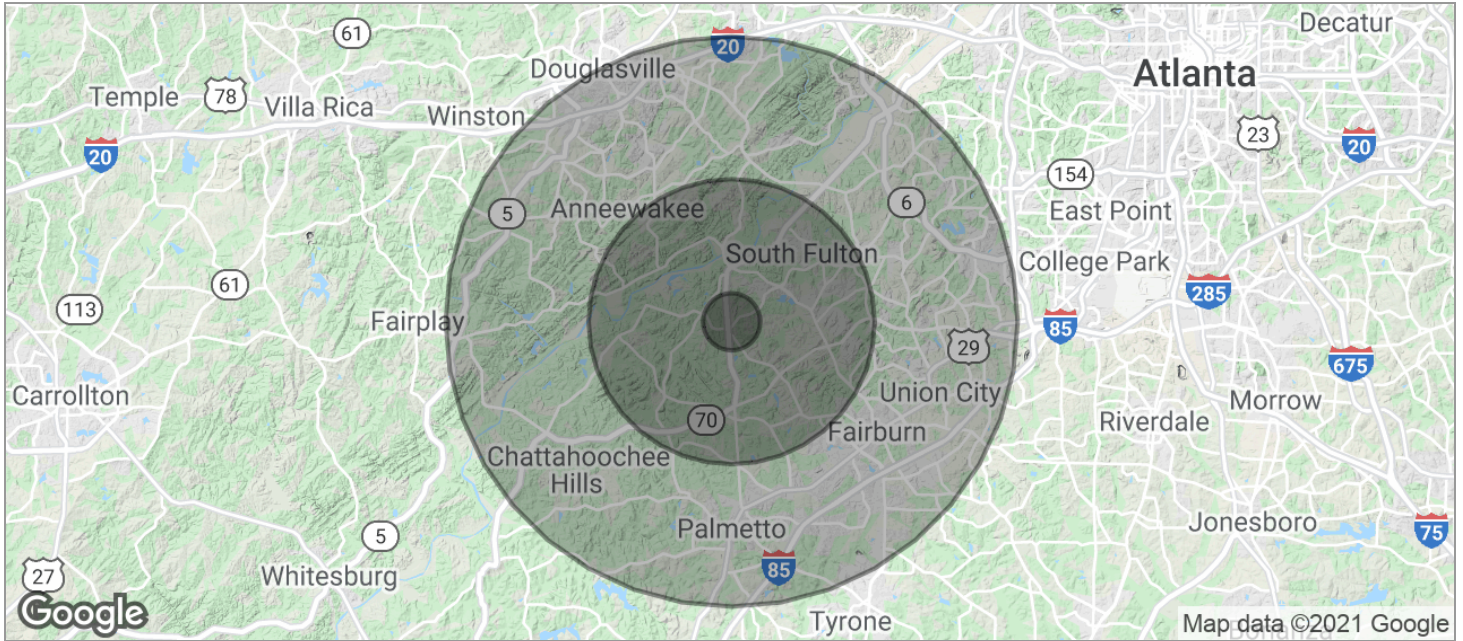
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,285	29,935	175,444
MEDIAN AGE	31.6	33.3	34.2
MEDIAN AGE (MALE)	29.0	32.0	33.1
MEDIAN AGE (FEMALE)	32.8	33.7	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	444	10,319	61,818
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$77,518	\$75,580	\$72,790
AVERAGE HOUSE VALUE	\$222,701	\$213,901	\$181,149

* Demographic data derived from 2010 US Census

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