

7.94 acres Derrick Road

0 DERRICK ROAD , UNION CITY, GA 30291



OFFERING SUMMARY

Sale Price: \$1,525,000

Price / Potential TH Unit: \$25,000

Of Potential TH Units: 61 Townhomes

Lot Size: 7.94 Acres

PROPERTY OVERVIEW

Approximately 8 acres of land located just off South Fulton Parkway on Derrick Road. This provides privacy with convenience. The site has 484 feet of frontage on Derrick Road and over 1,100 feet along the Big Branch Creek. This site lays very well and would be ideal for a small business or residential development.

LOCATION OVERVIEW

Just North of the South Fulton Parkway and Derrick Road Intersection on left. You will pass the Wal Mart Distribution Facility's entrance on the right, continue straight and property is on the left. Just South of the New Derrick Road Elementary School.

- Union City
- Zoned TCMU
- Public Water
- Sewer on Site
- Ready for Development

For More Information:

Matt McCord 770.718.5102 matt@nortoncommercial.com	Stephen Lovett 770.297.4807 slovett@nortoncommercial.com
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Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com



ADDITIONAL PHOTOS

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Signage on Derrick Road Facing South



Cleared area of interior



Hardwood trees throughout property

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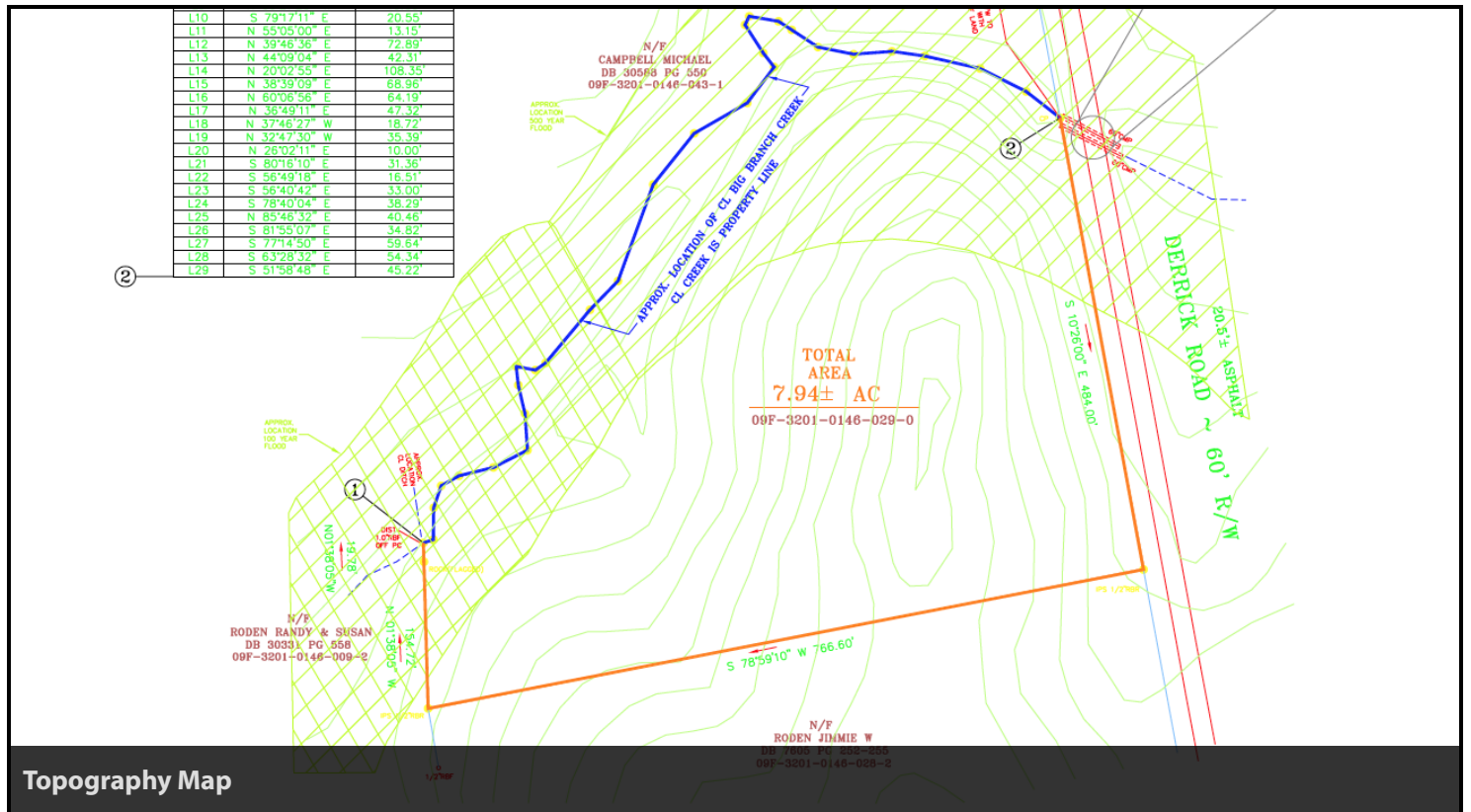
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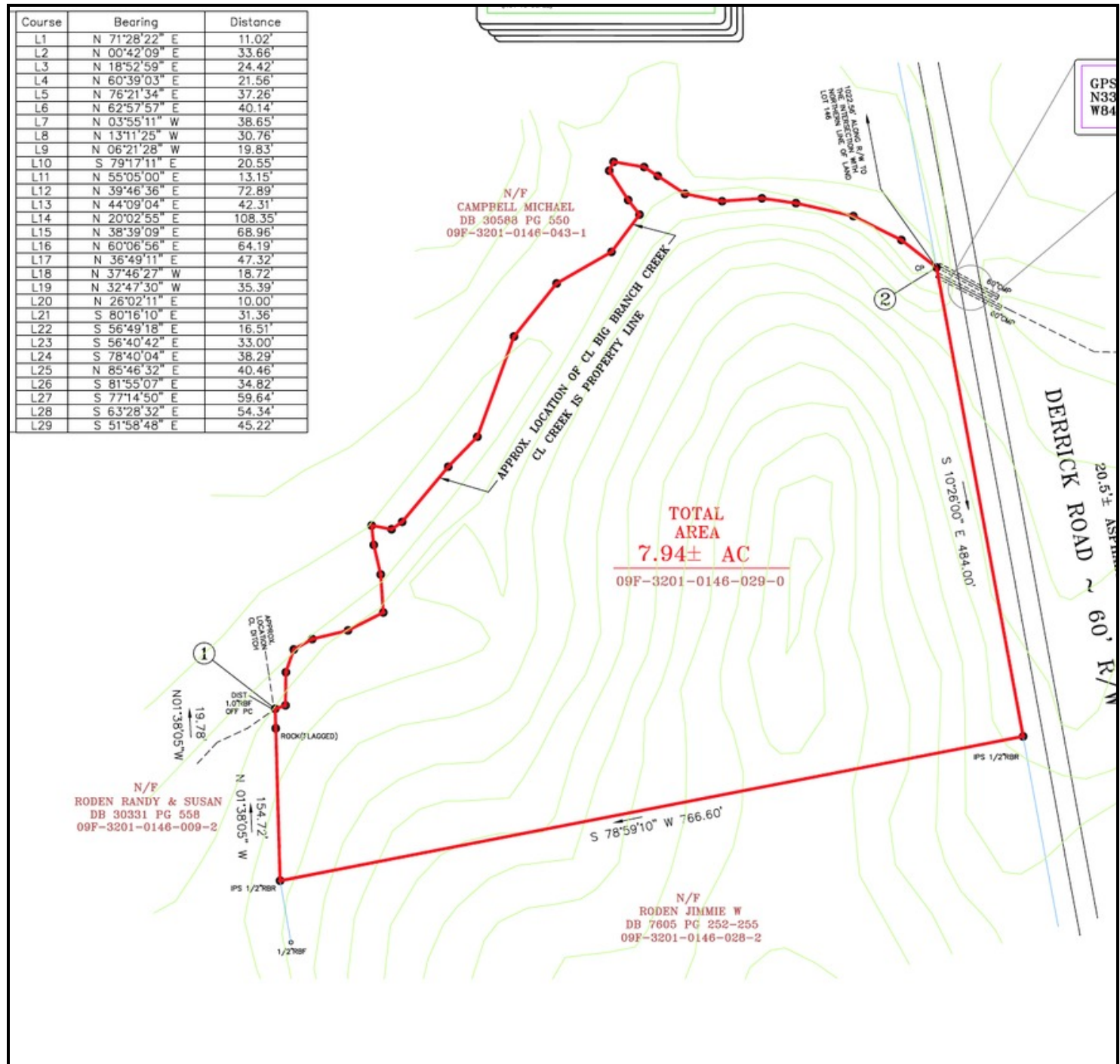
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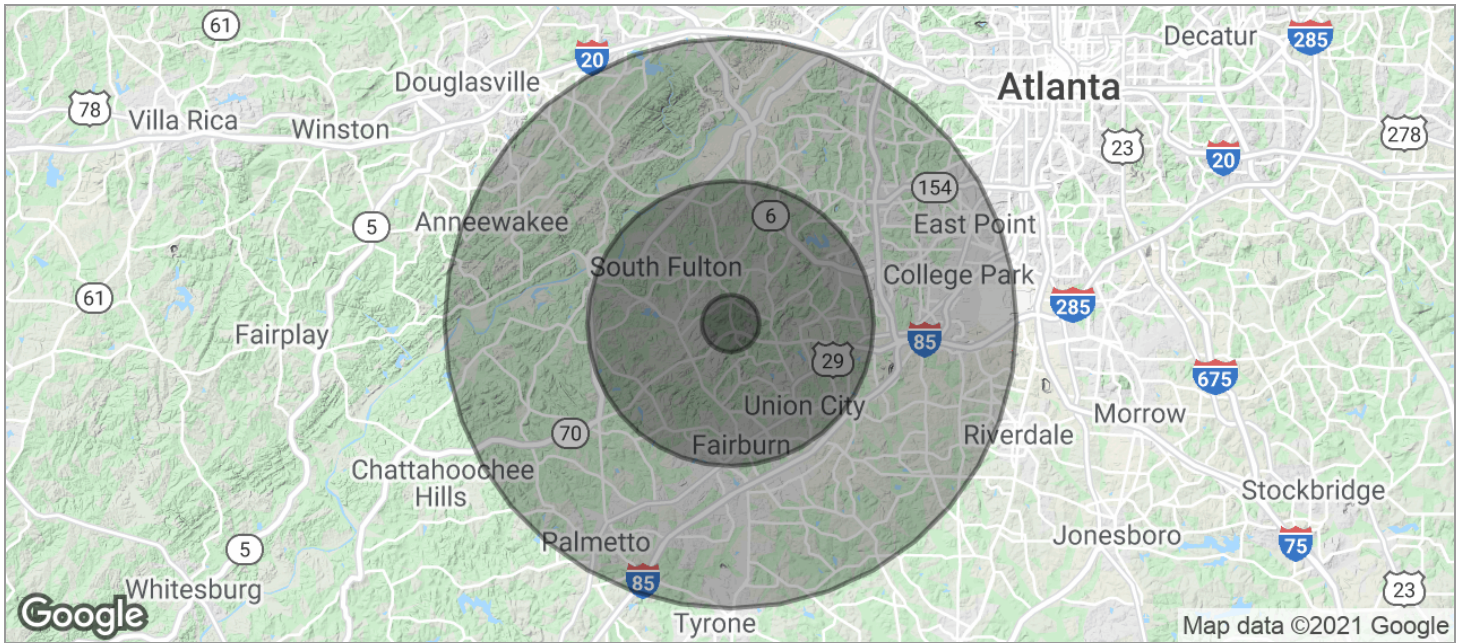
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,754	55,938	270,415
MEDIAN AGE	34.0	31.9	33.7
MEDIAN AGE (MALE)	33.1	30.0	31.3
MEDIAN AGE (FEMALE)	34.3	33.5	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	617	19,820	100,317
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$88,421	\$71,450	\$61,605
AVERAGE HOUSE VALUE	\$222,793	\$173,666	\$185,937

* Demographic data derived from 2010 US Census

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