

# South Fulton Multifamily Acreage

1200 Kimberly Rd SW, Atlanta, GA 30331

LAND FOR SALE



John Drew  
678-428-7475  
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CJ Harman  
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## PROPERTY DESCRIPTION

The subject property is 15.5 acres located in the growing area of South Fulton in Atlanta, Ga. The property is currently zoned RG-2 and is situated perfect for a multi-family residential development. The property is currently approved for 280 apartment units. From the front entrance of the property you are minutes from Publix, Walmart, The Home Depot, Kroger, and many more retail locations. In addition to the close proximity of retail, this property is a commuters dream as you are located less than 1.5 miles to Exit 7 on 285 West, 10 minutes to I-20, 15 minutes to Downtown Atlanta, 18 minutes to Hartsfield-Jackson Atlanta International Airport, and only 25 minutes to Sandy Springs/GA 400. The high school to the area is Benjamin E Mays High School which is only 8 minutes away.

## PROPERTY HIGHLIGHTS

- - Zoned RG-2 (City of Atlanta)
- - Approved for 280 Apartments
- - Minutes from 285, I-20, Downtown Atlanta, and Hartsfield-Jackson International Airport

## OFFERING SUMMARY

|             |                        |
|-------------|------------------------|
| Sale Price: | \$7,000,000            |
| Lot Size:   | 15.5 Acres             |
| Units:      | 280                    |
| Zoning:     | RG-2 (City of Atlanta) |

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AERIAL RETAIL MAP



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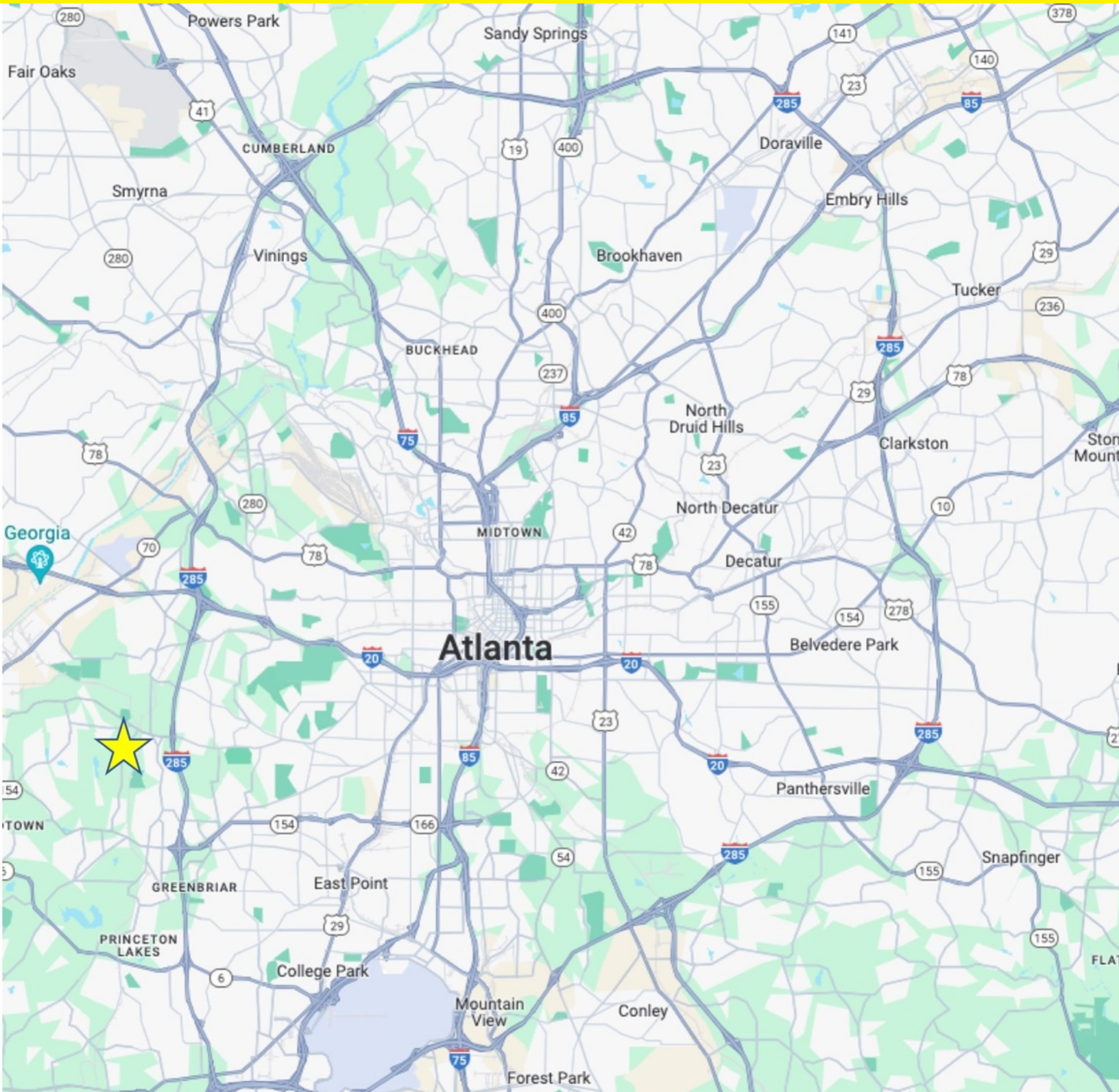
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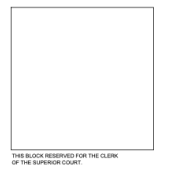
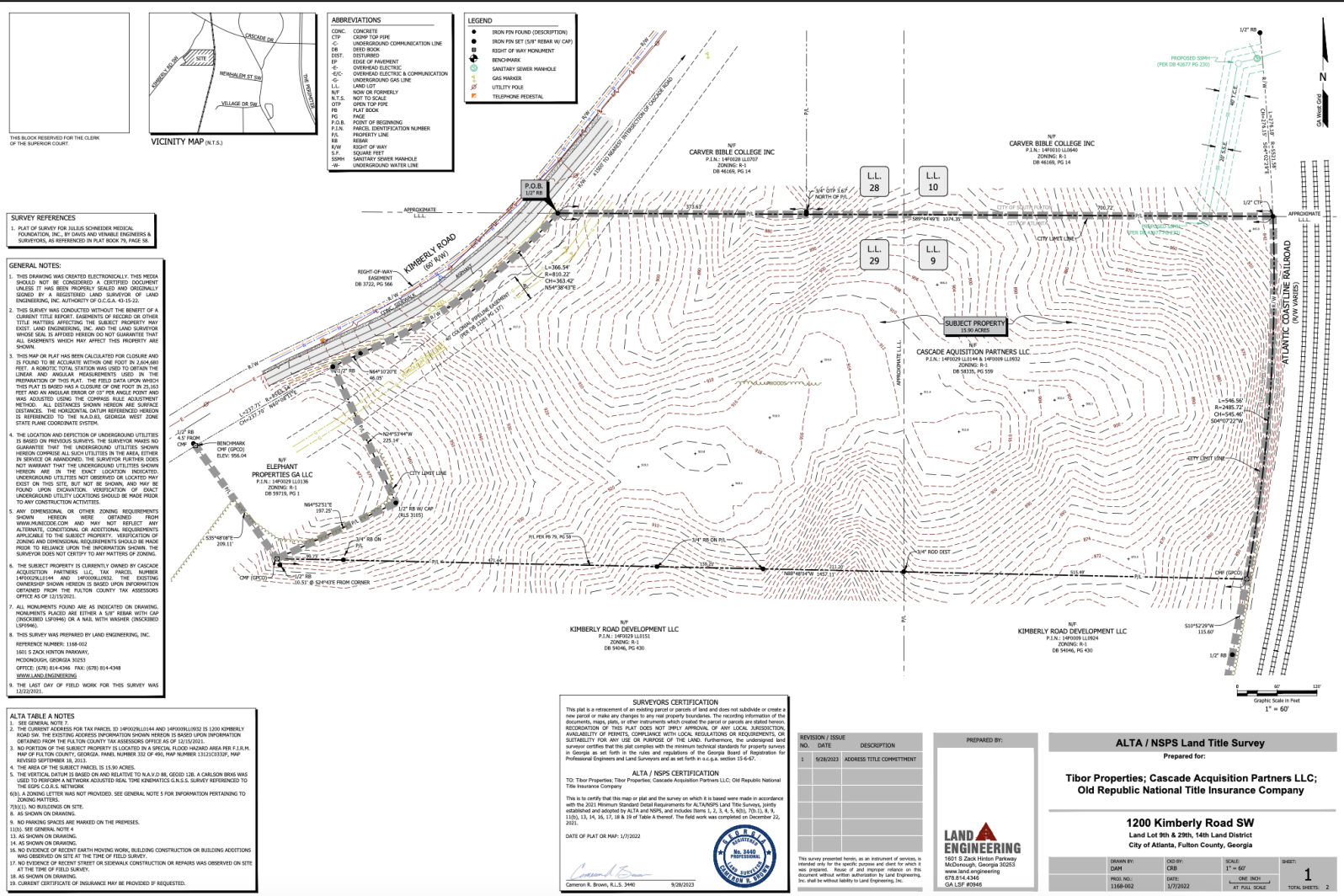
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## SURVEY



- SURVEY REFERENCES**
1. PLAN OF SURVEY FOR JULIUS SCHNEIDER MEDICAL FOUNDATION, INC. BY FRANK AND VERNER ENGINEERS & SURVEYORS, AS REFERENCED IN PLAT BOOK 79, PAGE 38.
- GENERAL NOTES:**
1. THIS DRAWING WAS CREATED ELECTRONICALLY. THESE MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SIGNED AND ELECTRONICALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. PURSUANT TO O.C.G.A. § 47-2-22.
  2. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
  3. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,000.00 FEET. A GEODETIC CONTROL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF ONE ANGLE POINT AND ONE OBSERVATION POINT. THE CONFORMAL ADJUSTMENT METHOD WAS USED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE NAD 83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.
  4. THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS BASED ON PREVIOUS SURVEYS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON CORRELATE WITH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  5. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICOD.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL, OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND ADDITIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTER OF ZONING.
  6. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY CASCADE ACQUISITION PARTNERS, L.L.C. TAX PARCEL NUMBER: 14P000218144 AND 14P000110922. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 12/31/2021.
  7. ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED AND EITHER A 5" PIPER WITH CAP (DESCRIBED SP948) OR A NAIL WITH WASHER (DESCRIBED SP949).
  8. THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE NUMBER: 1188-002 1601 S ZACK HIXON PARKWAY MCDONOUGH, GEORGIA 30253 OFFICE: (678) 414-0344 FAX: (678) 814-0348 WWW.LANDENGINEERING.COM
  9. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS 1/7/2022.

- ALTA TABLE A NOTES**
1. THE CURRENT ADDRESS FOR TAX PARCELS 14P000218144 AND 14P000110922 IS 1200 KIMBERLY ROAD SW. THE EXISTING ADDRESS INFORMATION SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 12/31/2021.
  2. THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.S.M. MAP OF FULTON COUNTY, GEORGIA, PANEL NUMBER 335 OF 490, MAP NUMBER 13123333F, MAP REVISED SEPTEMBER 16, 2013.
  3. THE AREA OF THE SUBJECT PARCELS IS 15.59 ACRES.
  4. THE VERTICAL DATUM IS BASED ON AND RELATIVE TO NAD 83. GEOID 12B. A CANNON BENCH WAS USED TO FOR ON A NETWORK ADJUSTED REAL-TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE IGS G.A.L. NETWORK.
  5. A ZONING LETTER WAS NOT PROVIDED. SEE GENERAL NOTE 1 FOR INFORMATION PERTAINING TO ZONING MATTERS.
  6. (X) IS NO BUILDINGS ON SITE.
  7. AS SHOWN ON DRAWING.
  8. AS SHOWN ON DRAWING.
  9. SEE DRAWING NOTE 1.
  10. AS SHOWN ON DRAWING.
  11. NO EVIDENCE OF RECENT (WITHIN 6 MONTHS) BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED ON SITE AT THE TIME OF FIELD SURVEY.
  12. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ON SITE AT THE TIME OF FIELD SURVEY.
  13. AS SHOWN ON DRAWING.
  14. CURRENT CERTIFICATE OF INSURANCE MAY BE PROVIDED IF REQUESTED.

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**SURVEYORS CERTIFICATION**

This plat is a restatement of an existing parcel or parcels of land and does not subdivide or create a new parcel or parcels of land. The surveyor certifies that the information of the plat is true and correct to the best of his or her knowledge. The accuracy of the plat is guaranteed by the surveyor. The surveyor certifies that the plat is true and correct to the best of his or her knowledge. The accuracy of the plat is guaranteed by the surveyor. The surveyor certifies that the plat is true and correct to the best of his or her knowledge. The accuracy of the plat is guaranteed by the surveyor.

**ALTA / NSPS CERTIFICATION**

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly adopted and promulgated by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 of Table A thereof. The field work was completed on December 22, 2021.

DATE OF PLAT OR MAP: 1/7/2022

*Carson R. Brown, R.L.S.* 3/20/2023

| REVISION / ISSUE NO. | DATE      | DESCRIPTION              |
|----------------------|-----------|--------------------------|
| 1                    | 5/28/2023 | ADDRESS TITLE COMMITMENT |

PREPARED BY:

**LAND ENGINEERING**  
 1601 S ZACK HIXON PARKWAY  
 MCDONOUGH, GEORGIA 30253  
 www.landengineering.com  
 678.414.0344  
 GA LSP #0346

**ALTA / NSPS Land Title Survey**

Prepared for:

**Tibor Properties; Cascade Acquisition Partners LLC; Old Republic National Title Insurance Company**

**1200 Kimberly Road SW**  
 Land Lot 9th & 29th, 14th Land District  
 City of Atlanta, Fulton County, Georgia

|                       |                 |                        |                 |
|-----------------------|-----------------|------------------------|-----------------|
| DRAWN BY: DMR         | CHECKED BY: CJB | SCALE: 1" = 60'        | SHEET: 1        |
| PROJECT NO.: 1188-002 | DATE: 1/7/2022  | ONE INCH AT FULL SCALE | TOTAL SHEETS: 2 |

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ADDITIONAL PHOTOS



## DEVELOPMENT SUMMARY

- **MULTIFAMILY UNITS - 280 UNITS**  
BUILDING A (32) - 196 DU  
BUILDING B (42) - 84 DU
- **PARKING - 414 SPACES**  
1.5 SPACES/UNIT



## SITE PLAN OPTION 2-revised

MAY 09 2022

Kimley»Horn

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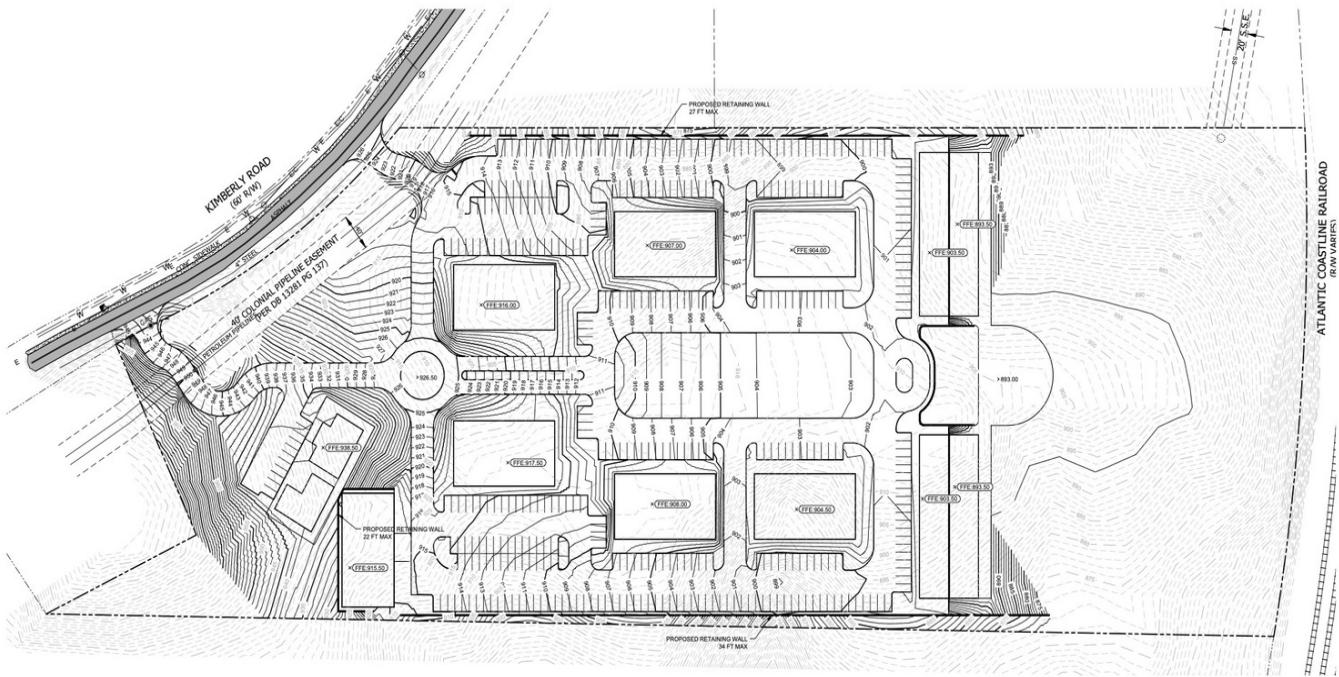
1200 Kimberly Rd SW, Atlanta, GA 30331

## GRADING PLAN

**EARTHWORK QUANTITIES:**  
 CUT = 70,400 CY  
 FILL = 68,300 CY  
 NET VOLUME = 2,100 CY CUT  
 VOLUMES ARE APPROXIMATE AND FOR PERMITTING PURPOSES ONLY.  
 CONTRACTOR RESPONSIBLE FOR GENERATING THEIR OWN EARTHWORK QUANTITIES.

**GRADING LEGEND:**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP GRADE AT WALL
- PROPOSED BOTTOM GRADE AT WALL
- PROPOSED TOP OF STAIR GRADE
- PROPOSED BOTTOM OF STAIR GRADE
- PROPOSED HIGH POINT GRADE
- PROPOSED LOW POINT GRADE
- PROPOSED TOP OF CURB GRADE
- PROPOSED BOTTOM OF CURB GRADE
- DRAINAGE FLOW ARROW



**GEORGIA811**  
 Every utility has a call before you dig.

GRAPHIC SCALE IN FEET  
 0 30 60 120

Drawing name: K:\AMT\_CIVIL\1453202\_Kimberly Road\CAD\Plan\Grading\CD-00-GRADING & DRAINAGE PLAN.dwg CD-00 GRADING & DRAINAGE PLAN.dwg Jul 07, 2022 8:38am by: Jordan M Walker

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or reliance on this document without written authorization and adaptation by Kohny-Horn and Associates, Inc. shall be without liability to Kohny-Horn and Associates, Inc.

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# Executive Summary

1229-1259 Kimberly Rd SW, Atlanta, Georgia, 30331  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.72153  
Longitude: -84.51851

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 3,545  | 47,978  | 133,794 |
| 2020 Population        | 4,285  | 51,820  | 143,674 |
| 2023 Population        | 4,382  | 52,232  | 145,954 |
| 2028 Population        | 4,259  | 51,646  | 146,101 |
| 2010-2020 Annual Rate  | 1.91%  | 0.77%   | 0.71%   |
| 2020-2023 Annual Rate  | 0.69%  | 0.24%   | 0.49%   |
| 2023-2028 Annual Rate  | -0.57% | -0.23%  | 0.02%   |
| 2023 Male Population   | 43.6%  | 44.7%   | 45.7%   |
| 2023 Female Population | 56.4%  | 55.3%   | 54.3%   |
| 2023 Median Age        | 37.1   | 39.0    | 37.7    |

In the identified area, the current year population is 145,954. In 2020, the Census count in the area was 143,674. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 146,101 representing a change of 0.02% annually from 2023 to 2028. Currently, the population is 45.7% male and 54.3% female.

### Median Age

The median age in this area is 37.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2023 White Alone                         | 0.9%  | 1.4%  | 3.9%  |
| 2023 Black Alone                         | 95.3% | 93.2% | 87.7% |
| 2023 American Indian/Alaska Native Alone | 0.2%  | 0.3%  | 0.3%  |
| 2023 Asian Alone                         | 0.3%  | 0.3%  | 0.4%  |
| 2023 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2023 Other Race                          | 1.0%  | 1.9%  | 3.9%  |
| 2023 Two or More Races                   | 2.3%  | 2.8%  | 3.8%  |
| 2023 Hispanic Origin (Any Race)          | 1.4%  | 3.2%  | 6.3%  |

Persons of Hispanic origin represent 6.3% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.7 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2023 Wealth Index           | 50     | 70     | 59     |
| 2010 Households             | 1,467  | 19,075 | 52,703 |
| 2020 Households             | 1,794  | 20,812 | 58,708 |
| 2023 Households             | 1,773  | 21,170 | 59,922 |
| 2028 Households             | 1,728  | 21,030 | 60,207 |
| 2010-2020 Annual Rate       | 2.03%  | 0.88%  | 1.08%  |
| 2020-2023 Annual Rate       | -0.36% | 0.53%  | 0.63%  |
| 2023-2028 Annual Rate       | -0.51% | -0.13% | 0.09%  |
| 2023 Average Household Size | 2.47   | 2.46   | 2.43   |

The household count in this area has changed from 58,708 in 2020 to 59,922 in the current year, a change of 0.63% annually. The five-year projection of households is 60,207, a change of 0.09% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2020. The number of families in the current year is 36,124 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.





# Executive Summary

1229-1259 Kimberly Rd SW, Atlanta, Georgia, 30331  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.72153  
 Longitude: -84.51851

|   | 1 mile   | 3 miles   | 5 miles  |
|---|----------|-----------|----------|
| <b>Mortgage Income</b>  |          |           |          |
| 2023 Percent of Income for Mortgage   | 31.4%    | 27.8%     | 28.5%    |
| <b>Median Household Income</b>  |          |           |          |
| 2023 Median Household Income  | \$48,651 | \$57,521  | \$52,507 |
| 2028 Median Household Income  | \$58,145 | \$66,728  | \$62,306 |
| 2023-2028 Annual Rate   | 3.63%    | 3.01%     | 3.48%    |
| <b>Average Household Income</b>   |          |           |          |
| 2023 Average Household Income   | \$76,065 | \$85,343  | \$77,315 |
| 2028 Average Household Income   | \$93,440 | \$102,249 | \$92,808 |
| 2023-2028 Annual Rate   | 4.20%    | 3.68%     | 3.72%    |
| <b>Per Capita Income</b>  |          |           |          |
| 2023 Per Capita Income  | \$31,057 | \$34,631  | \$31,882 |
| 2028 Per Capita Income  | \$38,189 | \$41,697  | \$38,434 |
| 2023-2028 Annual Rate   | 4.22%    | 3.78%     | 3.81%    |
| <b>GINI Index</b>   |          |           |          |
| 2023 Gini Index   | 44.0     | 45.0      | 45.6     |
| <b>Households by Income</b>   |          |           |          |
| Current median household income is \$52,507 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,306 in five years, compared to \$82,410 for all U.S. households      |          |           |          |
| Current average household income is \$77,315 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$92,808 in five years, compared to \$122,048 for all U.S. households |          |           |          |
| Current per capita income is \$31,882 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,434 in five years, compared to \$47,525 for all U.S. households        |          |           |          |
| <b>Housing</b>  |          |           |          |
| 2023 Housing Affordability Index  | 79       | 91        | 89       |
| 2010 Total Housing Units  | 1,757    | 22,099    | 63,660   |
| 2010 Owner Occupied Housing Units   | 640      | 10,503    | 26,058   |
| 2010 Renter Occupied Housing Units  | 815      | 8,571     | 26,633   |
| 2010 Vacant Housing Units   | 290      | 3,024     | 10,957   |
| 2020 Total Housing Units  | 1,949    | 22,777    | 66,054   |
| 2020 Vacant Housing Units   | 155      | 1,965     | 7,346    |
| 2023 Total Housing Units  | 1,917    | 23,043    | 66,937   |
| 2023 Owner Occupied Housing Units   | 736      | 11,538    | 29,740   |
| 2023 Renter Occupied Housing Units  | 1,037    | 9,632     | 30,182   |
| 2023 Vacant Housing Units   | 144      | 1,873     | 7,015    |
| 2028 Total Housing Units  | 1,917    | 23,156    | 67,726   |
| 2028 Owner Occupied Housing Units   | 748      | 11,703    | 30,662   |
| 2028 Renter Occupied Housing Units  | 981      | 9,327     | 29,545   |
| 2028 Vacant Housing Units   | 189      | 2,126     | 7,519    |
| <b>Socioeconomic Status Index</b>   |          |           |          |
| 2023 Socioeconomic Status Index   | 47.1     | 43.3      | 42.6     |

Currently, 44.4% of the 66,937 housing units in the area are owner occupied; 45.1%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 66,054 housing units in the area and 11.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.41%. Median home value in the area is \$249,034, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.50% annually to \$281,801.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.