South Fulton Multifamily Acreage

1200 Kimberly Rd SW, Atlanta, GA 30331

LAND FOR SALE

John Drew
678-428-7475
jdrew@nortoncommercial.com
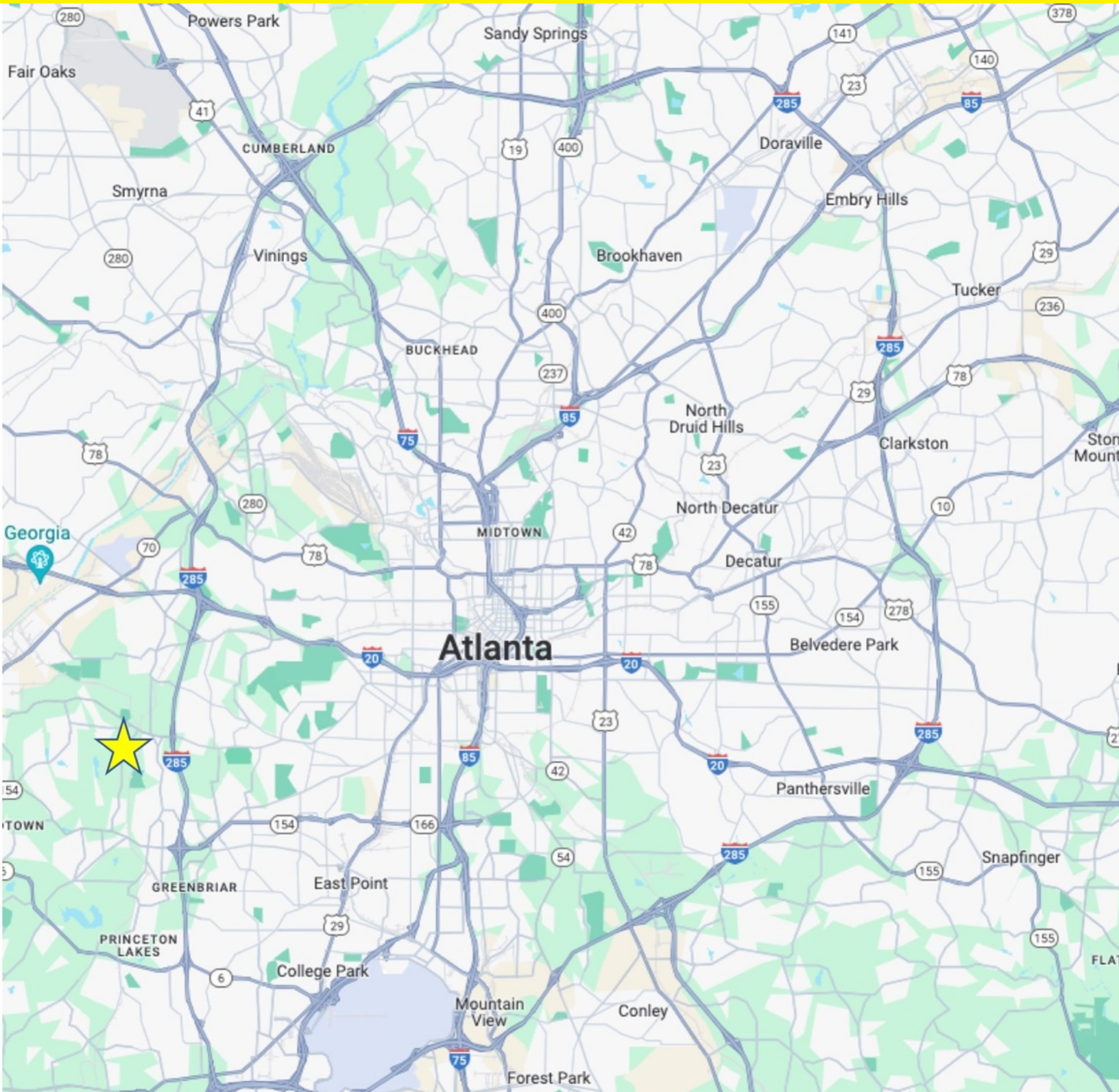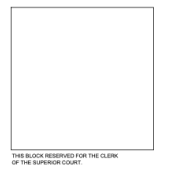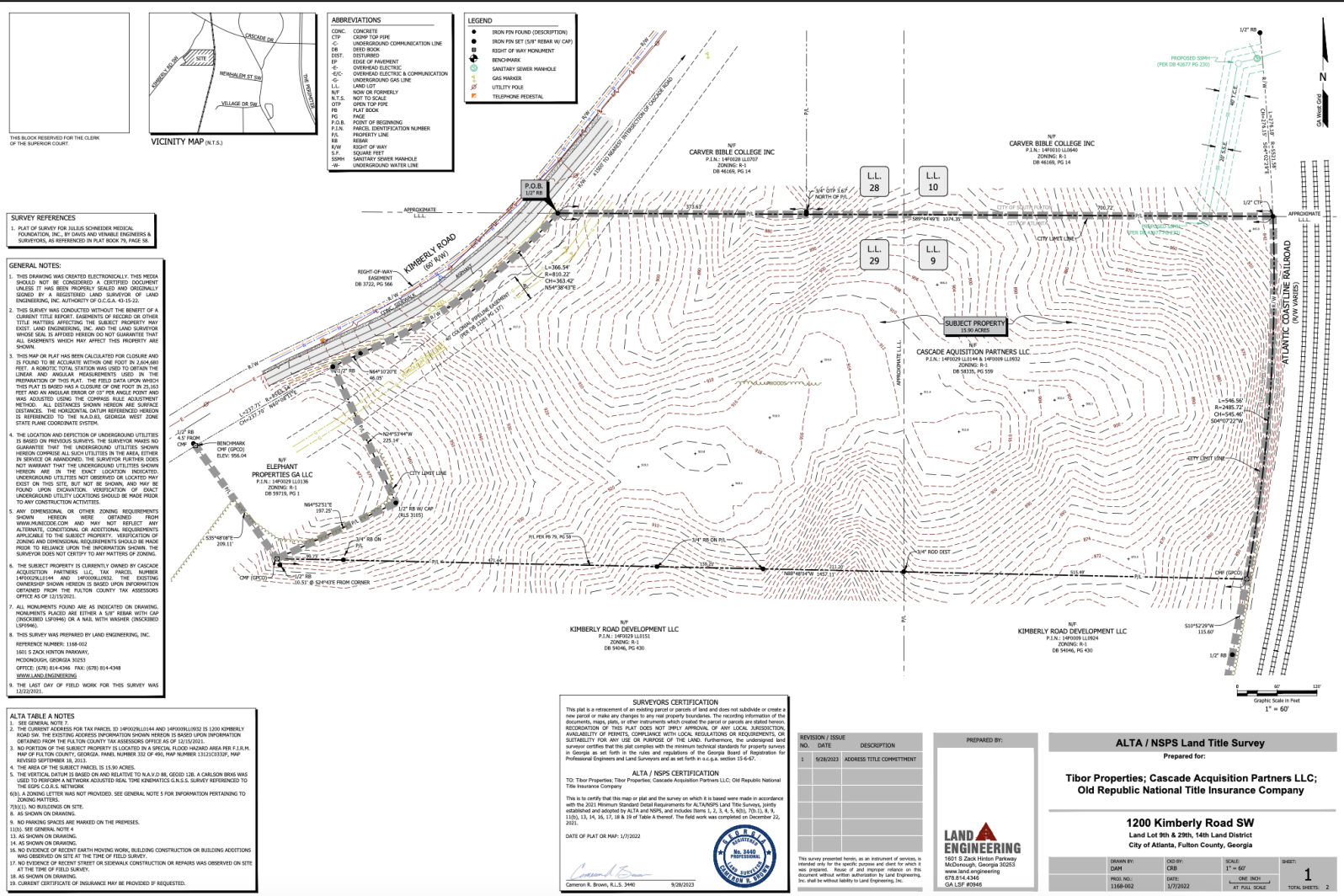
CJ Harman
706-594-2456
cjharman@nortoncommercial.com

NORTON
SINCE 1928

LAND FOR SALE

15.5 Acres

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.

OFFERING SUMMARY

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

PROPERTY HIGHLIGHTS

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

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Cascade Road

Kimberly Road SW

15.5 Acres

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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:	CK'D BY:	SCALE:	SHEET:
DAM	CRB	1" = 60'	1
PROJ. NO.	DATE:	ONE INCH	
1168-002	1/7/2022	AT FULL SCALE	TOTAL SHEETS: 2

LAND ENGINEERING
1601 S Zack Hinton Parkway
McDonough, Georgia 30253
www.land.engineering
678.814.4346
GA LSF #0946

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MAINTENANCE
TRASH
KIMBERLY ROAD
GRILL/GAZEBO
PRIVATE YARDS
DOG PARK AND WASH
SECURED ENTRY
VISITOR PARKING
NATURE WALK
WOODED BUFFER
LEASING/AMENITY CENTER
GREEN SPACE
EVENT SPACE
PIPELINE EASEMENT
PRESERVED SPECIMEN TREE
PICKLEBALL COURTS
DETENTION POND

DEVELOPMENT SUMMARY

- **MULTIFAMILY UNITS- 280 UNITS**
  BUILDING A (32) - 196 DU
  BUILDING B (42) - 84 DU

- **PARKING - 414 SPACES**
  1.5 SPACES/UNIT

GRAPHIC SCALE IN FEET
0   50   100   200

SITE PLAN OPTION 2-revised
MAY 09 2022

Kimley»Horn

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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:

850	EXISTING MAJOR CONTOUR
922	EXISTING MINOR CONTOUR
945	PROPOSED MAJOR CONTOUR
944	PROPOSED MINOR CONTOUR
× 945.00	PROPOSED SPOT GRADE
× TG 945.00	PROPOSED TOP GRADE AT WALL
× BG 945.00	PROPOSED BOTTOM GRADE AT WALL
× TS 945.00	PROPOSED TOP OF STAIR GRADE
× BS 945.00	PROPOSED BOTTOM OF STAIR GRADE
× HP 945.00	PROPOSED HIGH POINT GRADE
× LP 945.00	PROPOSED LOW POINT GRADE
× TC 945.00	PROPOSED TOP OF CURB GRADE
× BC 945.00	PROPOSED BOTTOM OF CURB GRADE
→	DRAINAGE FLOW ARROW

KIMBERLY ROAD
(60' R/W)

PROPOSED RETAINING WALL
22 FT MAX.

40' COLONIAL PIPELINE EASEMENT
PETROLEUM PIPELINE (PER DB 13281 PG 137)

FFE 907.00
FFE 904.00
FFE 916.00
FFE 938.50
FFE 917.50
FFE 908.50
FFE 904.50
FFE 915.50

FFE 893.50
FFE 903.50
FFE 903.50
FFE 893.50
FFE 893.50

PROPOSED RETAINING WALL
22 FT MAX.

PROPOSED RETAINING WALL
34 FT MAX.

926.50
893.00

ATLANTIC COASTLINE RAILROAD
(R/W VARIES)

20' S.S.E.
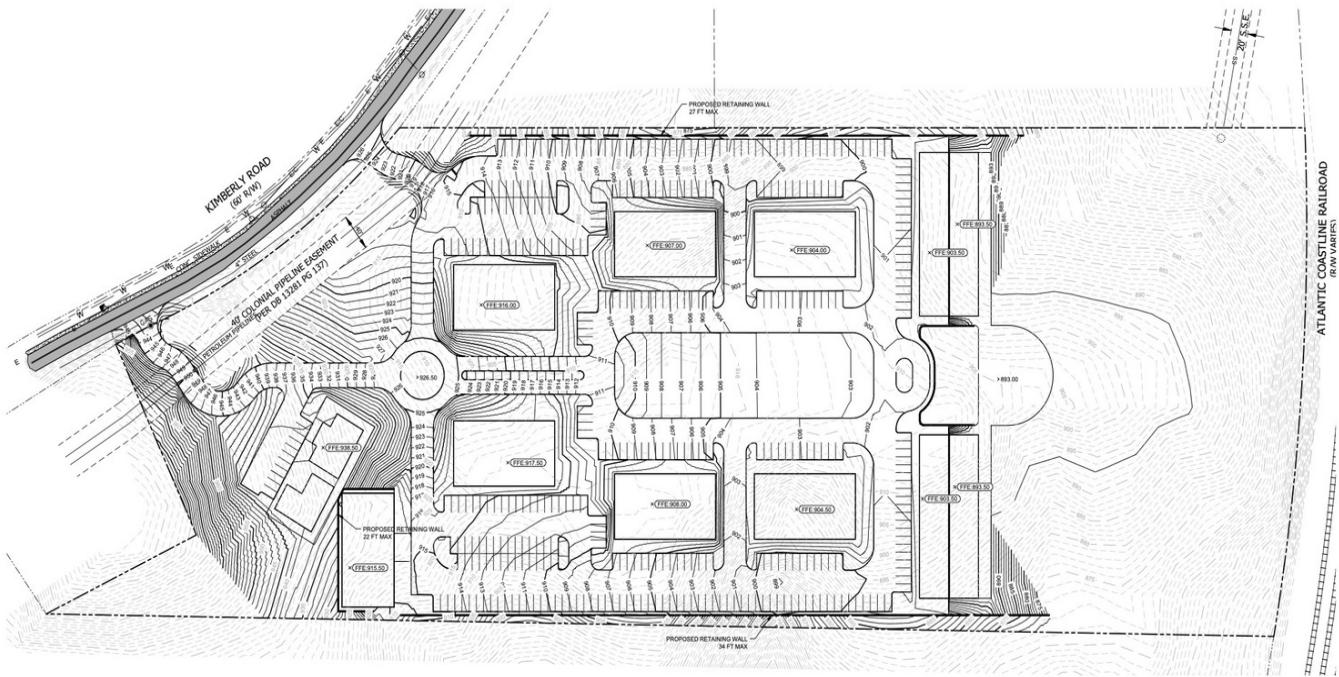
GEORGIA811.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0   30   60   120

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

	1 mile	3 miles	5 miles
Population			
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.

September 29, 2023

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
Mortgage Income			
2023 Percent of Income for Mortgage	31.4%	27.8%	28.5%
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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%
GINI Index			
2023 Gini Index	44.0	45.0	45.6
Households by Income			

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

	1 mile	3 miles	5 miles
Housing			
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
Socioeconomic Status Index			
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.

September 29, 2023