

FOR SALE

26.33 +/- acres Entitled for 316 Apartment Units
South Fulton Pkwy & Derrick Rd
 0 Derrick Road , Union City, GA 30291

For More Information: Matt McCord

770.718.5102 | matt@nortoncommercial.com

Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



VICINITY MAP
 UNION CITY, GA SCALE: NTS

LAND PLANNING
 ENGINEERING SURVEYING
 TRANSPORTATION
 LANDSCAPE ARCHITECTURE
 85-A MILL STREET
 ROSWELL, GEORGIA 30075
 VOICE 770.650.7645
 FAX 770.650.7644
 www.paulsonmitchell.com



PROJECT:
SF PARKWAY INDUSTRIAL
 SOUTH FULTON PARKWAY AND
 DERRICK ROAD
 LAND LOTS 137 & 146
 DISTRICT 9TH
 CITY OF UNION CITY
 FULTON COUNTY, GA, ZIP
 JOB:
FORTEM HOLDINGS
 2020 HOWELL MILL ROAD
 SUITE D-362
 ATLANTA, GA 30318

ZONING INFORMATION
(BASED ON 2017 ZONING ORDINANCE)

ZONING CLASSIFICATION
 JURISDICTION: UNION CITY, GA
 EX. ZONING: IWO
 PRE. ZONING: ---

BUILDING SETBACKS (BLD)
 FRONT: 50'
 SIDE: 20'
 REAR: 50'

BUFFERS (BAC)
 FRONT/STREET: 10'
 SIDE: ---
 REAR: ---

BUILDING SUMMARY
 MAX. BUILDING HF.: ---
 MAX. BUILDING COVERAGE: ---%

PARKING SUMMARY (084/7)
 APARTMENT REQ.: 2 SPACES/OWELING UNIT
 CLUBHOUSE REQ.: 1/200 S.F.
 STD. CAR STALL DIMENSIONS: 8'-6" x 18'
 STD. TRAILER STALL DIMENSIONS: 12' x 55'
 MIN. TRUCK DRIVE ASLE: ---
 MIN. 90°/20' CAR DRIVE ASLE: 24'/18'

LANDSCAPE REQ'S (084.6)
 TREE DENSITY: --- UNITS/ACRE
 ISLAND REQ.: 1 ISLAND/10 SPACES
 MIN. ISLAND SIZE/WIDTH: 25 S.F./1-1'
 GREENSPACE %: ---%

FEMA MAP
 FIRM PANEL #: ---
DRAWING RECORD
 DRAWN BY:
 20211136 - PS2.dwg 05.12.2021

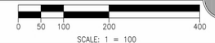


SITE ANALYSIS

TOTAL SITE AREA	236.33 ACRES
BUILDING 1	28 UNITS
BUILDING 2	28 UNITS
BUILDING 3	28 UNITS
BUILDING 4	28 UNITS
BUILDING 5	32 UNITS
BUILDING 6	28 UNITS
BUILDING 7	28 UNITS
BUILDING 8	28 UNITS
BUILDING 9	28 UNITS
BUILDING 10	28 UNITS
BUILDING 11	28 UNITS
TOTAL UNITS	312 UNITS
PARKING SPACES REQUIRED	624 SPACES
PARKING SPACES PROVIDED	4654 SPACES
PARKING SPACES PER UNIT	2 SPACES PER UNIT

PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 3D MAPS, 2D MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL 85-SURVEY PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY THIRD PARTY. ALL ZONING INFORMATION SHOWN IN THE ATTACHMENT IS THE RIGHT HAS BEEN RESEARCHED BUT NOT REVIEWED WITH THE JURISDICTION.
 SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN



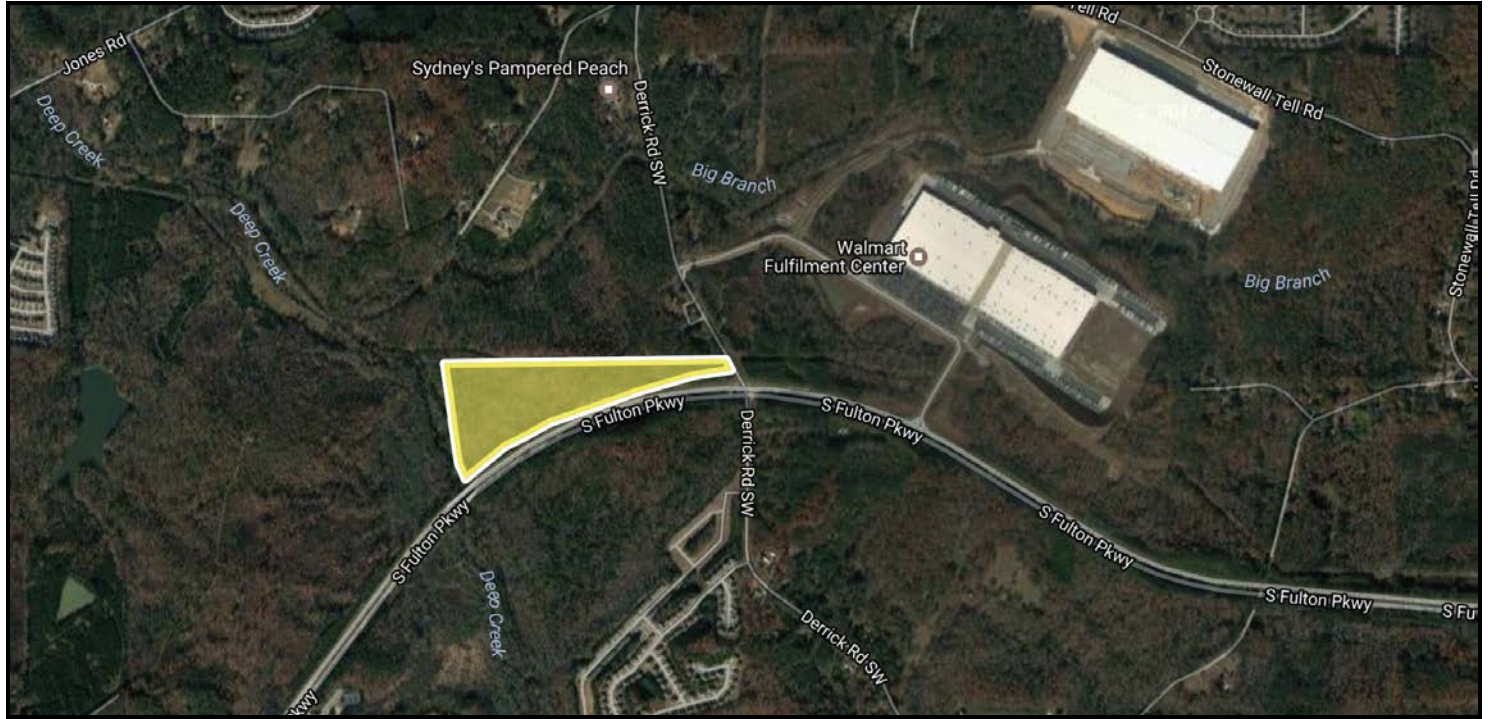
Norton Commercial
 434 Green Street
 Gainesville, GA 30501
 nortoncommercial.com



PRELIMINARY
 SITE PLAN
 SHEET **PS-2**

26.33 +/- acres South Fulton Pkwy & Derrick Rd

0 DERRICK ROAD, UNION CITY, GA 30291



OFFERING SUMMARY

Sale Price:	\$7,110,000
Price / Proposed Apartment Unit:	\$22,500 per Unit
Proposed Apartment Unit Count:	316 Units
Lot Size:	26.33 Acres
Zoning:	TCMU - Town Center Mixed Use
Municipality:	Union City
South Fulton Parkway Traffic Counts:	36,000 Cars Per Day (East of Property) 21,800 Cars Per Day (West of property)

PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this prime mixed use opportunity in South Fulton County. The property offers excellent visibility and access on heavily traveled South Fulton Parkway (2,482 +/- feet of road frontage) at the corner of Derrick Road (208 +/- feet of frontage). Town Center Mixed Use is a unique and valuable zoning that will accommodate many uses. Broker has comprehensive due diligence file including survey, Phase 1 environmental, seismic study and more - available upon request. Walmart Distribution Center and Majestic Airport Center are very close on South Fulton Parkway. Property has rolling topography with access to all utilities including Sewer. Property is located along the northern border of South Fulton Parkway in the direct line of growth located within the Union City limits.

LOCATION OVERVIEW

Located at the NW intersection of Derrick Road and South Fulton Parkway, just across from the Walmart Distribution Center located on Derrick Road and South Fulton Parkway. Fully lighted access to the parkway via Derrick Road. Less than 15 minutes to Hartsfield-Jackson International Airport. Just minutes from Aerotropolis Atlanta. Fulton Industrial District continues to be one of the premiere business districts in the southeast. The infrastructure attributes and key location to the airport and interstates ensures high demand for commuter residential land as desirable as this offering.

For More Information:

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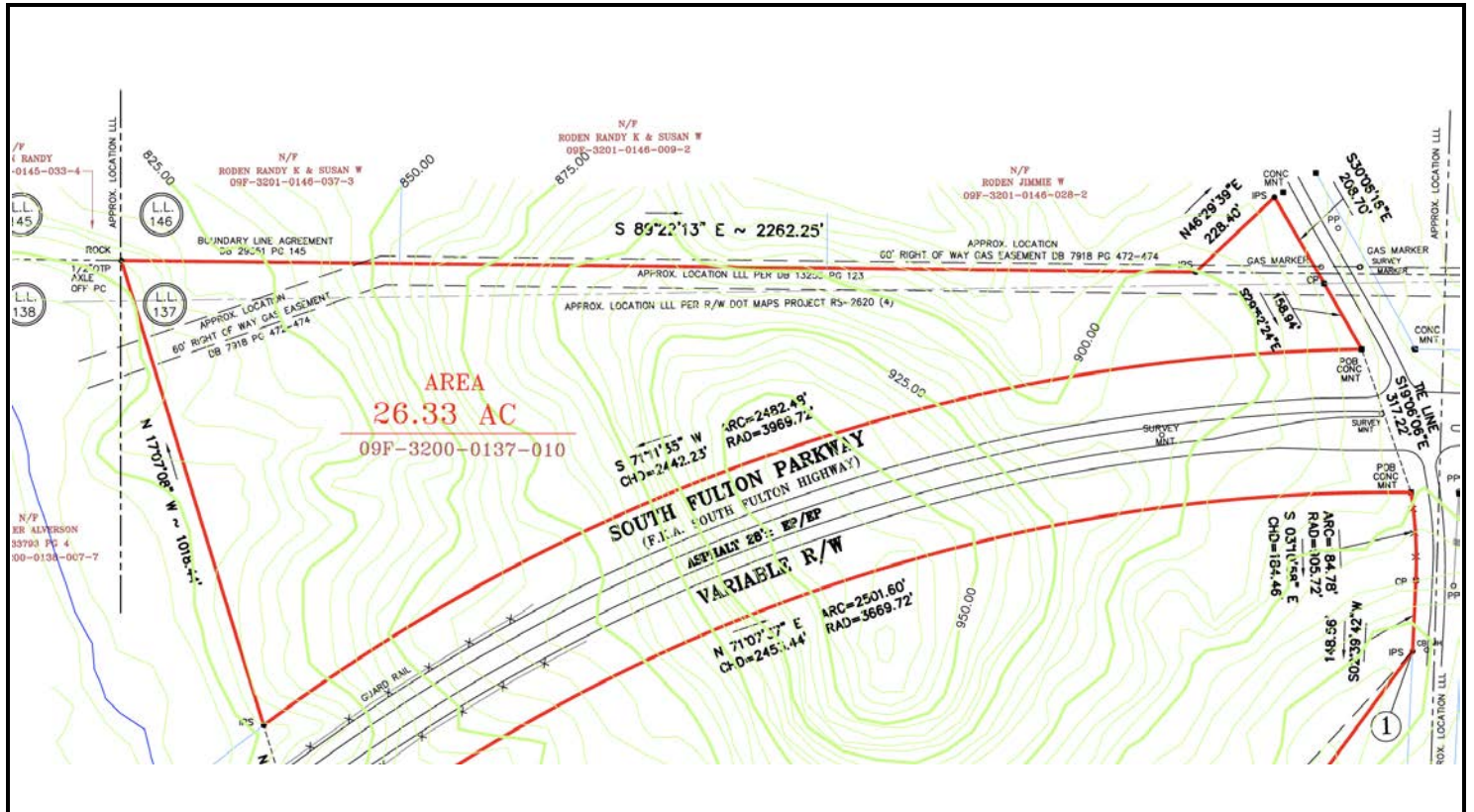
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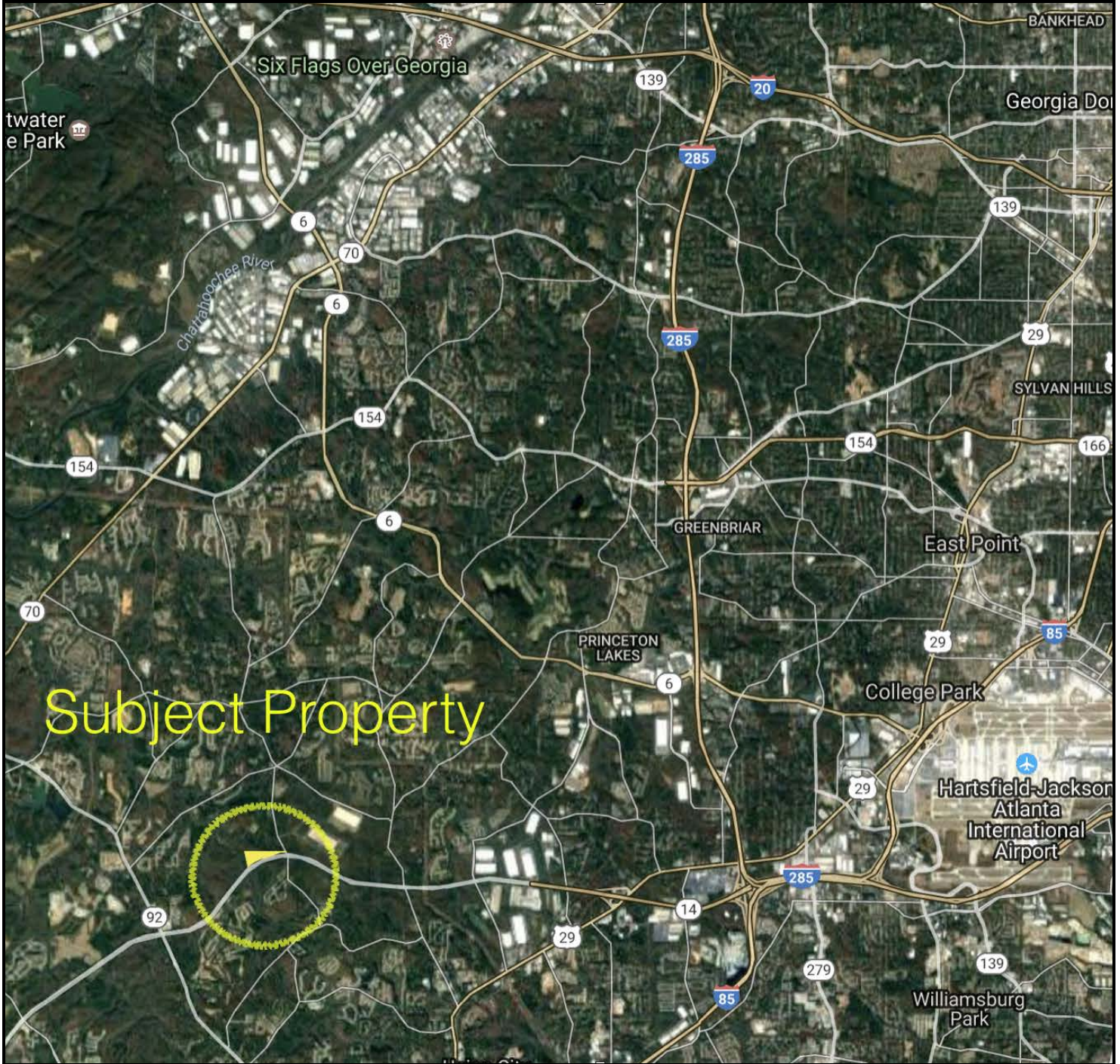
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ADDITIONAL PHOTOS

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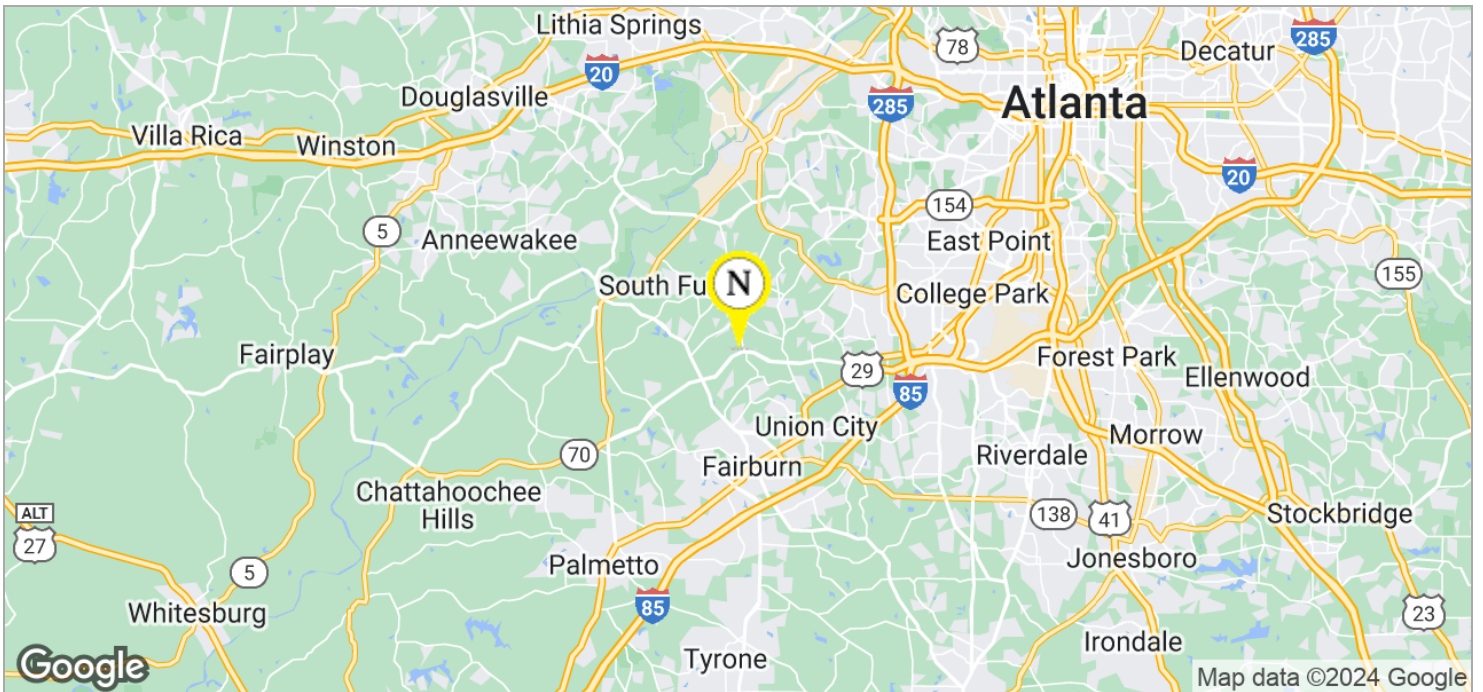
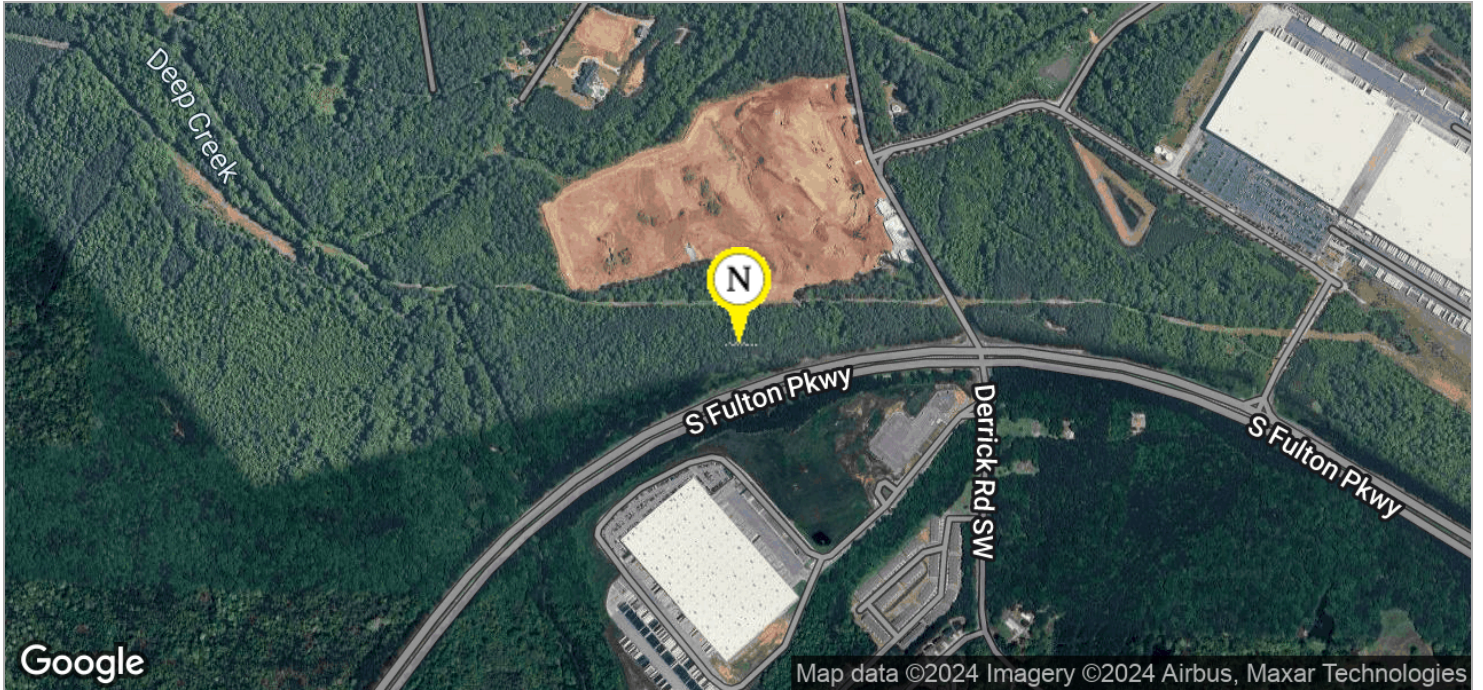
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