

LAND FOR SALE

+/- 34 AC on 0 Arbor Shores Dr
South Fulton, GA 30349



COMMERCIAL
ATLANTA CLASSIC

Phyllis Minter

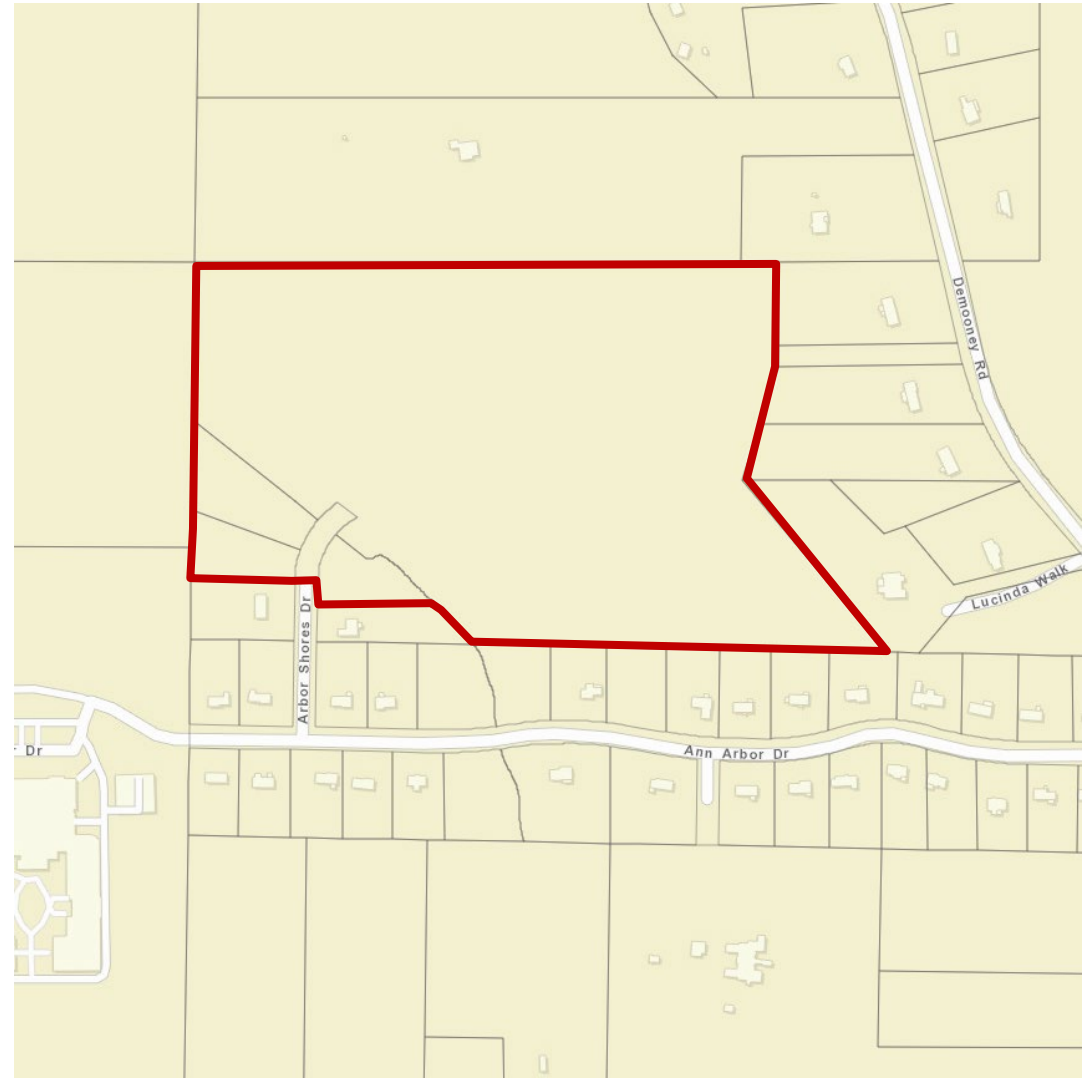
770.256.8168

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PROPERTY OVERVIEW

- +/- 34 Acres - 3 Parcels
 - Fulton County - City of South Fulton
 - Zoned R-3 ([Link to Code](#))
 - Rolling Topography
 - Assigned Schools:
 - Westlake HS
 - Sandtown MS
 - Cliftondale EMS
 - Ideal for Residential Development
 - 12 miles from I-285 & I-85 Junction
 - 6 Miles to Cascade Palmetto Hwy
 - Less than 20 minutes to the Hartsfield Jackson International Airport
- Offering Price - \$850,000

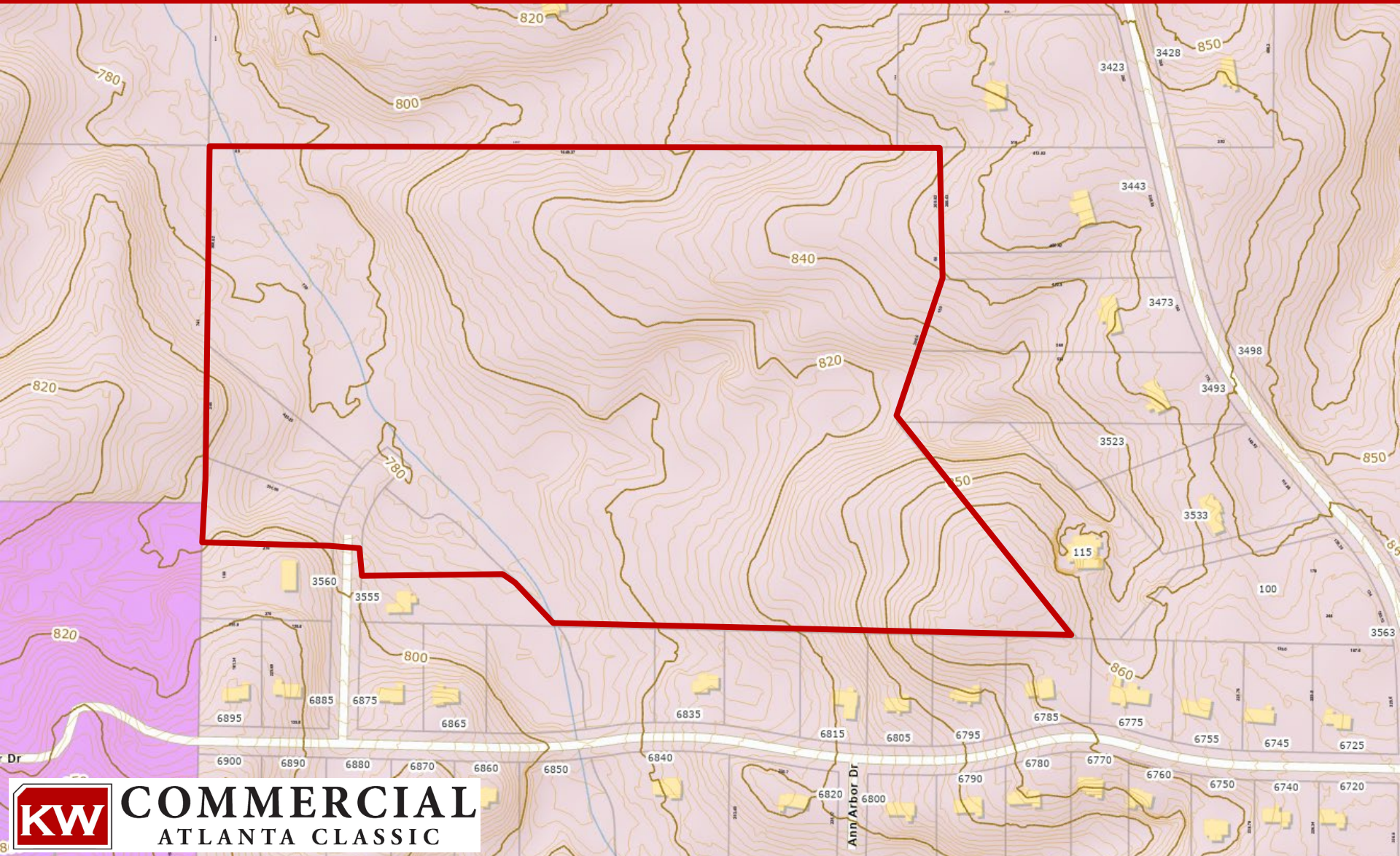




SITE PLAN



TOPOGRAPHY

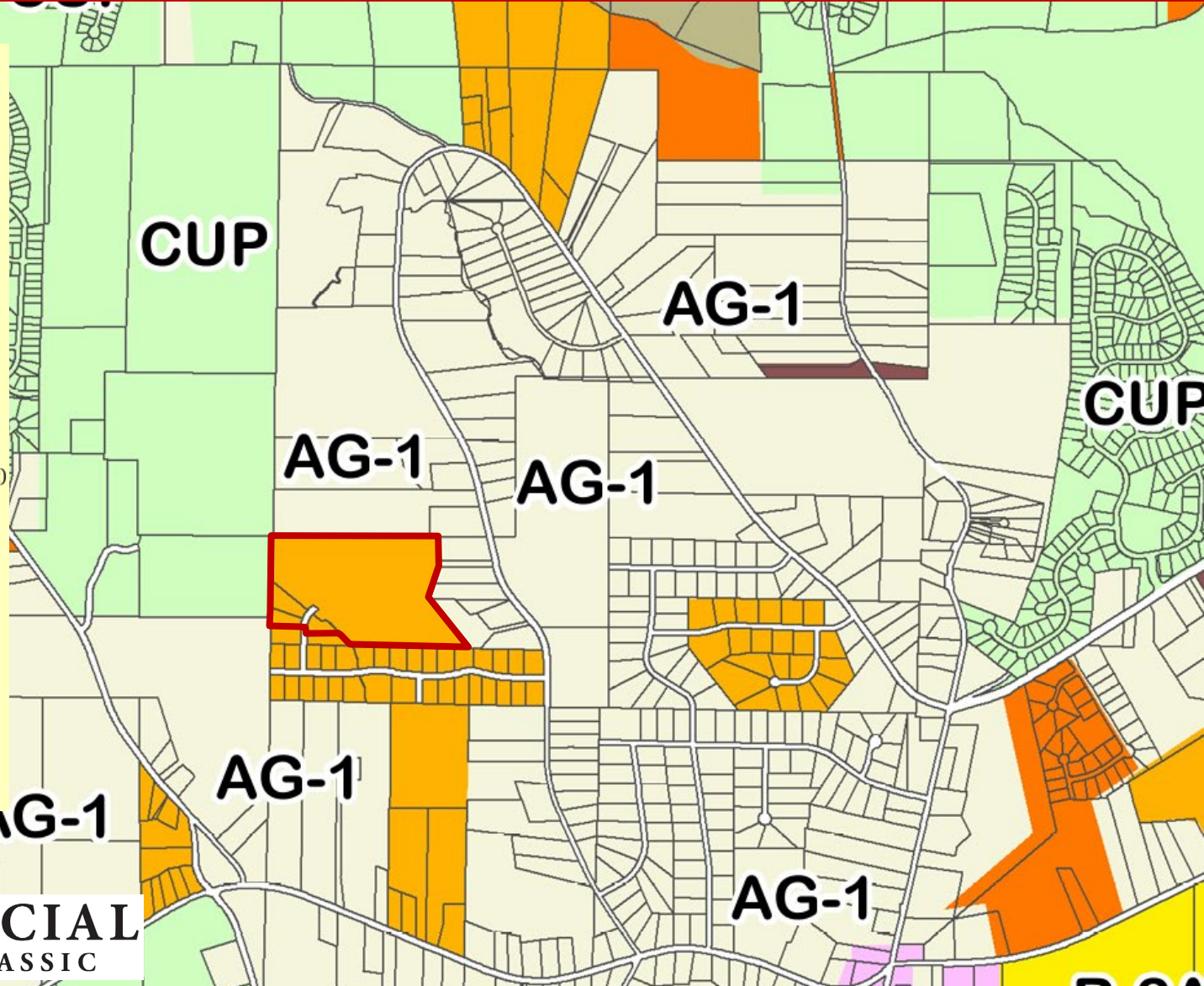




ZONING MAP

Zoning Classification

- AG-1 (Agricultural)
- C-2 (Commercial)
- C-1 (Community Business)
- O-I (Office & Institutional)
- M-1 (Light Industrial)
- M-1A (Industrial Park)
- M-2 (Heavy Industrial)
- CUP (Community Unit Plan)
- NUP (Neighborhood Unit Plan)
- MIX (Mixed Use)
- CHC-MIX (Chattahoochee Hills - Mix)
- R-2 (Single Family Dwelling)
- R-2A (Single Family Dwelling)
- R-3 (Single Family Dwelling)
- R-3A (Single Family Dwelling)
- R-4 (Single Family Dwelling)
- R-4A (Single Family Dwelling)
- R-5 (Single Family Dwelling)
- R-5A (Single Family Dwelling)
- R-6 (Single Family Dwelling)



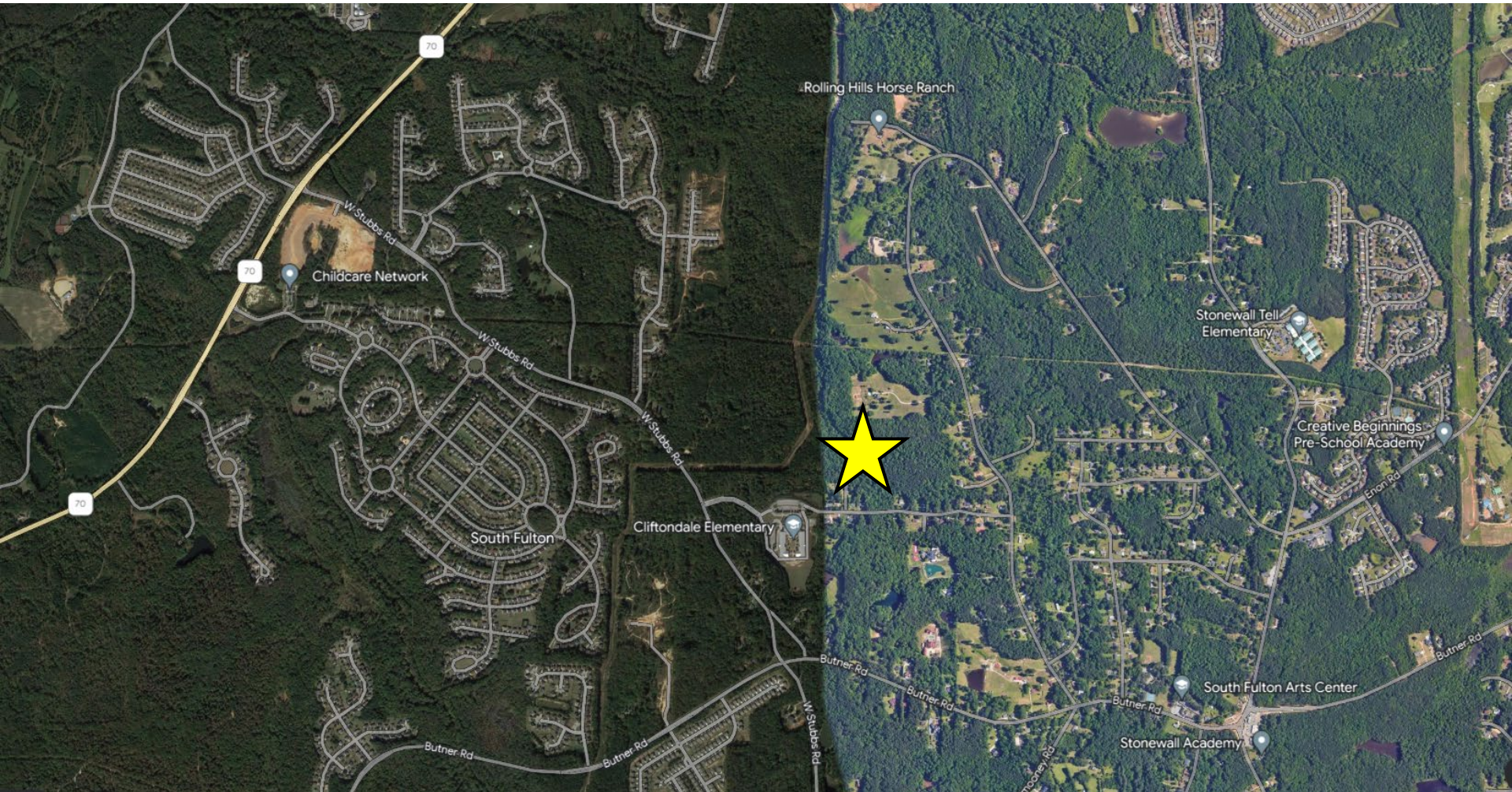


PROPERTY PHOTOS





SUBMARKET AERIAL



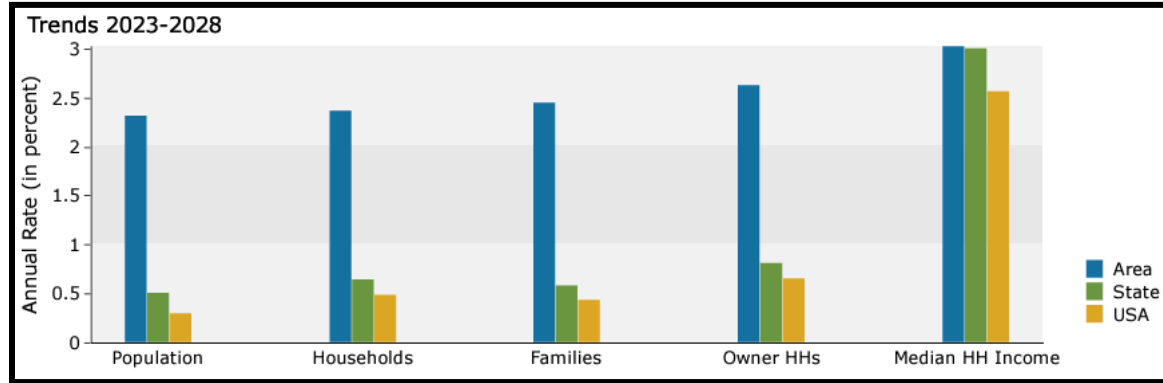
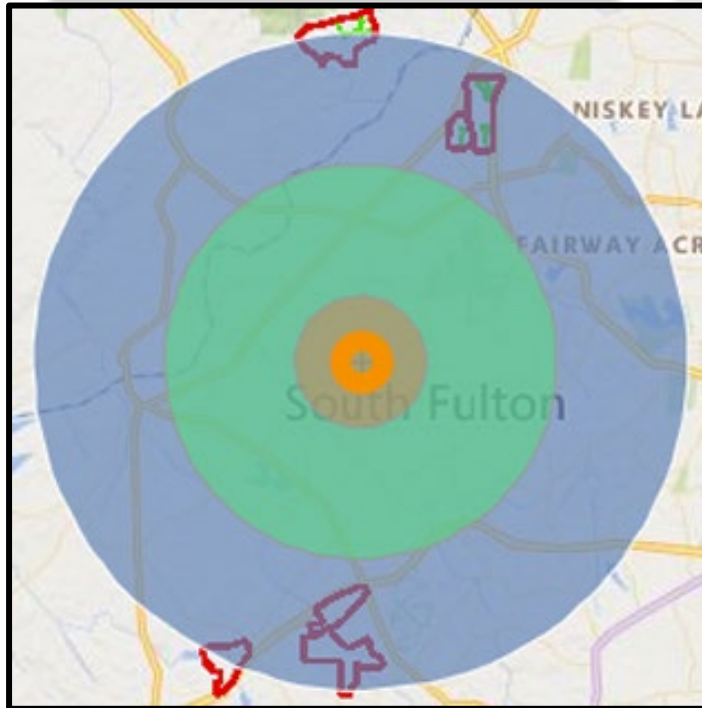
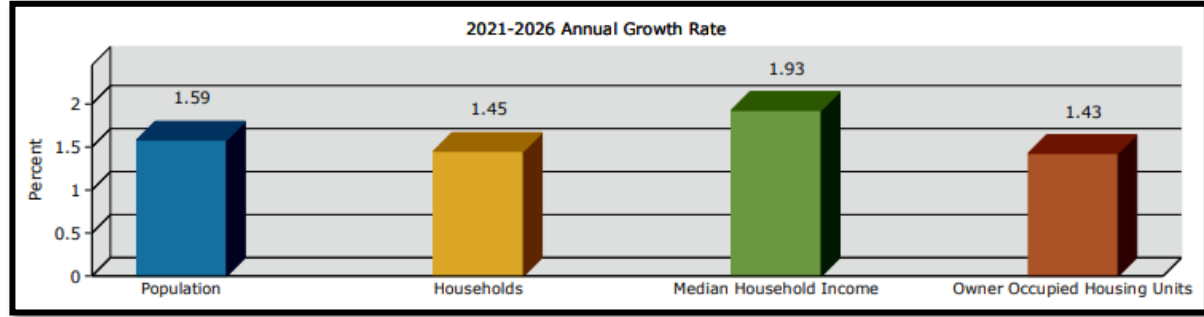
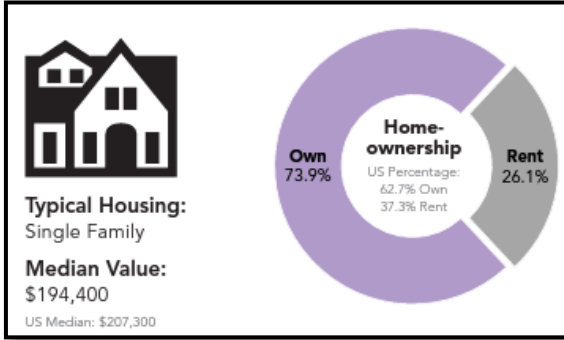


DISTANCE MAP





DEMOGRAPHICS



	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,768	1,298	\$91,006	34
1-3 Miles	29,826	10,402	\$108,068	34
3-5 Miles	72,750	25,899	\$105,216	35



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Associate Broker

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