

FOR SALE

542.09 +/- Acres South Fulton Parkway and Highway 92

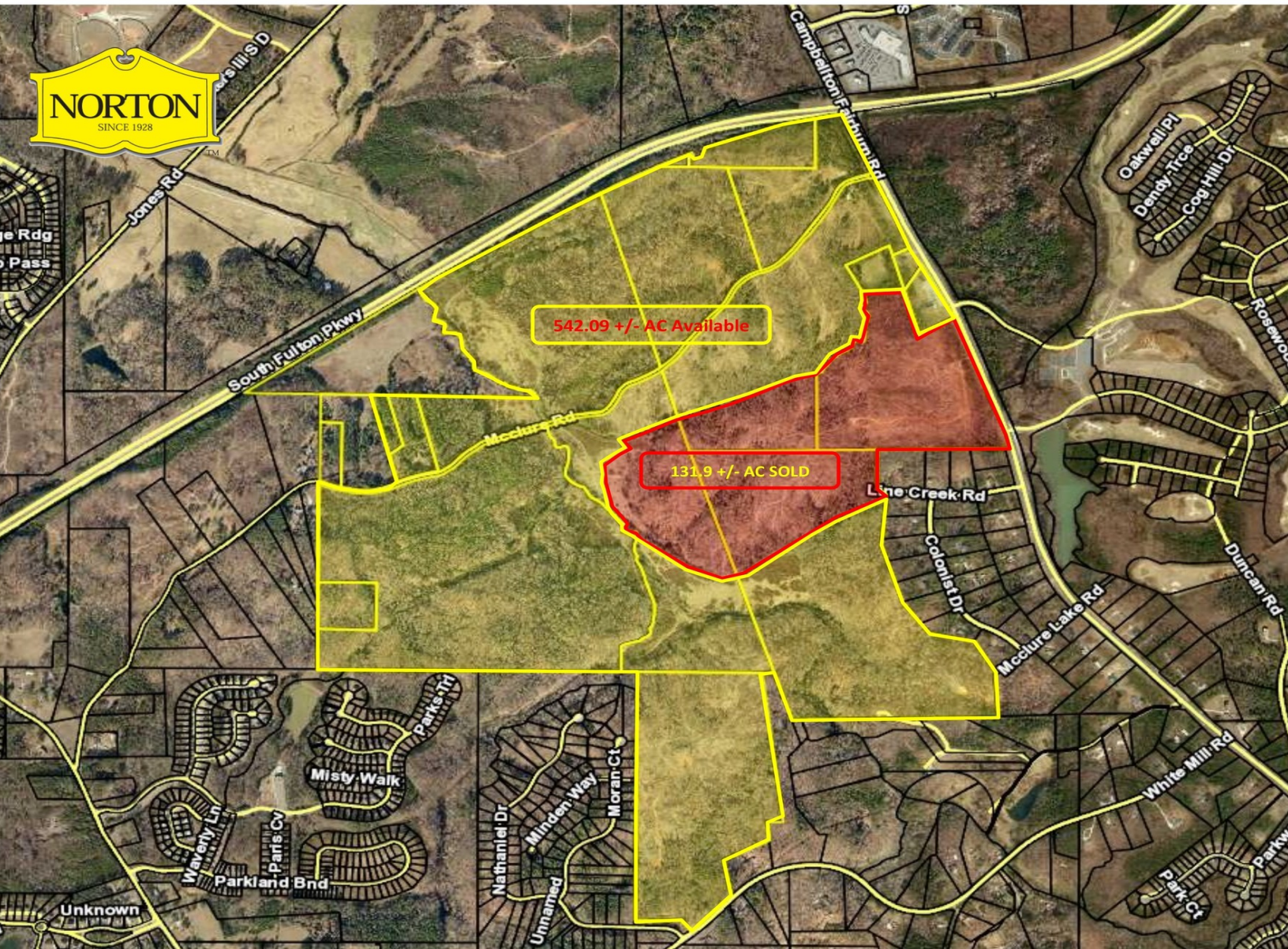
5455 Campbellton Fairburn Road, Union City, GA 30213

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Matt McCord

770.718.5102 | matt@nortoncommercial.com

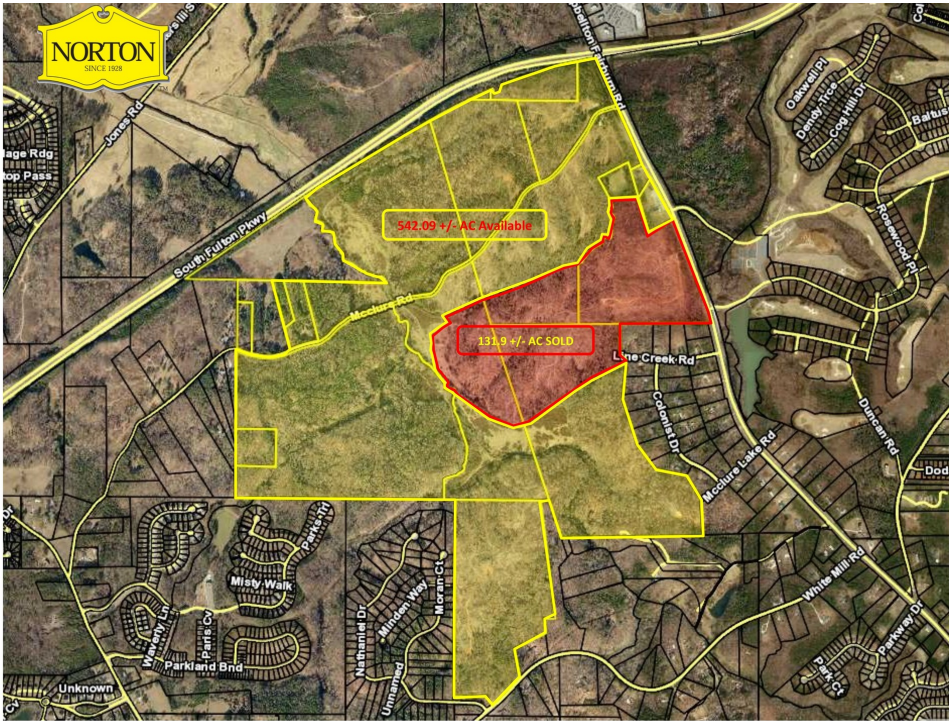


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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542.09 ACRES SOUTH FULTON PKWY



OFFERING SUMMARY

Sale Price: Ask Broker

Lot Size: 542.09 Acres

Daily Traffic Counts: South Fulton Pkwy -15,700
Highway 92 - 14,000

Zoning: TCMU - Town Center Mixed Use

PROPERTY OVERVIEW

542.09+/- Acres located at Southwest Corner of major intersection of South Fulton Parkway and Highway 92 (Campbellton Fairburn Road). Largest contiguous tract available along corridor and this close to Hartsfield-Jackson International Airport. Zoned TCMU with all utilities available. Over 1 Mile of Frontage on South Fulton Parkway. Over 2,000 Feet of frontage on Highway 92. Road frontage on White Mill Road to the south and McClure Road through property.

LOCATION OVERVIEW

542.09 +/- Acres of land zoned TCMU (Town Center Mixed Use) located at the southwest corner of South Fulton Parkway and Highway 92 in Union City. South Fulton Parkway serves as a major thoroughfare connecting West Point, Troup County, through LaGrange, paralleling I-85 to the west, through portions of Coweta County and Fulton County crossing I-285 west of Hartsfield-Jackson Atlanta International Airport. Just over a 10 minute drive to the airport! Portions of South Fulton Parkway are included as part of the National Highway System, a system of roadways important to the nation's economy, defense, and mobility. The subject property is located between two master planned communities totaling over 2,000 residential units.

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ADDITIONAL PHOTOS

542.09 +/- Acres South Fulton Parkway and Highway 92

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Intersection of South Fulton Pkwy and Campbellton Fairburn Road



South view of Campbelltown Fairburn Road



Property view near sewer line

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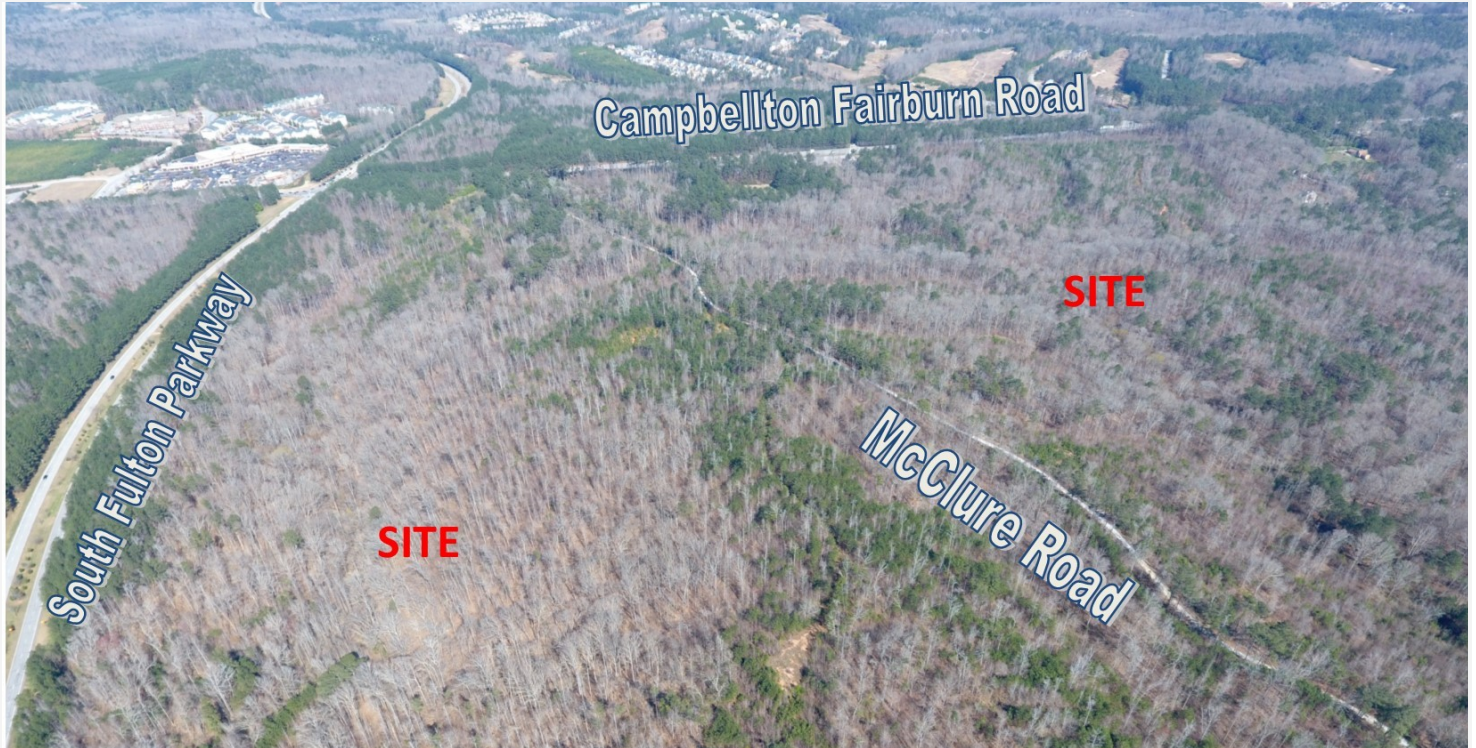
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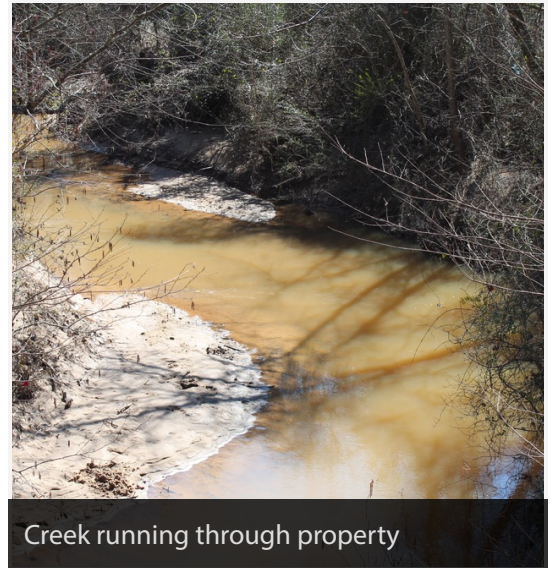
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Bridge on McClure Road located on property



Bridge on McClure Road Located on property



Creek running through property

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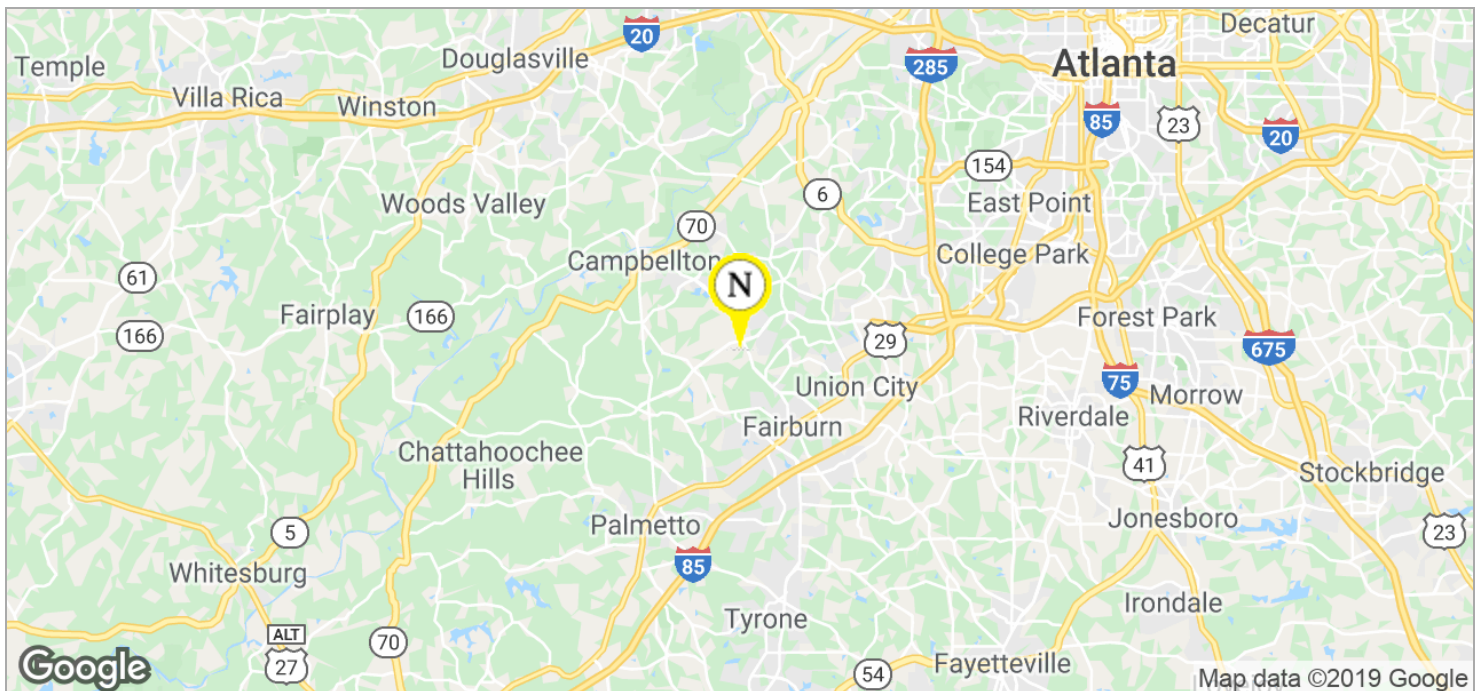
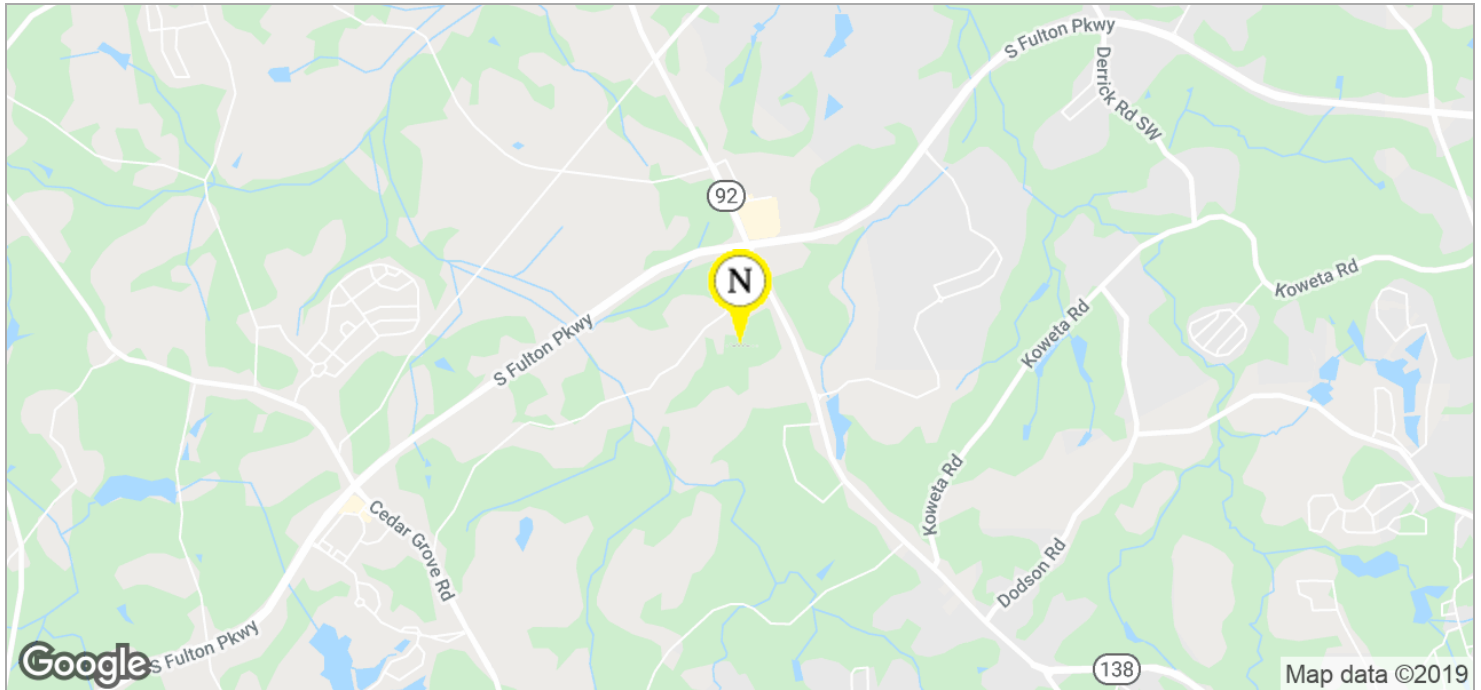
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SITE PLAN

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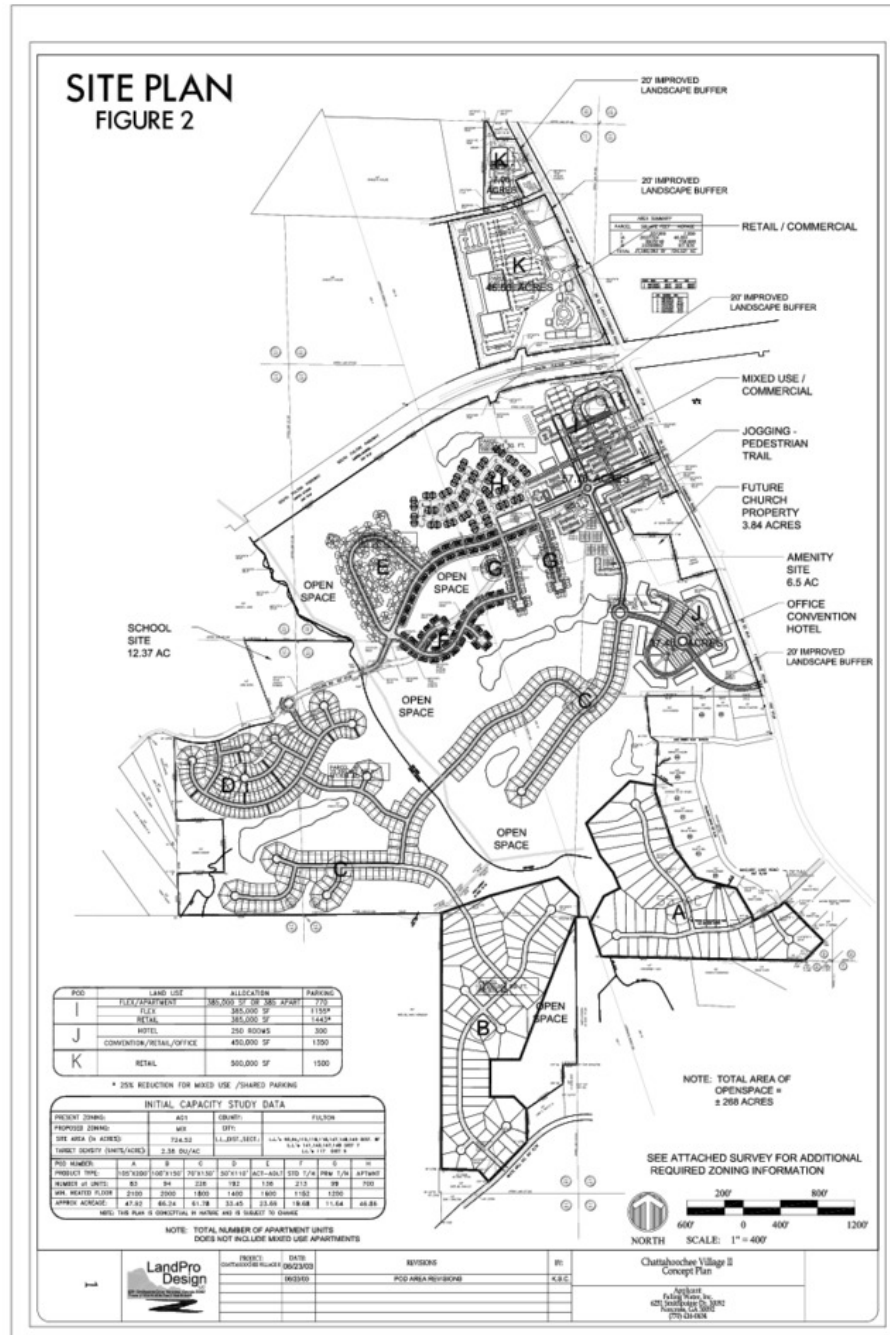
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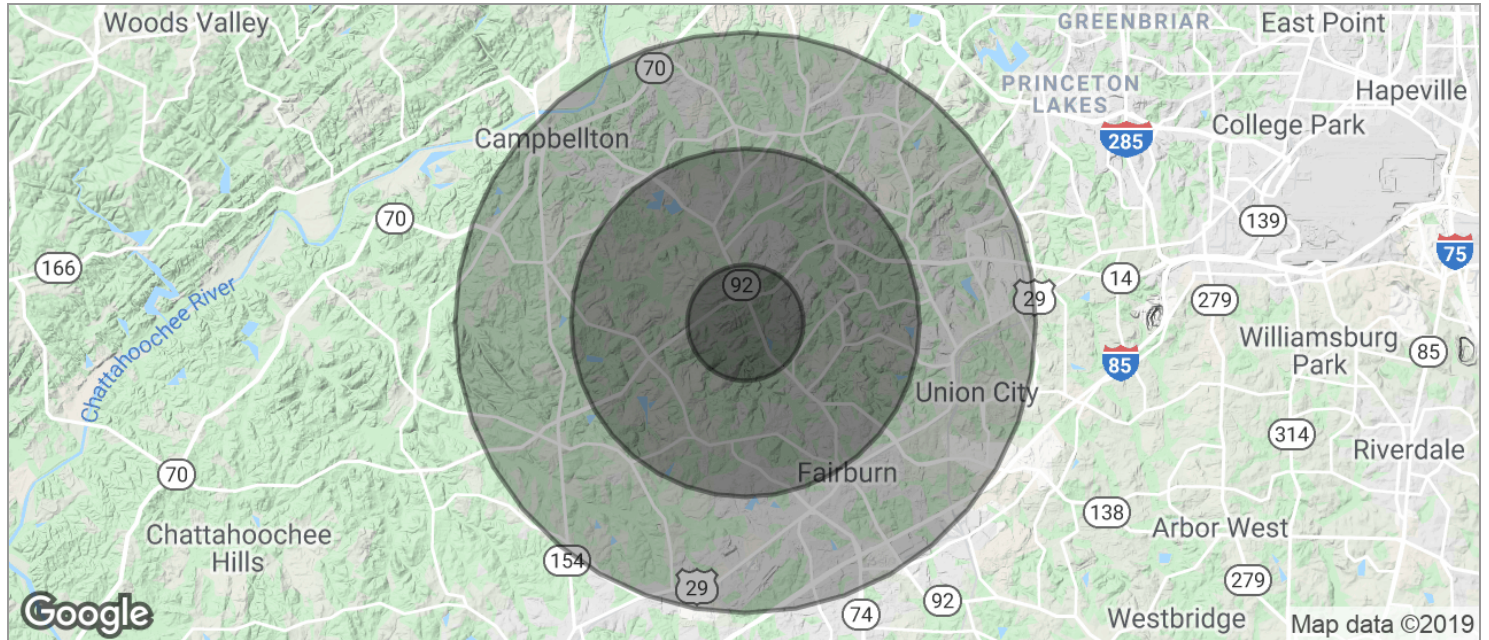
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,505	15,794	44,678
MEDIAN AGE	33.0	32.2	32.0
MEDIAN AGE (MALE)	33.3	31.3	30.7
MEDIAN AGE (FEMALE)	33.0	33.1	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	527	5,523	15,784
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$75,776	\$72,087	\$70,807
AVERAGE HOUSE VALUE	\$222,760	\$185,744	\$178,111

* Demographic data derived from 2010 US Census

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