

**Commercial
Land
for
Sale**

9.3 Acres on Butner Rd. near Stonewall Tell Rd.
Unincorporated Fulton County, 30349



Property Details:

- **Zoning:** C-1 Commercial with Conditions.
- **Price:** \$104,000 per acre. (\$2.38/Square Foot)
- **Location:** on Butner Road approximately 500 feet East of Stonewall Tell Road and approximately 3.4 Miles south west of Camp Creek Parkway.
- **Frontage:** 570.72 feet on Butner Rd.
- **Area Development:** Across the Street from the second phase of a John Wieland Gated Community under development called Legend Oaks with homes starting in the \$400,000 range.
- **Topography and Floodplain:** The land gently slopes from Butner Road going South and has very minimal flood area in the south east corner of the property.
- **Traffic count:** 5,610 cars per day on Butner Road
- **Area demographics:** 2010 – 3 mile radius
 - Population – 17,751.
 - Median HH Income - \$71,043.
 - Owner occupied housing units – 80.8%

Exclusive Agents:

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Richard Bowers & Co.
Real Estate

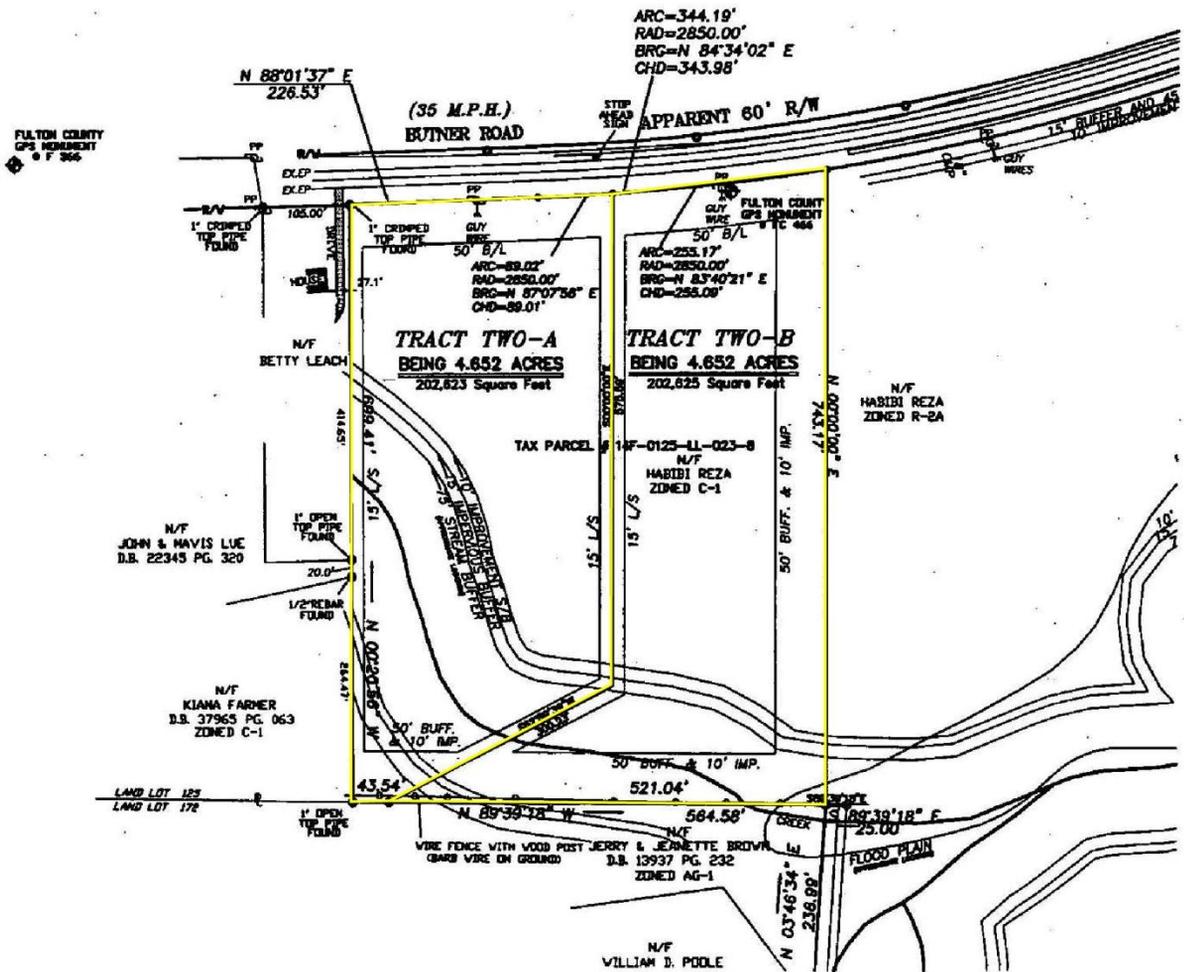


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Property Survey



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