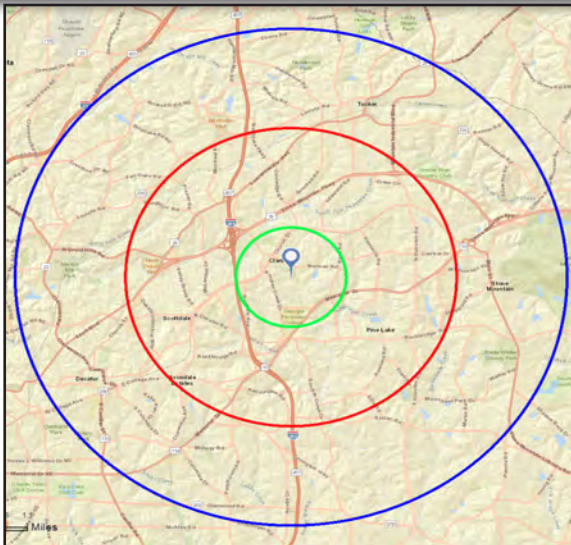
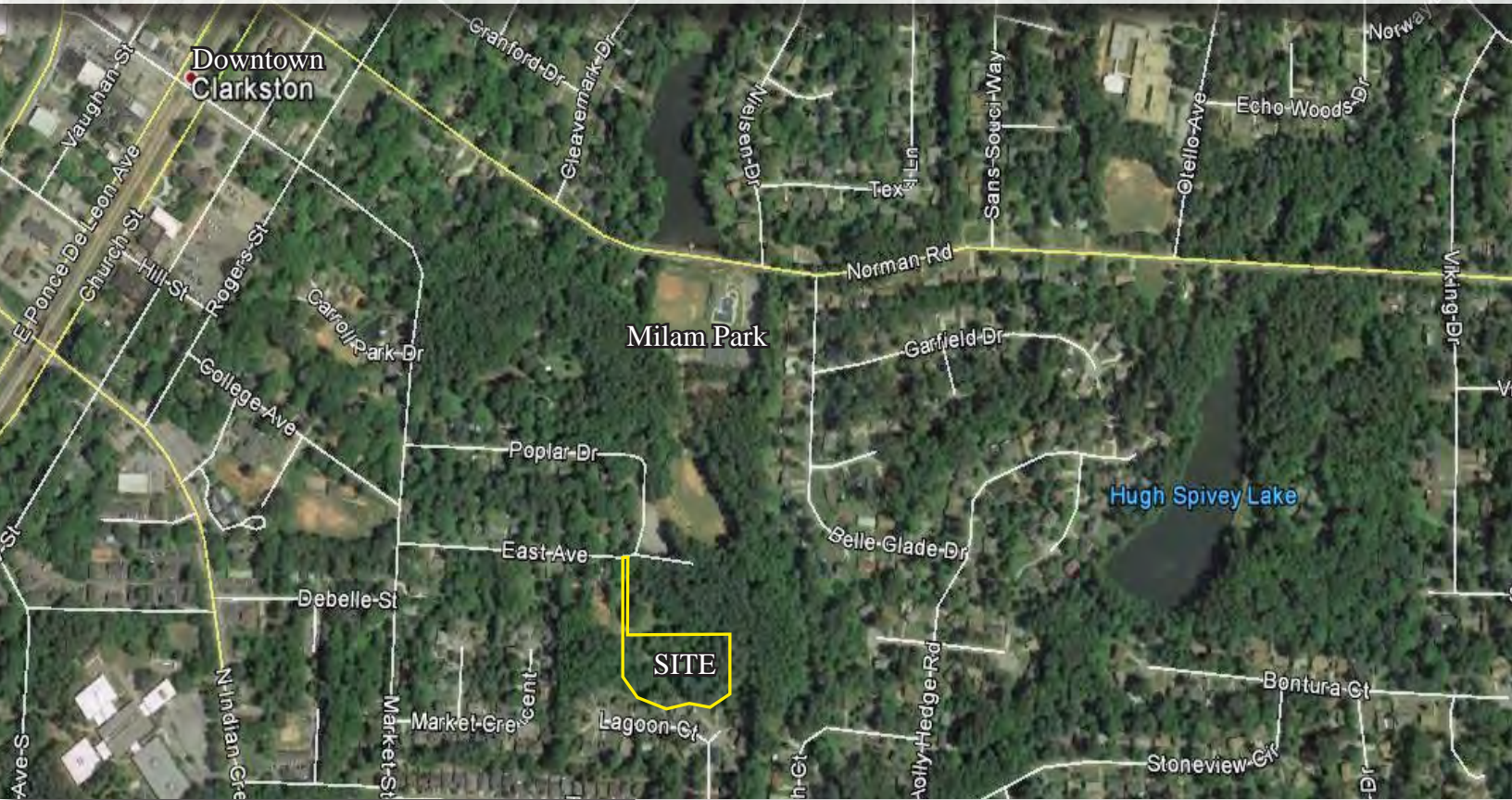


RESIDENTIAL SITE FOR SALE

Clarkston, DeKalb County, GA



**OAKHURST
REALTY
PARTNERS**



	1-Mile	3-Mile	5-Mile
2016 Population	17,523	101,312	238,724
2016 Total Household	5,731	37,628	93,855
2016 Average Household Income	\$44,295	\$55,912	\$73,524

OVERVIEW

- Location:** 3827 East Avenue, Clarkston, Georgia (DeKalb County)
- Size:** 1.9 acres with ability to assemble up to 6.5 acres total
- Frontage:** 263 feet along East Avenue
- Zoning:** Currently R-3, but have applied to annex into City of Clarkston
- Price:** \$295,000
- Max units buildable:** Determined by re-zoning
- Property info:** Undeveloped, wooded land
App. .7 miles from Downtown Clarkston,
Faces pastoral Milam Park with athletic fields, swimming pool,
and tennis courts
- Topography:** Gentle slope from main road frontage

LOCATION

The subject property is located in Clarkston, DeKalb County. It is a 1.9 acre parcel of land of irregular shape with 263 feet of frontage along East Avenue. Sylvan setting bordering the entry point of Milam Park to the north, wooded area to the east, Sugar Creek tributary to the south, and detached houses to the west. The entry-point for purchasing a new home in this area is still achievable and the word is out with young families and first-time home buyers that desire the benefits and pricing of suburban living with the convenience of residing intown. Award-winning restaurants and trendy boutiques in Downtown Decatur are minutes away.

The Seller has begun the process to annex into the municipality of Clarkston. Family members own a total of 6.5 acres including the subject parcel and are amenable to granting easement rights and a potential sale of the three additional parcels.

FOR MORE INFORMATION PLEASE CONTACT:

Eric Carlton
404-371-0168
ecarlton@oakrep.com

