



# GRAND OAKS PROFESSIONAL PARK

Grand Oak Drive, Fayetteville, GA 30214

SALE



## OFFERING SUMMARY

Bulk Pricing: \$1,000,000

Per Lot Pricing: \$95,000 - \$145,000

Lot Size: 8.1 Acres

Zoning: O-I

Price / Ac: \$123,456.79

## PROPERTY OVERVIEW

Coldwell Banker Commercial Metro Brokers is pleased to present, on behalf of Ridgeside Professional Properties, LLC, an opportunity to purchase, one or multiple developed and final platted lots in the Grand Oaks Professional Park. Grand Oaks Professional Park was developed from an 8.1 acre site, with a single cul-de-sac, fronting on Georgia Hwy. 54, Fayette County, Georgia, approximately half way between Fayetteville and Peachtree City. Zoned O-I in Fayette County, planned for a professional office park. There are 10 individual lots, ranging in size from 0.50 acres to 0.71 acres, each of which have been planned for professional office buildings ranging in sizes of 2,800 to 7,200 square feet. Underground utilities are in place and Grand Oak Drive has been dedicated to Fayette County. Development features a community septic system with a dedicated drain field area and shared off-site storm water detention. 28,400 vehicles per day traffic counts on GA Hwy. 54. Design build team in place to deliver turn key building to suit. Property Owner Association to cover common area maintenance and to provide architectural Guidance and Control. Preferred Contractor: Four Points Construction Inc. [www.4ptsbuilds.com](http://www.4ptsbuilds.com)

CBCWORLDWIDE.COM

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