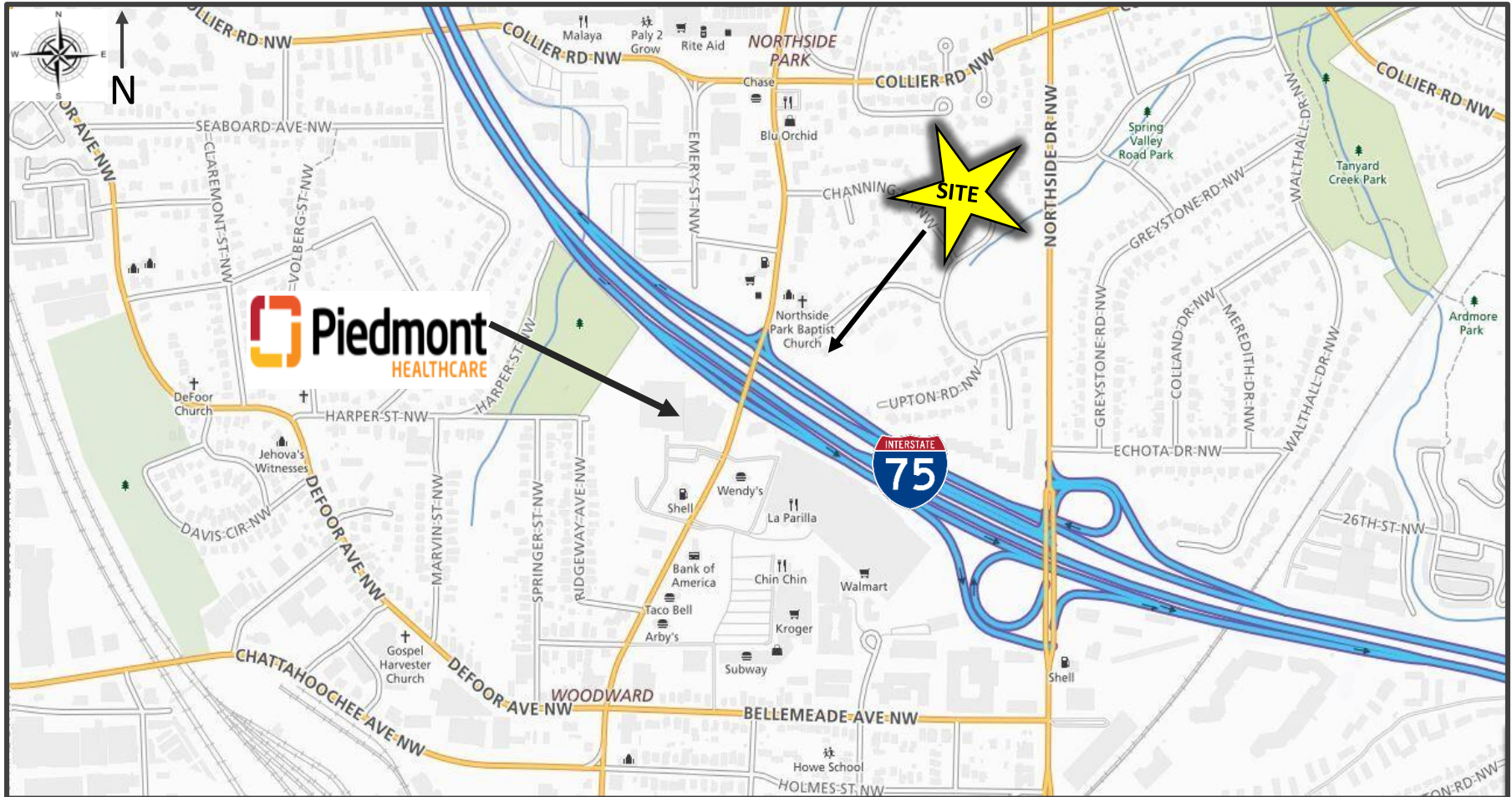


+/- .80 Acres *FOR SALE*

1849 Howell Mill Road NW, Atlanta, 30318
Fulton County, GA



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jleslie@atlantalandgroup.com



Pete Galbiati | 404.374.6499
pgalbiati@atlantalandgroup.com

804 Town Blvd. Ste A2040
Atlanta, GA 30319
404.419.3500

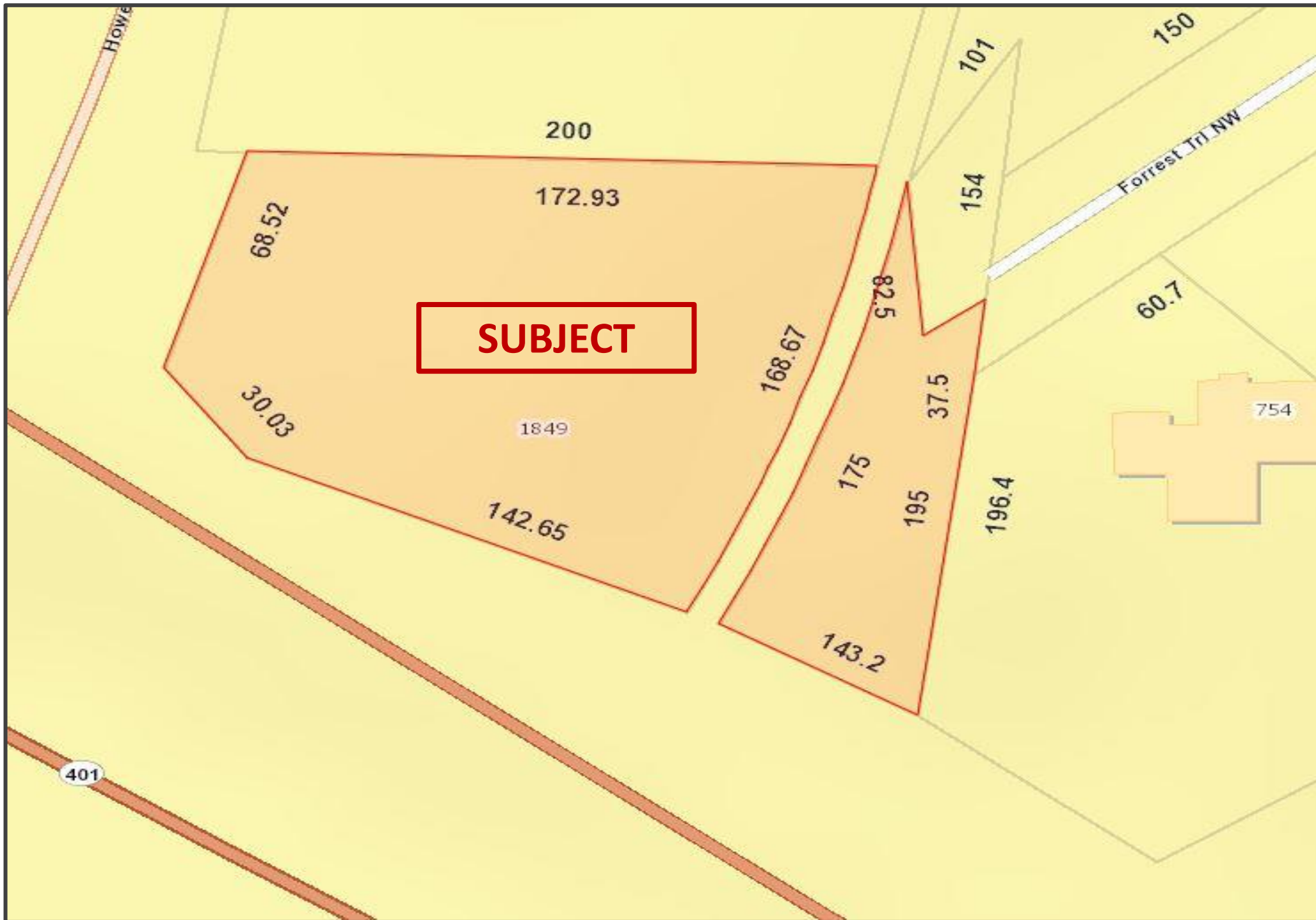
PROPERTY OVERVIEW

- +/- .82 acres
- Fulton County
- PIN # 17 0153 0011 0824
- Zoning MRC 1 C – City of Atlanta
- All utilities, including sewer, available to site
- 231,000 ADT on I-75 (2017)

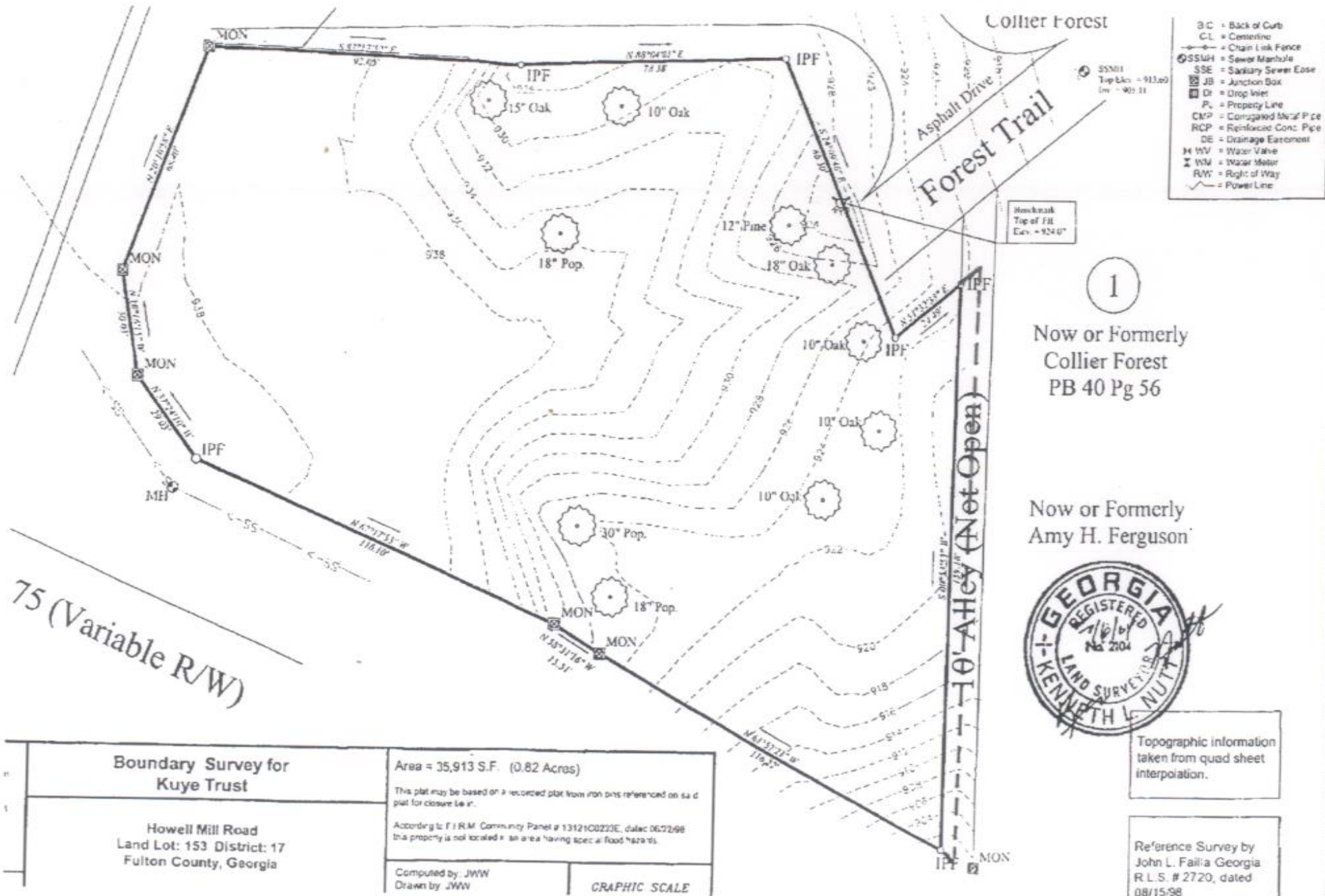
Asking: \$3,800,000



Tax Plat



SURVEY



- B/C = Back of Curb
- CL = Centerline
- Chain Link Fence
- ⊙ SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- ⊠ JB = Junction Box
- ⊠ DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- ⊠ WV = Water Valve
- ⊠ WM = Water Meter
- R/W = Right of Way
- ~ ~ ~ Power Line

Rockstrak
Top of FH
Elev. = 924.0'

1

Now or Formerly
Collier Forest
PB 40 Pg 56

Now or Formerly
Amy H. Ferguson

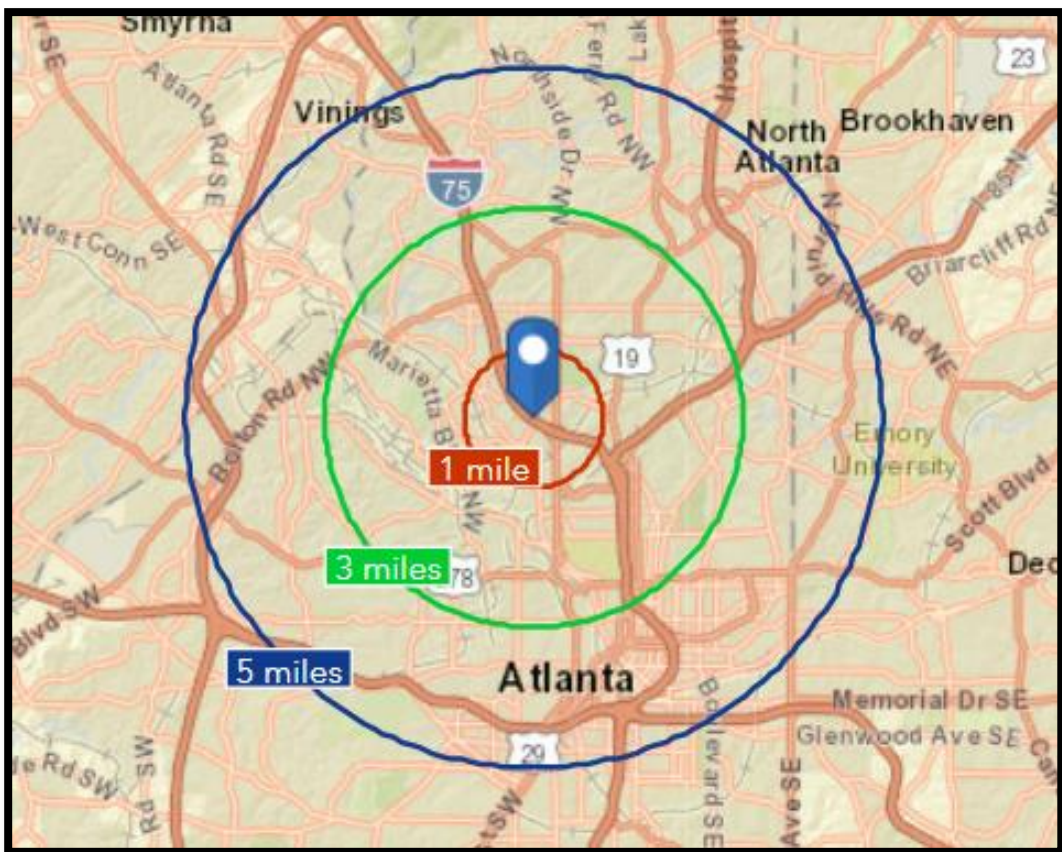


Topographic information
taken from quad sheet
interpolation.

Reference Survey by
John L. Fails a Georgia
R.L.S. # 2720, dated
08/15/98

<p>Boundary Survey for Kuye Trust</p>	<p>Area = 35,913 S.F. (0.82 Acres)</p> <p>This plat may be based on a recorded plat from iron pins referenced on said plat for closure to it.</p>
<p>Howell Mill Road Land Lot: 153 District: 17 Fulton County, Georgia</p>	<p>According to F/R/M Community Panel # 1312100230E, dated 06/22/98 this property is not located in an area having special flood hazards.</p> <p>Computed by: JWW Drawn by: JWW</p> <p style="text-align: right;">GRAPHIC SCALE</p>

Demographics



Demographics (STDB)

1 mile Radius

Population	13,724
Households	7,245
Median Household Income	\$74,370

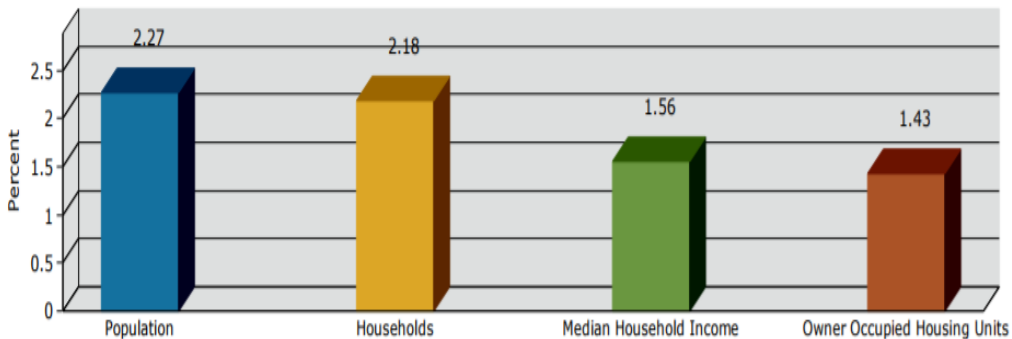
3 mile Radius

Population	122,290
Households	58,503
Median Household Income	\$66,407

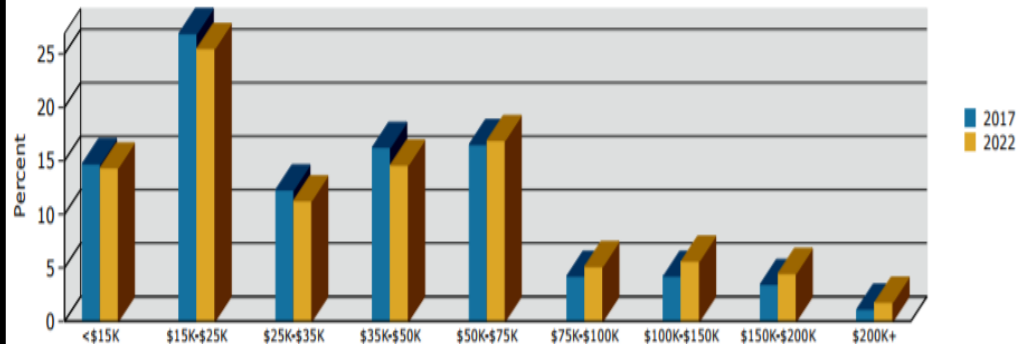
5 mile Radius

Population	316,148
Households	150,976
Median Household Income	\$61,424

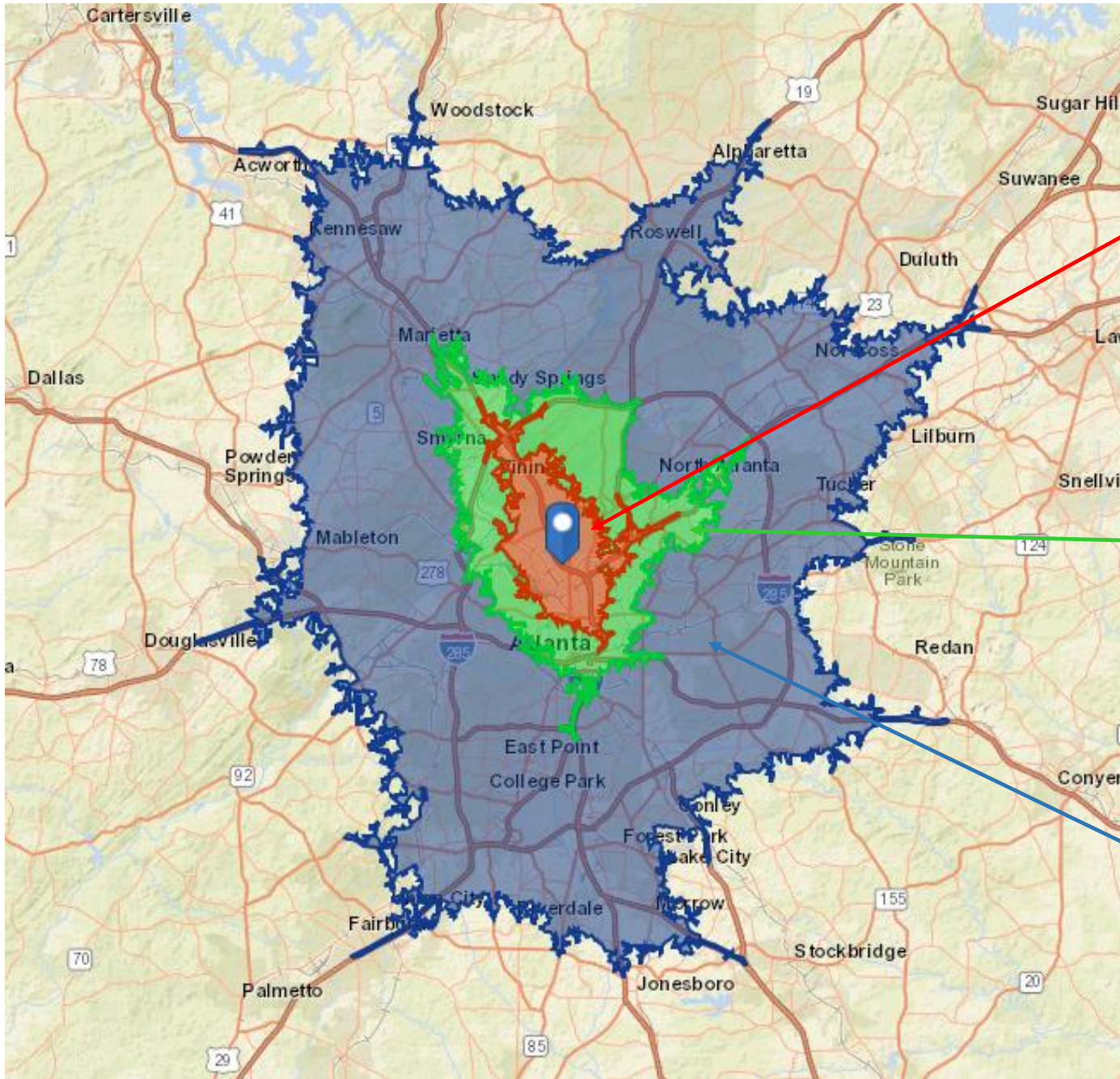
2017-2022 Annual Growth Rate



Household Income



Drive Time Map



10 Minutes

15 Minutes

30 Minutes

Summary

The subject property is a highly visible .82 acre pin corner tract that overlooks I-75 at the Howell Mill Road intersection. The property is zoned MRC-1-C in the City of Atlanta. This zoning allows for a mix of commercial and residential use. Potential uses: Stacked flat condominium, specialty retail, mixed use. The site is well suited for a high profile development.



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