

Crowell Rd N



Atlanta  
Land  
Group



FOR SALE

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Atlanta, GA 30349

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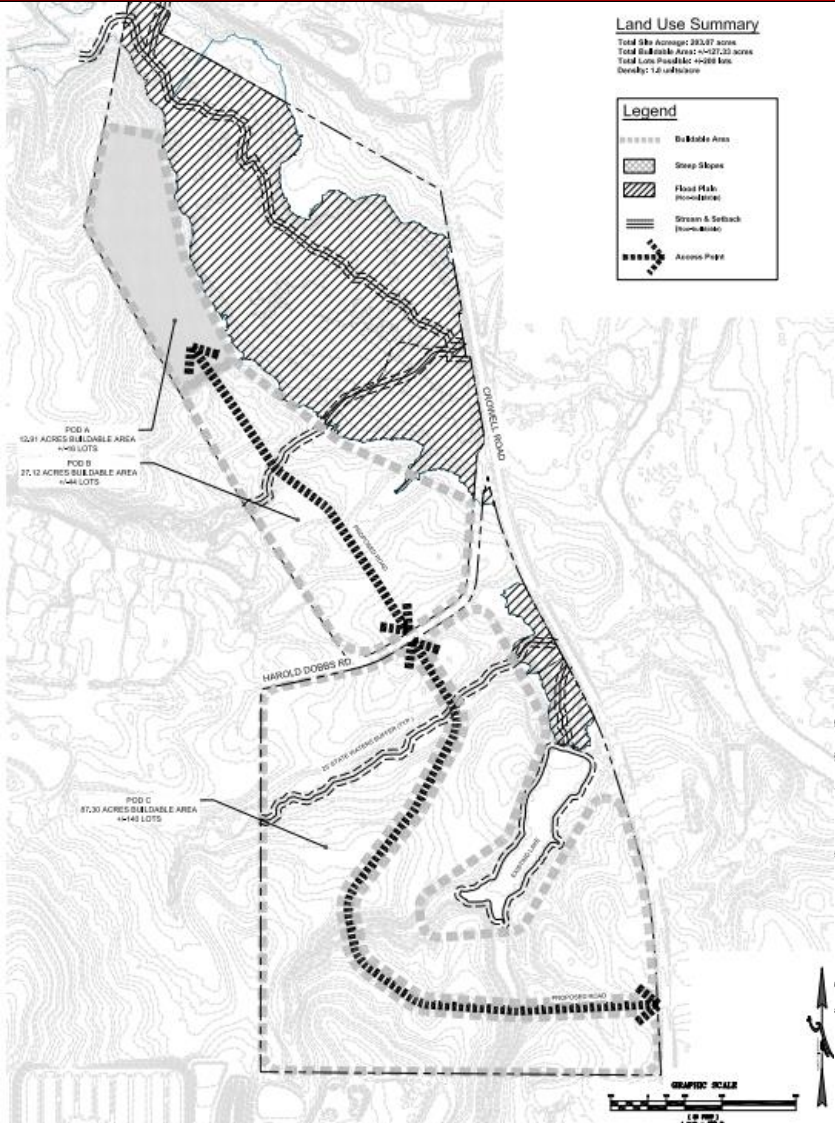
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# PROPERTY OVERVIEW

- +/-195 Acres – Newton County
- +/-144 Acres usable outside of flood plain
- Less than ½ mile off I-20
- Significant frontage on Crowell Rd N
- Sewer on site, gravity flow
- Zoned R-2 Single Family Residential
- Rolling topography
- Adjacent to Newton High School
- Close proximity to Clements Middle School & Live Oak Elementary School
- Asking Price - \$5,500,000 or \$38,200/usable acre



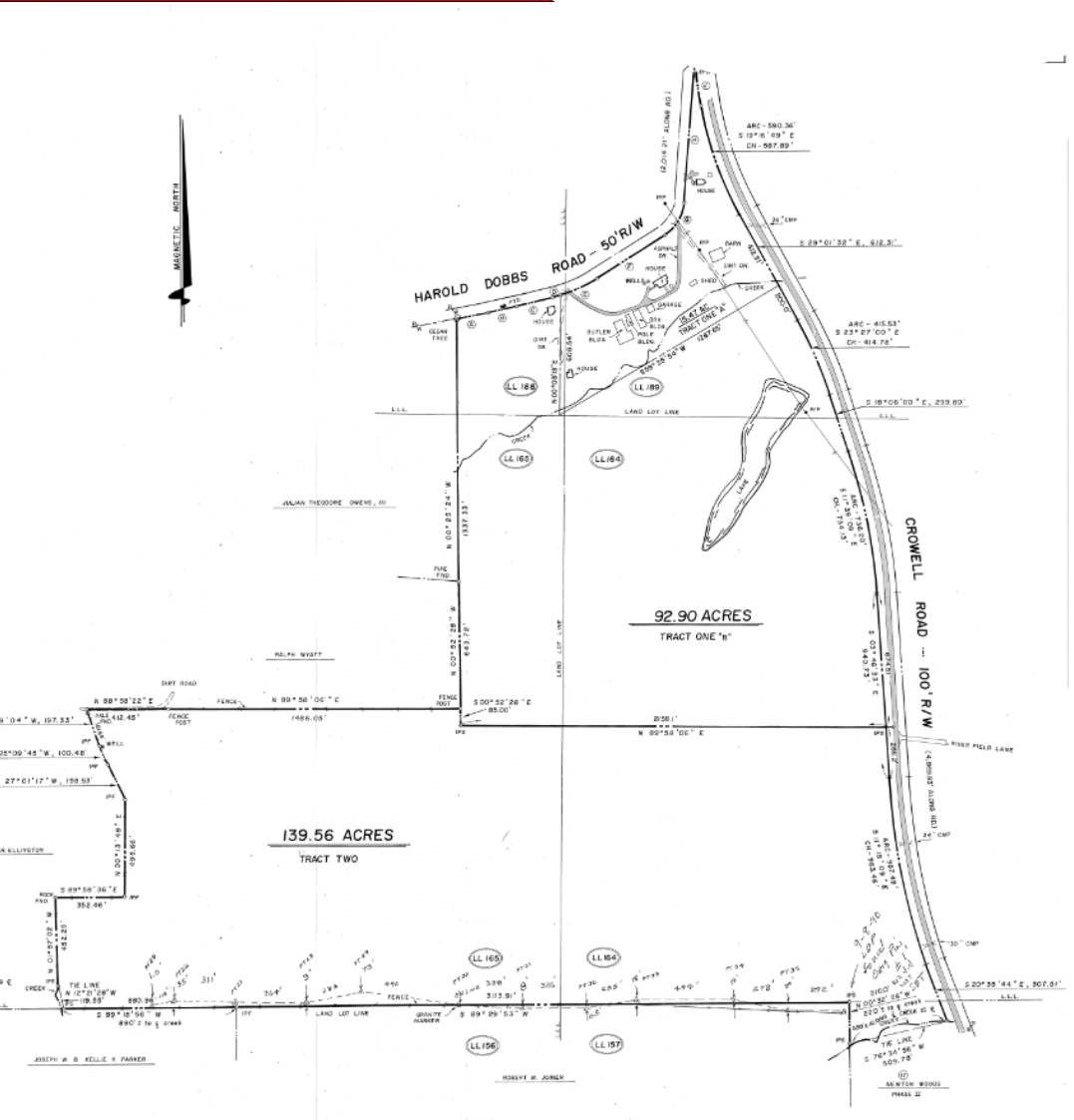
# PROPERTY MAP



**Land Use Summary**  
 Total Site Acreage 233.87 acres  
 Total Subleasable Area ~197.33 acres  
 Total Lots Available ~645 lots  
 Density: 1.2 units/acre

**Legend**

- Subleasable Area
- Steep Slopes
- Flood Risk (100-year)
- Stream & Wetland (100-year)
- Access Point



# PROXIMITY MAP



**SUBJECT**

**Fairview ES**

**Clements MS**

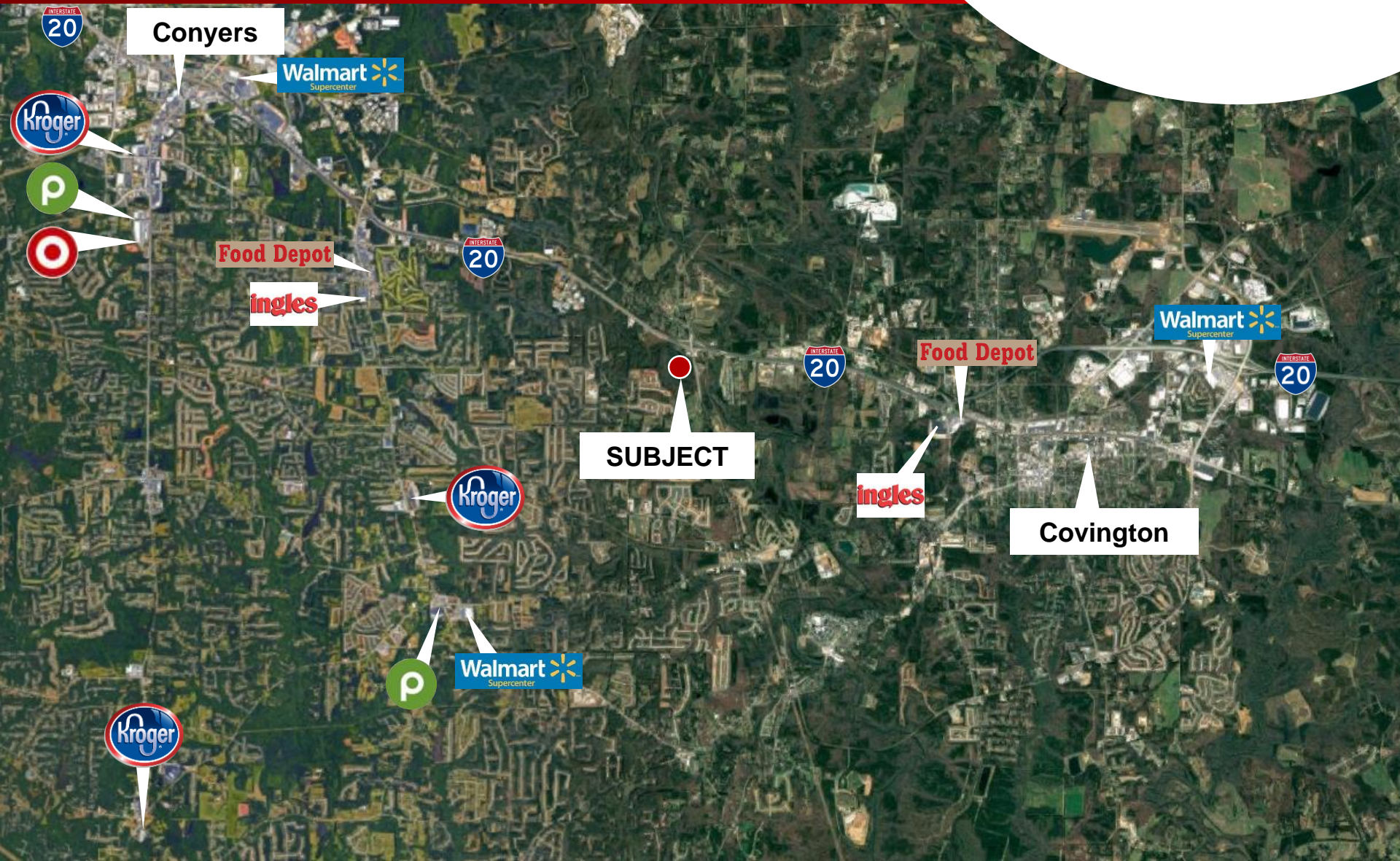
**Newton HS**

**Crowell Rd N**

**The Oaks  
Golf Course**

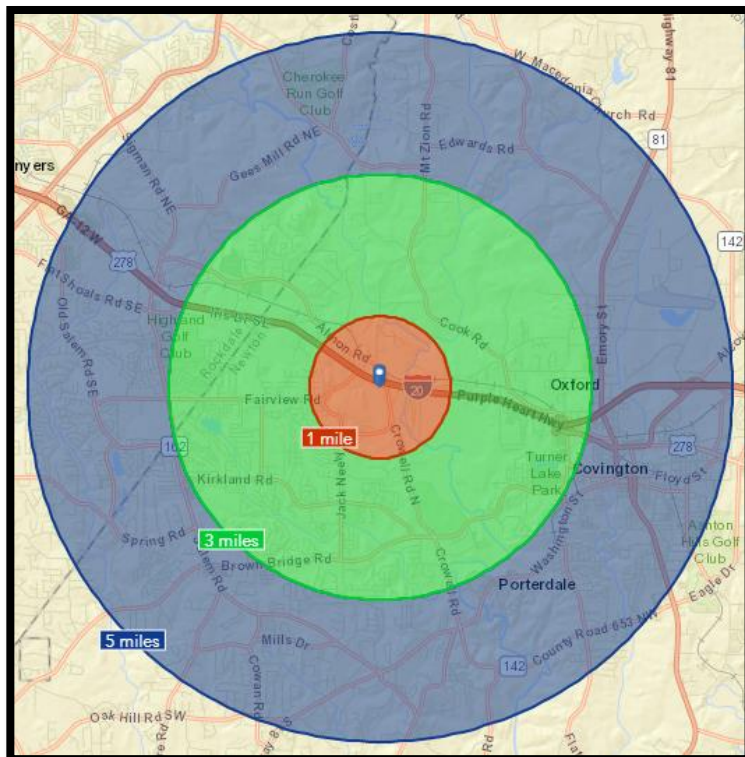
**Covington**

# DISTANCE MAP

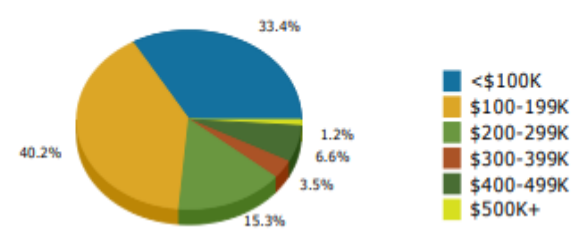


# Demographics Esri 2019

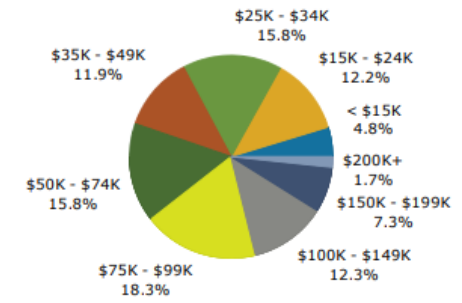
	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	2,260	757	\$71,222	34
<b>1-3 Miles</b>	27,000	9,364	\$71,782	34
<b>3-5 Miles</b>	46,203	16,123	\$73,208	35



2019 Home Value

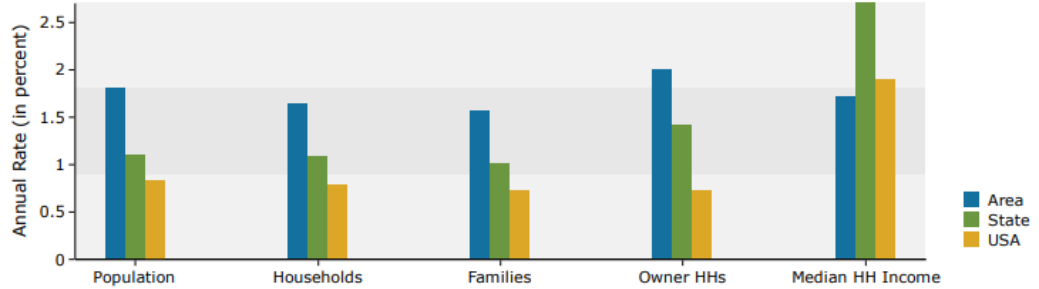


2019 Household Income

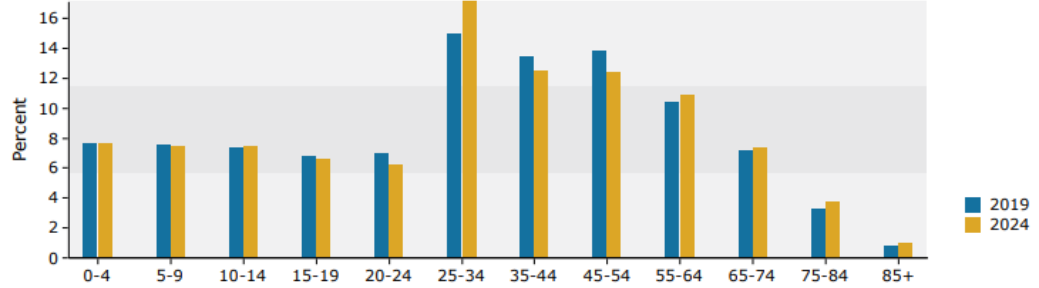


0 - 1 mile

Trends 2019-2024



Population by Age





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