



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS



FOR SALE

GRAND OAKS PROFESSIONAL PARK

44.41 +/- Acres

Grand Oak Drive
Fayetteville, GA 30214

AVAILABLE SPACE
8.1 Acres- 10 Lots + Common Area

BULK SALES PRICE
\$1,000,000

AREA
Directions to property from Atlanta, take interstate 85, South to exit 61 on Ga Hwy. 74 toward Fairburn/Peachtree City. Turn left, and take Tyrone Road to GA Hwy. 54, turn right. Grand Oaks Drive will be the first driveway on your right.

Lake Victor

CBCWORLDWIDE.COM



OFFICE

Kurt Cooper
678.320.4800
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**COLDWELL BANKER COMMERCIAL
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5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328
678.320.4800



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Grand Oak Drive, Fayetteville, GA 30214

SALE



OFFERING SUMMARY

Bulk Price: \$1,000,000

Total Of All Lots & Common Areas: 8.1 Acres

Zoning: O-I

Price / Ac: \$123,500

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, mid way between Fayetteville and Peachtree City. Zoned O-I in Fayette County. The 10 individual lots, range in size from 0.50 acres to 0.71 acres. County standards allow development covering up to 50% of total lot size in impervious surface. Impervious surface includes building footprint, paved walkways and parking areas. 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. Property Owner Association to cover common area maintenance and to provide architectural Guidance and Control. Preferred Contractor: Four Points Construction Inc. www.4ptsbuilds.com. A design build firm able to provide turnkey professional offices.

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OF LOTS | 10 LOT SIZE RANGE | 0.5 - 0.771 Acres BULK PRICE | \$1,000,000 BEST USE | Professional Office Park



STATUS	LOT #	ADDRESS	TAX ID #	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	100 Grand Oak Drive	071305001	0.771 Acres	\$135,000	O-I	Planned For 4,000 Sq. Ft. One Story Office Building.
Available	2	110 Grand Oak Drive	071145002	0.52 Acres	\$115,000	O-I	Planned For 4,000 Sq. Ft. One Story Office Building.
Available	3	120 Grand Oak Drive	071306001	0.5 Acres	\$95,000	O-I	Planned For 2,800 Sq. Ft. One Story Office Building.
Available	4	130 Grand Oak Drive	071306002	0.575 Acres	\$105,000	O-I	Planned For 3,200 Sq. Ft. One Story Office Building.
Available	5	140 Grand Oak Drive	071306003	0.543 Acres	\$105,000	O-I	Planned For 3,200 Sq. Ft. One Story Office Building.
Available	6	145 Grand Oak Drive	071306004	0.695 Acres	\$115,000	O-I	Planned For 3,000 Sq. Ft. One Story Office Building.
Available	7	135 Grand Oak Drive	071306005	0.589 Acres	\$125,000	O-I	Planned For 6,000 Sq. Ft. Two Story Office Building.
Available	8	125 Grand Oak Drive	071305003	0.658 Acres	\$145,000	O-I	Planned For 7,200 Sq. Ft. Two Story Office Building.
Available	9	115 Grand Oak Drive	071305004	0.677 Acres	\$135,000	O-I	Planned For 4,800 Sq. Ft. One and a Half Story Office Building.
Available	10	105 Grand Oak Drive	071305005	0.7 Acres	\$125,000	O-I	Planned For 3,300 Sq. Ft. One Story Office Building.

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FOR INFORMATION: 706.875.4320
 LICENSED COMMERCIAL REAL ESTATE BROKER
 PHONE: (770) 883-8888 FAX: (770) 883-8888
EWMSI
 Equal Housing Opportunity
 REALTORS • SALES • BUYERS • INVESTORS • SERVICE

**COMMON OAKS
 COMMERCIAL SITE
 FAYETTE COUNTY, GA
 1 OF 5**

DATE:	12/20/16	BY:	KURT COOPER
REVISION:	1	DATE:	12/20/16
PROJECT:	COMMON OAKS COMMERCIAL SITE	SCALE:	1" = 20'
PREPARED BY:	KURT COOPER	DATE:	12/20/16

DISCLAIMER: THE REAL INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND NO WARRANTY IS MADE AS TO THE ACCURACY OF THE INFORMATION.

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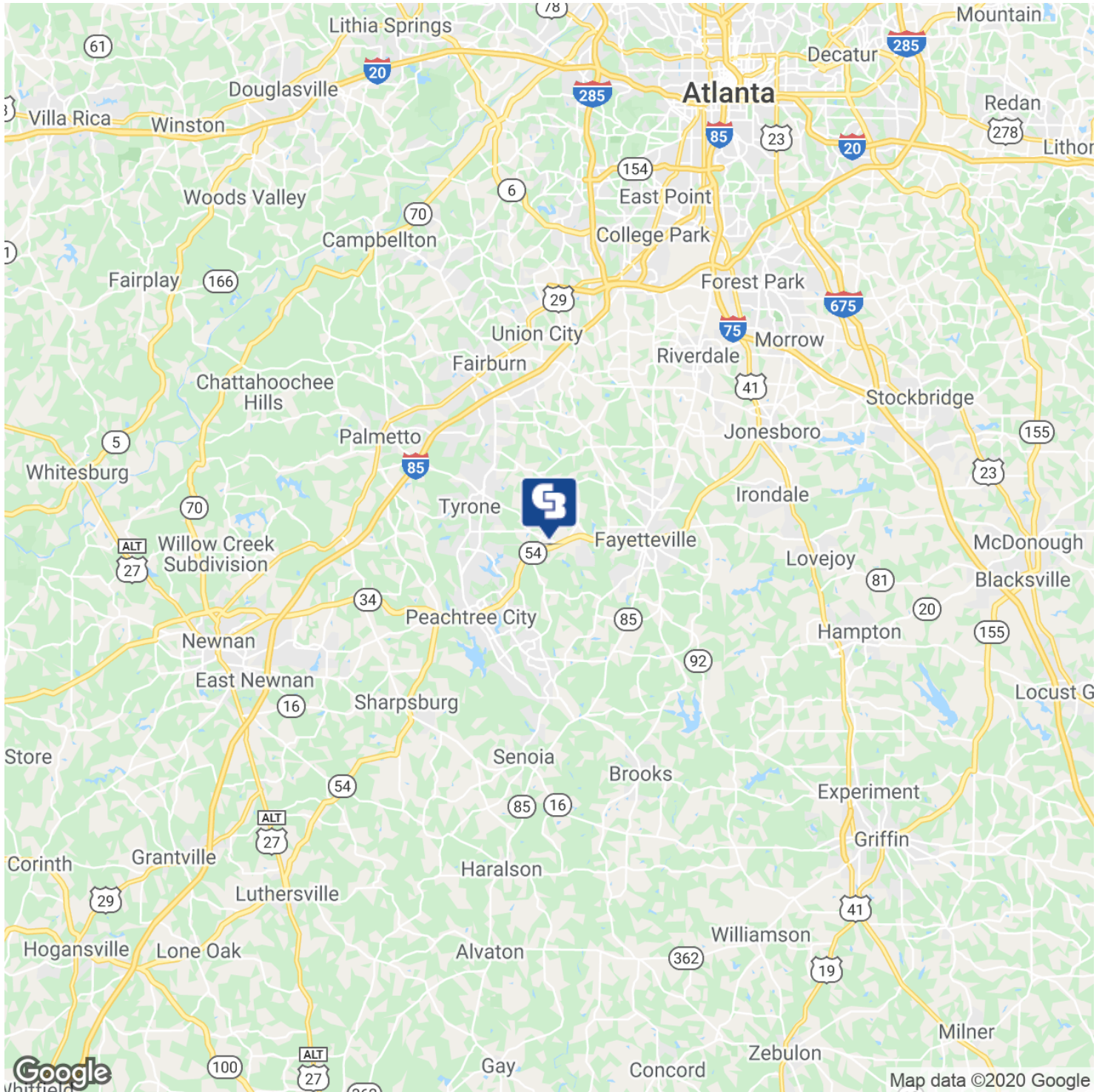
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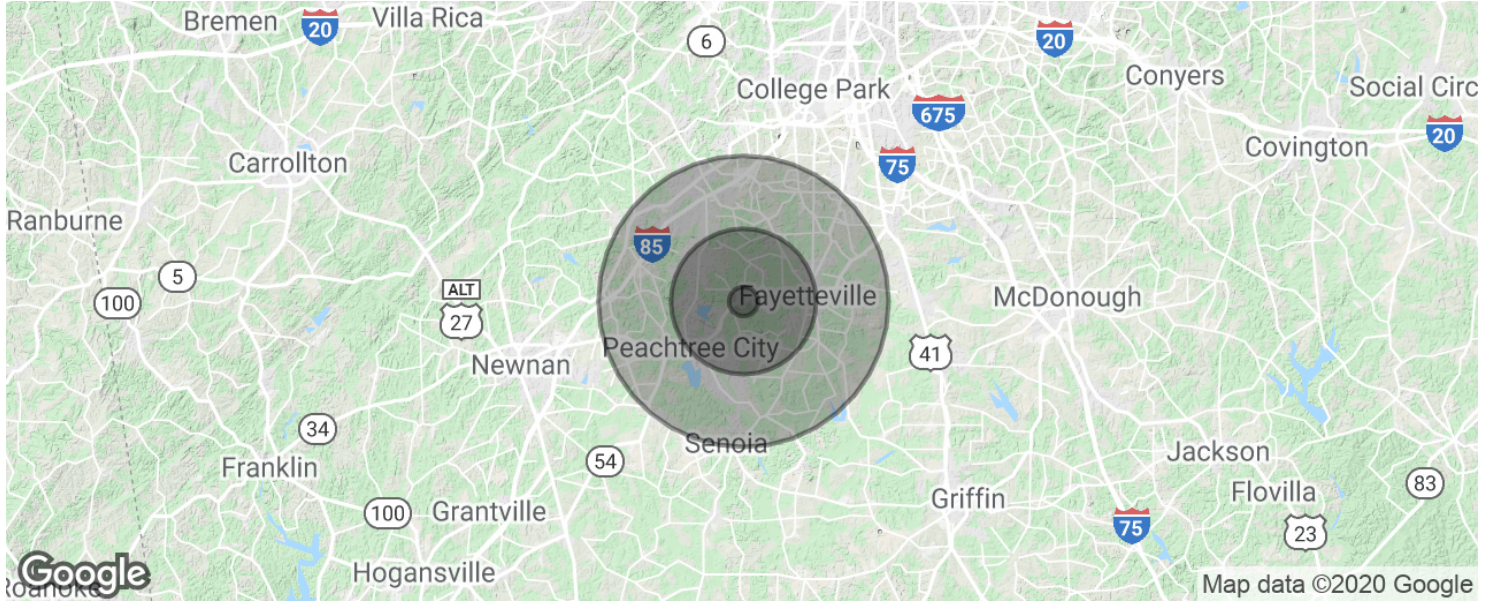




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,463	52,783	201,260
Median age	40.2	41.5	38.3
Median age (Male)	39.9	40.0	36.6
Median age (Female)	40.5	42.2	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	507	18,929	72,468
# of persons per HH	2.9	2.8	2.8
Average HH income	\$125,226	\$104,852	\$83,670
Average house value	\$445,772	\$342,848	\$273,835

* Demographic data derived from 2010 US Census

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