



For Sale

+/- 8.24 acres

*Church,
Charter School, or
Redevelopment Opportunity*

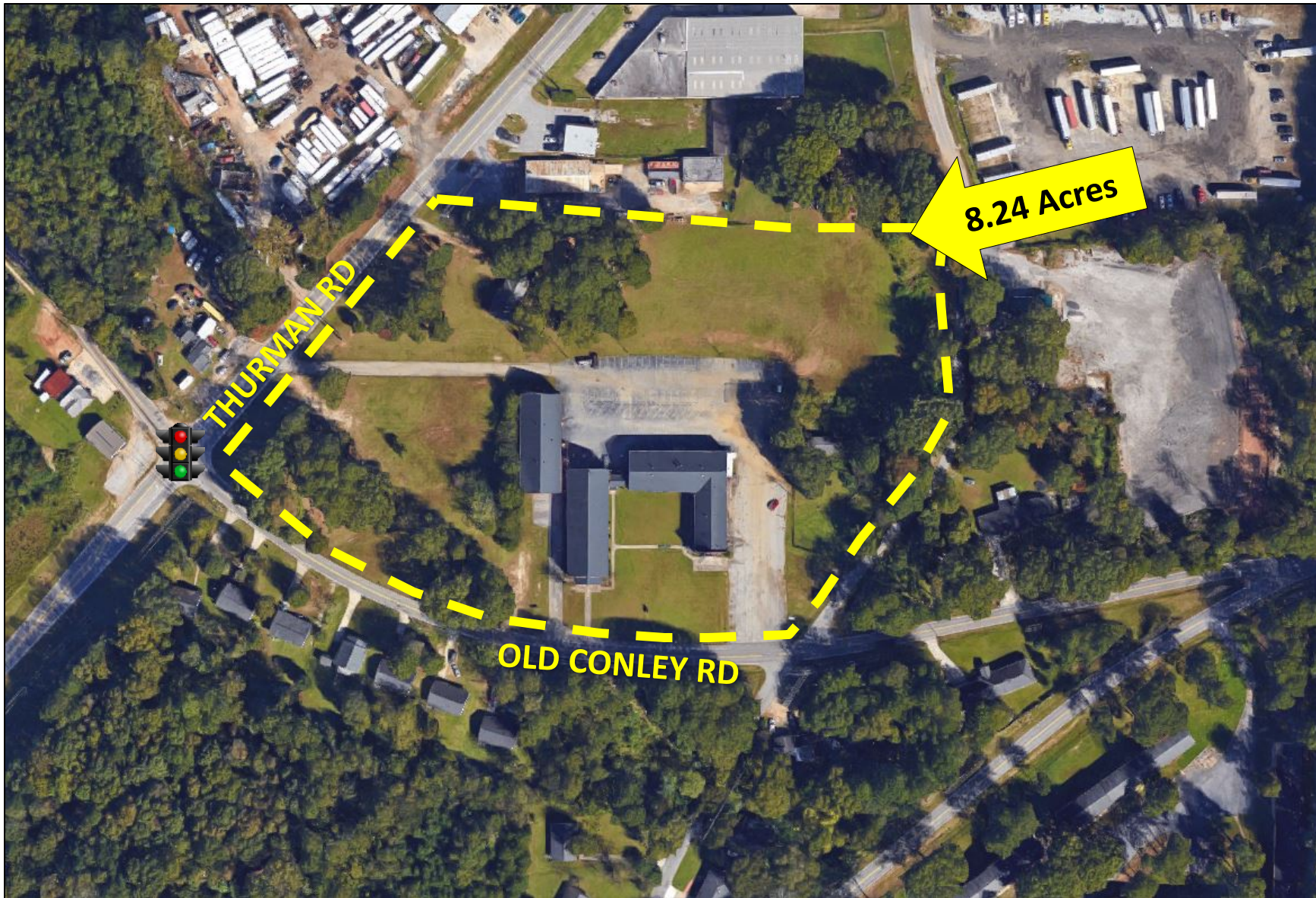
**N.E.C. Thurman Road & Old Conley Road
Clayton County**



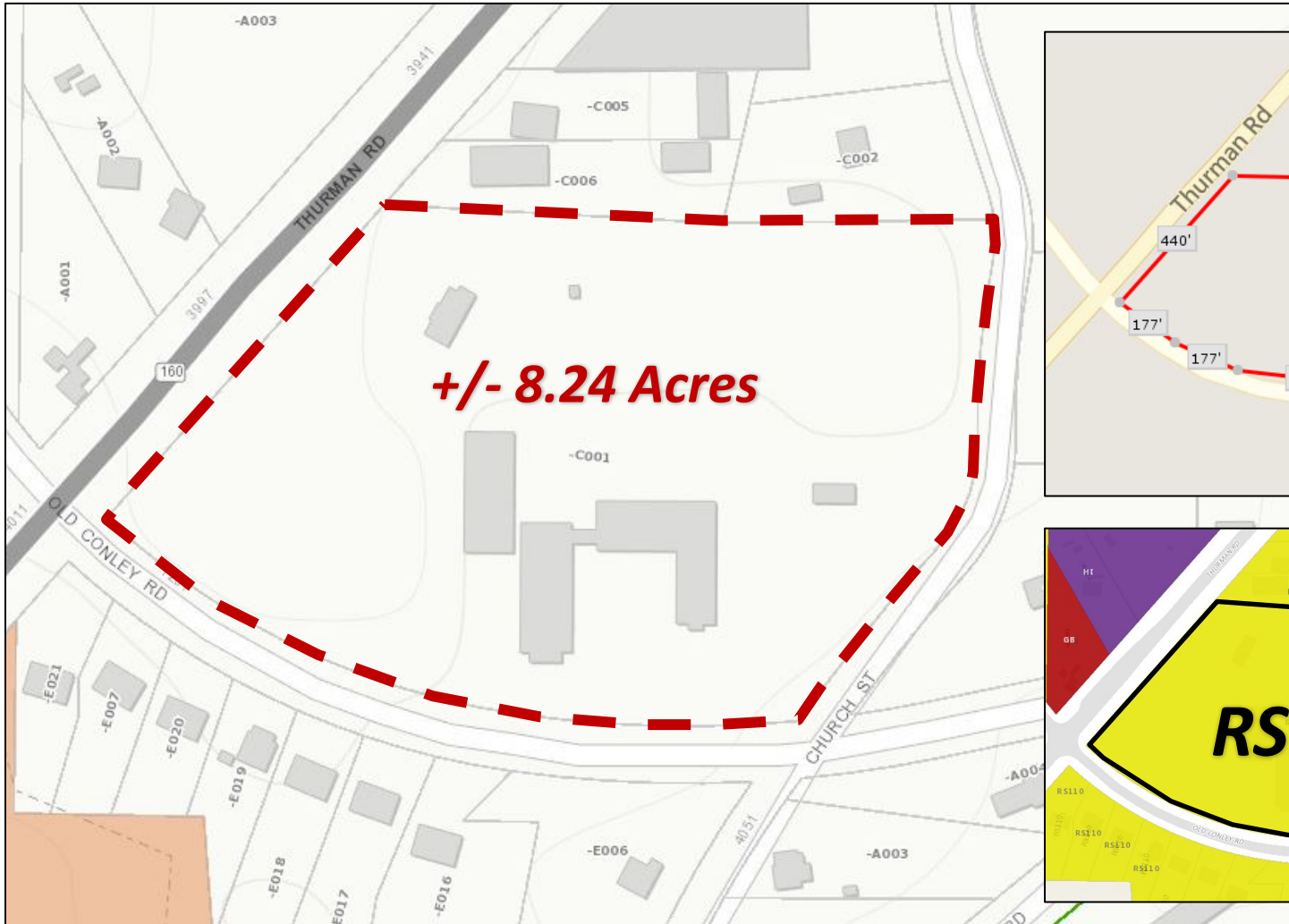
Jim Hobbs (404) 219-6736

jhobbs@atlantalandgroup.com

Aerial



Tax Plat & Zoning





Property Overview



- **Property Size:** +/- 8.24 acres – Clayton County
- **Address:** 1260 Old Conley Road
- **Zoning:** RS110 – Residential District Intent
- **Improvements:** 30,000 Sq. Ft.
- **Topography:** Gently rolling to hilly with great views
- **Utilities:** All utilities available to site
- **Assigned Schools:** Hule ES – Forest Park MS – Forest Park HS

** Roof & HVAC System are less than 5 years old **

Asking Price \$1,600,000



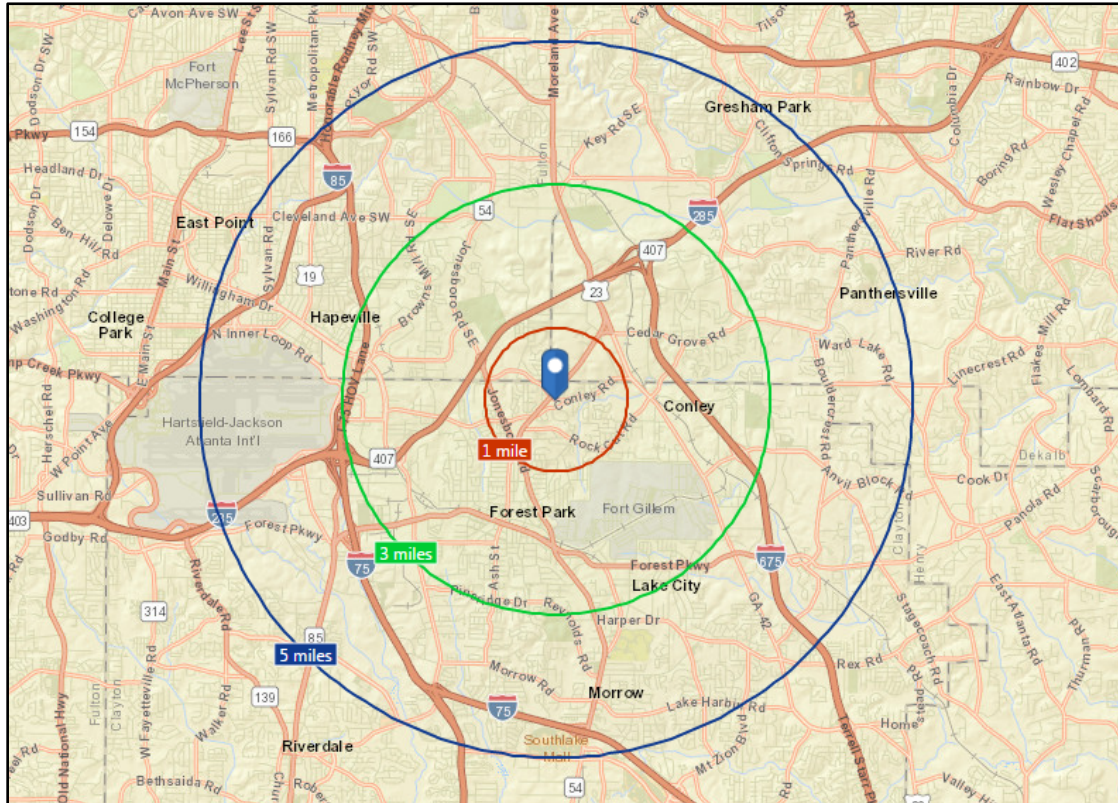
Location Map



Approx. 10 miles from Atlanta



Demographics



2016 Demographics (Esri)	
	1 Mile Radius
Population	8,350
Households	2,574
Median HH Income	\$33,353
	3 Mile Radius
Population	36,027
Households	12,009
Median HH Income	\$31,971
	5 Mile Radius
Population	134,796
Households	44,810
Median HH Income	\$34,777

Household Income

