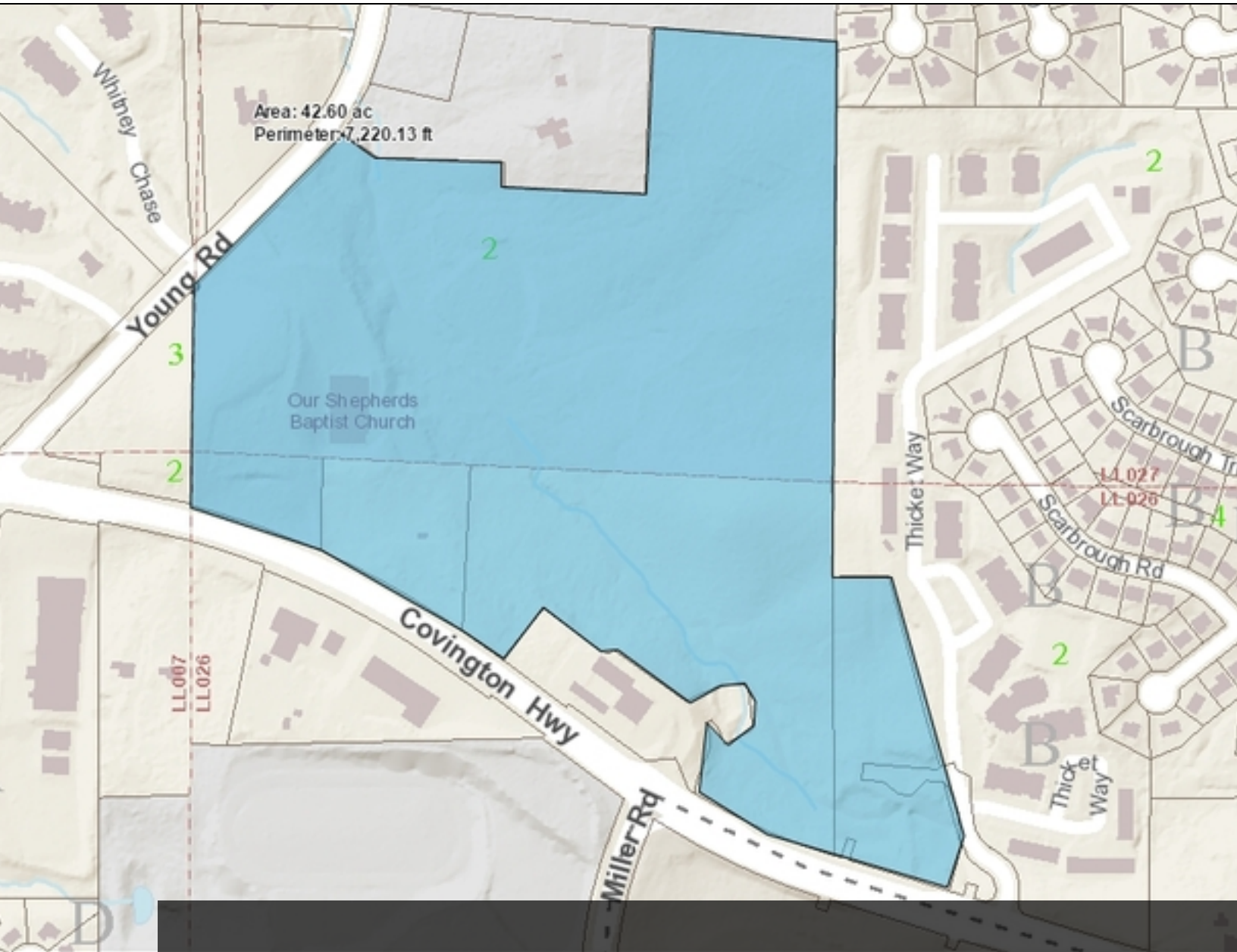


Young Road & Covington Highway

STONE MOUNTAIN, GA



OFFERING MEMORANDUM

KW COMMERCIAL

115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

PRESENTED BY:

LAWRENCE MOLNAR

Commercial Realtor
O 678.298.1600
C 770.841.2335
lhmolnar@kwcommercial.com

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STONE MOUNTAIN, GA

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YOUNG ROAD & COVINGTON HIGHWAY

PROPERTY INFORMATION

1

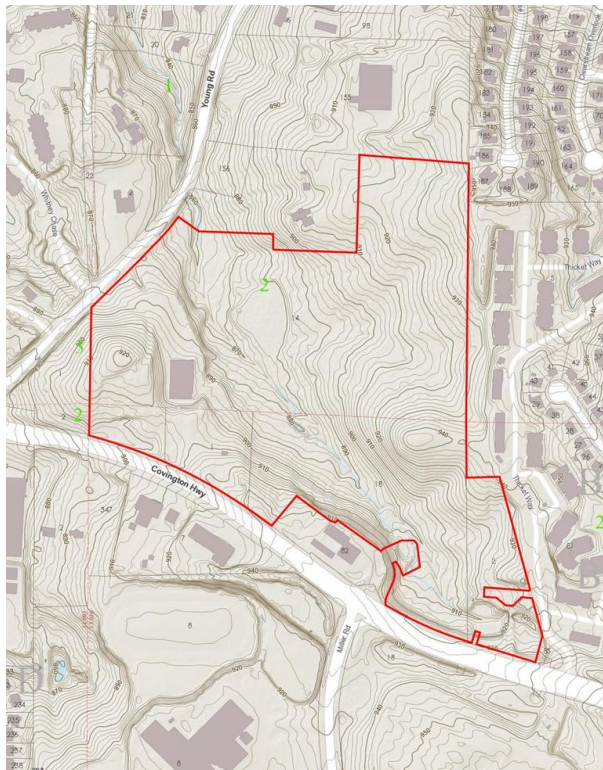
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Mixed Use Development Opportunity



SALE PRICE: \$3,520,000

PRICE PER ACRE: \$80,000

LOT SIZE: 44.0 Acres

APN #: 1602702014, 1602602018,
1602602001, 1602602002

PROPERTY OVERVIEW

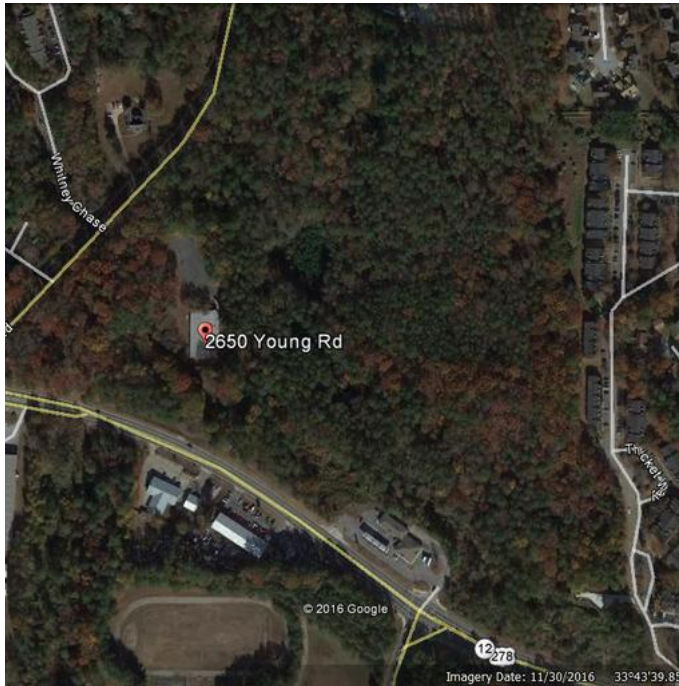
Zones RSM Residential Tier

Entitled for 8 units per acre

PROPERTY FEATURES

- Large Townhome Development Opportunity

Property Description



PROPERTY OVERVIEW

44 acres total \$3,520,000

LOCATION OVERVIEW

44 acres of gently sloping wooded terrain

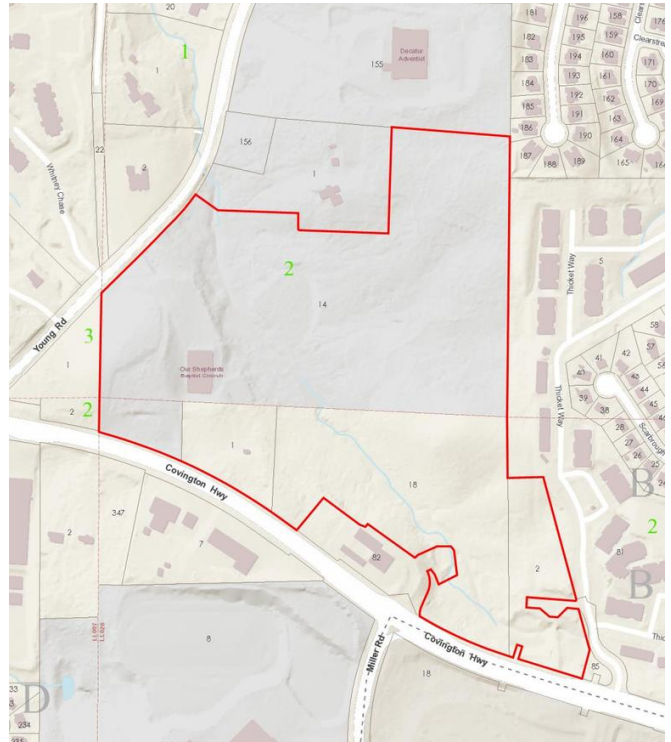
LARGE TOWNHOME DEVELOPMENT OPPORTUNITY



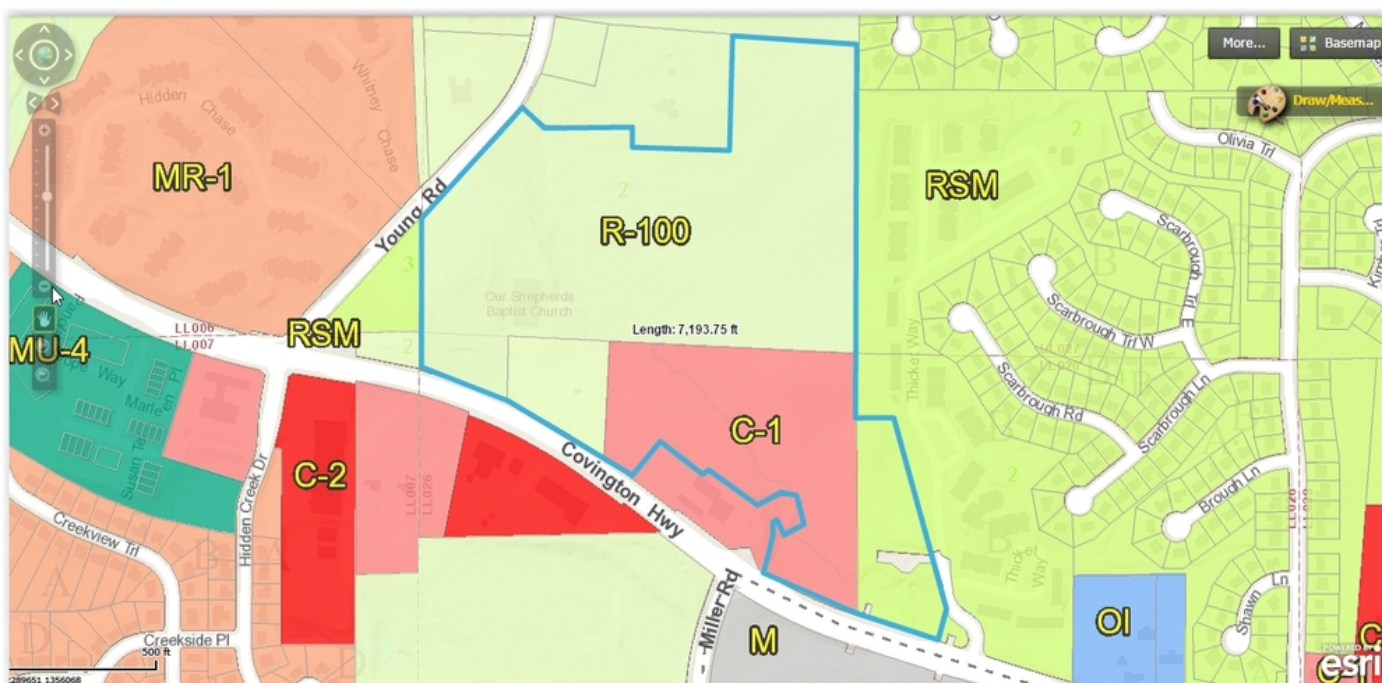
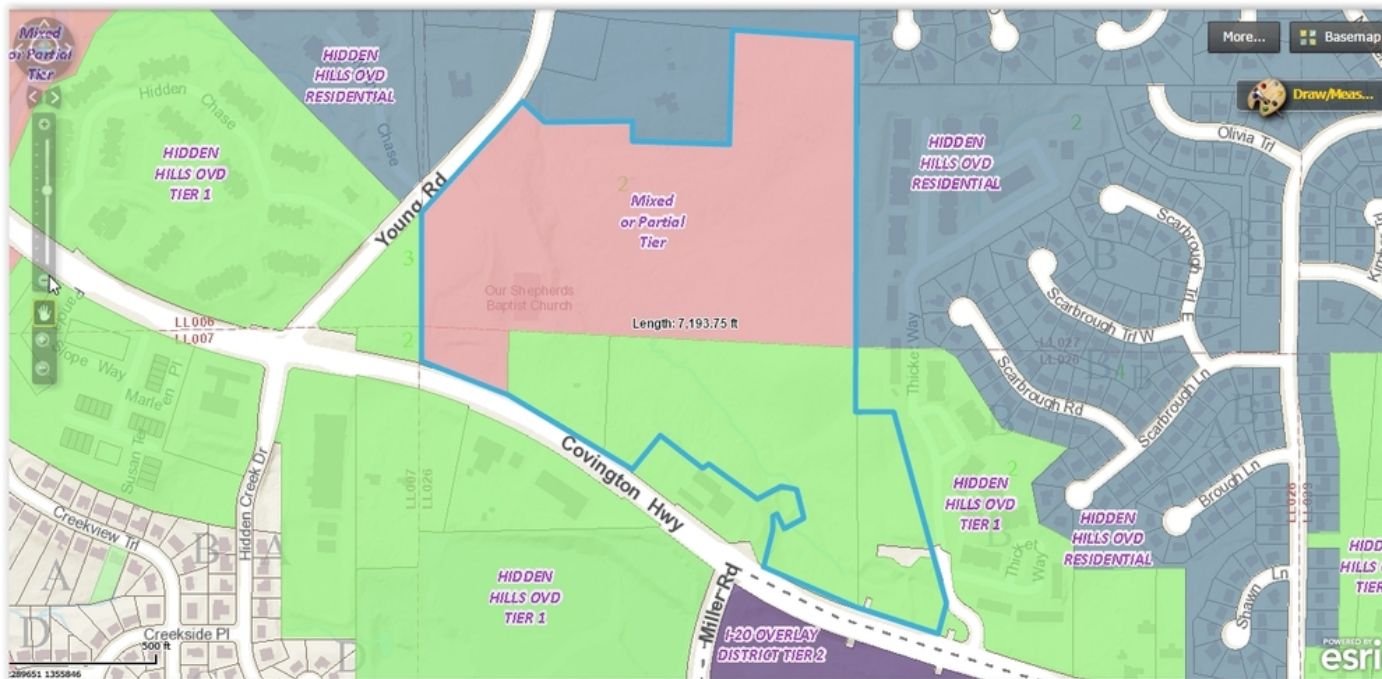
Complete Highlights

PROPERTY HIGHLIGHTS

- 44 Acre Assemblage
- Covington Highway & Young Road
- 33,000 VPD
- Zoned RSM Residential Tier 8 units per acre



Zoning & Overlay District



YOUNG ROAD & COVINGTON HIGHWAY

LOCATION INFORMATION

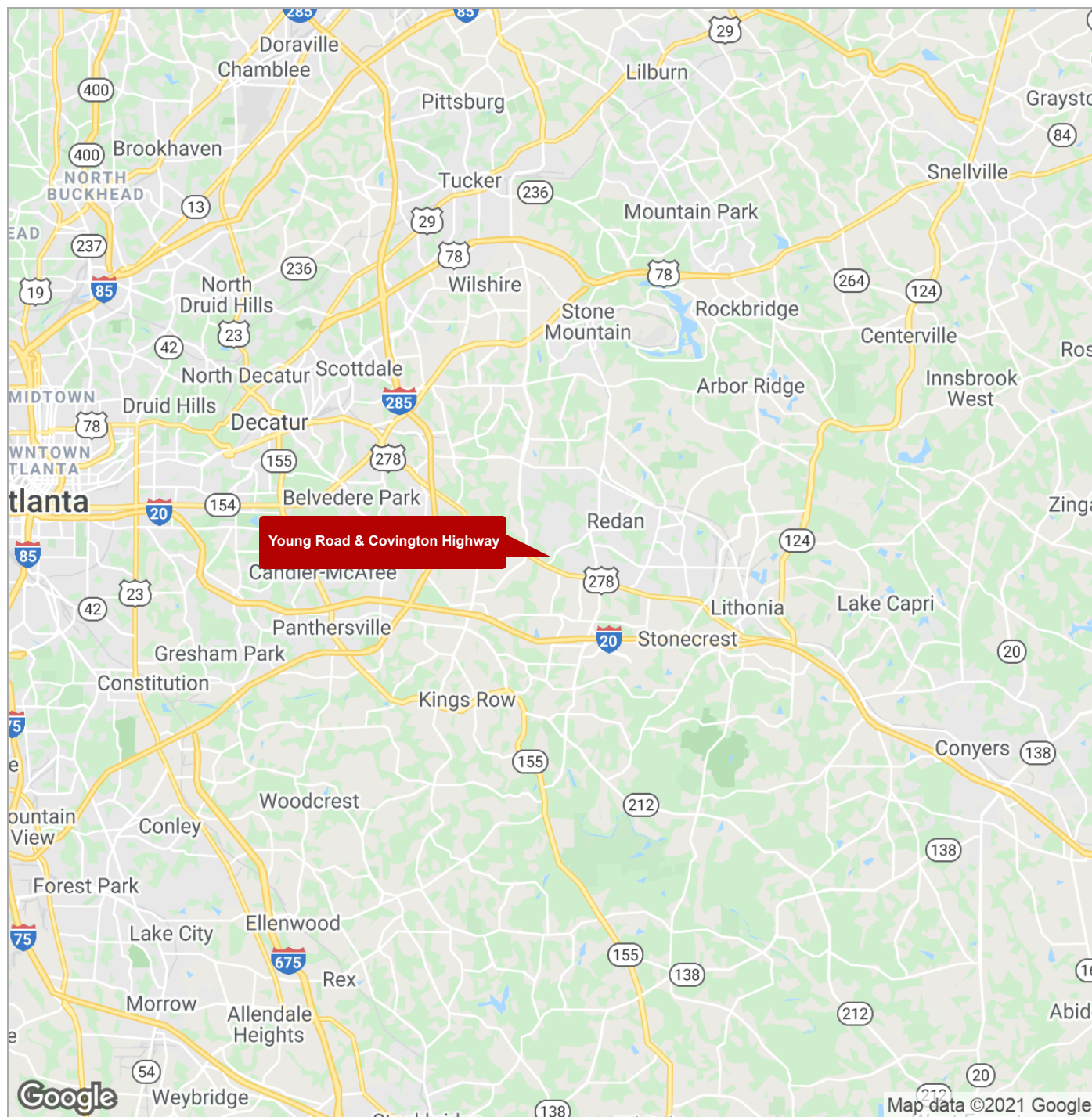
2

REGIONAL MAP

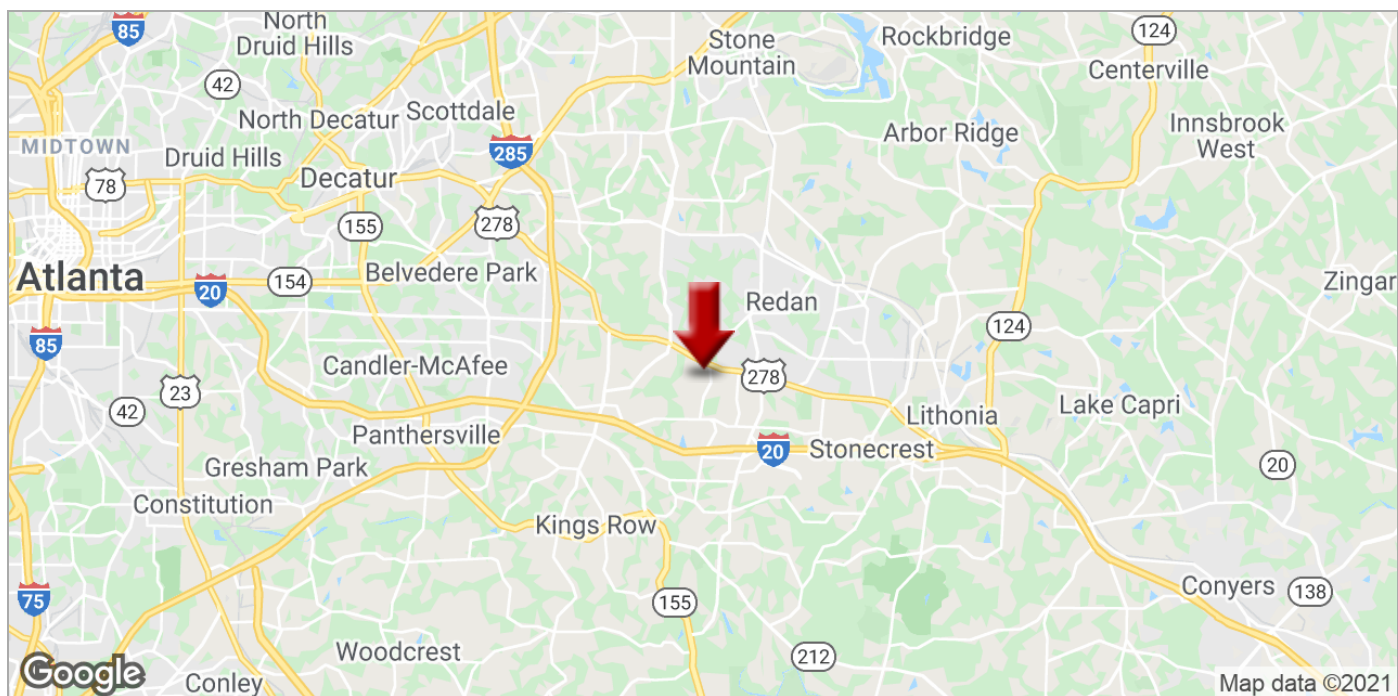
LOCATION MAPS

YOUNG RD & COVINGTON HWY RETAILER MAP

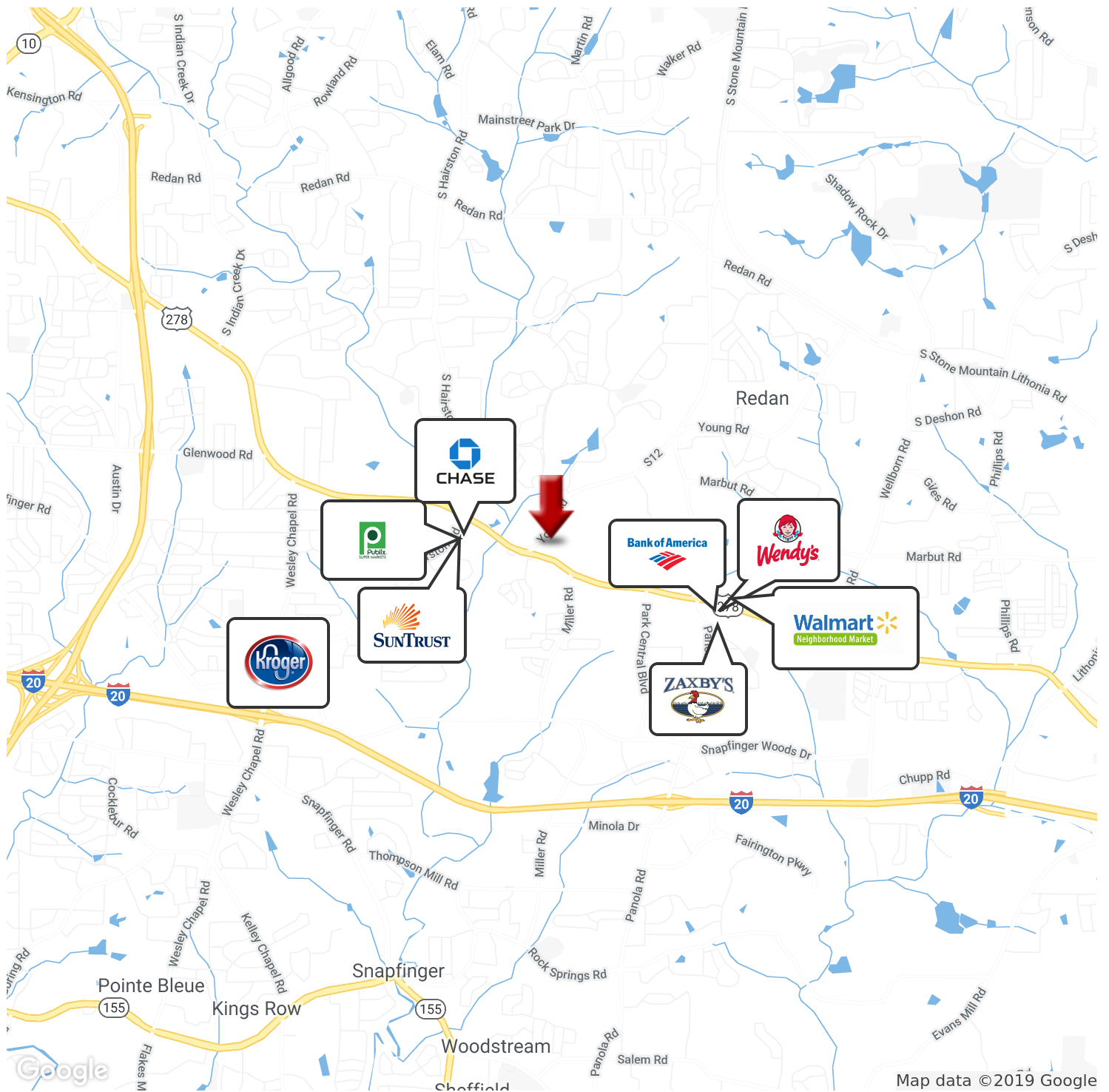
Regional Map



Location Maps



Young Rd & Covington Hwy Retailer Map



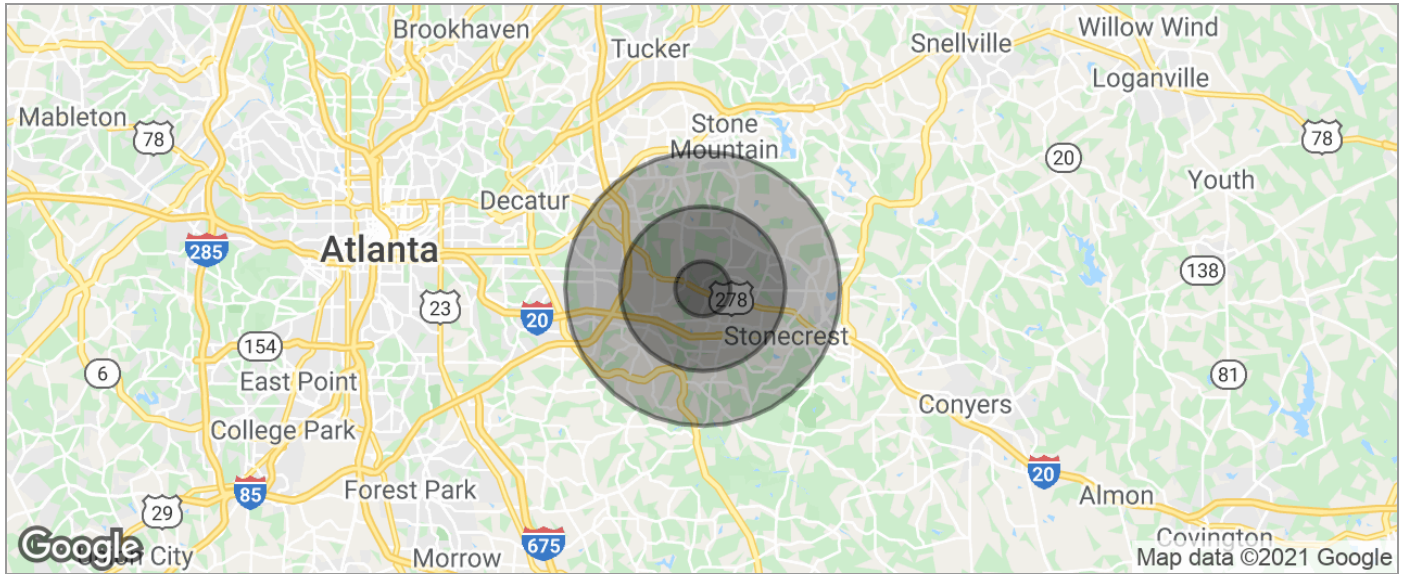
YOUNG ROAD & COVINGTON HIGHWAY

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,066	80,993	205,756
MEDIAN AGE	35.1	33.2	34.2
MEDIAN AGE (MALE)	32.3	30.0	31.3
MEDIAN AGE (FEMALE)	36.6	35.3	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,920	29,227	73,692
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$58,503	\$53,035	\$55,903
AVERAGE HOUSE VALUE	\$157,106	\$142,404	\$158,073
RACE	1 MILE	3 MILES	5 MILES
% WHITE	3.9%	5.1%	6.0%
% BLACK	93.6%	90.8%	90.7%
% ASIAN	1.1%	1.7%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.5%	0.8%	0.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.9%	2.8%	2.4%

* Demographic data derived from 2010 US Census