

Residential Development Opportunity

2650 YOUNG RD STONE MOUNTAIN, GA



OFFERING MEMORANDUM

KW COMMERCIAL

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STONE MOUNTAIN, GA

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2650 YOUNG ROAD

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

SITE PLAN

Executive Summary



SALE PRICE: \$1,500,000

PRICE PER ACRE: \$57,252

LOT SIZE: 26.2 Acres

APN #: 16 027 02014

ZONING: R - 100

CROSS STREETS: Young Road & Covington Highway

PROPERTY OVERVIEW

Ideal location for Retail on Covington Highway and Residential subdivision on Young Road

PROPERTY FEATURES

- 26 Gently sloping wooded acres
- 16 adjacent acres also available
- 42 Acres Total
- 14,400 SF Fellowship Hall

Property Description



PROPERTY OVERVIEW

Great location for Retail on Covington Highway and Residential on Young Road

LOCATION OVERVIEW

26 gently sloping, wooded acres
330' on Covington Highway and 490' on Young Road
16 adjacent acres also available
42 acre assemblage possible
1545' on Covington Highway Total

EASY ACCESS

from Covington Highway and Young Road

BUILDING

14,400 SF Fellowship Hall

MIXED USE OPPORTUNITY

42 Acres total available for Retail and or Residential Development

Property Details

STREET ADDRESS: 2650 Young Road

CITY, STATE, ZIP: Stone Mountain, GA 30088

APN: 16 027 02014

ZONING: R - 100

NUMBER OF STORIES: One



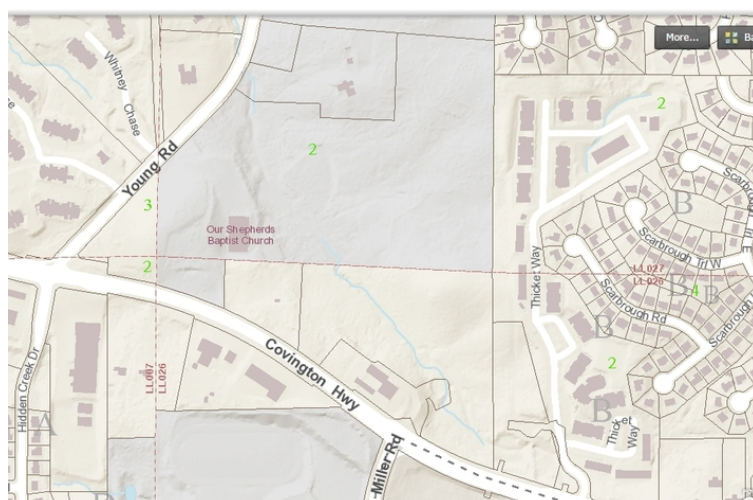
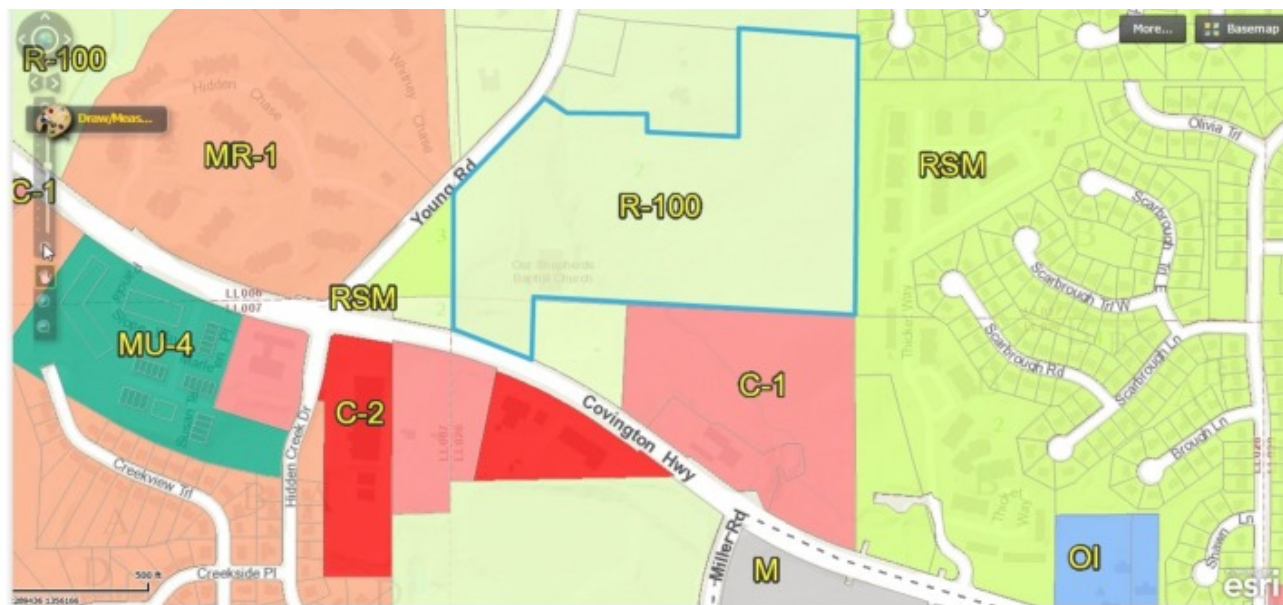
Complete Highlights

PROPERTY HIGHLIGHTS

- 26 gently sloping wooded acres
- Access on Covington Highway and Young Road
- Zoned R-100
- 14,400 SF Fellowship Hall
- Built 1974
- Sanctuary seats approximately 200
- Kitchen
- Office
- 2 Conference Rooms
- Youth Room
- Children's Room
- Nursery
- Book Store
- Lots of storage
- Janitorial closet
- 4 Bathrooms



Additional Photos



Site Plan



2650 YOUNG ROAD

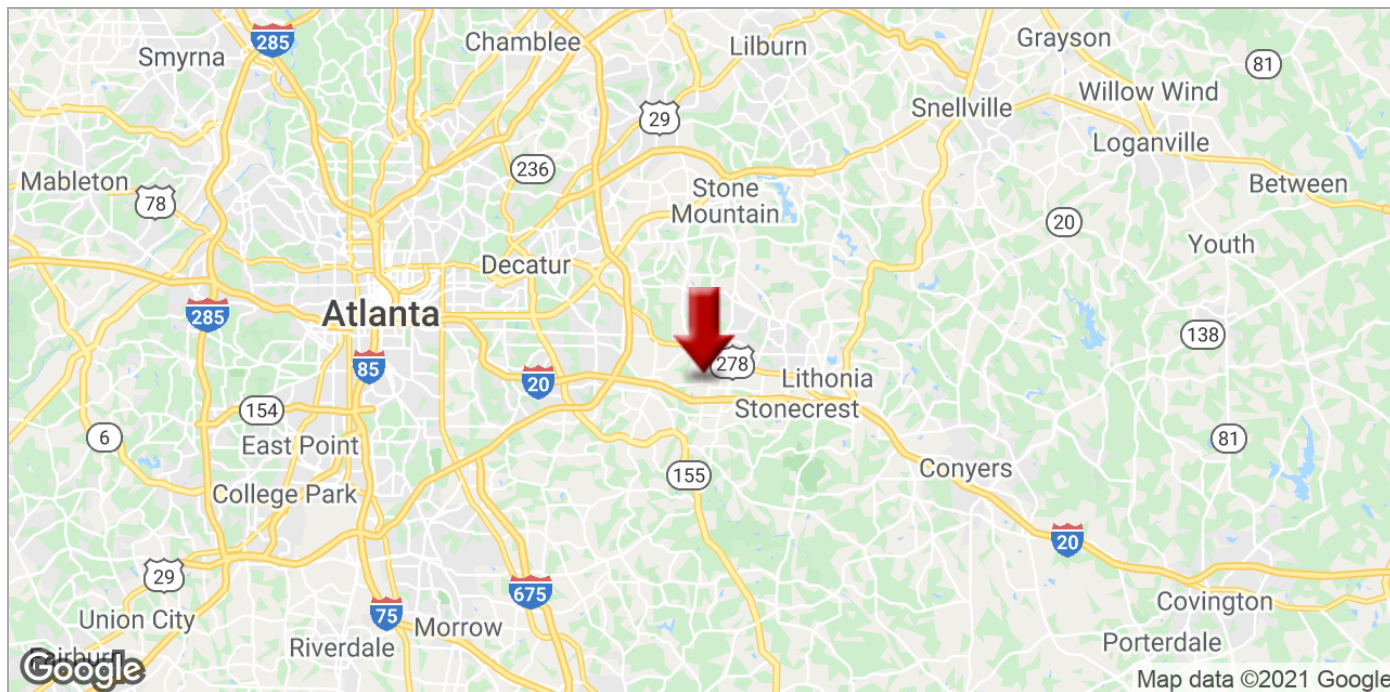
LOCATION INFORMATION

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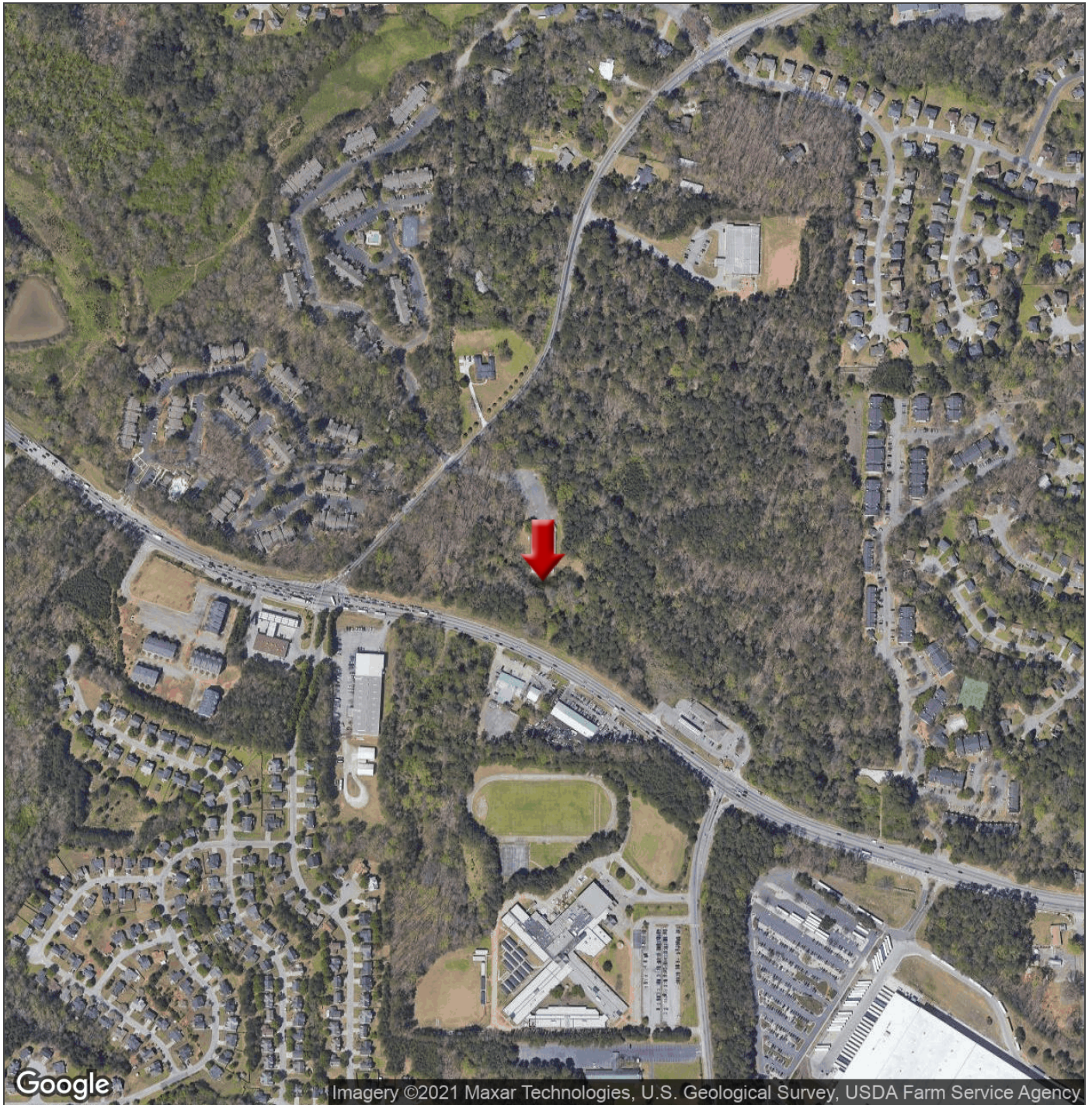
LOCATION MAPS

AERIAL MAP

Location Maps



Aerial Map



2650 YOUNG ROAD

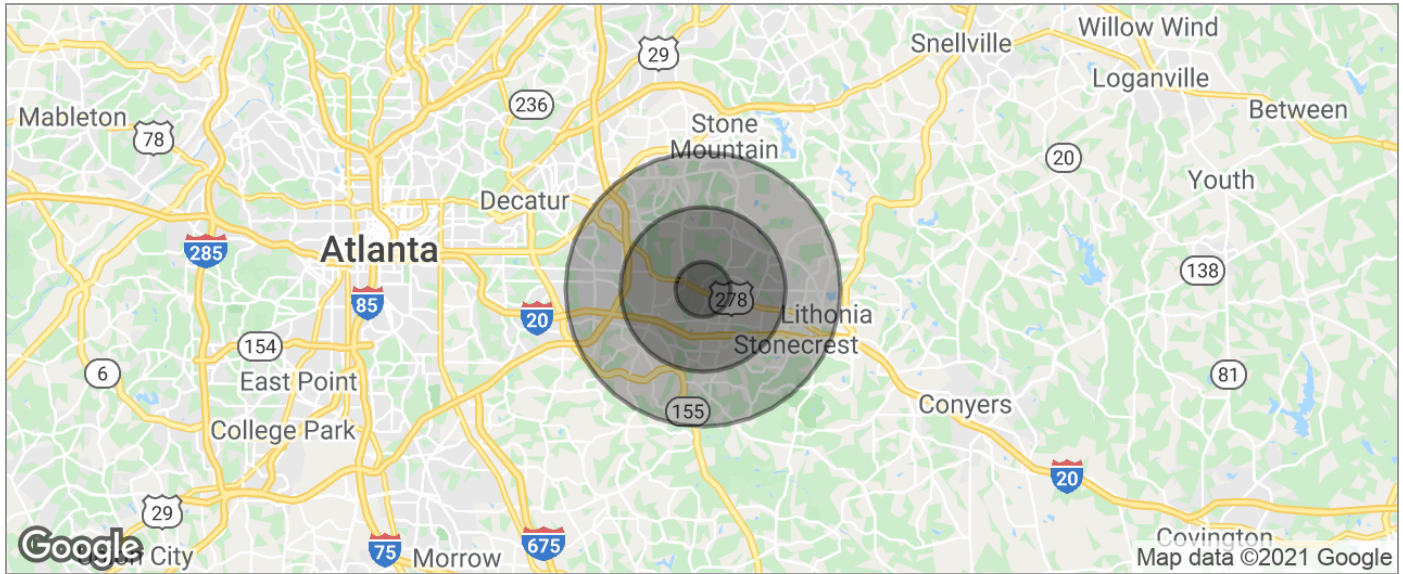
DEMOGRAPHICS

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DEMOGRAPHICS MAP

YOUNG RD & COVINGTON HWY RETAILER MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,012	80,998	205,443
MEDIAN AGE	35.0	33.2	34.2
MEDIAN AGE (MALE)	32.3	30.0	31.3
MEDIAN AGE (FEMALE)	36.5	35.3	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,908	29,247	73,562
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$58,312	\$52,995	\$55,914
AVERAGE HOUSE VALUE	\$157,274	\$142,516	\$157,966
RACE	1 MILE	3 MILES	5 MILES
% WHITE	3.9%	5.0%	6.0%
% BLACK	93.7%	90.8%	90.7%
% ASIAN	1.0%	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%	2.7%	2.4%

* Demographic data derived from 2010 US Census

Young Rd & Covington Hwy Retailer Map

