

## LAND FOR SALE

# SNAPFINGER WOODS DRIVE FRONTAGE

5152 Snapfinger Woods Drive, Stonecrest, GA 30035



|                 |                           |
|-----------------|---------------------------|
| SALE PRICE:     | \$250,000                 |
| PRICE PER ACRE: | \$113,636                 |
| LOT SIZE:       | 2.2 Acres                 |
| APN #:          | 16 025 01 004             |
| ZONING:         | OI - Office-Institutional |
| MARKET:         | Atlanta MSA               |
| SUB:            | I-20 East/Conyers         |

## PROPERTY OVERVIEW

2.2 Acres

Ideal office or medical office building site

Well travelled street frontage

Traffic count 10366 VPD

Zoned OI Office-Institutional

All utilities available at site

## PROPERTY FEATURES

- Convenient access to Interstate 20 at Panola Road Exit 71

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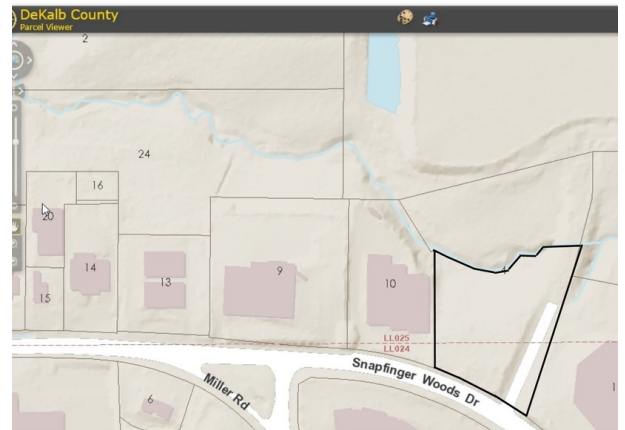
**LAWRENCE MOLNAR**  
Commercial Realtor  
O: 678.298.1600  
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lhmolnar@kwcommercial.com

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### PROPERTY OVERVIEW

2.2 Acres on Snapfinger Woods Drive

Price \$250,000

Located on a well travelled road

Easily accessible flat lot

Ideal location for an office or medical building

Easy access via I-20 and Panola Road (Exit #71)

All utilities available at site

Zoned OI Office Institutional

### LOCATION OVERVIEW

Snapfinger Woods Industrial Park located in Stonecrest, GA Dekalb County (Atlanta MSA) is a mixed use land development with retail, office, medical, multifamily and industrial sites available. Parcels are available For Sale. All parcels have utilities available. The development has convenient access to Interstate 20 at Panola Road Exit 71. The property is in the Northwest Quadrant of I-20 and Panola Road bordered by Covington Highway, Panola Road, Snapfinger Woods Drive and Miller Road.

### ALL 65 ACRES IN PORTFOLIO FOR SALE

56 additional acres also available

### SELLER WILL LOOK AT ALL OFFERS

prefers to sell entire portfolio

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**STREET ADDRESS:** 5152 Snapfinger Woods Drive

**CITY, STATE, ZIP:** Stonecrest, GA 30035

**APN:** 16 025 01 004

**ZONING:** OI - Office-Institutional

**NEW PRICE:** \$250,000



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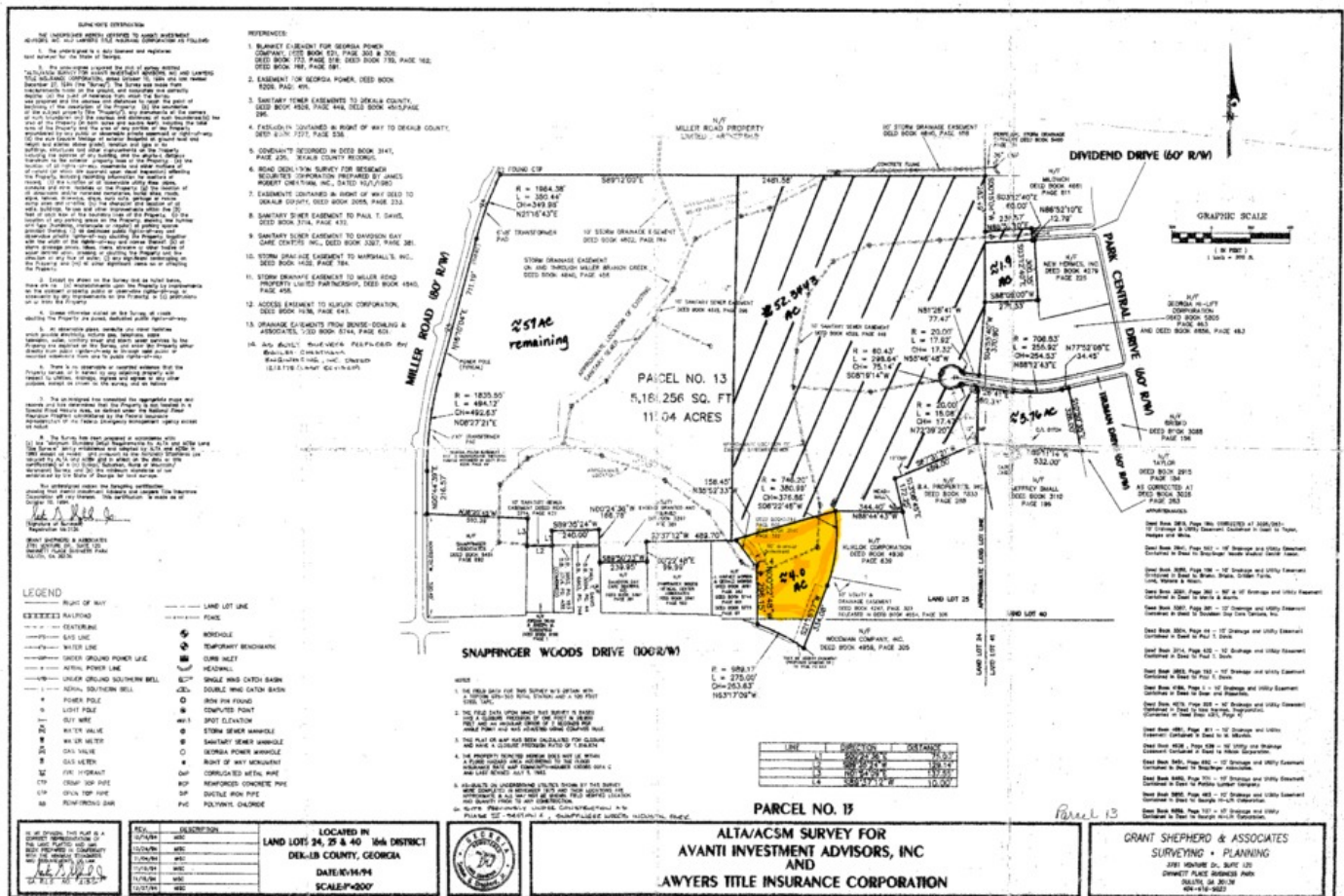
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## LAND FOR SALE

SNAPFINGER WOODS PORTFOLIO

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|                 |                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SALE PRICE:     | \$4,382,825                                                                                                                                                                        |
| PRICE PER ACRE: | \$67,532                                                                                                                                                                           |
| TOTAL ACRES:    | 64.9                                                                                                                                                                               |
| APN #:          | 16 040 02 041, 16 040 06 001,<br>16 025 01 004, 16 024 01 004,<br>16 040 01 018, 16 040 01 002,<br>16 041 04 009, 16 024 02 001,<br>16 040 05 001, 16 025 01 002,<br>16 025 01 024 |
| ZONING:         | OI - Office-Institutional                                                                                                                                                          |
|                 |                                                                                                                                                                                    |

### PROPERTY OVERVIEW

A portfolio of 8 remaining parcels 2-16 acres each, totalling 65 acres Zoned M, some OI and C-2. Snapfinger Woods Industrial Park located in Stonecrest GA, Dekalb County (Atlanta MSA) is a mixed use land development with retail, office, medical office, manufacturing, and industrial sites available

### PROPERTY FEATURES

- 1 mile to I-20, 4 miles to I-285
- 18 miles to Hartsfield-Jackson International Airport
- Easily accessible flat lots
- Variety of lot sizes to suit every need
- CoStar reports Snapfinger/I-20 East Industrial enjoys low 6.0% vacancy rates
- All parcels have utilities available
- Inside the proposed new City of Stonecrest
- SELLER WILL LOOK AT ALL OFFERS

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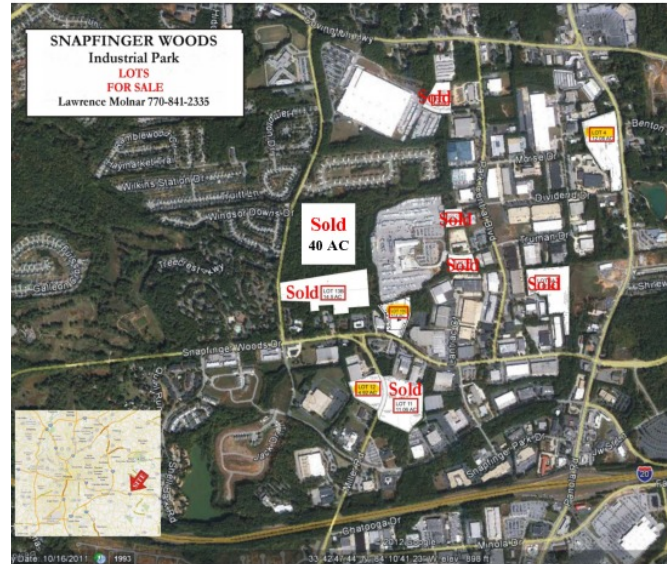
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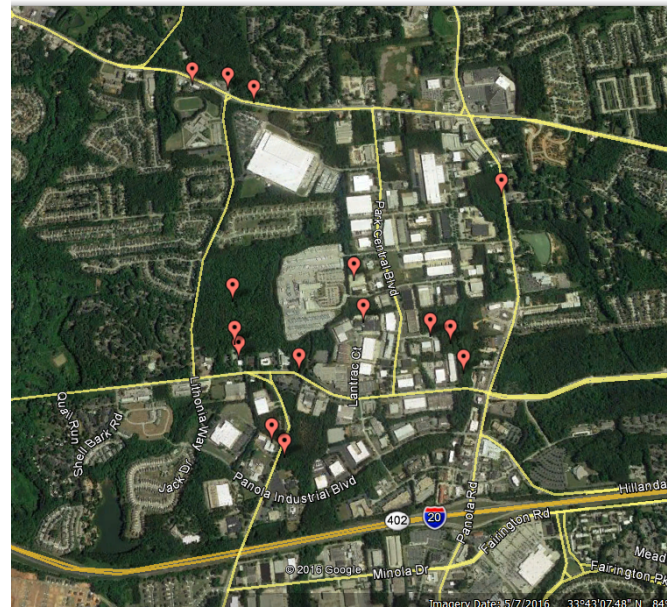
### SNAPFINGER WOODS PROPERTY PRICING

|                         |                             |             |
|-------------------------|-----------------------------|-------------|
| • Lot 13A               | 5275 Dividend Drive         | SOLD        |
| • Lot 13A-2             | 5277 Truman Drive           | SOLD        |
| • Lot 13C               | 5152 Snapfinger Woods Drive | \$250,000   |
| • Lot 12                | 2811 Miller Road            | \$467,400   |
| • Lot 6A                | 5360 Penn Circle            | SOLD        |
| • Lot 11                | 2800 Miller Road            | SOLD        |
| • Lot 4                 | 2375 Panola Road            | \$1,140,000 |
| • Lot 13B               | 2534 Miller Road            | SOLD        |
| • Lot 1                 | 2295 Park Central           | SOLD        |
| • INDIVIDUAL LOT PRICES |                             | \$4,382,825 |
| • PORTFOLIO PRICE       |                             | \$3,944,543 |
| • SAVINGS               |                             | \$438,282   |



### OTHER NEARBY PROPERTY FOR SALE

|                                |          |             |
|--------------------------------|----------|-------------|
| • 2450 Miller Road             | 40 Acres | SOLD        |
| • 5702,5758,5810 Covington Hwy | 16 Acres | \$1,200,000 |



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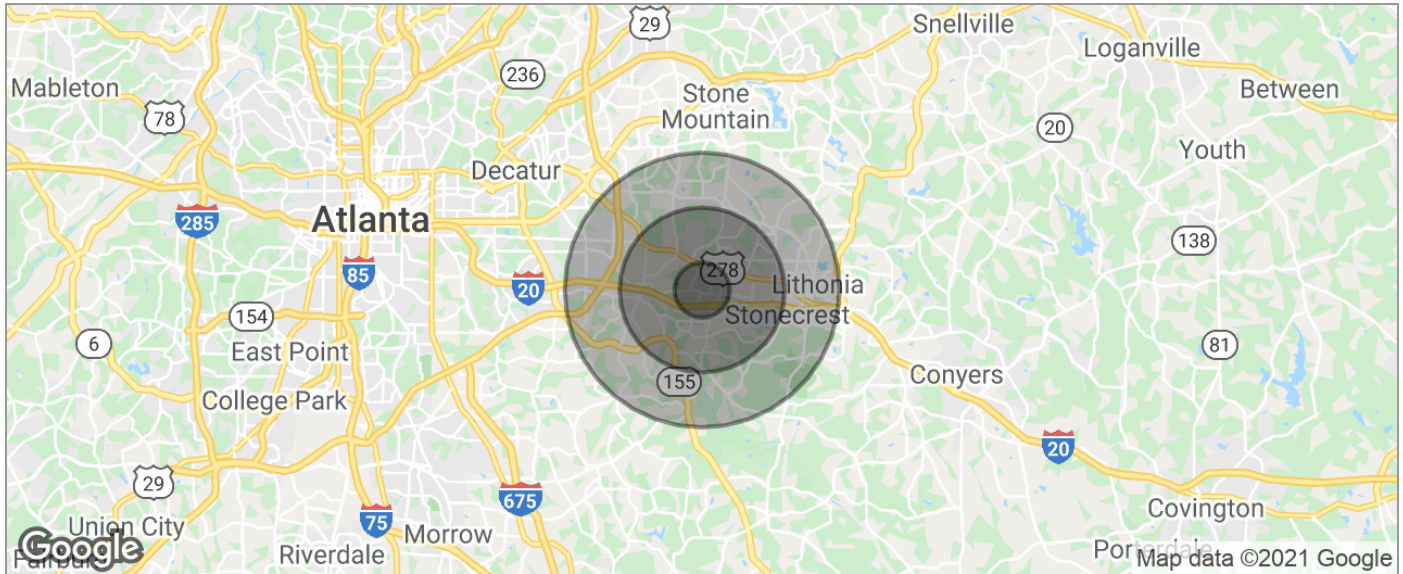
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 6,237     | 74,374    | 181,763   |
| MEDIAN AGE          | 32.7      | 33.3      | 34.2      |
| MEDIAN AGE (MALE)   | 32.5      | 29.7      | 31.2      |
| MEDIAN AGE (FEMALE) | 32.8      | 35.6      | 36.2      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,561     | 27,501    | 65,156    |
| # OF PERSONS PER HH | 2.4       | 2.7       | 2.8       |
| AVERAGE HH INCOME   | \$49,211  | \$53,069  | \$56,889  |
| AVERAGE HOUSE VALUE | \$145,123 | \$152,714 | \$159,950 |
| RACE                | 1 MILE    | 3 MILES   | 5 MILES   |
| % WHITE             | 2.6%      | 4.2%      | 4.9%      |
| % BLACK             | 95.4%     | 92.5%     | 92.1%     |
| % ASIAN             | 0.4%      | 1.3%      | 1.0%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.0%      | 0.1%      | 0.1%      |
| % OTHER             | 0.3%      | 0.5%      | 0.7%      |
| ETHNICITY           | 1 MILE    | 3 MILES   | 5 MILES   |
| % HISPANIC          | 2.0%      | 2.2%      | 2.3%      |

\* Demographic data derived from 2010 US Census

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