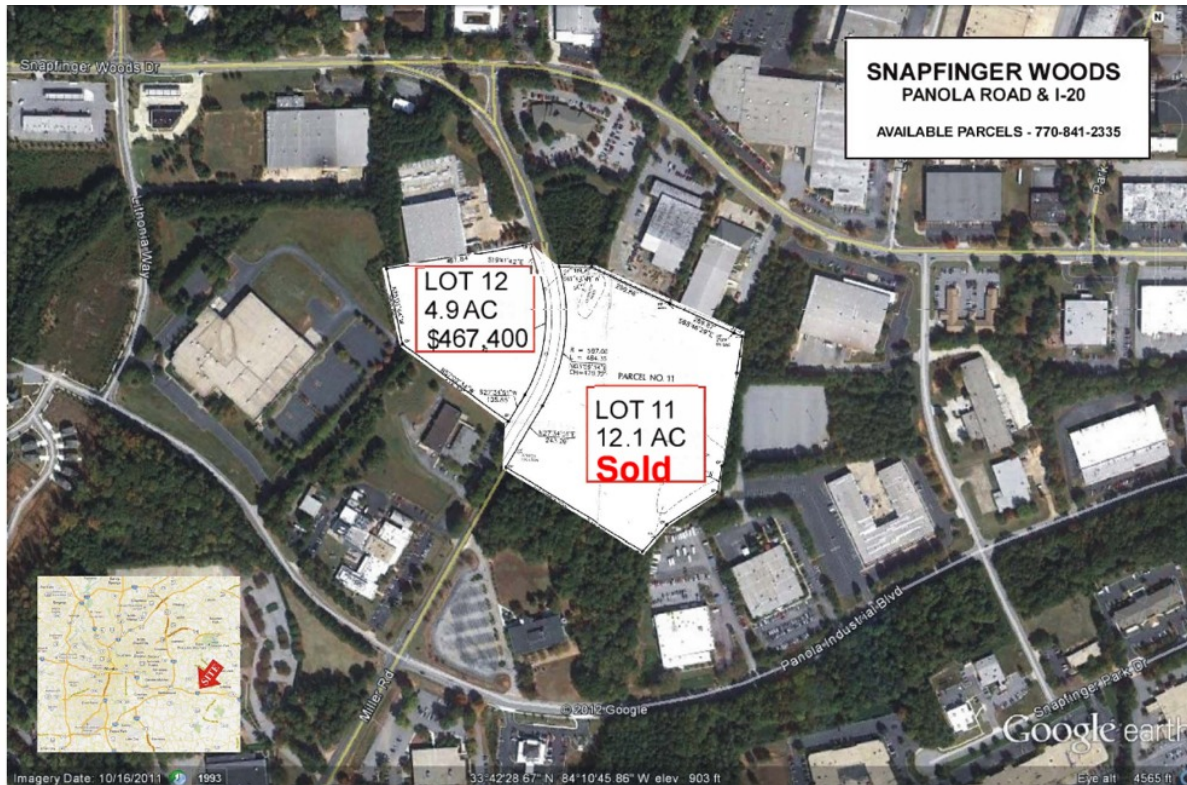


LAND FOR SALE

SNAPFINGER WOODS INDUSTRIAL PARK

2811 Miller Road - Lot 12, Stonecrest, GA 30035



SALE PRICE: \$467,400

PRICE PER ACRE: \$95,388

LOT SIZE: 4.9 Acres

APN #: 16 024 01 004

ZONING: M - Light Industrial

PROPERTY OVERVIEW

4.9 Acres

Located in an established industrial park

Ideal for manufacturing building

Easily accessible flat lot

PROPERTY FEATURES

- 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

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115 Perimeter Center Place,
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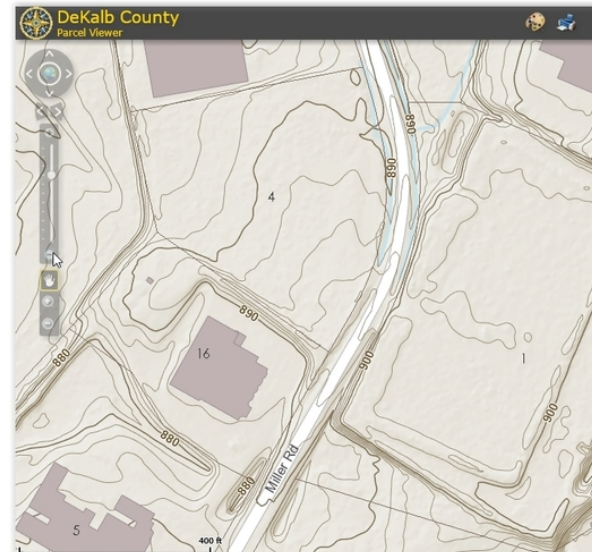
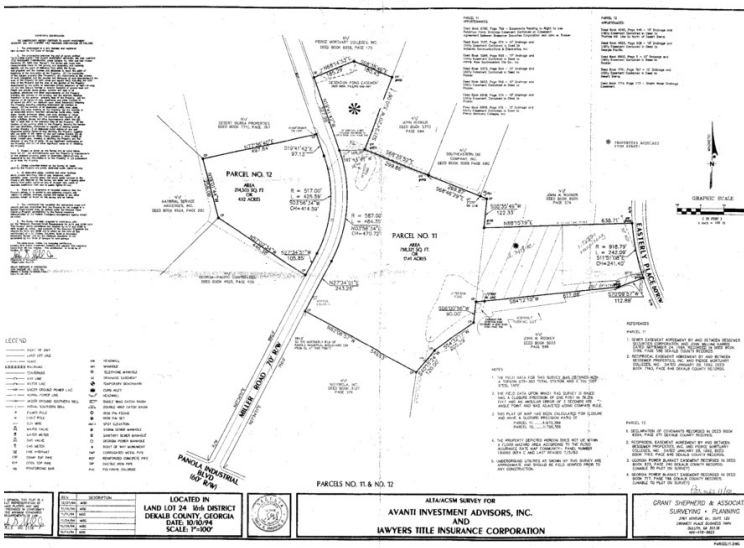
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LAND FOR SALE



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LAND FOR SALE

LOT 12 - 2811 MILLER ROAD - 4.9 ACRES

2811 Miller Road - Lot 12, Stonecrest, GA 30035



PROPERTY OVERVIEW

Price \$467,400

Located in an Established Industrial Park

Easily accessible flat lot

Ideal for Manufacturing Building

Zoned M Light Industrial

All utilities available at site

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

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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LAND FOR SALE



2811 Miller Road - Lot 12, Stonecrest, GA 30035

STREET ADDRESS: 2811 Miller Road - Lot 12

CITY, STATE, ZIP: Stonecrest, GA 30035

APN: 16 024 01 004

ZONING: M - Light - Industrial

NEW PRICE: \$467,400



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LAND FOR SALE

SNAPFINGER WOODS PORTFOLIO

2811 Miller Road - Lot 12, Stonecrest, GA 30035



SALE PRICE:	\$4,382,825
PRICE PER ACRE:	\$67,532
TOTAL ACRES:	64.9
APN #:	16 040 02 041, 16 040 06 001, 16 025 01 004, 16 024 01 004, 16 040 01 018, 16 040 01 002, 16 041 04 009, 16 024 02 001, 16 040 05 001, 16 025 01 002, 16 025 01 024
ZONING:	M - Light - Industrial

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
- Inside the proposed new City of Stonecrest
- SELLER WILL LOOK AT ALL OFFERS

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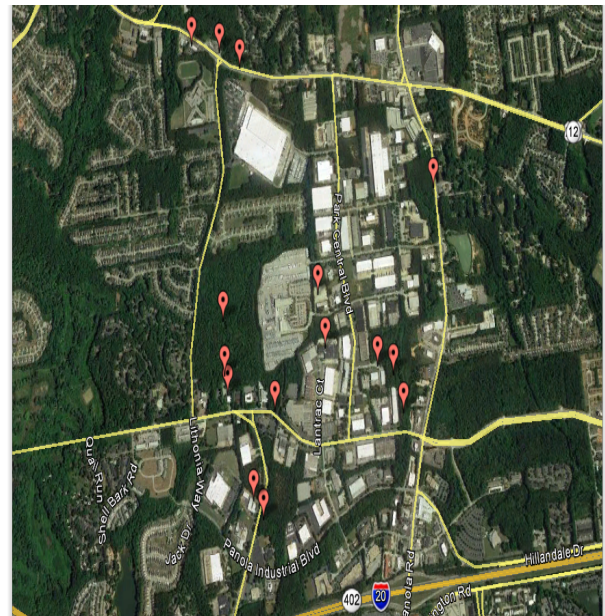
SNAPFINGER WOODS PROPERTY PRICING

• Lot 13A	5275 Dividend Drive	SOLD
• Lot 13A-2	5277 Truman Drive	SOLD
• Lot 13C	5152 Snapfinger Woods Drive	\$334,875
• 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	\$700,000



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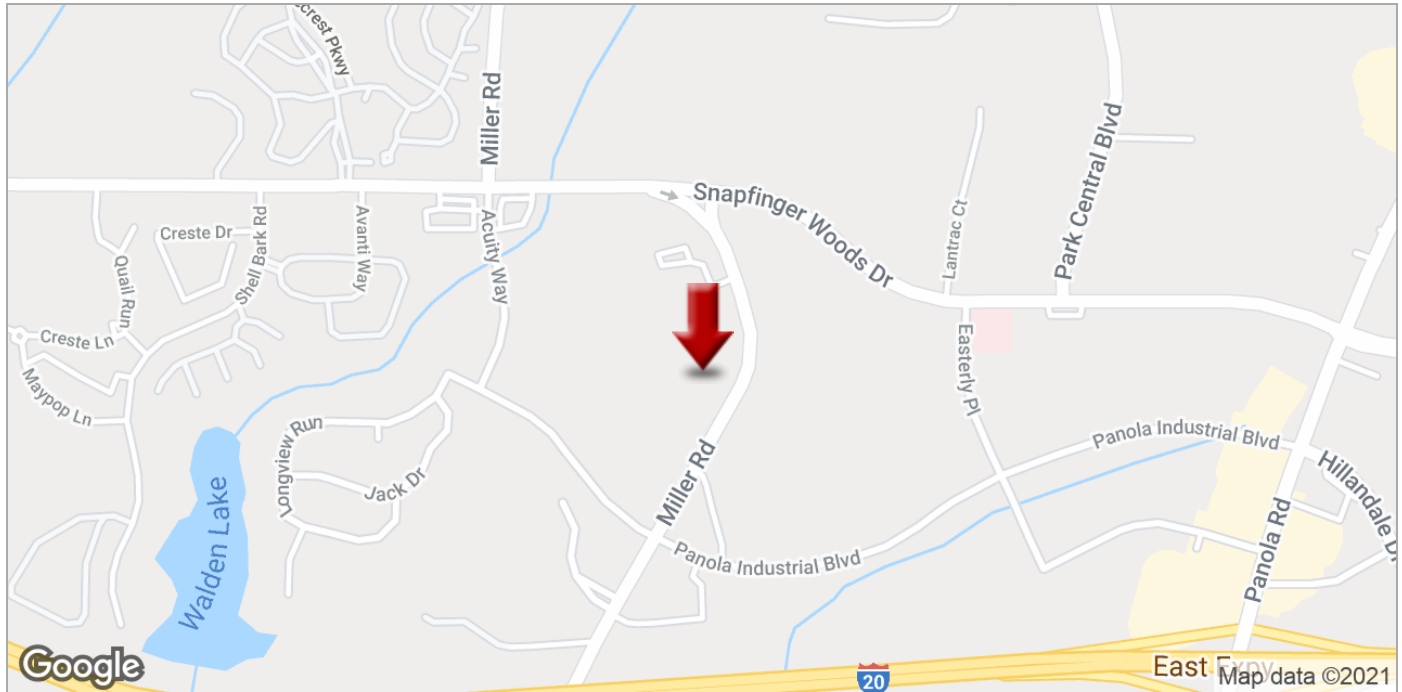
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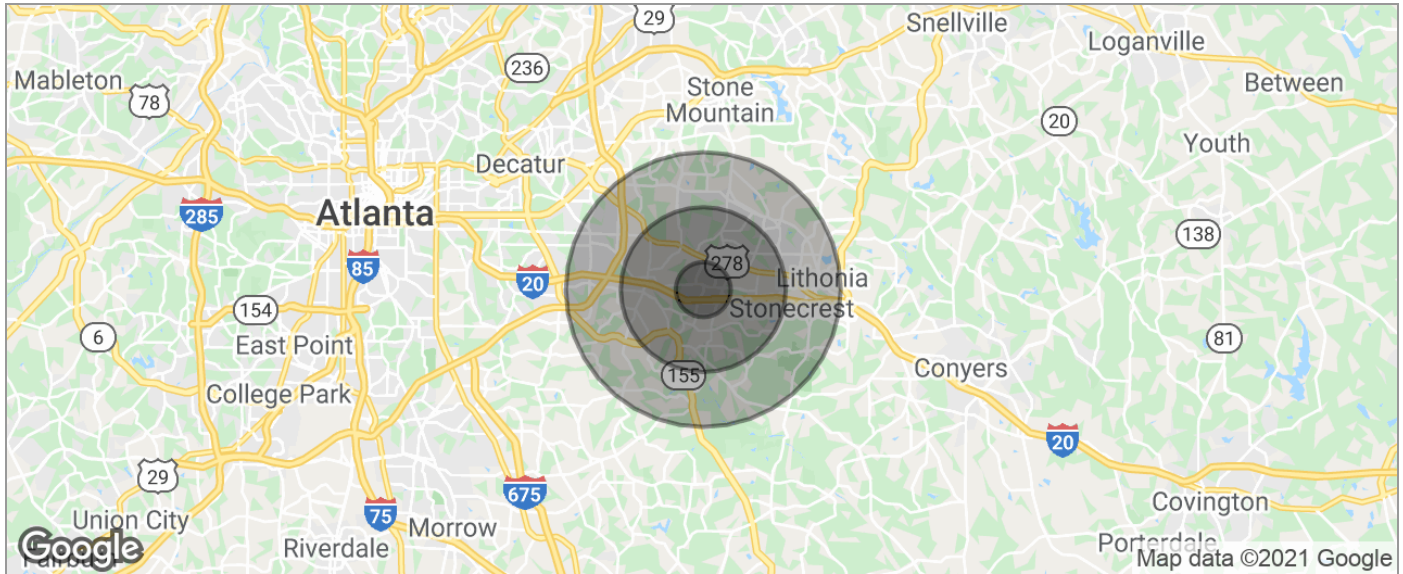
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LAND FOR SALE

2811 Miller Road - Lot 12, Stonecrest, GA 30035



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,104	71,872	179,873
MEDIAN AGE	33.2	33.5	34.3
MEDIAN AGE (MALE)	32.5	30.1	31.3
MEDIAN AGE (FEMALE)	33.4	35.6	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,487	26,540	64,576
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$50,792	\$53,693	\$56,617
AVERAGE HOUSE VALUE	\$140,232	\$155,424	\$160,069
RACE	1 MILE	3 MILES	5 MILES
% WHITE	2.8%	4.2%	4.8%
% BLACK	94.9%	92.7%	92.1%
% ASIAN	0.7%	1.3%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.6%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.2%	2.1%	2.3%

* Demographic data derived from 2010 US Census

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