

## MULTIFAMILY SITE IN CASCADE HEIGHTS

### PROPERTY HIGHLIGHTS

- ± 2.78-acre residential tract
- Proposed multifamily development site
- Access to all utilities including: electricity/power, gas, irrigation, water, telephone and cable
- Potential seller financing and/or joint venture participation
- Located in Cascade Heights just south of the Cascade Springs Nature Preserve, a forested 120-acre nature park with trails and streams
- ± 7.3 miles from Hartsfield-Jackson Atlanta International Airport
- Less than 5 miles from East Point and West End
- Easy access to I-285

### PROPERTY OVERVIEW

This ± 2.78-acre residential tract in the affluent Cascade Heights neighborhood of the city of Atlanta. Currently zoned R-3, the property could potentially be rezoned for a multifamily development of at least 15 units. The property is ripe for development and has access to all utilities.



**PRICE**  
**\$349,000**



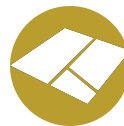
**SITE SIZE**  
**± 2.78 ACRES**



**IDEAL USES**  
**MULTIFAMILY RESIDENTIAL**



**TRAFFIC COUNTS**  
**56,100 VPD ON LANGFORD PKWY**



**ZONING**  
**R-3 (RESIDENTIAL)**



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## LOCATION OVERVIEW

The site is located in Southwest Atlanta approximately a half-mile south of Cascade Road, 1.5 miles east of I-285 and 7.5 miles from Downtown Atlanta. The site is also in Cascade Heights just south of the Cascade Springs Nature Preserve, a forested 120-acre nature park with trails and streams. Near the West End and East Point neighborhoods, this property sits in a prime location with easy access to major retail areas.

Also, this site is located just 7.3 miles from Hartsfield-Jackson Atlanta International Airport, Atlanta's bustling airport with over 200 gates and over 1,000 flights per day. It has been the world's busiest airport by passenger traffic since 1998, and by number of landings and take-offs since 2005. Many of the nearly one million flights are domestic flights from within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,248	76,094	309,544
Total Population	5,674	193,611	742,507
Average HH Income	\$66,758	\$57,489	\$90,152
Traffic Counts	56,100 vehicles per day on Langford Pkwy		

*\*Data derived from ESRI*

## RETAILER MAP

