



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# 34.99+/- ACRES NEAR SOUTH FULTON PKWY

Derrick Rd Assemblage; Perfect  
for Mixed Use.

SOUTH FULTON, GA 30349

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### Property Description

Unlock the potential of this exceptional 34.99-acre site in the thriving City of South Fulton, Fulton County, GA. Ideal for a dynamic mixed-use development. 1,600+/- feet of frontage on Derrick Road with ample depth for full utilization. Rolling topography. Located just 0.50 miles north of South Fulton Parkway. Near Branch Creek and the Union City limit, offering excellent accessibility.

Utilities are readily available, including multiple sewer tap options. Rapidly growing area with nearby shopping, entertainment, restaurants, and a new 20,000 sq ft Grady Health System emergency room slated to open in 2026. Priced at \$260,000 per acre, this is a golden opportunity for developers seeking a property with significant growth potential, including attainable housing development and City of South Fulton support for a mixed use concept and rezoning.

### Highlights

- City of South Fulton supports to designate zoning and use to Village Live Work Character Area: MIX, allowing 9-15 units per acre (additional info on next page)
- 1,600 +/- feet of frontage on Derrick Rd, perfect for commercial.
- Small lake on site ideal for community or mixed use amenity.
- Nearby major growth and development.

Price:	\$9,097,400
County:	Fulton
Cross Streets:	Derrick Rd & South Fulton Pkwy
Lot Size:	34.99 Acres
Price / Acre:	\$260,000
Traffic Count:	8,990 AADT
Market:	Atlanta Metro
Sub-market:	South Fulton
Zoning:	AG-1
Future Zoning:	MIX - City Supported Rezoning

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## Future Land Use: Village Live-Work

The Village Live Work category promotes small-scale, walkable centers that blend residential, retail, office, and civic spaces in a compact and pedestrian-oriented form. These areas are often located at historic crossroads, town centers, or redevelopment nodes with suburban or rural contexts.

Village Live Work is intended to create a village-scale sense of place, support local economies, and serve as gathering spaces for surrounding neighborhoods. Development typically includes storefronts, outdoor seating, second-floor housing, and small public plazas or greens.

## Zones: A, AL, MIX, R-6, TR

**Density: Moderate, up to 9-15 units per acre**

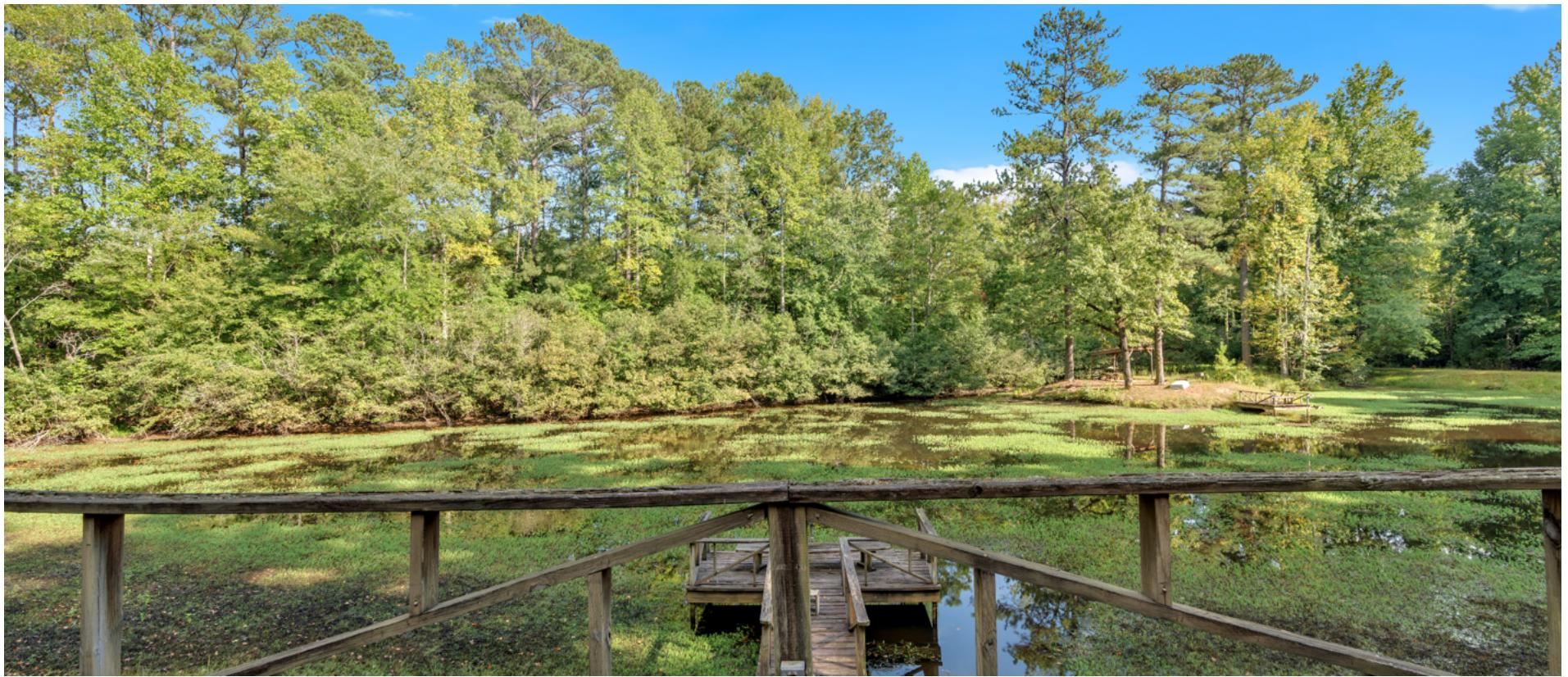
**Primary Uses: Small businesses, townhomes, apartments above shops, civic uses**

Open Space: 30% open



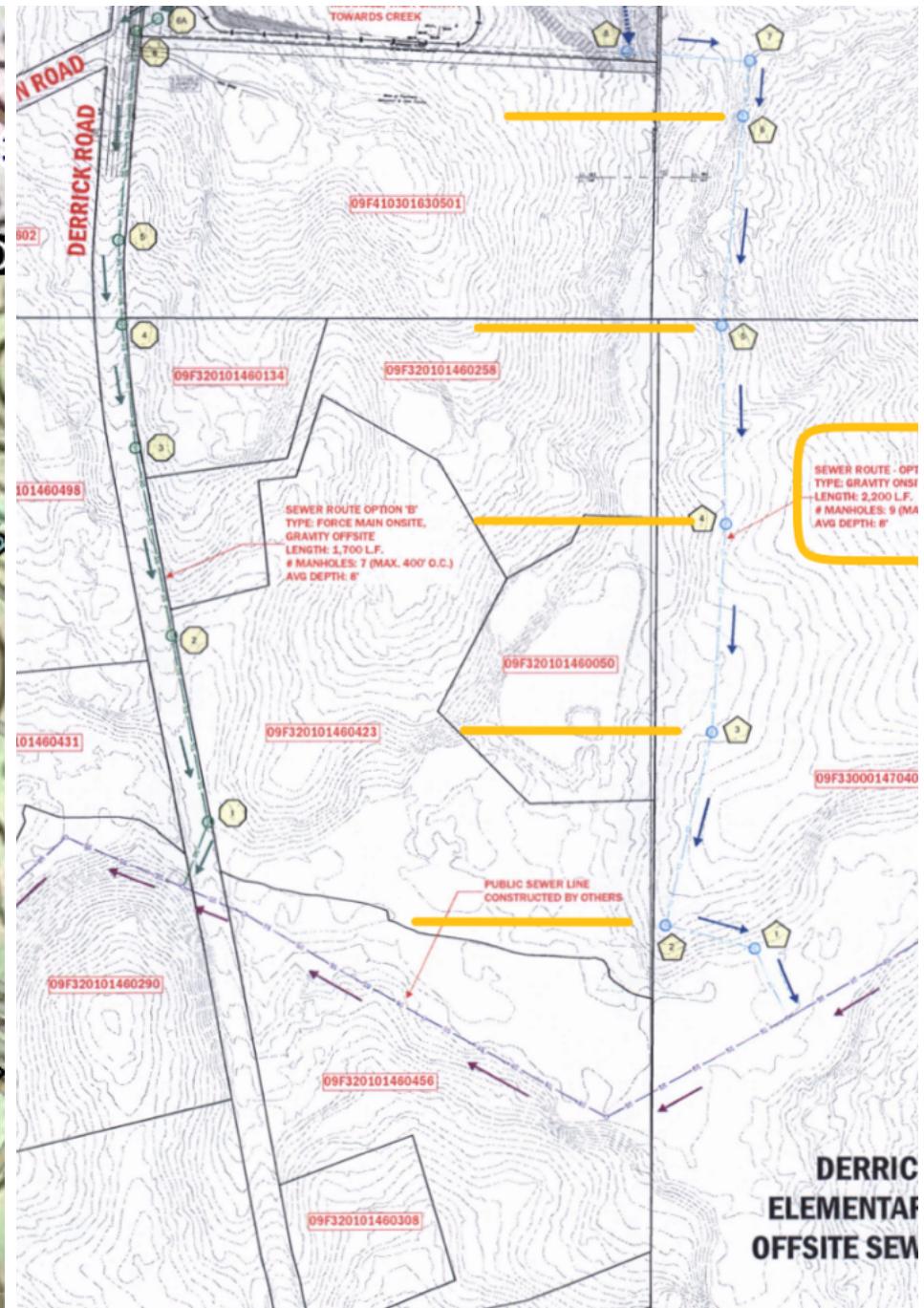
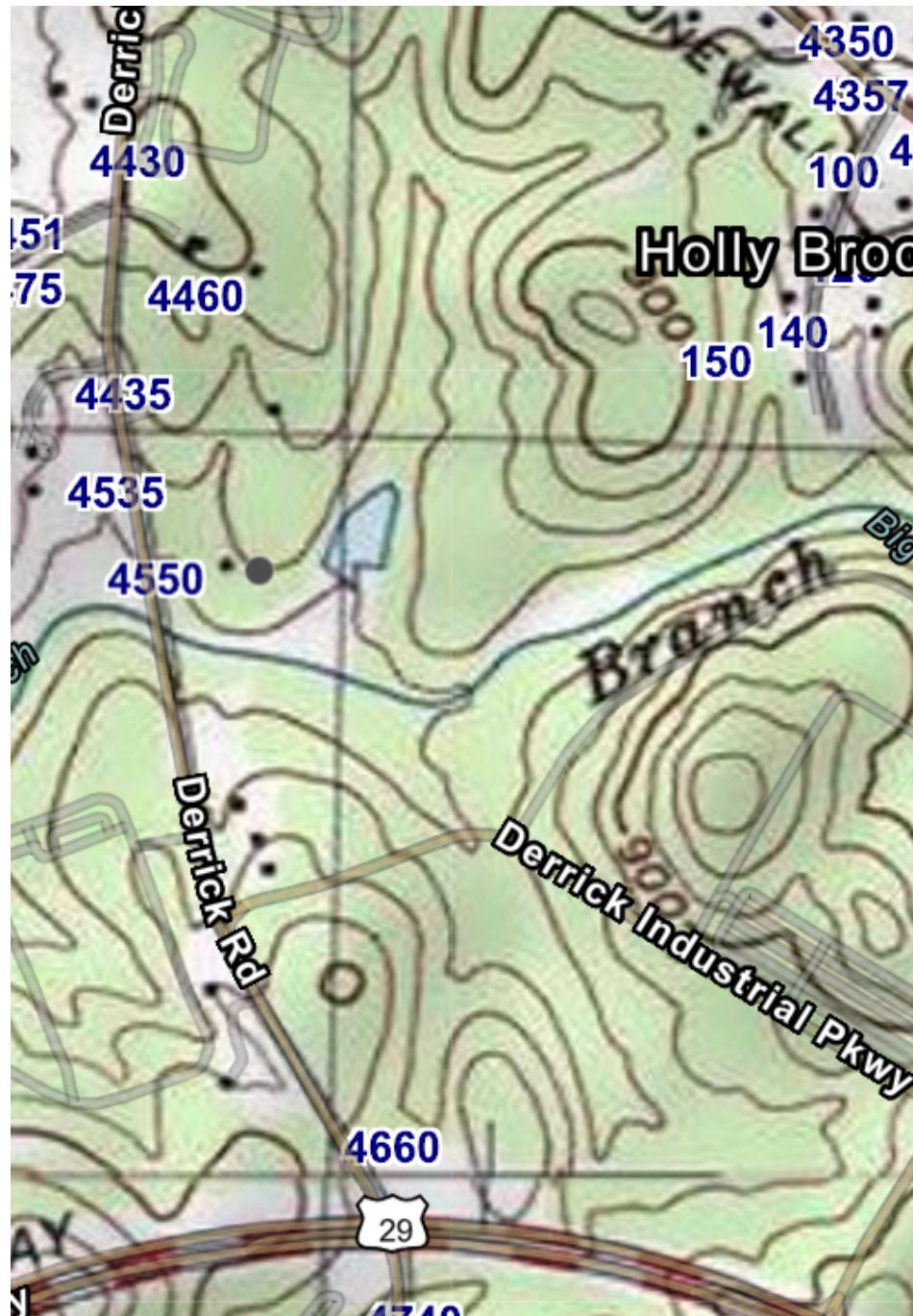
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## PHOTOS

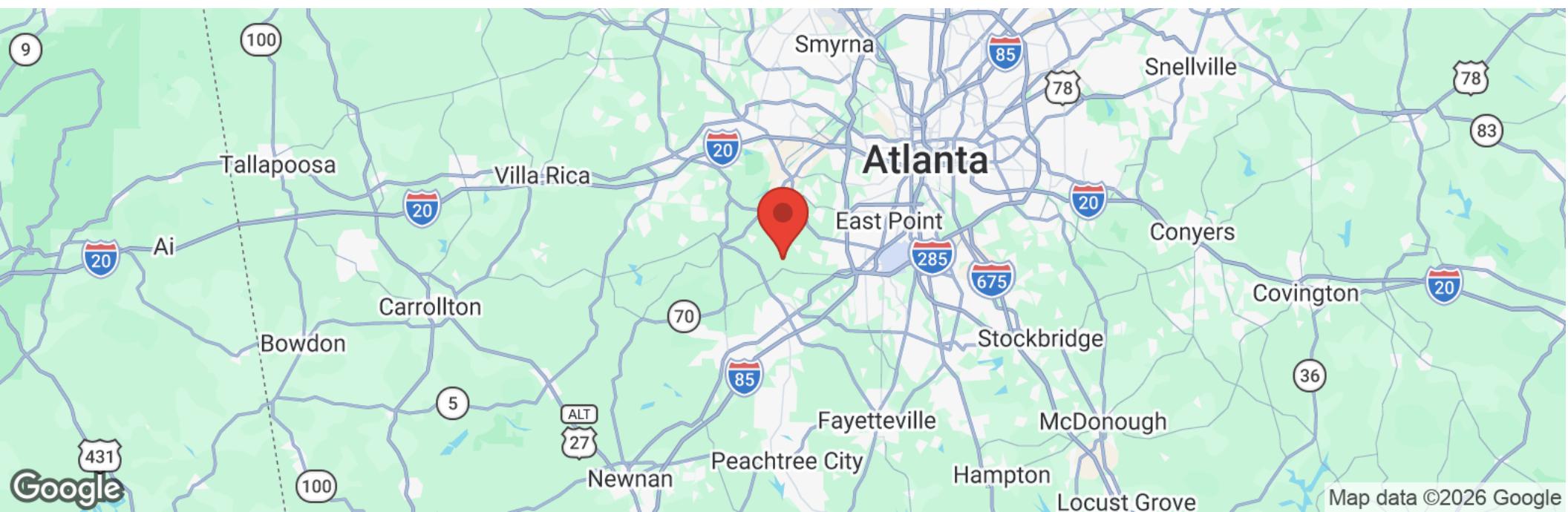


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## TOPOGRAPHY AND SEWER

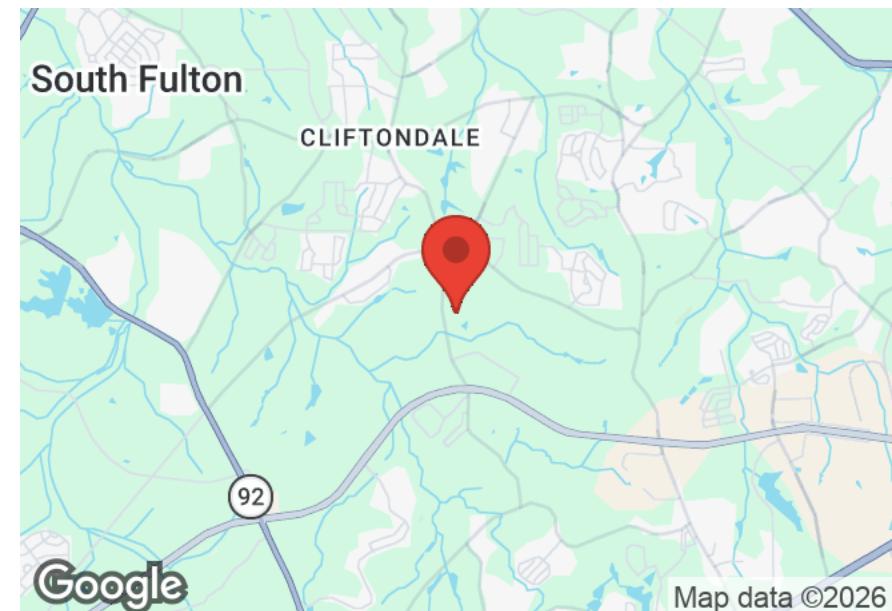


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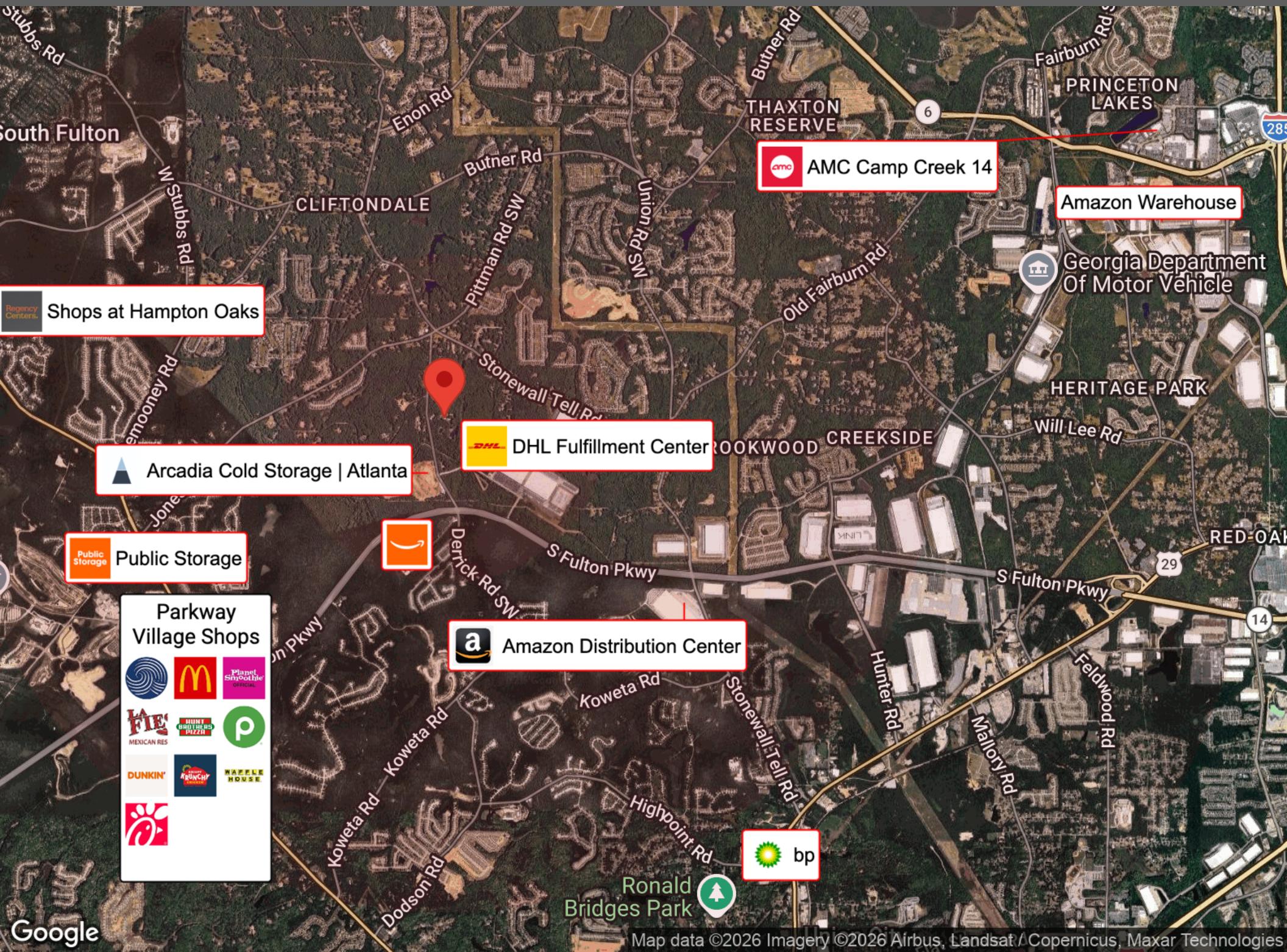
## City of South Fulton, GA

The City of South Fulton, Georgia offers a dynamic mix of natural beauty, modern convenience, and community-driven growth. Located just southwest of Atlanta, South Fulton combines the comfort of suburban living with easy access to the city's business and cultural opportunities. Since its incorporation in 2017, it has grown rapidly, offering residents well-established neighborhoods, quality schools within the Fulton County system, and plenty of green space—featuring over 17 parks, scenic trails, and venues like the Southwest Arts Center and Wolf Creek Amphitheater. The city is also a rising hub for business, logistics, and film production, thanks to its proximity to Hartsfield–Jackson International Airport and major interstates. With a strong sense of local pride, a supportive environment for entrepreneurs, and a growing arts and dining scene, South Fulton provides a balanced lifestyle for individuals and families seeking both opportunity and community.

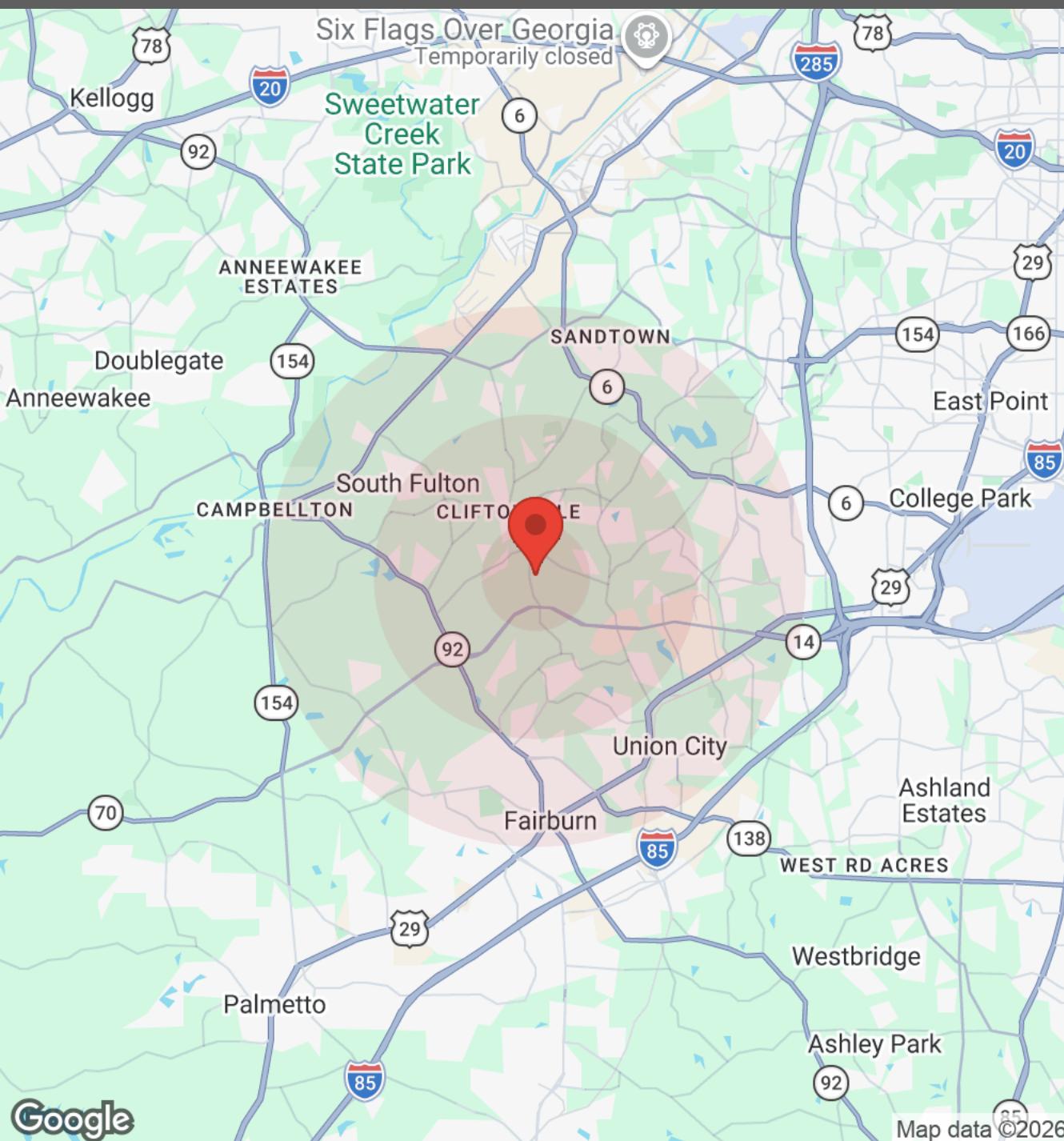


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## BUSINESS MAP



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,353	15,694	43,067
Female	1,688	19,102	51,835
Total Population	3,041	34,796	94,903
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	591	6,643	18,222
Ages 15-24	387	4,463	12,380
Ages 25-54	1,424	15,737	42,365
Ages 55-64	288	3,568	9,931
Ages 65+	351	4,386	12,004
Race	1 Mile	3 Miles	5 Miles
White	422	4,816	12,755
Black	2,397	27,294	73,550
Am In/AK Nat	2	21	76
Hawaiian	1	7	19
Hispanic	107	1,347	5,030
Asian	57	675	1,794
Multi-Racial	50	578	1,537
Other	4	59	142
Income	1 Mile	3 Miles	5 Miles
Median	\$101,615	\$100,214	\$88,627
< \$15,000	99	818	2,203
\$15,000-\$24,999	59	676	1,843
\$25,000-\$34,999	58	660	2,260
\$35,000-\$49,999	58	803	4,067
\$50,000-\$74,999	50	1,151	4,425
\$75,000-\$99,999	219	2,137	4,862
\$100,000-\$149,999	284	3,207	7,321
\$150,000-\$199,999	140	1,449	3,324
> \$200,000	139	1,626	4,592
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,214	13,772	38,590
Occupied	1,106	12,527	34,898
Owner Occupied	840	9,600	23,772
Renter Occupied	266	2,927	11,126
Vacant	108	1,244	3,692

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## **DONALD B EDWARDS JR**

### **Commercial Director and Associate Broker**

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



## **HANNAH BROOKS SIMS**

Born and raised in Georgia, and I have lived in the Northwest Georgia area for 30+ years. I am a goal-oriented business professional with a solid track record of consistently exceeding goals and delivering results. Early in my career, I worked with both the Georgia Real Estate Commission and Northside Realty, which gave me a strong foundation for understanding all aspects of working in real estate in Georgia. I then went on to build a successful medical transcription service, to include 30 healthcare facilities across 6 states and provided jobs for 400+ in 36 states which shows the strength and depth of my dedication to working diligently to achieve results. Throughout my life and career, the most important thing has been to build relationships! I believe that strong relationships with friends, family, clients, employees, and the community is the key to providing excellent service.

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