



SOUTHTREE

COMMERCIAL REAL ESTATE

9.49 AC - DEVELOPMENT OPPORTUNITY

HWY 54 & TYRONE RD, FAYETTEVILLE, GA

FOR SALE

9.49 Acres

Tyrone Rd
11,300 VPD

54 Hwy 54 - 33,600 VPD

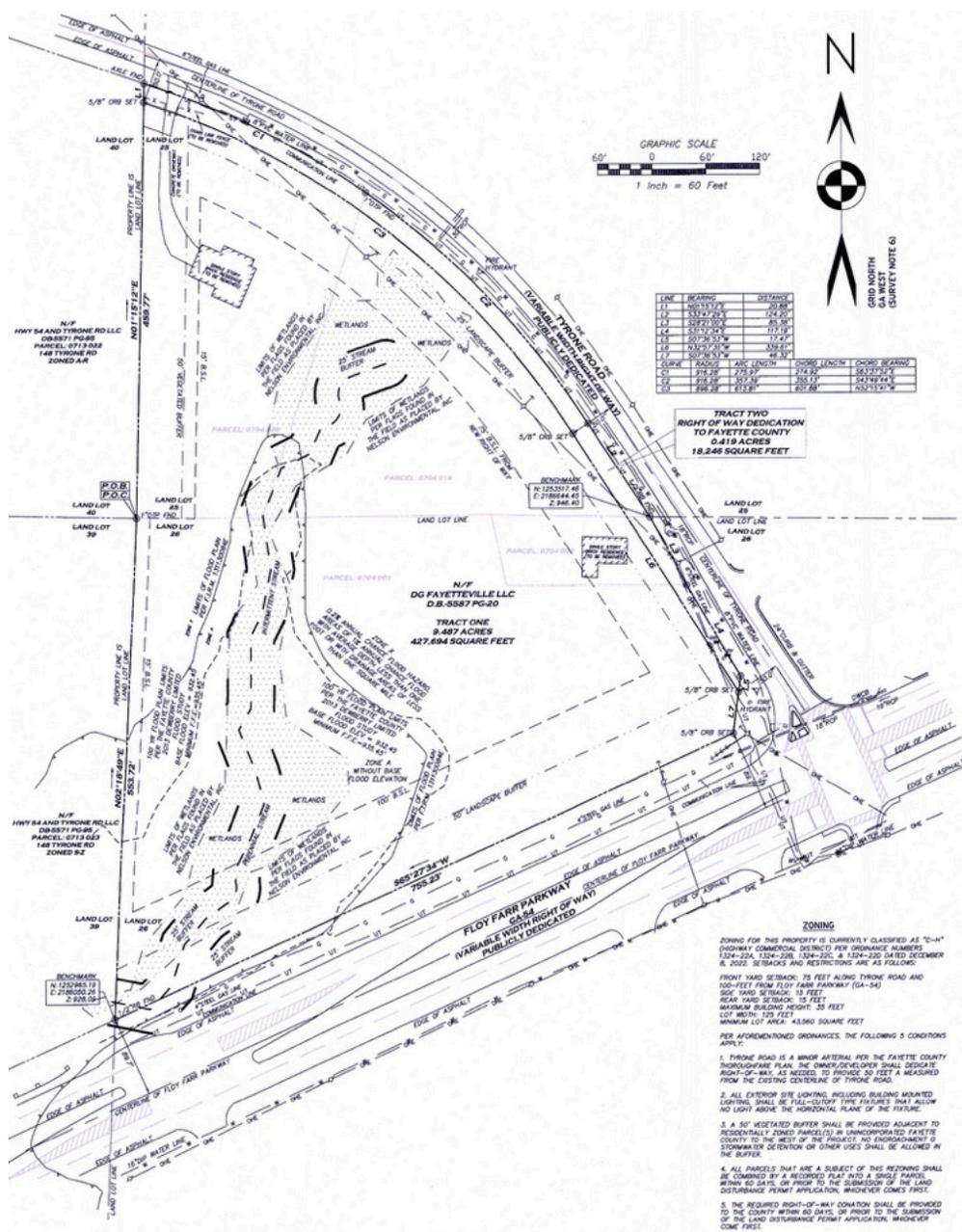
SEAN RAWSON
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SITE DETAILS

- » **FOR SALE**
- » **Address:** Corner of Hwy 54 & Tyrone Rd
- » **City:** Fayetteville
- » **County:** Fayette
- » **Traffic Counts:** Hwy 54 - 33,600 VPD, Tyrone Rd 11,300 VPD
- » **Lot Size:** 9.49 Acres
- » **Drive Thru is Permitted**
- » **Zoning:** C-H ; Highway Commercial (Fayette County)
- » **Utilities:** Septic system engineered. All utilities available
- » **Permits:** Permits for self-storage and c-store or other retail use could be obtained within weeks.
- » **Market:** Atlanta MSA
- » **Please Inquire for Pricing**

RECORDED PLAT



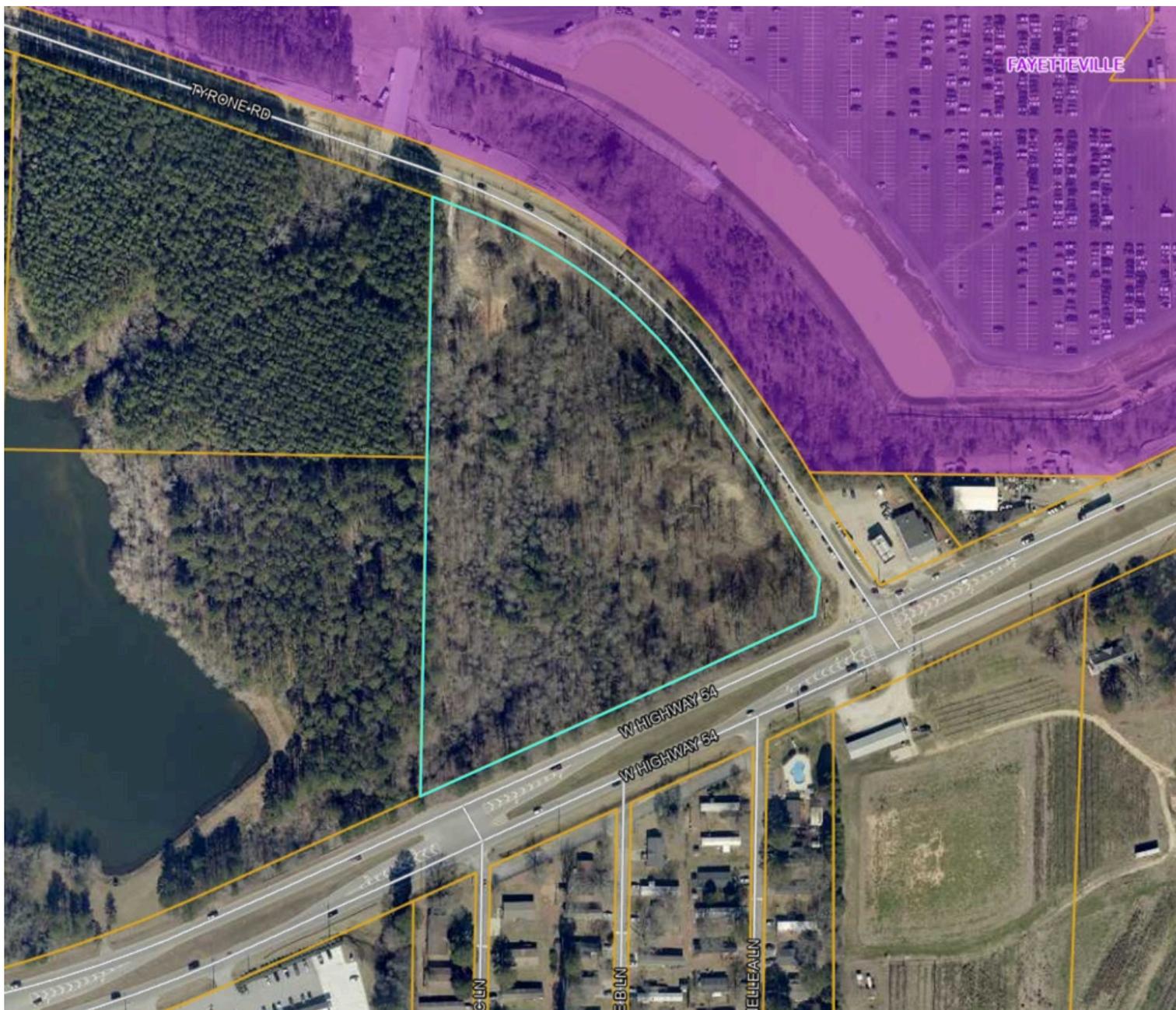


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FAYETTE COUNTY TAX MAP

HWY 54 & TYRONE RD, FAYETTEVILLE, GA





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CURRENT & FUTURE DEVELOPMENT

HWY 54 & TYRONE RD, FAYETTEVILLE, GA





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AERIAL MAP DETAILS

HWY 54 & TYRONE RD, FAYETTEVILLE, GA



TRILITH STUDIOS

TRILITH STUDIOS

- Largest movie studio in the country, outside of Hollywood (and growing)
- Multiple feature films hosted
- Host to +3,000 crew and actors daily



FUTURE LOCATION OF US SOCCER



TRILITH

TOWN OF TRILITH

- 1,500 residential units
- 160,000 SF of Retail, Office & Entertainment Space
- Trilith Guesthouse - Boutique Hotel



\$1 BILLION DATA CENTER UNDER CONSTRUCTION

- 615 Acres (Adjacent to Subject Site)
- 6,600,000 SF over 16 buildings



PIEDMONT FAYETTE HOSPITAL

- One of the largest employers in Fayette County
- 310 beds
- Synergy for medical and retail

SUBJECT

~2 MILES

~1 MILE

VETERANS PKWY

54

54

PEACHTREE CITY

2.5 miles

DOWNTOWN FAYETTEVILLE

4 miles

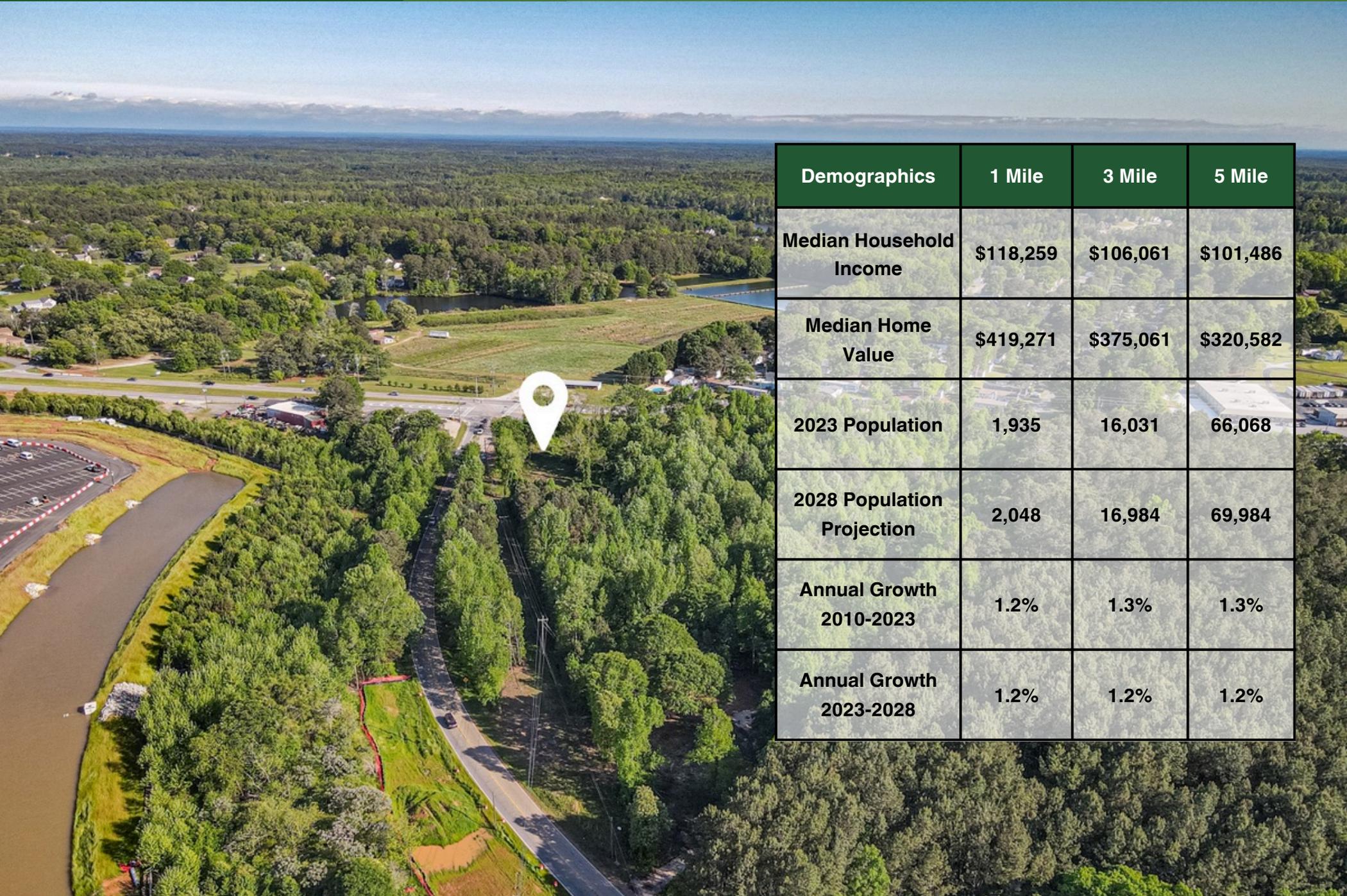


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DEMOGRAPHICS

HWY 54 & TYRONE RD, FAYETTEVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$118,259	\$106,061	\$101,486
Median Home Value	\$419,271	\$375,061	\$320,582
2023 Population	1,935	16,031	66,068
2028 Population Projection	2,048	16,984	69,984
Annual Growth 2010-2023	1.2%	1.3%	1.3%
Annual Growth 2023-2028	1.2%	1.2%	1.2%



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WE LOOK FORWARD TO WORKING WITH YOU

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