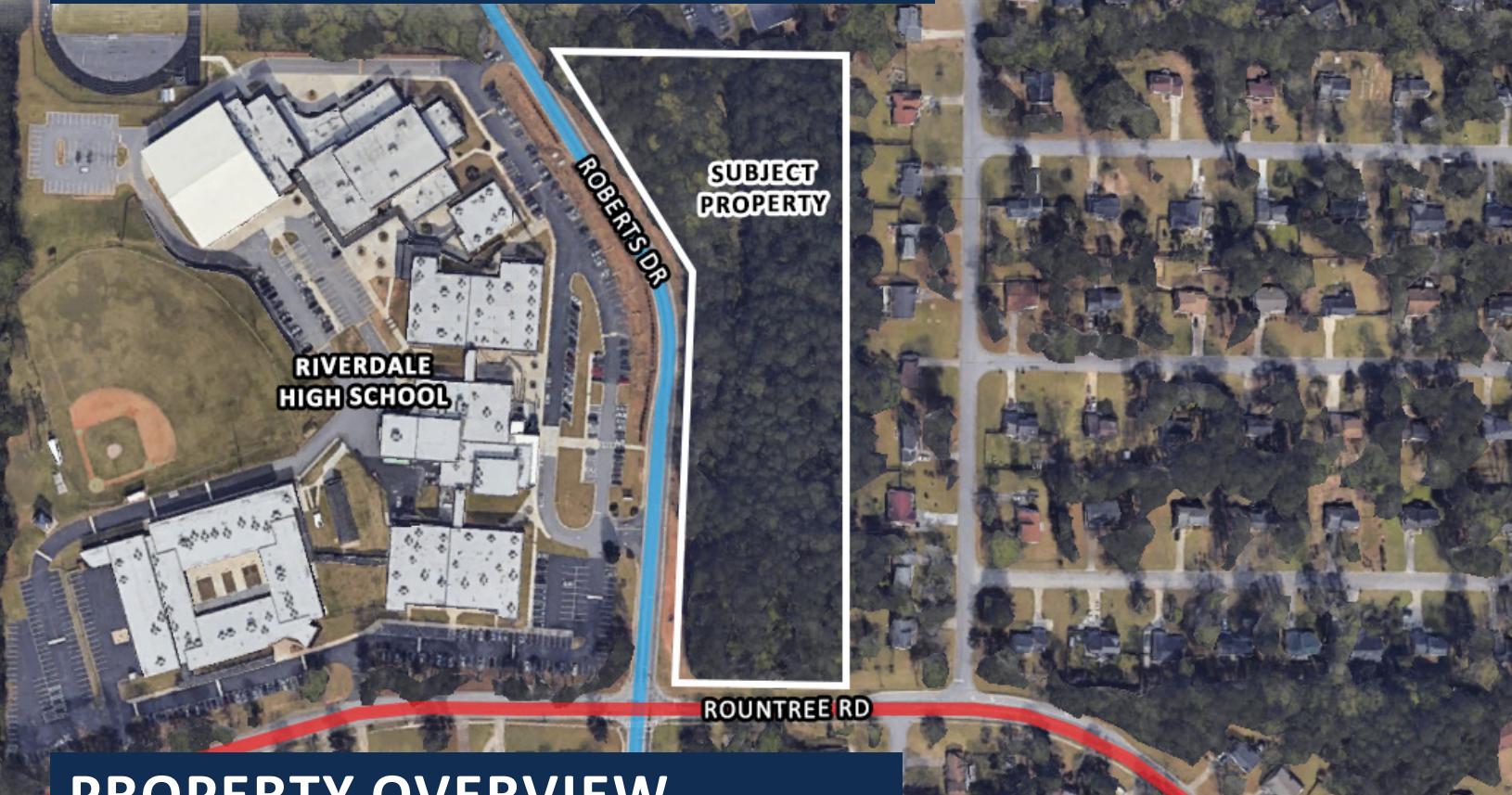


±5.96-Acre Development Site

FOR SALE

NE corner of Rountree Rd & Roberts Dr
Riverdale, Georgia 30274



PROPERTY OVERVIEW

This ±5.96-acre parcel sits directly across from Riverdale High School on Roberts Drive. It is zoned O-I (Office Institutional) by the city of Riverdale. Ideal uses would be for affordable housing, a charter or private school, a community center or youth services complex, or a mixed-use project with nonprofit or faith-based anchors. This corner site (with Rountree Road) is gently sloped and most clear with some mature trees.

The property is located less than a mile east of the busy GA-85 commercial corridor, featuring Walmart Supercenter and Kroger, and less than a mile north of Hwy 138. It is surrounded by residential communities. Downtown Riverdale lies approximately 1.5 miles to the northwest. Hartsfield-Jackson Atlanta International Airport is approximately 7.4 miles north and downtown Atlanta is approximately 14.3 miles north of the subject.

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SALE PRICE:
\$850,000



SITE SIZE:
±5.96 AC



ZONING:
O-I



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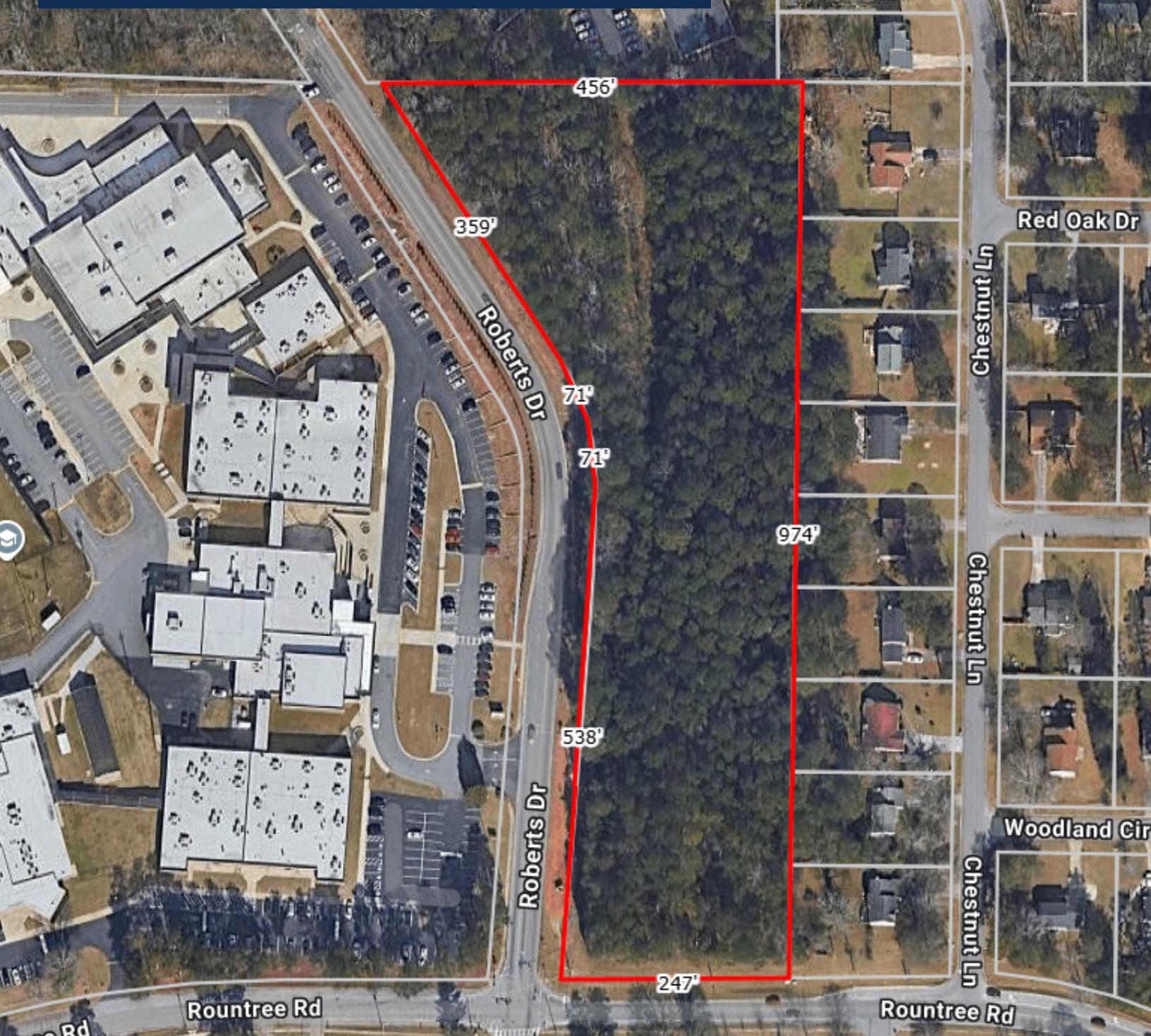
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



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DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|--|----------|----------|----------|
| | 9,804 | 93,486 | 192,244 |
| | 3,615 | 35,310 | 70,874 |
| | \$65,079 | \$66,353 | \$73,835 |

Source: 2025 ESRI

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