

For Sale



±20.5AC  
Assemblage

Bohannon Rd



# Bohannon Road Assemblage

8125 Bohannon Road • Fairburn, GA 30213



SVN | Second Story is pleased to present the opportunity to acquire Bohannon Land Assemblage, an approximately ±20.5-acre, four-parcel assemblage along Bohannon Road in Fairburn, Georgia. Located within the expanding southwest Fulton County corridor, the property benefits from convenient access to I-85, nearby employment centers, and major transportation routes serving the greater Atlanta market. An adjacent ±8.51-acre parcel under separate ownership may also be available for acquisition, offering the potential to expand the assemblage.

Currently zoned AG1 with a future land use designation of Low Density Residential, the property is improved with three older single-family residences and one vacant tract. Given the size, contiguity, and surrounding development pattern, the property presents a compelling redevelopment opportunity. The existing zoning and future land use designation provides a residential development path, while the surrounding industrial and higher-density residential uses may support future rezoning opportunities, subject to applicable approvals.

**8125 Bohannon Road  
Fairburn, GA 30213**



### The Offering

|                     |             |
|---------------------|-------------|
| <b>Sale Price</b>   | \$3,587,500 |
| <b>Price Per AC</b> | \$175,000   |

### Property Summary

|                    |                         |
|--------------------|-------------------------|
| <b>Market Area</b> | Airport   North Clayton |
| <b>Land Size</b>   | ±20.5 Acres             |
| <b>Zoning</b>      | AG1                     |
| <b>Utilities</b>   | Sewer Availability      |
| <b>Frontage</b>    | 1,000+ ft               |



# Offering Highlights

## ±20.5-Acre Assemblage

- Four contiguous parcels along Bohannon Road

## Strategic Fairburn Location

- Easy access to I-85 and metro Atlanta

## Redevelopment Opportunity

- Large, contiguous tract positioned for future development

## Surrounding Development

- Proximity to established industrial and higher-density residential uses

## Existing Improvements

- Three residential structures provide potential interim use or holding income

## Zoning Flexibility

- Currently AG1 with Low Density Residential future land use designation

## Rezoning Potential

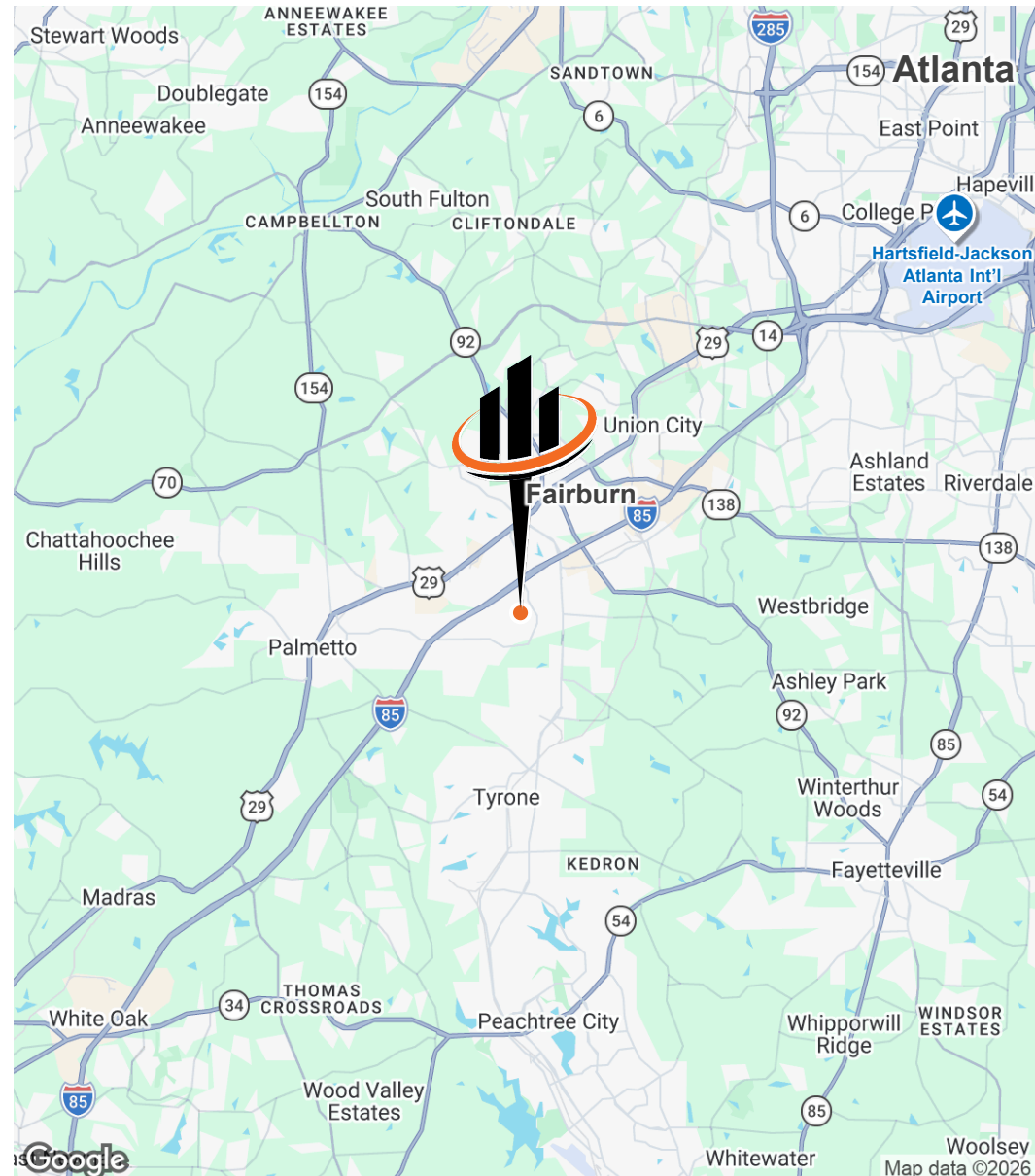
- Opportunity to explore higher-density residential or industrial uses, subject to approvals

## Strong Growth Corridor

- Near employment centers, transportation routes, and ongoing regional investment

## Additional Assemblage Opportunity

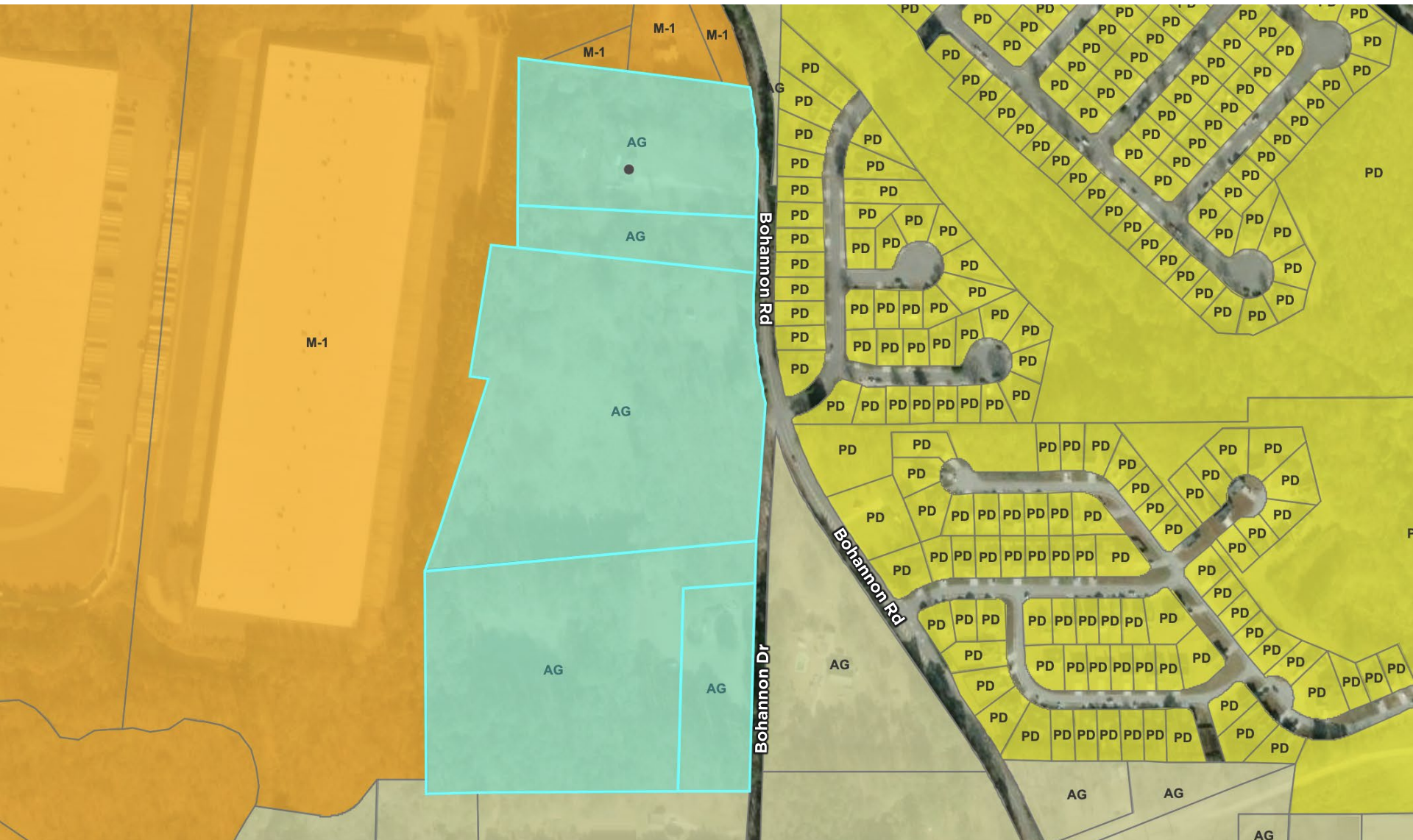
- Adjacent ±8.51-acre parcel may be available under separate ownership



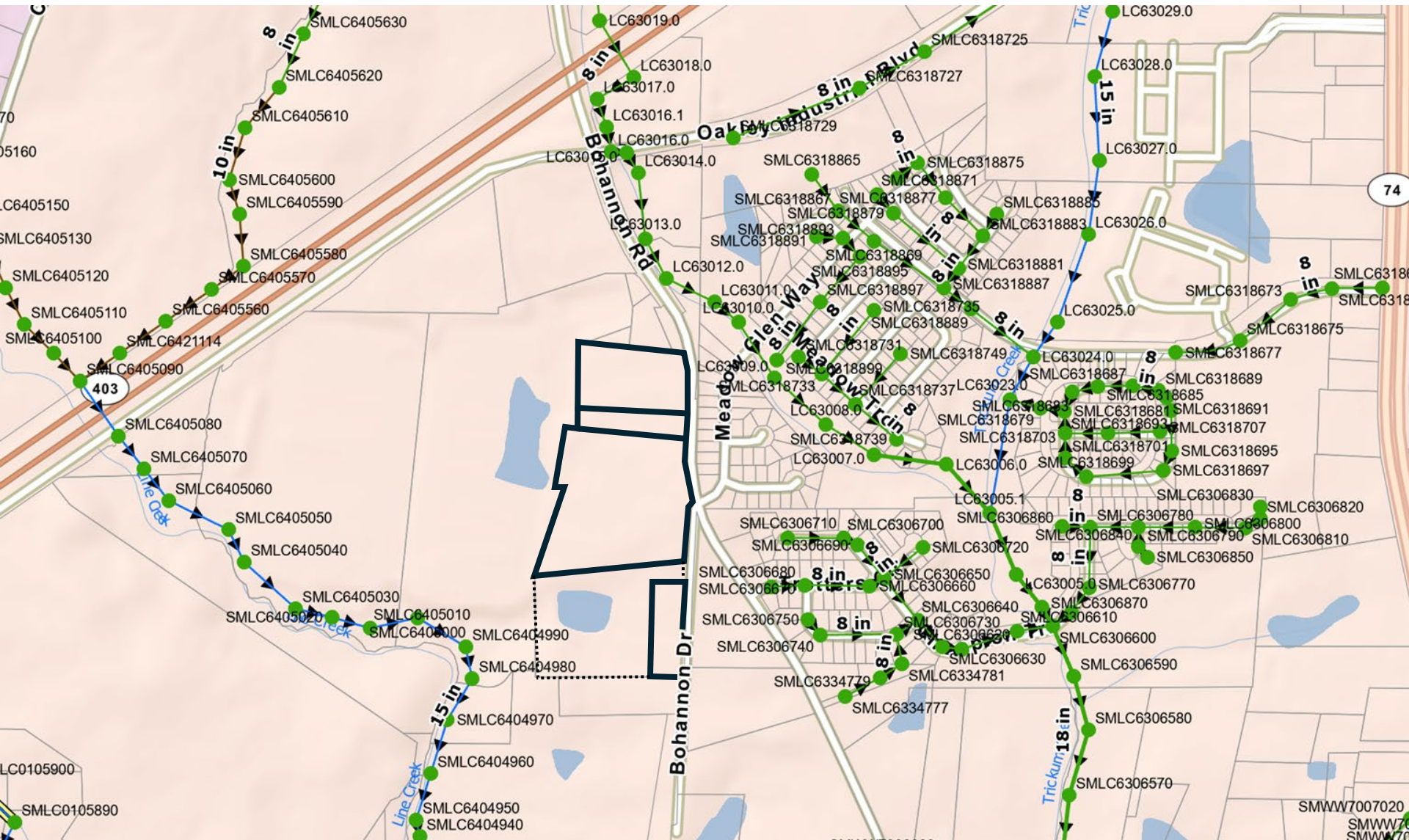
**SITE COMPOSITION** | ±20.5-Acre Assemblage | 4 Parcels | Potential for Additional 8.51 Acres



Zoning Map | Fulton County



## Water & Sewer Map | Fulton County



Topography | Fulton County





**FOR MORE INFORMATION:**

**Jake Creviston**  
Senior Brokerage Advisor  
770.557.5206  
[j.creviston@svn.com](mailto:j.creviston@svn.com)



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this Offering Brochure, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.