

FOR SALE

1.25 Acre Parcel | City of Decatur
252 S. Columbia Dr, Decatur GA 30030



**OAKHURST
REALTY
PARTNERS**



SOUTH COLUMBIA DRIVE

TALLEY STREET

FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

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For Illustrative Purposes Only



1 ARCHITECTURAL SITE PLAN
SD-1.0 1" = 40'-0"

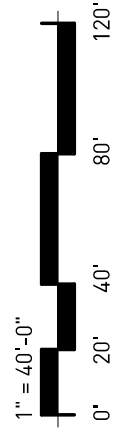
ARCHITECTURAL
SITE PLAN
SD-1.0
06/17/24

252 S COLUMBIA
252 S COLUMBIA DR
DECATUR, GA 30030

PROJECT INFORMATION	
ADDRESS:	252 S COLUMBIA DR DECATUR, GA 30030
COMMISSION DISTRICT:	4
COUNTY:	DEKALB
ZONING:	MU (MIXED USE)
ZONING SUBAREA:	TBD
LAND USE:	C (COMMERCIAL & HIGH-DENSITY RES)
ZONING OVERLAY:	FIRE DISTRICT
LOT AREAS	54,604 SF (1.25 ACRES)
NET LOT AREA (INLA):	TBD
NET SITE AREA (NSA):	N/A
OPEN SPACE & YARDS	20% OF NSA
TRANSITIONAL YARDS:	TBD
MIN OPEN SPACE REQ'D:	TBD
BUILDING DESIGN	N/A
MIN FACADE HEIGHT:	TBD
MAX FACADE HEIGHT:	TBD
TRANSITIONAL HEIGHTS:	N/A
STREETSCAPES	URBAN
STREET TYPES PER 2018 CTP:	NOT CLASSIFIED
S COLUMBIA TALLEY	

SITE PLAN LEGEND	
BUILDING	GRAVEL
PORCH	BUILDING ENTRY
PAVING	PROPERTY LINE
SIDEWALK	FEMA FLOOD ZONE
LANDSCAPE	25' STREAM BUFFER

BUILDING BREAKDOWN (RESIDENTIAL)		
BUILDING TYPE	# STORIES	UNIT TYPES
6-PLEX	3-STORY	(6) 2-BEDS
9-PLEX A	3-STORY	(3) 1-BEDS, (6) STUDIOS
9-PLEX B	3-STORY	(3) 2-BED, (6) 1-BED
12-PLEX A	3-STORY	(3) 1-BEDS, (9) STUDIOS
12-PLEX B	3-STORY	(12) 1-BEDS
		TOTAL UNITS
		6



PARKING COUNTS	
PARKING TYPE	COUNT
OFF-STREET	26
ON-STREET	11
ADA PARKING	2

FOR SALE

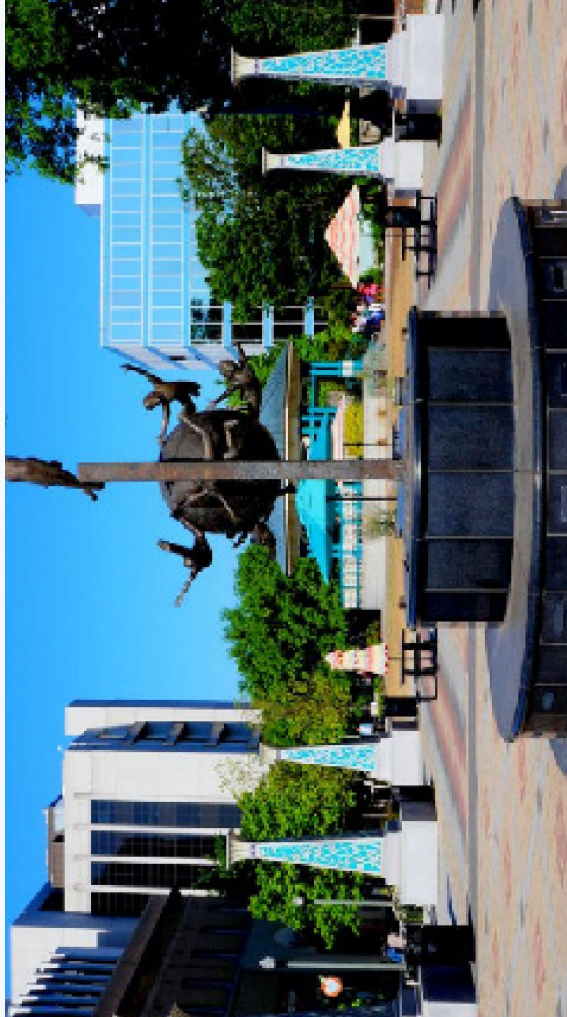
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OVERVIEW

- » Rare opportunity to purchase a commercial property in the City of Decatur
- » Ideal for owner/user or development
- » 10,073 SF building
- » 1.25 acre parcel
- » Zoned MU - Mixed-Use – Transit Station Sub Area
- » Land use – Commercial and High Density Residential (*[Permissible Uses Click Here](#)*)
- » Located in East Decatur Station TAD District
- » Popular restaurants and breweries nearby

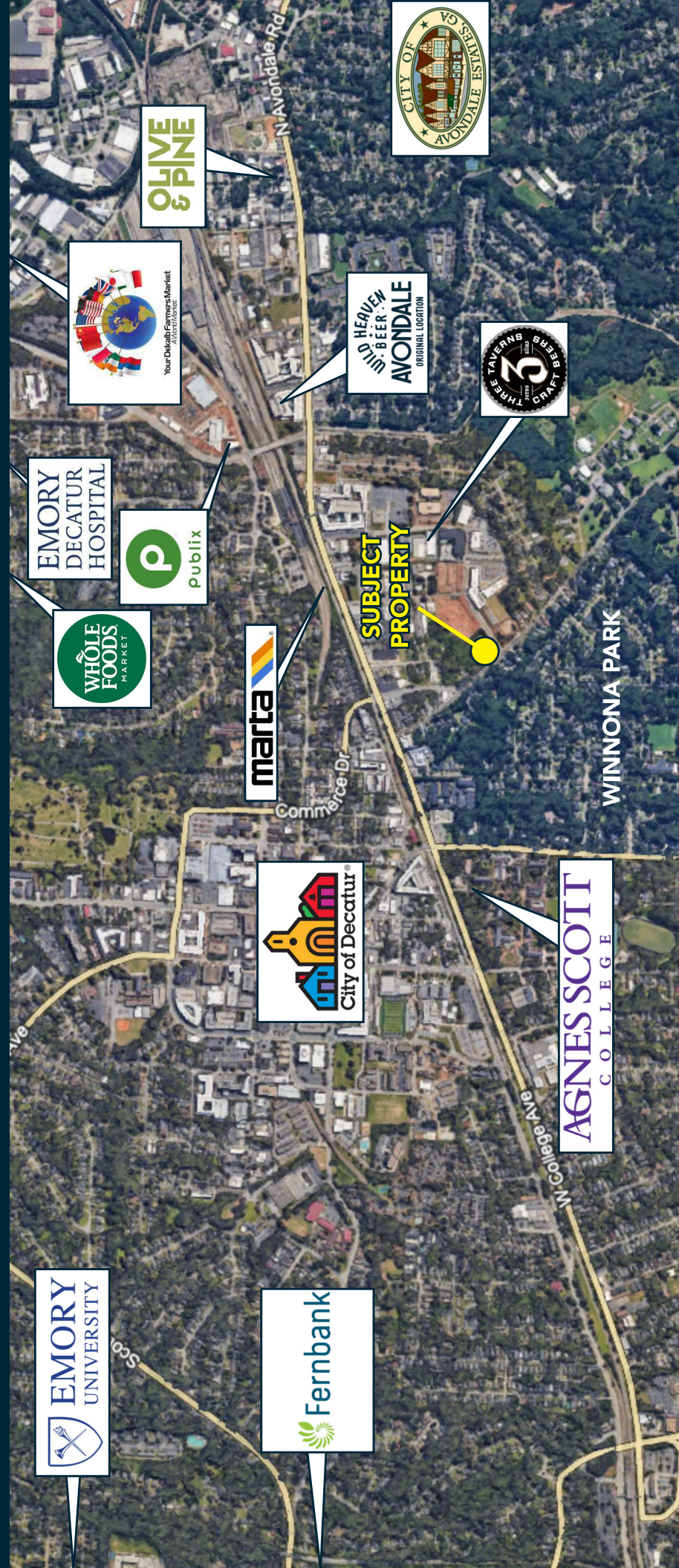


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Within 3 Miles

	118,362	Average Household Income		49,505	Total Households		163,367	Employees		17,200	Cars Per Day
	\$138,677			4,352	Businesses						

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Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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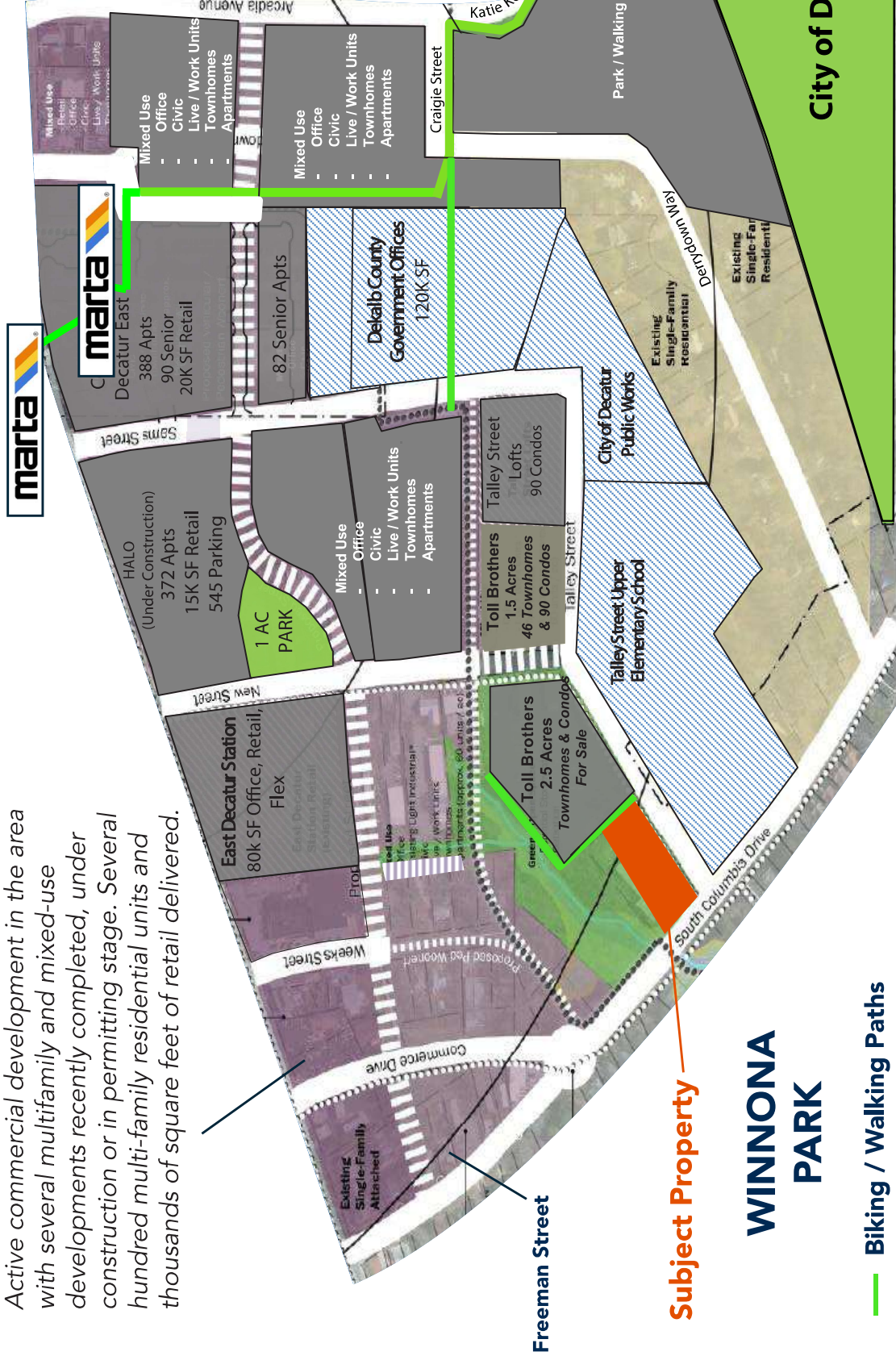
Exclusive Offering

Active commercial development in the area with several multifamily and mixed-use developments recently completed, under construction or in permitting stage. Several hundred multi-family residential units and thousands of square feet of retail delivered.



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AVONDALE ESTATES



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Avondale MARTA Station Area Regulating Plan

May 21, 2018

Open space locations are approximate and subject to change. Nothing in this Regulating Plan is intended to completely restrict the development of any existing parcel except where otherwise currently prohibited due to environmental regulations. Additional open space will need to be provided with new development to reach the requirement of 20% open space.



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Toll Brothers
NEW
TALLEY
DECATUR

SOUTH COLUMBIA DRIVE - 8,300 VPD

COMMERCE DRIVE - 13,000 VPD

TALLEY STREET

