

MULTIFAMILY SITE FOR SALE

2950 WATERS ROAD SW

— ATLANTA, GA 30354 —

SIZE: 3 ACRES

PRICE: : \$950,000

MULTIFAMILY DEVELOPMENT OPPORTUNITY

MULTIFAMILY SITE FOR SALE

2950 WATERS ROAD SW ATLANTA GA 30354

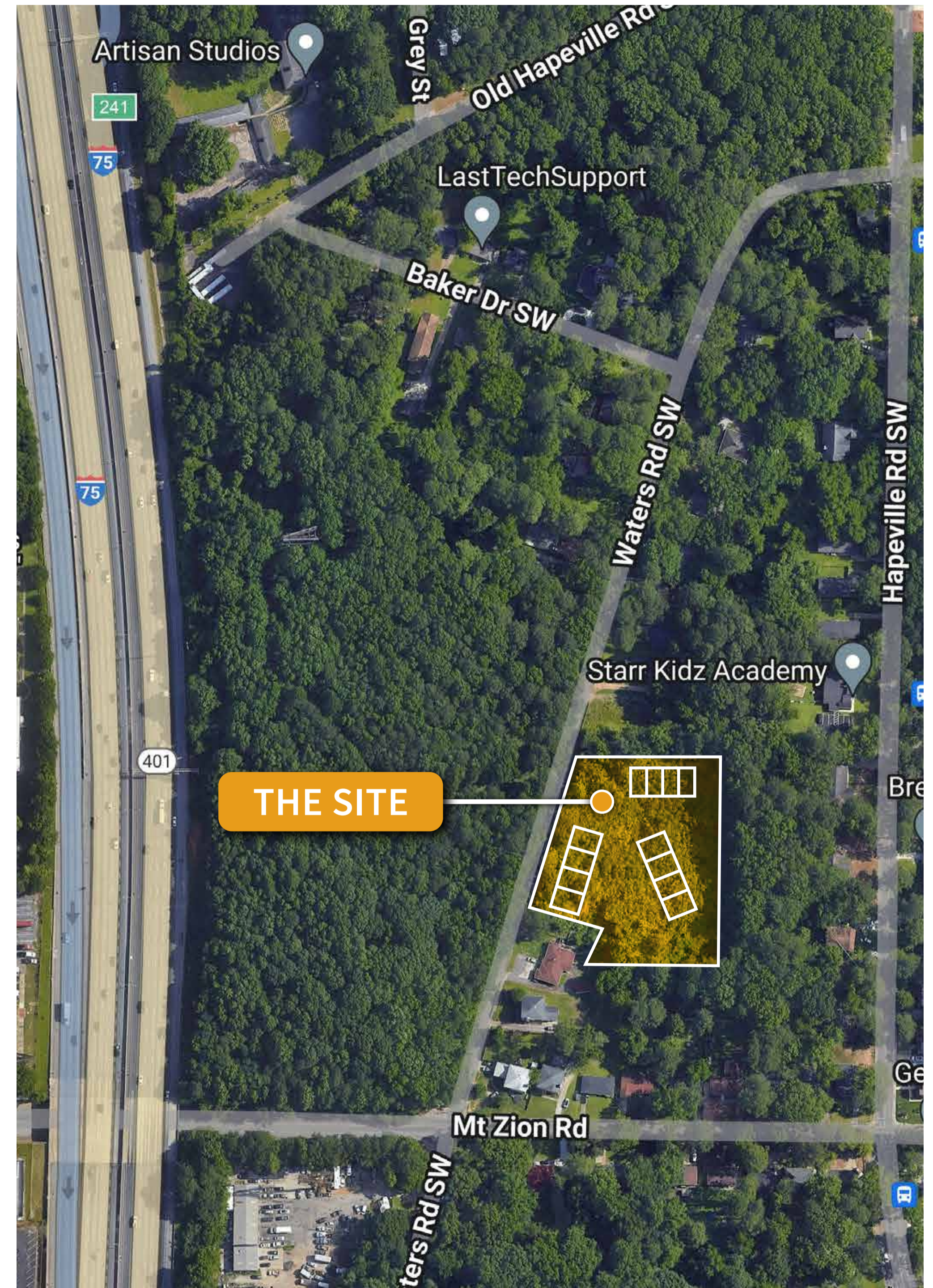
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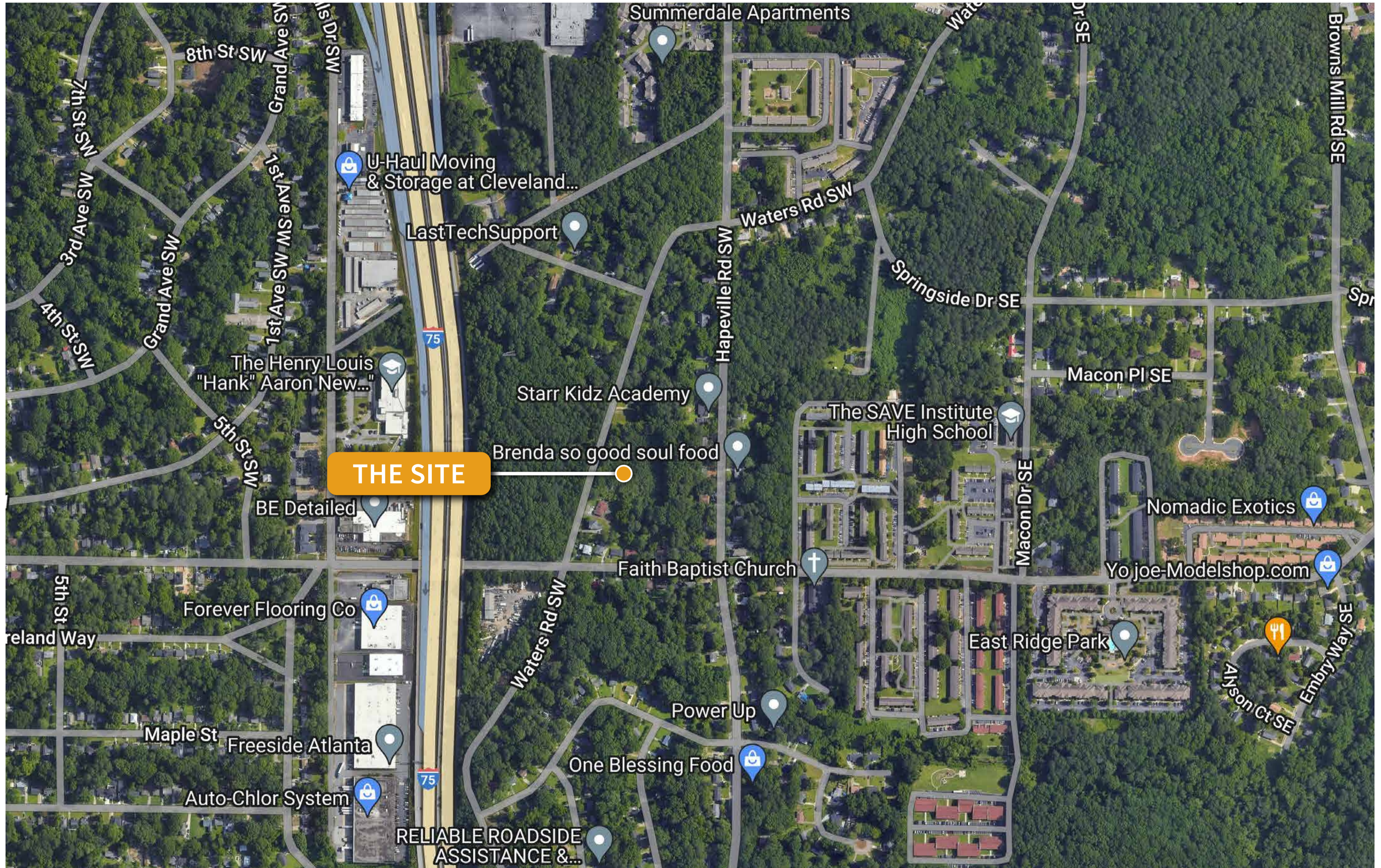
EXECUTIVE SUMMARY

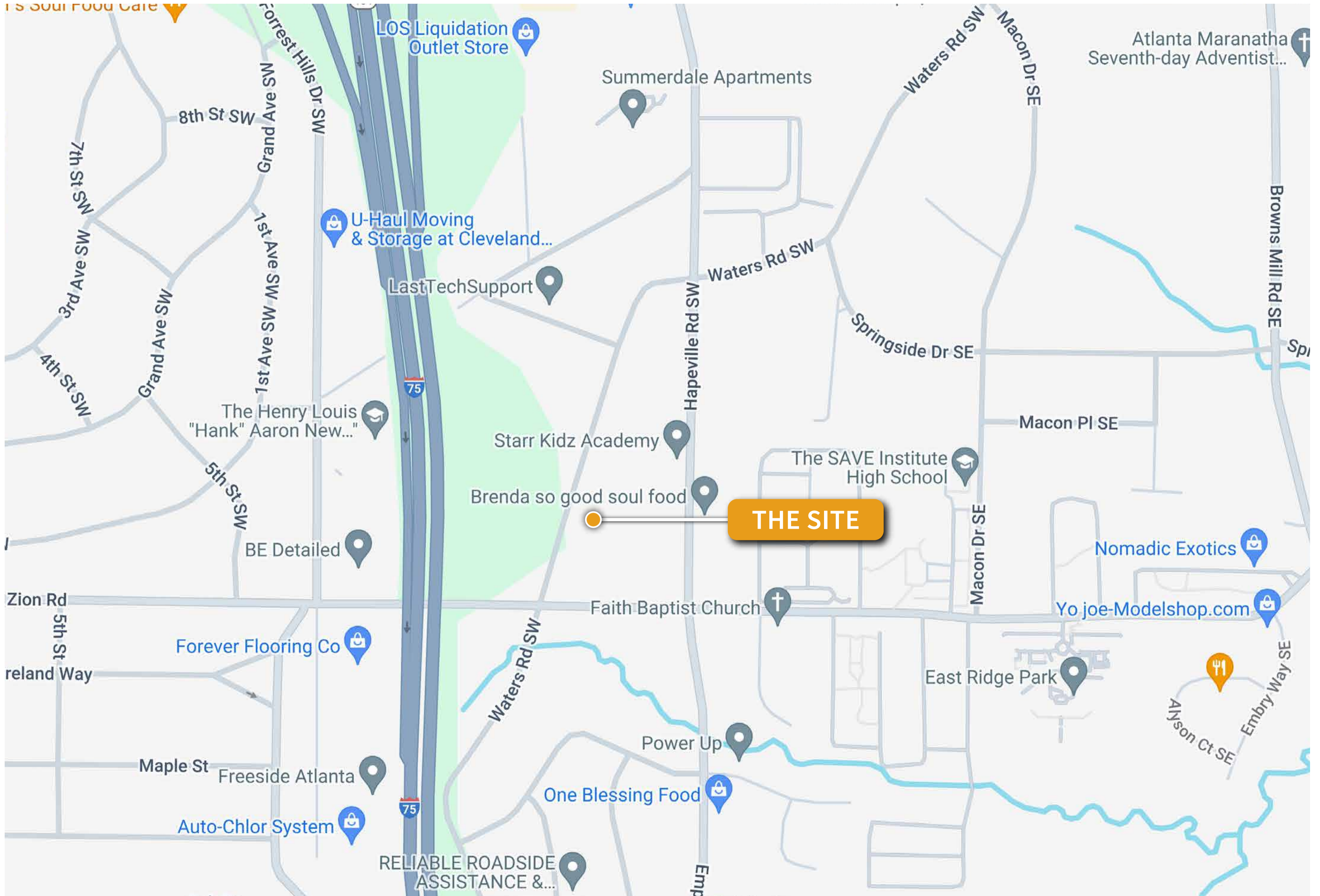
We are pleased to present this unique opportunity to purchase a +/- 3 acre site in the heart of Glenrose Heights. Strategically located near Lakewood Amphitheater and Browns Mill golf course, this site sits in close proximity to Hartsfield-Jackson airport with easy access to I-75/85 and I-20.

- Size: + / - 3 Acres
- Location: Glenrose Heights, Atlanta, GA 30354
- Zoning: Maximum Floor Area Ratio of .348
- Frontage: 315 feet along Waters Road
- Price: \$950,000



SITE OVERVIEW



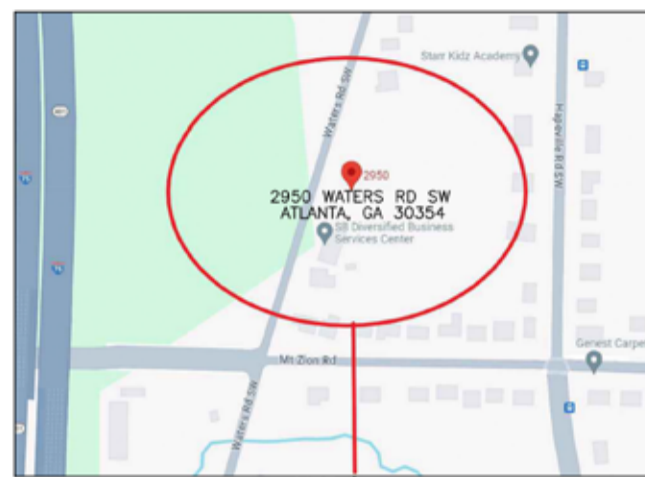


SURVEY

PROPERTY IS ZONED RG-2
CITY OF ATLANTA

BUILDING SETBACK:
FRONT 40.0'
SIDE
REAR
MAX LOT COVERAGE
MAX BUILDING HEIGHT

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.



FLOOD NOTE:

I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL. MAP ID: 133200987. EFFECTIVE DATE: 9/18/2013. ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES. TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER ENTITY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

VERTICAL DATUM NAVD88

* LEGEND *

- AS PER DEED
- ACCESS EASEMENT
- AS PER FIELD
- ANGLE IRON FOUND
- AS PER PLAT
- AS PER RECORD
- BACK OF CURB
- BLK BLOCK
- BUS BUILDING LINE SETBACK
- BRICK
- BSMT BASEMENT
- CBM CABLE BOX
- CONCRETE
- CATCH BASIN
- CENTER LINE
- COVER LINE FENCE
- CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- SAN SEWER CLEANOUT
- CONSL CONCRETE SPACE
- CALCULATED POINT
- CHIMNEY
- CRIMP TOP PIPE FOUND
- DEAD
- DRAINAGE EASEMENT
- ELECTRIC POWER BOX
- ELECTRIC METER
- LOG OF PAVEMENT
- WOOD
- FENCE CORNER
- FIRE IRONMENT
- FRAME
- GAS LINE
- GAS METER
- GAS VALVE
- GRASS
- HARDWOOD TREE
- IRON PIN FOUND
- IRON PIN SET
- IRON ROD FOUND
- IRRIGATION VALVE
- JUNCTION BOX
- LAND LOT LINE
- MAGNETIC READING IP
- MAN HOLE
- METAL FENCE
- OVERHANG
- OPEN TOP PIPE FOUND
- OWNER'S UNCLAR
- PROPERTY CORNER
- PROPERTY LINE
- PINE TREE
- POINT OF BEGINNING
- POWER POLE
- PORCH
- PLAT
- RECORD
- REINFORCING BAR FOUND
- REINFORCING BAR SET
- RIGHT-OF-WAY
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- TOP OF BANK
- UTILITY EASEMENT
- WOOD FENCE
- WOOD DECK
- WATER LINE
- WATER METER
- WIRE FENCE
- WET WEATHER
- WET WEATHER
- YARD INLET

- ### * SYMBOLS *
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - STAIRS
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/AVD SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - GAS MARKER

- ### * LINE INDICATORS *
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES DRAINAGE LINE
 - INDICATES FENCE LINE



SSM#1
TOP=881.79
INV IN=883.09
INV OUT=882.99

SSM#2
TOP=886.07
INV IN=879.97
INV OUT=879.77

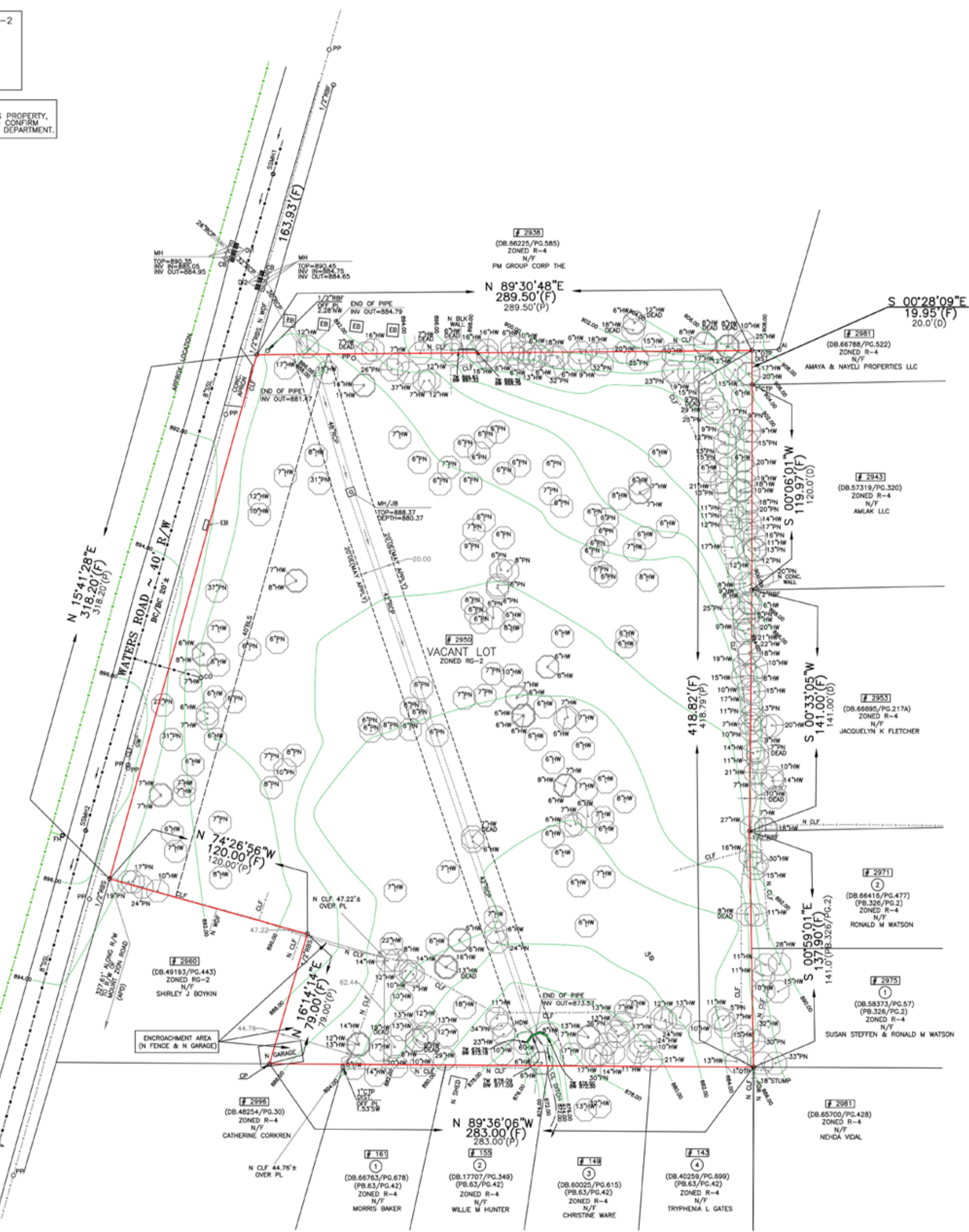
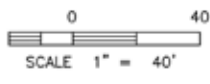
SSM#3
TOP=885.11
INV IN=876.81
INV OUT=876.71

SSM#4
TOP=880.57
DEPTH=887.97

SSM#5
TOP=880.46
DEPTH=887.56

TOTAL LAND AREA
133148.84 SF / 3.057 AC

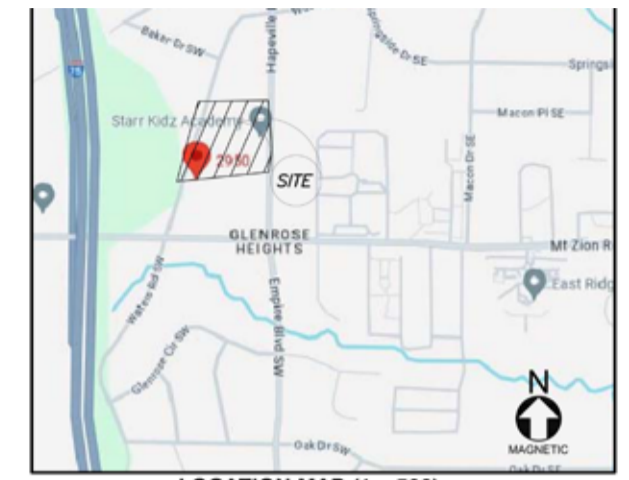
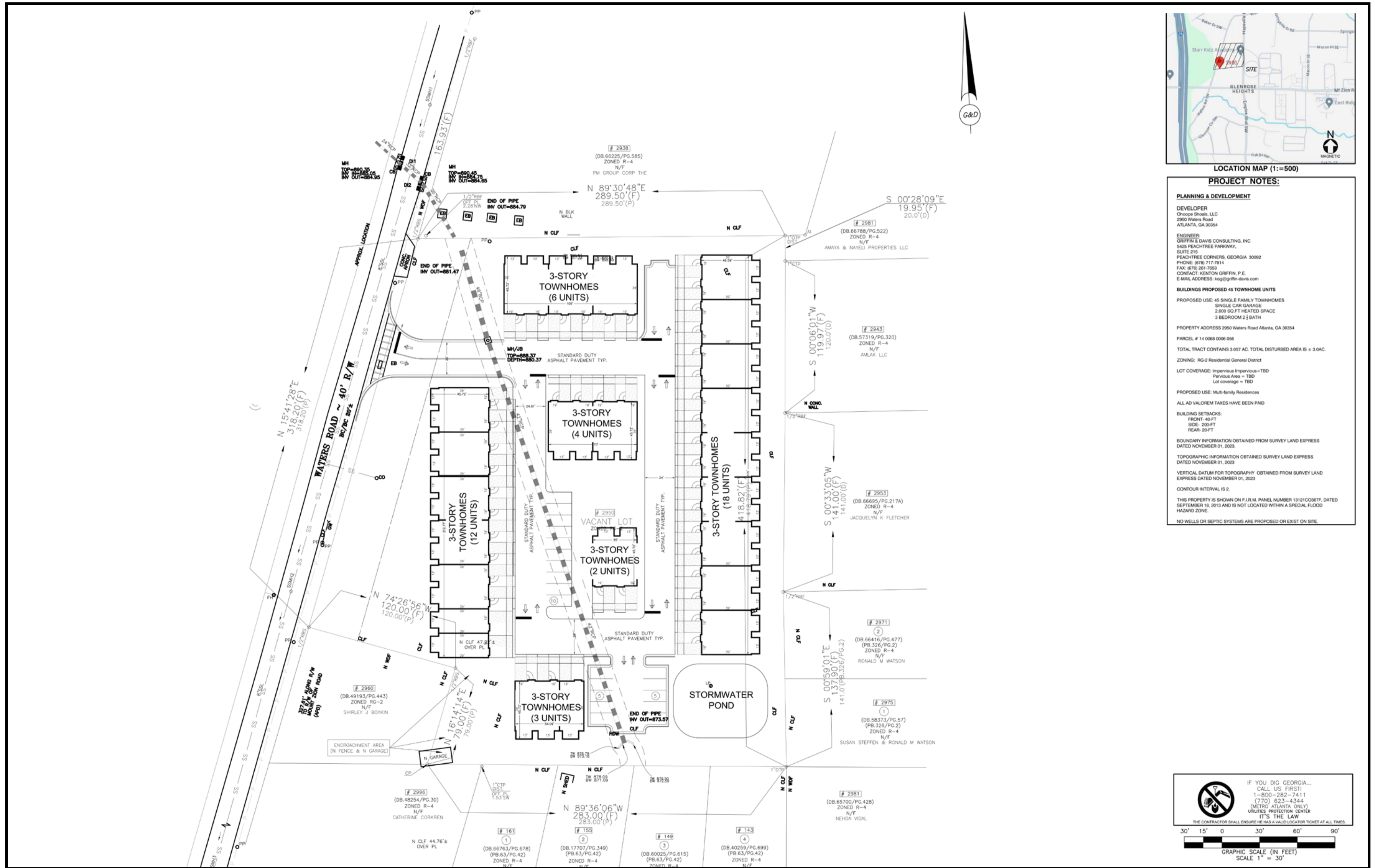
EXISTING LOT COVERAGE
37.75 SF / 0.0 AC / 0.0%



BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
UNIT	OHOOPEE SHOALS, LLC
SECTION	PROPERTY ADDRESS: 2950 WATERS RD SW ATLANTA, GA 30354
14TH DISTRICT	24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
GEORGIA DB.47668/PG.640	MEMBER 01, 2023
PB.310/PG.109	PRINTED/SIGNED NOVEMBER 01, 2023
ZONED R-4	PAPER SIZE: 18" x 24"
ZONED R-4	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
N/F	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET. AN AREA ERROR OF 0.8 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MEASUREMENT FOUND WITHIN SOF OF THIS PROPERTY.
N/F	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES
N/F	COORD #20202324 DWG #20231864



SITE PLANS - TOWNHOMES



PROJECT NOTES:

PLANNING & DEVELOPMENT

DEVELOPER
 Chocon Shale, LLC
 2950 Waters Road
 ATLANTA, GA 30354

ENGINEER
 GRIFFIN & DAVIS CONSULTING, INC
 8425 PEACHTREE PARKWAY,
 SUITE 215
 PEACHTREE CORNERS, GEORGIA 30092
 PHONE: (678) 717-7814
 FAX: (678) 261-7653
 CONTACT: KENTON GRIFFIN, P.E.
 E-MAIL ADDRESS: kgriffin@griffin-davis.com

BUILDINGS PROPOSED 45 TOWNHOME UNITS

PROPOSED USE: 45 SINGLE FAMILY TOWNHOMES
 SINGLE CAR GARAGE
 2,000 SQ FT HEATED SPACE
 3 BEDROOM 2 1/2 BATH

PROPERTY ADDRESS 2950 Waters Road Atlanta, GA 30354
 PARCEL # 14 0068 0006 056
 TOTAL TRACT CONTAINS 3.057 AC. TOTAL DISTURBED AREA IS ± 3.0AC.
 ZONING: RQ-2 Residential General District
 LOT COVERAGE: Impervious Impervious=TBD
 Previous Area = TBD
 Lot coverage = TBD
 PROPOSED USE: Multi-family Residences
 ALL AD VALOREM TAXES HAVE BEEN PAID

BUILDING SETBACKS:
 FRONT- 45 FT
 SIDE- 200 FT
 REAR- 20 FT

BOUNDARY INFORMATION OBTAINED FROM SURVEY LAND EXPRESS
 DATED NOVEMBER 01, 2023.

TOPOGRAPHIC INFORMATION OBTAINED SURVEY LAND EXPRESS
 DATED NOVEMBER 01, 2023

VERTICAL DATUM FOR TOPOGRAPHY OBTAINED FROM SURVEY LAND
 EXPRESS DATED NOVEMBER 01, 2023

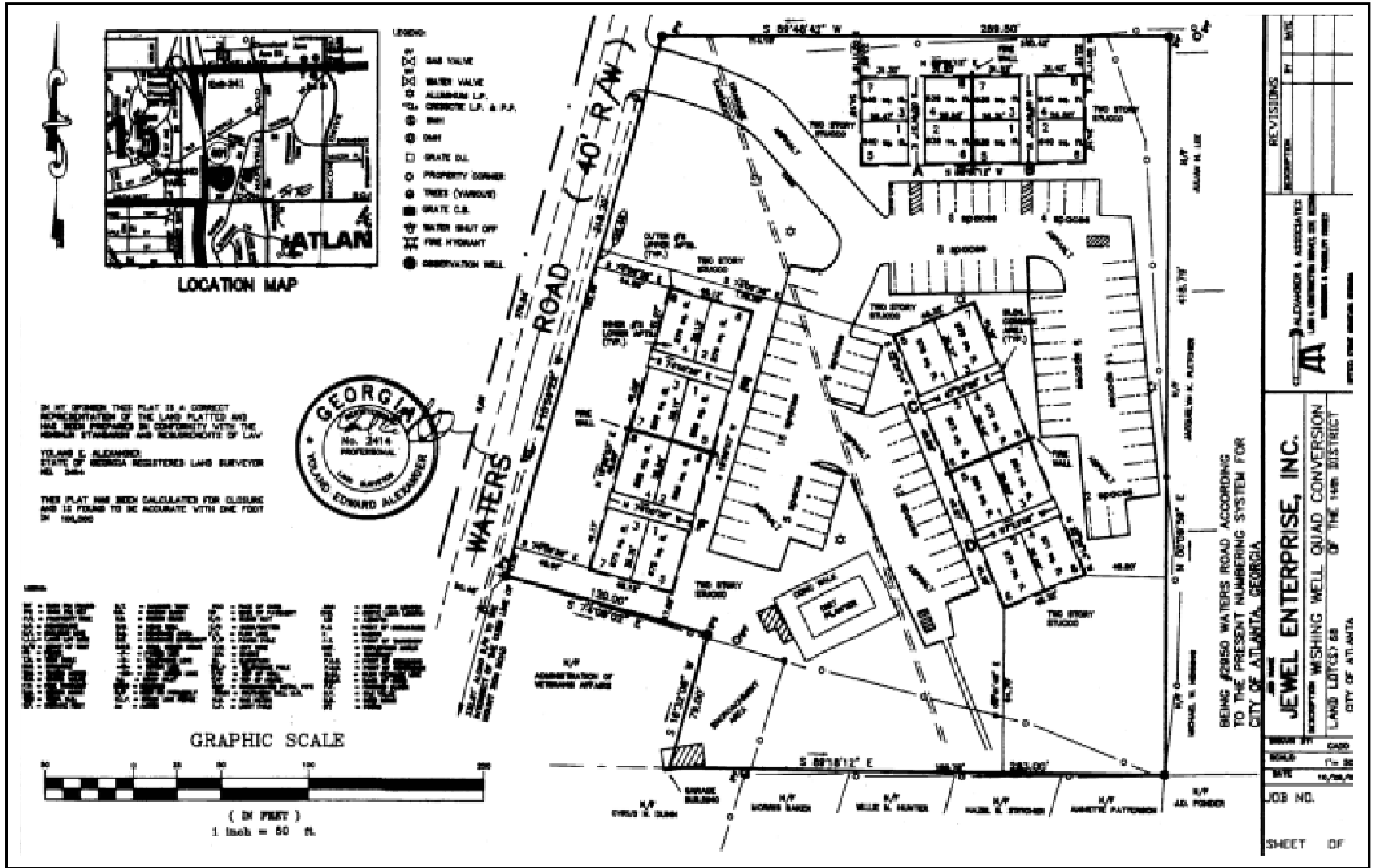
CONTOUR INTERVAL IS 2.0'

THIS PROPERTY IS SHOWN ON F.I.R.M. PANEL NUMBER 13121C0307. DATED
 SEPTEMBER 18, 2013 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD
 HAZARD ZONE.

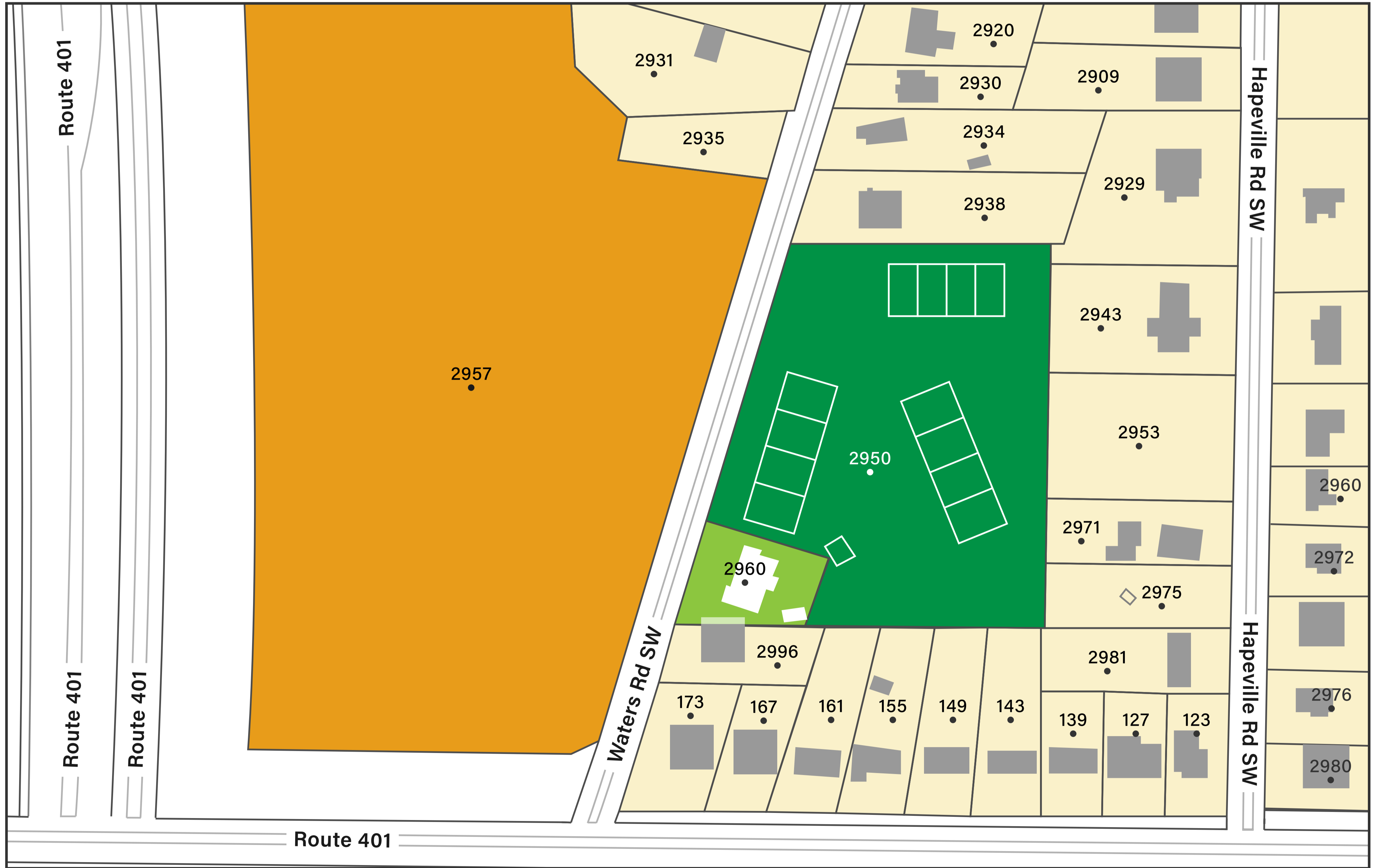
NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.



SITE PLANS - APARTMENTS



ZONING MAP - RG2 FAR .348



TOWNHOUSE RENDERING





ATLANTA

Welcome to Atlanta, a vibrant city that blends southern charm with modern sophistication. Located in the Glenrose Heights neighborhood, this multifamily investment opportunity provides an exceptional chance to be a part of this thriving economy. With its rich history, diverse culture, and resilient economy, Atlanta offers residents countless opportunities. From world-class dining and shopping to renowned entertainment venues and major sporting events, there is something for everyone. With its convenient location near downtown Atlanta and easy access to transportation, Glenrose Heights is the perfect place to invest in multifamily properties. Don't miss your chance to become a part of this dynamic community that continues to attract both residents and investors.

MULTIFAMILY SITE FOR SALE

2950 WATERS ROAD SW ATLANTA GA 30354

CONTACT OHOOPEE SHOALS

Telephone: (770) 376-0508

Email: ohoopeeshoals@gmail.com