

BERKSHIRE | GEORGIA
HATHAWAY | PROPERTIES
HOME SERVICES

 **COMMERCIAL DIVISION™**



Offering Memorandum

3517 Plunkett Road, Stonecrest, GA 30038

3011 Sutton Gate Drive | Suite 150 | Suwanee, Georgia | 770-814-2300

Real Estate Specialists

Specializing in Residential, Commercial, & Building Personal Net Worth

BERKSHIRE | **GEORGIA**
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HOMESERVICES

 **COMMERCIAL DIVISIONSM**



CLIFTON PREWITT
REALTOR® | 678.215.4957
clifton.prewitt@bhhsgeorgia.com



OLIVIA ROBINSON
REALTOR® | 678.983.1416
olivia.robinson@bhhsgeorgia.com

3011 Sutton Gate Drive | Suite 150 | Suwanee, GA 30024 | 770.814.2300

About The Property

3.12 Acres of Commercial Land Offered at \$449,900

Discover the potential of this rare 3.12-acre parcel, perfectly situated just minutes from the scenic Arabia Mountain Trail System and Nature Preserve. Whether you're dreaming of creating a secluded private oasis or developing multiple homes in a sought-after equestrian-friendly area, this property offers endless possibilities. The existing home has solid bones and is ready for your vision and updates. With a fairly level topography and a wooded rear, the land provides natural privacy and a tranquil setting — ideal for an equestrian estate or a small community of homes with shared paddocks. Enjoy the peace of country living with the convenience of nearby shopping, dining, and amenities. This is your chance to own a versatile property in an exceptional location.

PROPERTY FEATURES:

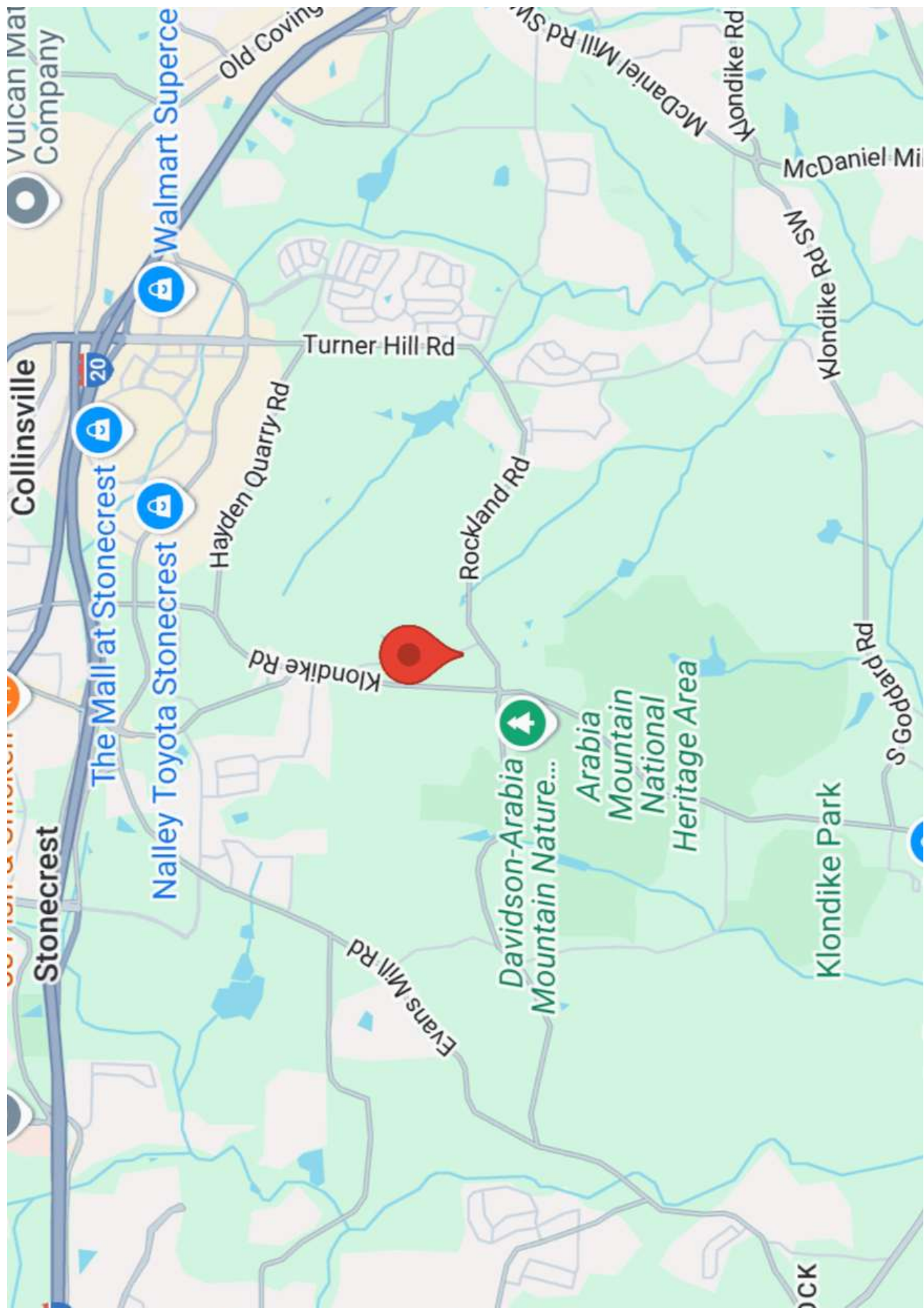
Property Subtype: Commercial
Sale Type: Investment or Owner User
Proposed Use: Hold For Development
No. Lots: 1
Total Lot Size: 3.12 Acres
Property Type: Land
Zoning: R-100

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INVESTMENT HIGHLIGHTS

- Perfect Site for Luxury Homes or Equestrian Estate
- Minutes to Arabia Mountain Trailhead & Nature Preserve
- Level Topography with Open Grassland and Wooded Rear











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AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2** miles.



MEDICAL



1.3
MILES



GYM

1.4
MILES



ATM

1.5
MILES



MOVIE THEATER

1.5
MILES



PHARMACY

1.7
MILES



CLEANERS

3.2
MILES



GROCERIES

1.8
MILES



COFFEE

1.8
MILES



GAS

1.7
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



HIKING

ARABIA MOUNTAIN

0.5
MILES



PARK

SOUTHEAST ATHLETIC COMPLEX

3.3
MILES



GOLF COURSE

LITTLE MOUNTAIN GOLF COURSE

4.8
MILES



WITHIN
10 MILES

7

GOLF
COURSES

5

HIKING

3

PARKS



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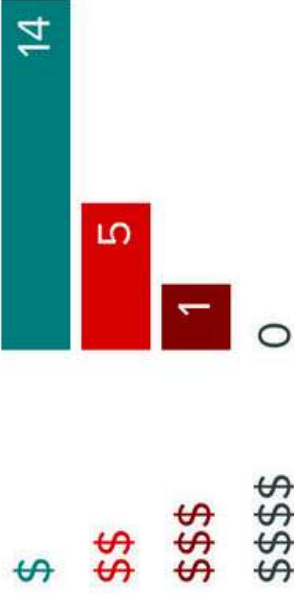
FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **19** moderately priced restaurants and has an **average** variety of cuisines.

21
★★★★+
WITHIN 5 MILES



GOOD EATS BY CATEGORY

FAST FOOD	8
AMERICAN	4
BARBECUE	2
PIZZA	2
THAI	1
FRENCH	1
BARS	1
CHINESE	1
STEAKHOUSES	1

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SCHOOL REPORT



SCHOOLS IN YOUR AREA

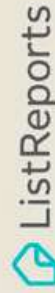
The assigned schools are **average** for the area. There are also **13** private schools and **1** charter school within **5** miles.

PK-5	MURPHY CANDLER ELEMENTARY SCHOOL ASSIGNED	6 RATING
6-8	LITHONIA MIDDLE SCHOOL ASSIGNED	3 RATING
9-12	LITHONIA HIGH SCHOOL ASSIGNED	3 RATING

3.4
MILES

2.5
MILES

2.1
MILES



DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

DISCLAIMER & CONDITIONS

This Confidential Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for a general reference purpose only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material changes or variations. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the property will be made available to qualified prospective purchasers. In the Confidential Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Confidential Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway HomeServices or the current Owner/ Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. The Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/ Seller shall have no legal commitment or obligations to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner / Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied, or otherwise reproduced or disclosed to anyone without the prior written authorization of Berkshire Hathaway HomeServices or Owner / Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks and other information provided in connection therewith.