



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid &  
ParaSell, Inc. | P: 949.942.6585 |  
A Licensed Georgia Broker #77666

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MOUNT ZION BLVD, MORROW, GA 30260

# RESIDENTIAL LAND

**FOR SALE** \$1,450,000 |

LEGACYCREA.COM

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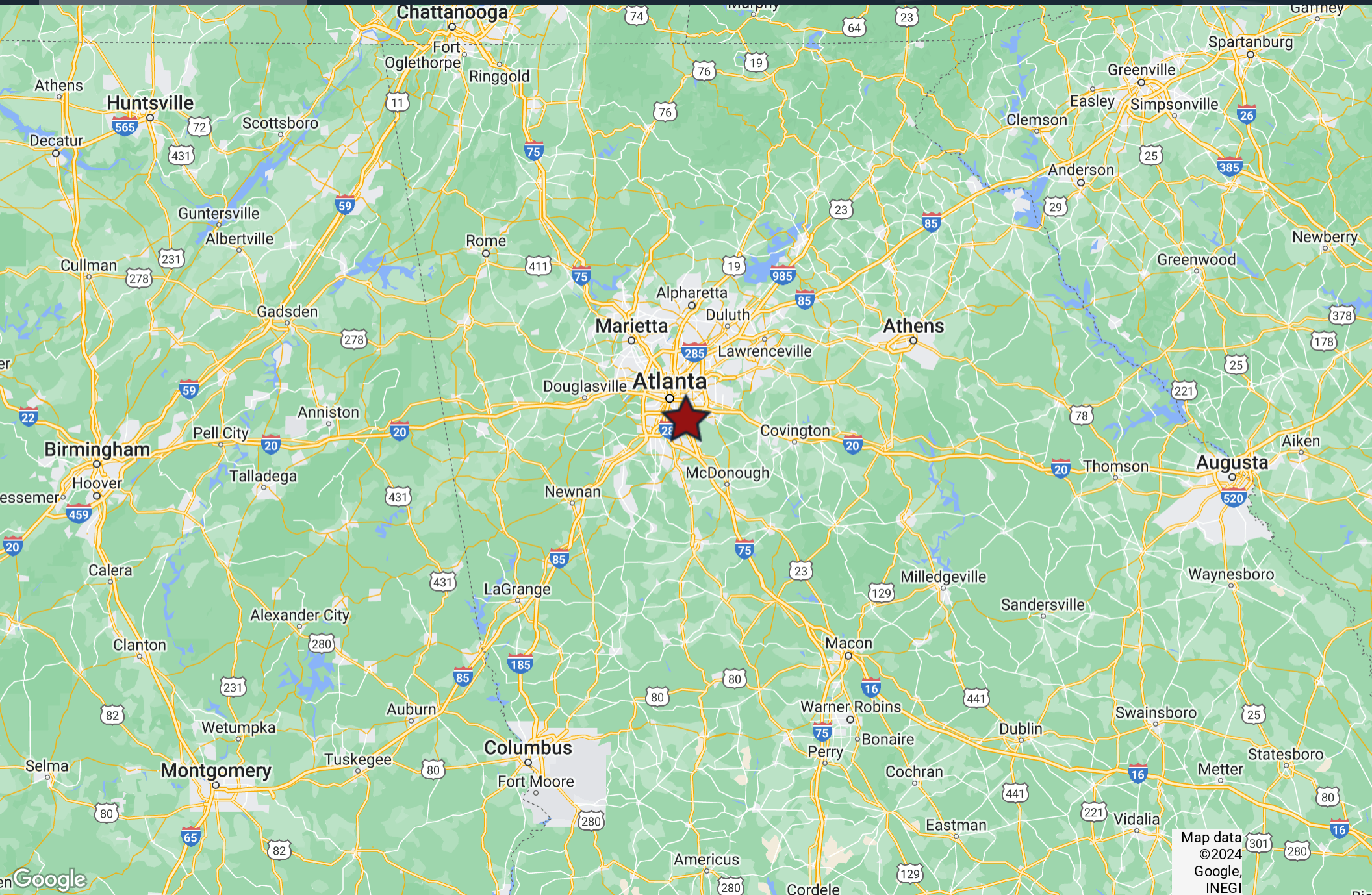


## MORROW, GA

- 15.65 Acre Lot in Morrow, GA - Atlanta, GA MSA - TOP 10 - Ranked (#8) in the U.S.A.
- Dense Demographics - 60,000+ People Reside within 3 Mile Radius of Site
- 15 Minute Drive to Hartsfield-Jackson Atlanta International Airport
- Nearby Clayton State University & Southlake Mall
- High Traffic Counts - 20,000+ Vehicles Pass Site Daily on Mt Zion Blvd
- Projected +1.80% Population Growth Through 2028 within 3 Mile Radius of Site

### PROPERTY DETAILS

|              |             |
|--------------|-------------|
| Land Area:   | 15.65 Acres |
| Price (PSF): | \$2.13      |







Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO







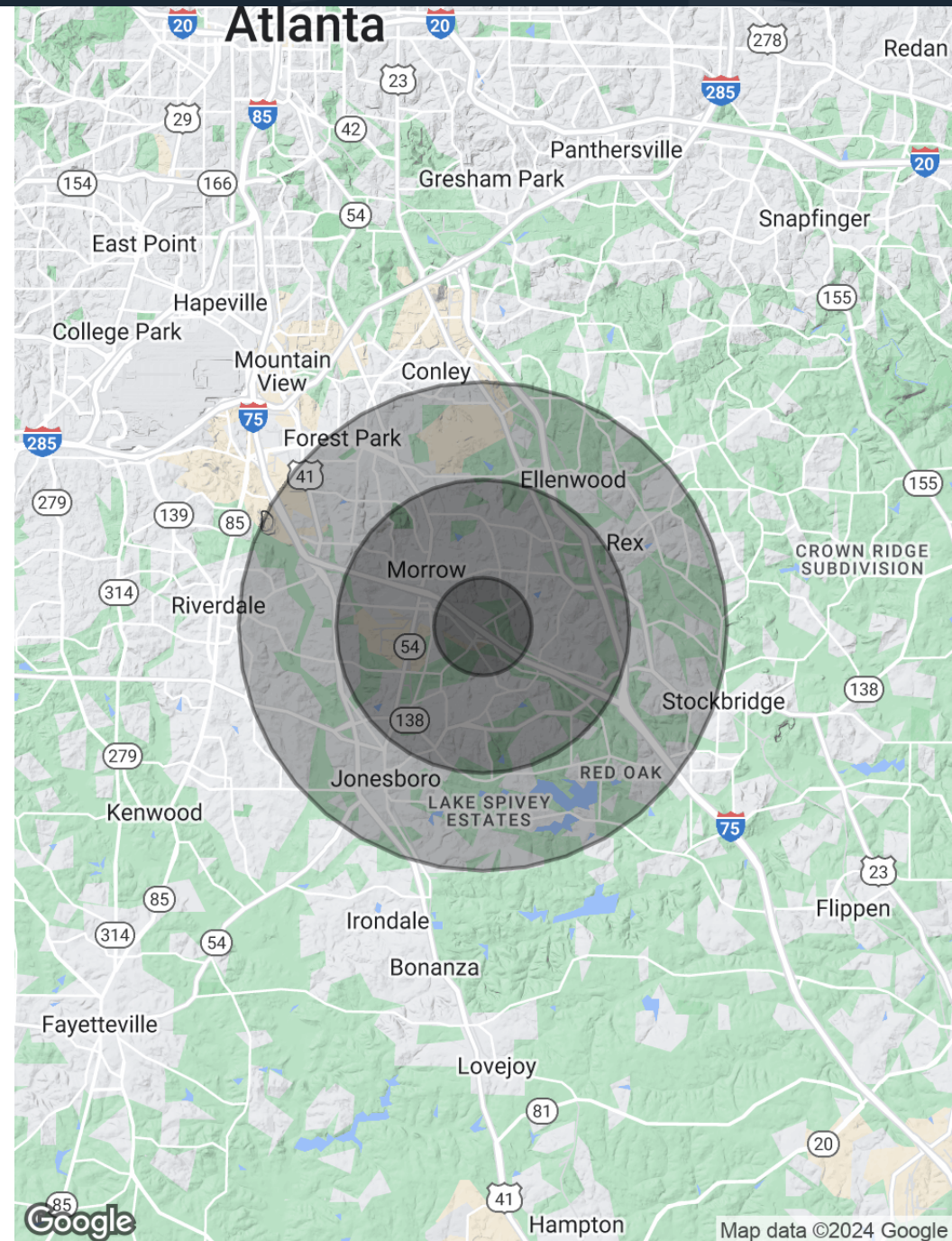
# DEMOGRAPHICS MAP & REPORT

MOUNT ZION BLVD | MORROW, GA 30260

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,081  | 67,177  | 165,508 |
| Average Age          | 34.4   | 31.4    | 33.1    |
| Average Age (Male)   | 32.8   | 28.4    | 30.6    |
| Average Age (Female) | 33.0   | 32.7    | 35.4    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES   |
|---------------------|----------|----------|-----------|
| Total Households    | 3,040    | 24,509   | 58,267    |
| # of Persons per HH | 2.8      | 2.8      | 2.8       |
| Average HH Income   | \$63,138 | \$68,941 | \$66,550  |
| Average House Value | \$74,619 | \$96,690 | \$109,272 |

\* Demographic data derived from 2020 ACS - US Census





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