



PROPERTY DESCRIPTION

Vision Commercial Advisors presents a unique opportunity for businesses to purchase a commercial parcel in Powder Springs with curb cut, power and sewer access at the site. Site is located on the corner of C.H. James, Sweetwater Ave and Powder Springs Dallas Rd. The site is mostly level with 2 billboards that have no economic benefit. The site is ideal for service businesses that need parking.

Price: \$240,000.00

Parcel Size: 2.82+/- Acres of Commercial Land

Key Features:

- **Utilities:** Power and Sewer available on-site
- **Site Flexibility:** Configuration determined by design
- **Access:** Curb cut in place
- **Ideal Uses:** Flex, Office, Showroom
- **Zoning:** CRC in City of Powder Springs

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

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PROFESSIONAL BACKGROUND

David is the Principal Broker who leads the dedicated Vision team, bringing with him over 31 years of extensive experience in the commercial real estate sector, holding brokerage licenses in the states of Georgia, North Carolina, and Florida. His journey in real estate began in 1994 when he started working with Gearon & Company of Atlanta, which was recognized as one of the fastest growing companies in America at that time. In his role as a site acquisition specialist in the burgeoning field of wireless network development, David was instrumental in successfully negotiating numerous ground leases throughout the Southeastern United States. His outstanding performance earned him rapid promotions into key roles including zoning management, project management, and business development, culminating in his decision to leave the company in 2002 and pursue a broader career in commercial real estate in Atlanta. In 2006, he took a significant step by founding Vision Commercial and has since witnessed consistent and impressive growth in sales and leasing, attributed to his strong work ethic alongside his unwavering attention to customer service. He holds the prestigious designation of CCIM (Certified Commercial Investment Member) and is a proud member of the Atlanta Commercial Board of Realtors. In his personal life, David is happily married, a father to six children and a grandfather. He enjoys a variety of interests including travel, music, writing, exercise, public speaking, and most importantly, cherishing quality time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, Cherokee County Chamber of Commerce, International Council of Shopping Centers

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