



SOUTHTREE

COMMERCIAL REAL ESTATE

13.32 AC - DEVELOPMENT OPPORTUNITY

"ADAMS FARM" - 0 HWY 54, FAYETTEVILLE, GA

FOR SALE

13.32 AC

54 Hwy 54 - 34,300 VPD

Tyrone Road
11,500 VPD

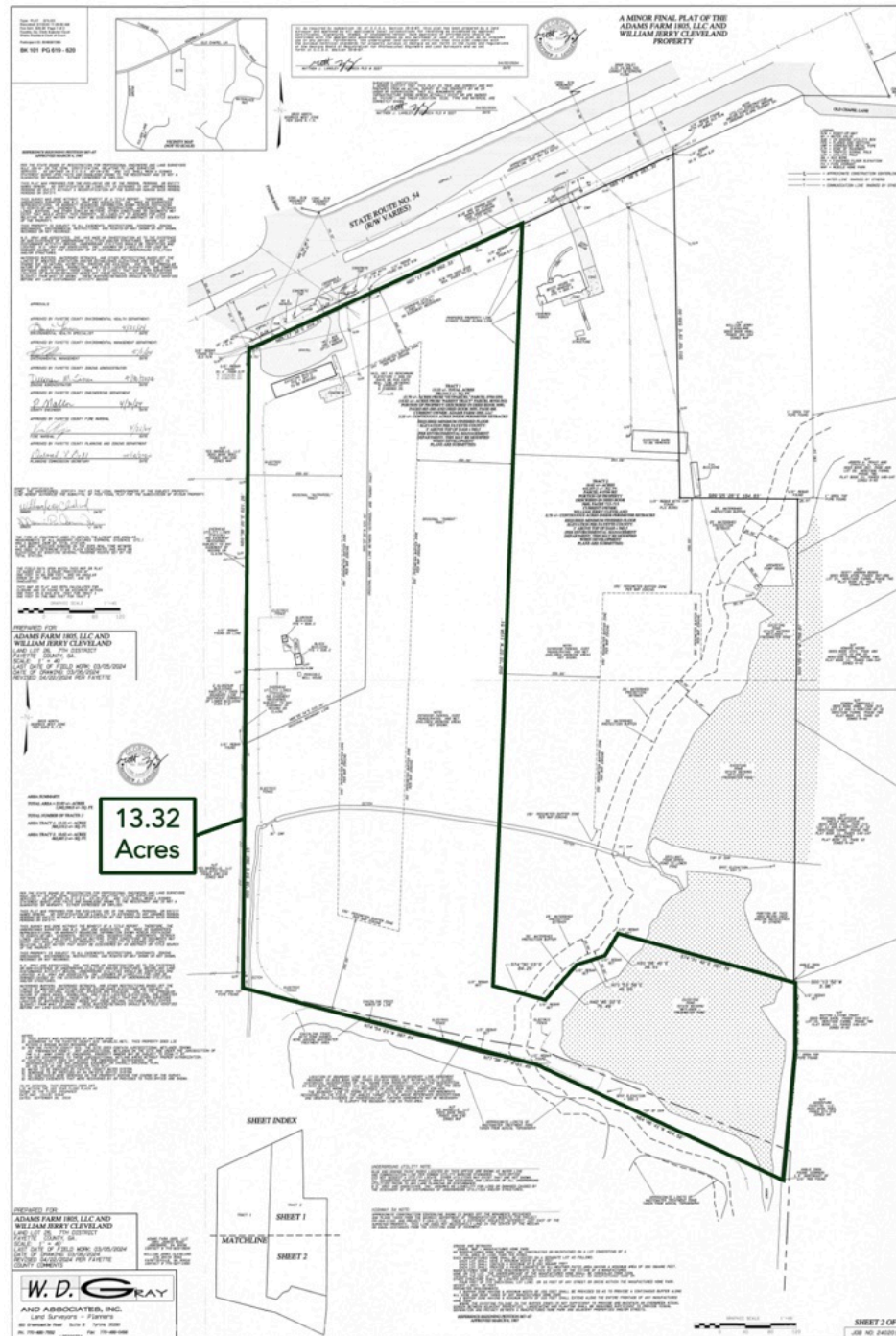
SEAN RAWSON
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SITE DETAILS

- » **FOR SALE**
- » **Address:** 0 GA-54 W
- » **City:** Fayetteville
- » **County:** Fayette
- » **Traffic Counts:** Hwy 54: **34,300 VPD**
Tyrone Rd: **11,500 VPD**
- » **Parcel Size:** 13.32 Acres
- » **Highway Frontage:** 471 Feet
- » **Current Zoning:** MHP - Mobile Home Park (Fayette County)
- » **Proposed Zoning:** Commercial
- » **Gentle Sloping Topography** towards rear of Property
- » **Utilities:** No Sewer. All other utilities available.
- » **Market:** Atlanta MSA
- » **Adjacent ~13 Acres** also Available For Sale
- » **Please Inquire for Pricing**



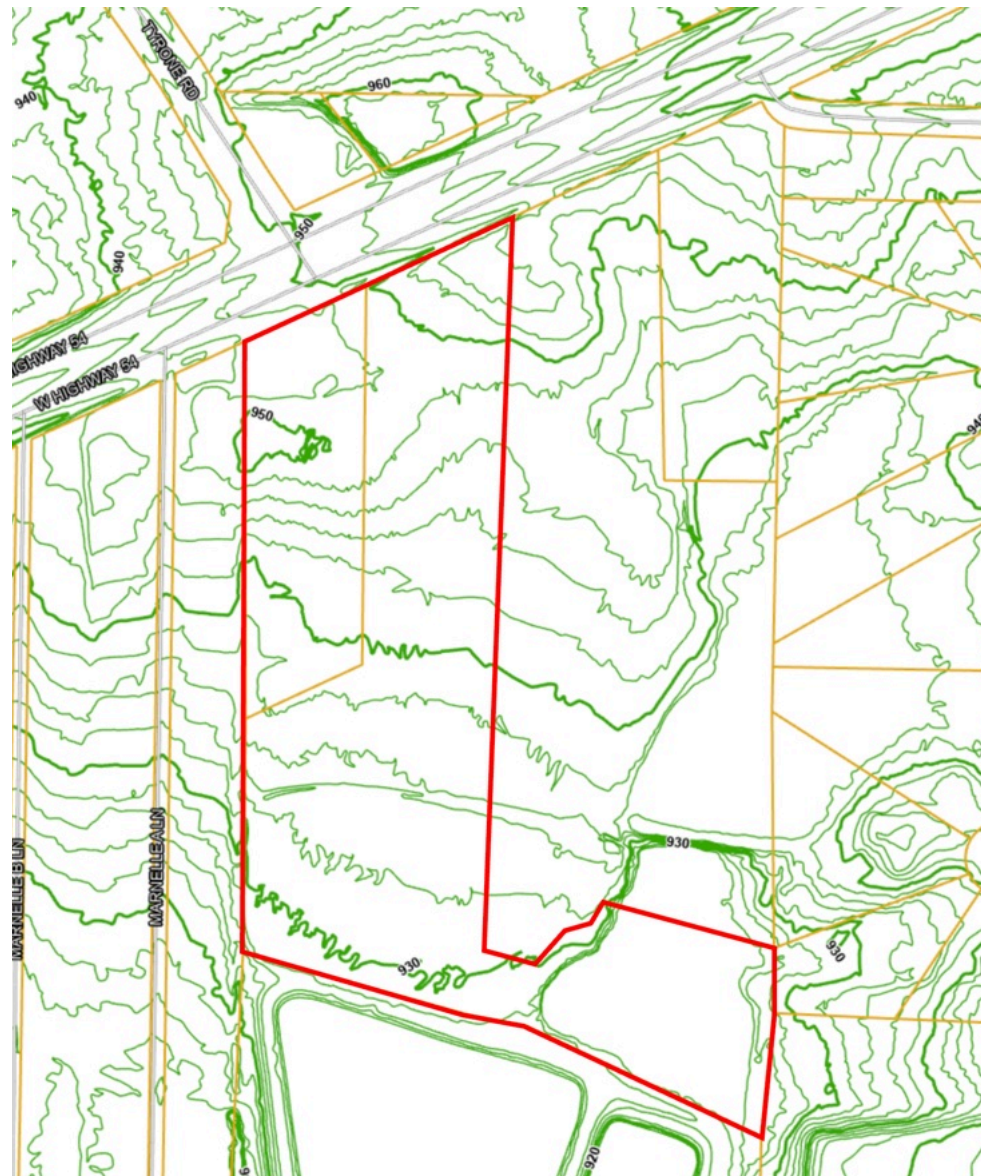


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TAX MAP/TOPOGRAPHY

"ADAMS FARM" - 0 HWY 54, FAYETTEVILLE, GA





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CURRENT & FUTURE DEVELOPMENT

"ADAMS FARM" - 0 HWY 54, FAYETTEVILLE, GA



PROPOSED
SELF-STORAGE
& RETAIL



SOCCER HQ

DOWNTOWN
ATLANTA



TRILITH
STUDIOS



TRILITH



Piedmont
FAYETTE



ALSO AVAILABLE
FOR SALE

SUBJECT SITE
13.32 AC



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AERIAL MAP DETAILS

"ADAMS FARM" - 0 HWY 54, FAYETTEVILLE, GA



TRILITH STUDIOS

TRILITH STUDIOS

- Largest movie studio in the country, outside of Hollywood (and growing)
- Multiple feature films hosted
- Host to +3,000 crew and actors daily



FUTURE LOCATION OF US SOCCER HQ



TRILITH

TOWN OF TRILITH

- 1,500 residential units
- 160,000 SF of Retail, Office & Entertainment Space
- Trilith Guesthouse - Boutique Hotel



\$1 BILLION DATA CENTER UNDER CONSTRUCTION

- ~800 Acres (Adjacent to Subject Site)
- + 6,600,000 SF over 16 buildings



PIEDMONT FAYETTE HOSPITAL

- One of the largest employers in Fayette County
- 310 beds
- Synergy for medical and retail

TYRONE RD

~2 MILES

VETERANS PKWY

~1 MILE

54

SUBJECT

PEACHTREE CITY

2.5 miles

DOWNTOWN FAYETTEVILLE

4 miles



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WE LOOK FORWARD TO WORKING WITH YOU

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