

Strong Growth Area - South Fulton

7965 Spence Rd, Fairburn, GA 30213

exp[®] Presented By:
REALTY eXp Realty Associates, LLC.



Re-Development Potential, Corner location, 3.71 acres, South Fulton

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Property Details

This parcel is well-suited for a variety of uses, including Office-Institutional, Light Commercial, Townhomes, or Mixed Uses. It offers a strong corner presence due to its extensive road frontage: 535 feet on Spence Road (Highway 92) and 656 feet on Harris Road, totaling a combined frontage of over 1,190 feet.

Additionally, the corner location allows for the potential installation of a traffic signal, which could enhance accessibility and visibility.

Currently zoned Office - Institutional, recently approved with daycare conditons. Zoning modification for conditions and site plan can be done administratively. Many O-I uses in support of Senior Housing, Assisted Living, Health Care Centers as well as rezoning for Townhomes, Light Commercial, Mixed Use.

Price: \$699,000

- Proximity to Strong Growth Corridors of I-85 Exiit 61 (Fairburn) and Exit 64 (Union City).
- 22 miles south of Downtown Atlanta, and 13 miles south of the Airport.
- Property has dual frontage on Hwy 92 (Spence) and Harris Roads allowing for multiple access points.

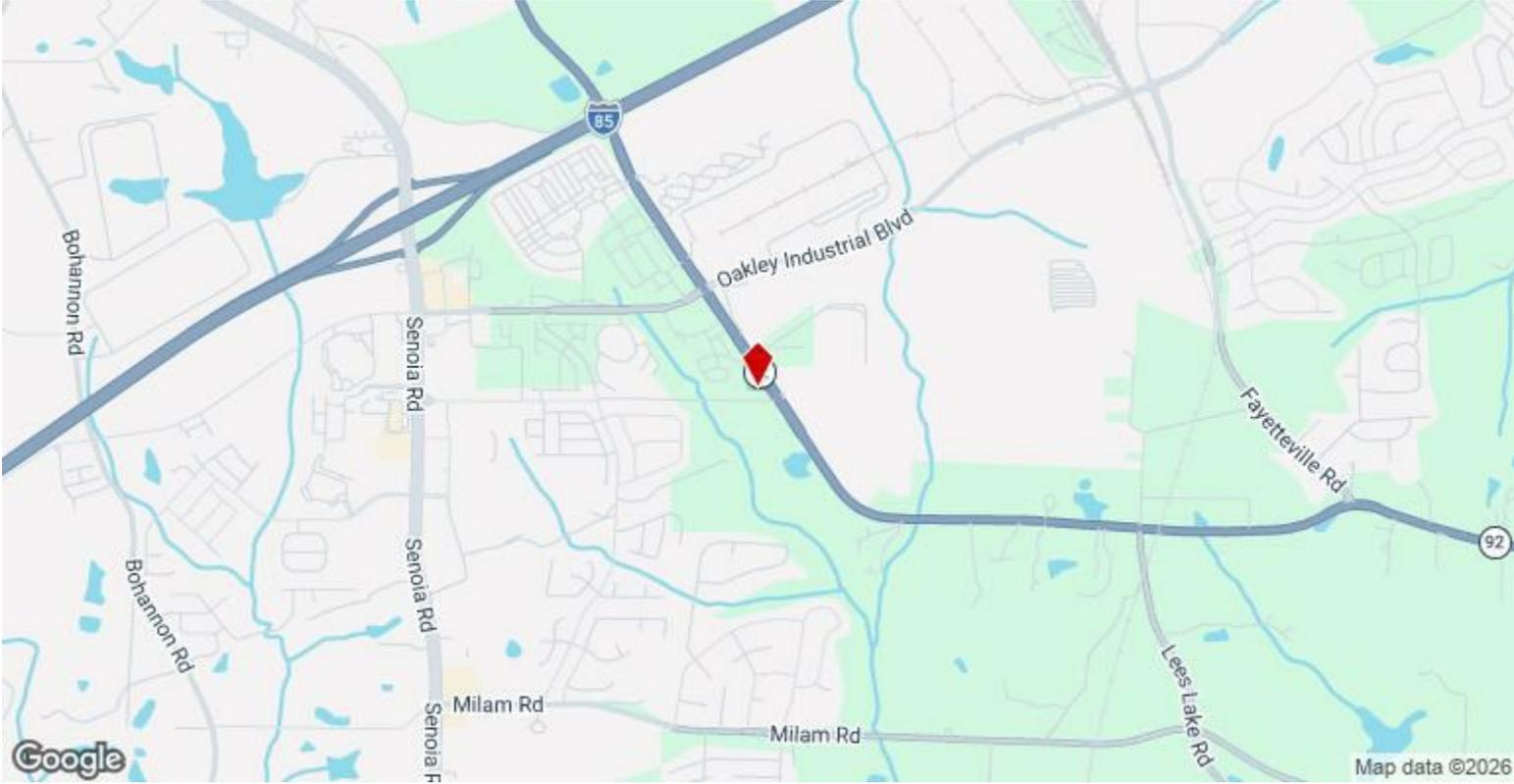
View the full listing here: <https://www.loopnet.com/Listing/7965-Spence-Rd-Fairburn-GA/33907371/>

Price:	\$699,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	3.71 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	O-I
APN / Parcel ID:	09F-0600-0025-040-6

Close Proximity to I-85, Senoia Rd/Fairburn Exit

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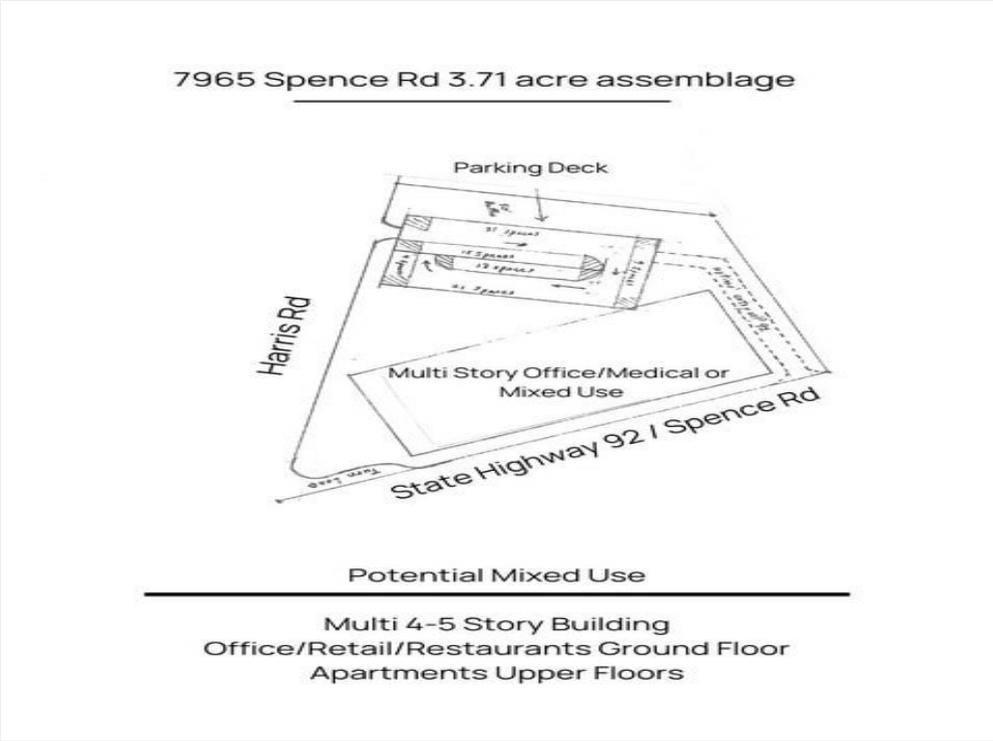
Location



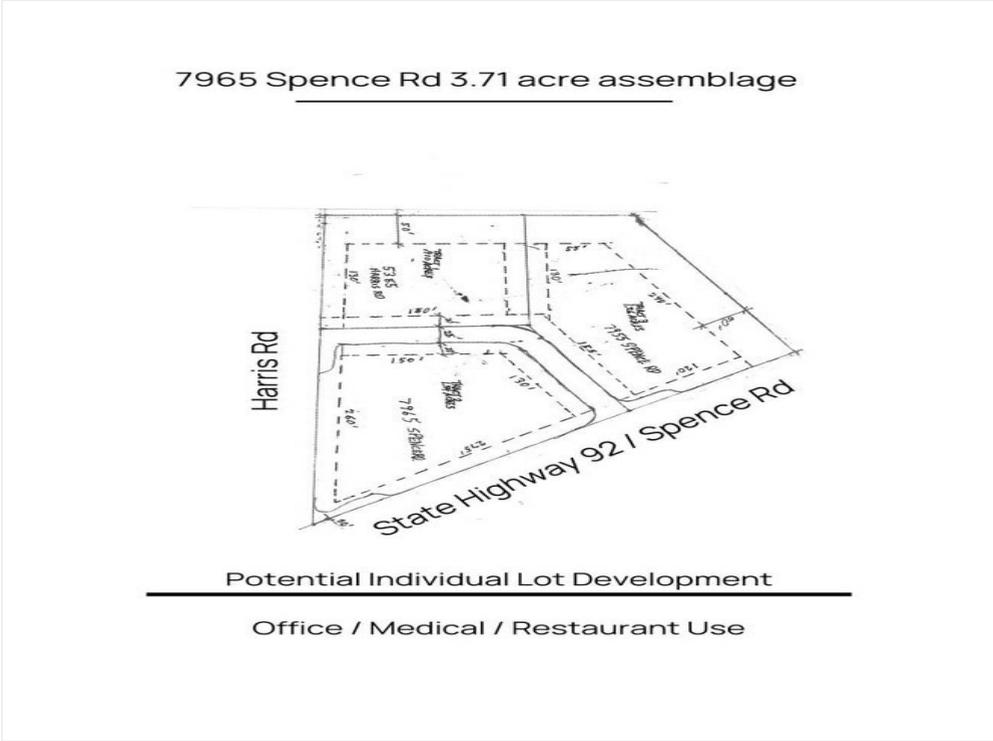
High Density Residential, O-I, Mixed Use, Light Commercial Opportunity

7965 Spence Rd, Fairburn, GA 30213

Property Photos



Building Photo

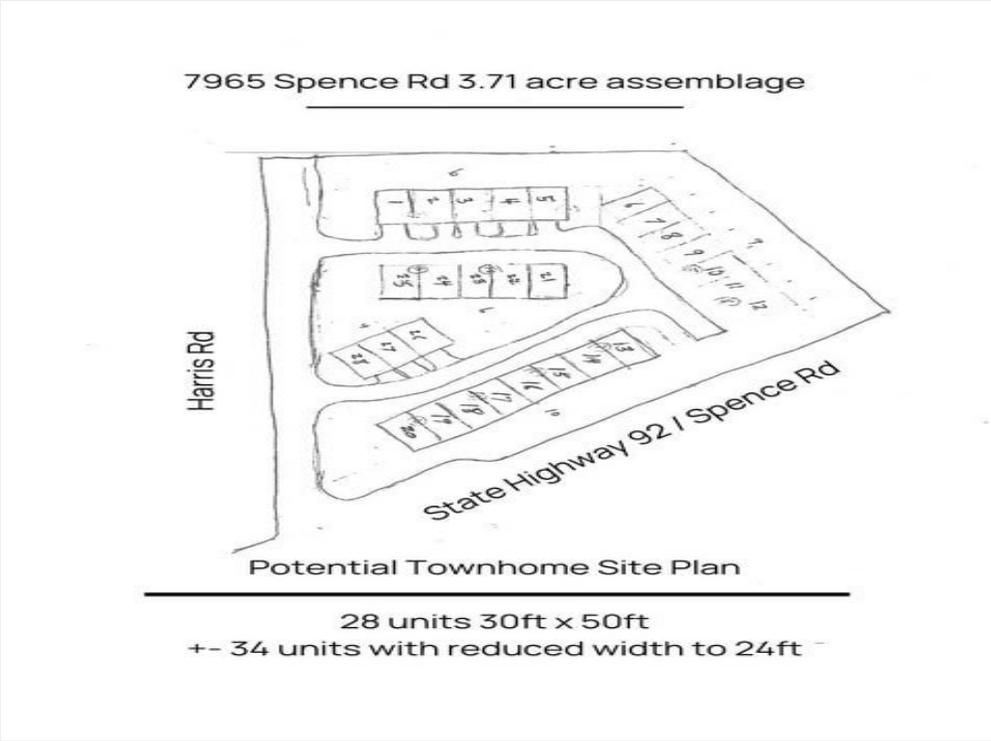


Building Photo

High Density Residential, O-I, Mixed Use, Light Commercial Opportunity

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Property Photos



Building Photo



Corner Satellite Larger

Strong Traffic Corridor

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Property Photos



Signage



Traffic West

Potential Traffic Signal at Spence and Harris Rd

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Property Photos



Traffic East - Corner



Corner satelittle closeup

Assemblage Plat

7965 Spence Rd, Fairburn, GA 30213

Property Photos



Plat Cropped

Strong Growth Area, 3.71 acres, South Fulton

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