

# 6825 ROOSEVELT HIGHWAY, SOUTH FULTON, GA

OFFERED AT  
**\$1,300,000**



## ABOUT THE PROPERTY

Welcome To This 2.2+/- Acre Lot Zoned M-2 HEAVY INDUSTRIAL off of Roosevelt Highway Here In South Fulton.

Enjoy Being Less Than 3 Miles from Interstate Access, and Less Than 20 Miles to Hartsfield Jackson International airport. With Traffic Counts of Over 11,000 Vehicles Per Day, and 200+/- ft of Road Frontage, Your Future is Sure to Thrive at This Location.



*Southern*  
REAL ESTATE  
CONNECTIONS

**Olivia Gentry, Realtor®**  
The Closing Agent  
Southern Real Estate Connections  
☎ 470-216-8995  
✉ [oliviagentryrealtor@gmail.com](mailto:oliviagentryrealtor@gmail.com)  
👤 [@oliviagentryrealtor](https://www.instagram.com/oliviagentryrealtor)

# PROPERTY SUMMARY

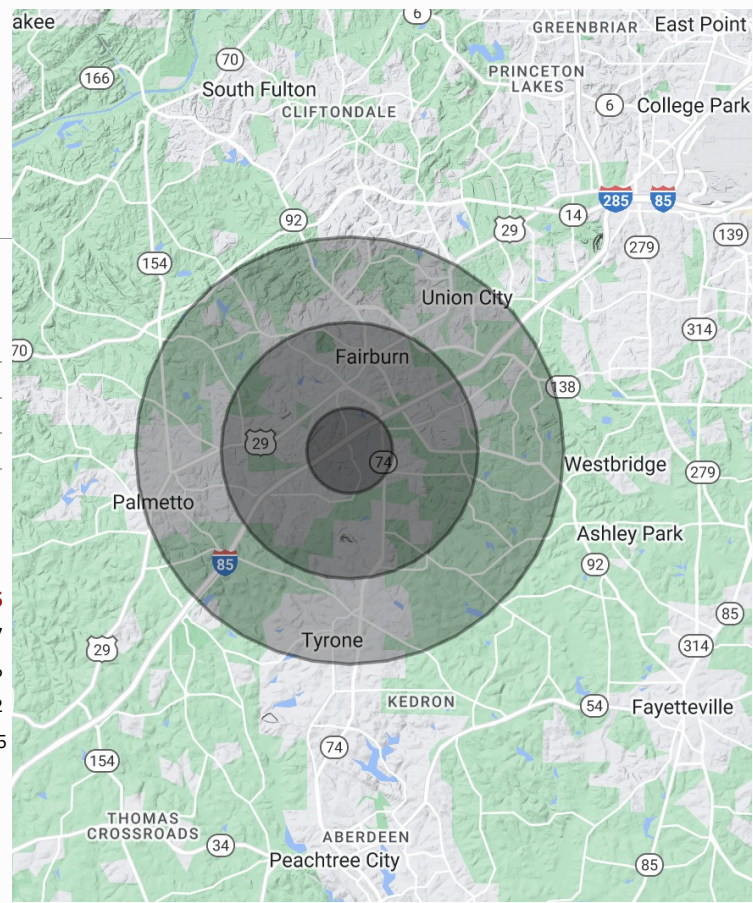
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,734	22,257	60,966
Average Age	26.3	25.6	34.6
Average Age (Male)	22.1	22.2	31.0
Average Age (Female)	25.8	27.6	35.9

## HOUSEHOLDS & INCOME

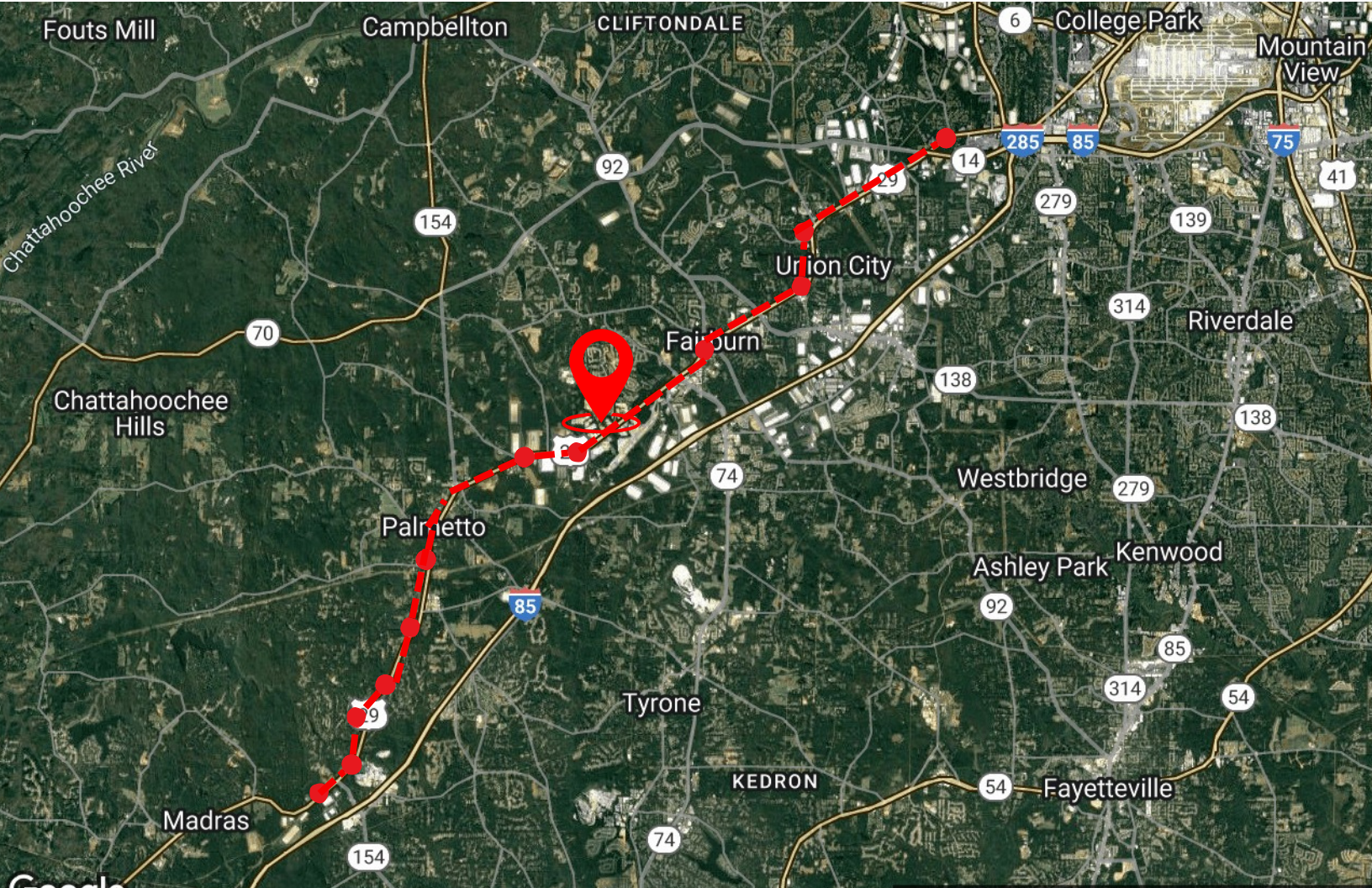
	1 MILE	3 MILES	5 MILES
Total Households	1,262	7,050	23,577
# of Persons per HH	2.2	3.2	2.6
Average HH Income	\$51,148	\$69,279	\$66,272
Average House Value	\$44,526	\$145,323	\$157,855

\* Demographic data derived from 2020 ACS - US Census

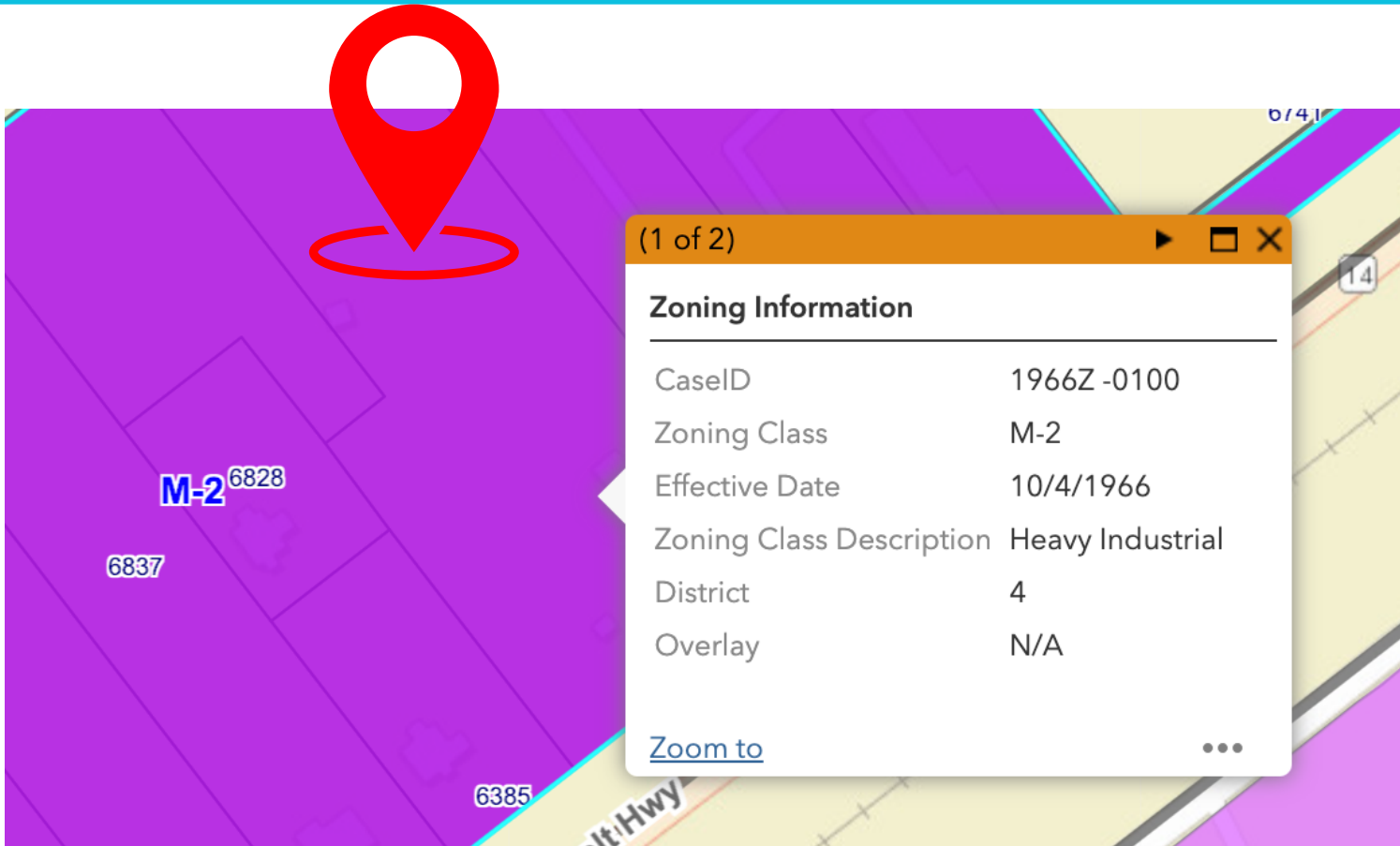


# LOCATION HIGHLIGHTS

## ROOSEVELT HWY



# ZONING - M2 INDUSTRIAL



## PERMITTED USES:

- PLEASE SEE THE ATTACHED DOCUMENTATION IN REGARDS TO THE PERMITTED USES OF THE CITY OF SOUTH FULTON.



# FIRST ON SITE DWELLING



## FIRST DWELLING HIGHLIGHTS:

- 3 BR, 1.5 BATH BRICK RANCH BUILT IN 1940
- 1412+/- SQUARE FT
- 450+/- SQ FT CARPORT
- ELEGANT WOOD PANELING THROUGHOUT



# SECOND ON SITE DWELLING



## SECOND DWELLING HIGHLIGHTS:

- 3 BR, 2 BATH
- 1408 +/- SQUARE FT





## PROPERTY FEATURES:

- 2.2 +/- ACRES OF M2 HEAVY INDUSTRIAL ZONING
- 200+/- FT OF ROAD FRONTAGE OFF OF ROOSEVELT HWY
- EASY INTERSTATE ACCESS
- LESS THAN 20 MILES TO DOWNTOWN ATL
- 2 ON SITE DWELLINGS



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# UTILITY INFORMATION

**ADDRESS:** 6825 ROOSEVELT HWY  
SOUTH FULTON, GA



	COMPANY
GAS	no
ELECTRIC	Ga. Power
WATER	country
SOLID WASTE	city of south Fulton
PEST CONTROL	no
INTERNET	no
HOA	no

Return to: Donald J. Parrott, Sr.  
Attorney at Law  
PO Box 186  
Fairburn, GA 30213

Deed Book 41874 Pg 54  
Filed and Recorded Feb-01-2006 01:28pm  
~~2006-0035341~~  
Real Estate Transfer Tax \$0.00  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

**CORRECTIVE QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made the 30<sup>th</sup> day of January, 2006,  
by and between

**NELL BUTLER LEE a/k/a NELL LEE**

party or parties of the first part, hereinafter called the Grantor, and

**RAIFORD JAMES BUTLER and BARBARA BUTLER, As Joint Tenants  
With Rights of Survivorship and not as Tenants in Common**

party or parties of the second part, hereinafter called Grantee, the words "Grantor" and Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

**W I T N E S S E T H:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 167 of the 7th District of formerly Campbell, now Fulton County, Georgia, being a part of the westerly half of Lot 8 of the Joe M. Chafin subdivision according to plat recorded in Plat Book 28, Page 30, Fulton County records, more particularly described as follows:

**BEGINNING** at an iron pin on the Northwestern side of the Roosevelt Highway Seventeen Hundred Ninety-Eight and Seven-tenths (1798.7) feet Southwesterly from Rivers Road; said point of beginning being located at the Southwest corner of property belonging to Raiford Butler; thence Southwesterly along the Northwestern side of the Roosevelt Highway Fifty (50) feet to an iron pin at the Southeast corner of Lot 7 of said subdivision; thence Northwesterly along the east line of Lot 7 of said subdivision Three Hundred (300) feet to a point; thence northeasterly Fifty (50) feet to a point; thence Southeasterly along the westerly line of Raiford Butler property Three Hundred (300) feet to an iron pin on the Northwestern side of the Roosevelt Highway at the POINT OF BEGINNING.

Also conveyed:

**ALL THAT TRACT OF PARCEL OF LAND** lying and being in Land Lot 167 of the 7th District of Fulton County, Georgia, being Lot 9 and Northeasterly half of Lot 8 of the subdivision of the property of Joe M. Chafin according to plat recorded in Plat Book 28, Page 30, Fulton County records, and more particularly described as follows:

DB



**BEGINNING** at a point on the Northwesterly side of Roosevelt Highway 1648.7 feet southwesterly from the intersection of the Northwesterly side of Roosevelt Highway and the Southwesterly side of Rivers Road and running thence Southwesterly along the northwesterly side of Roosevelt Highway 150 feet; thence northwesterly 595 feet; thence northeasterly 150 feet; thence Southeasterly 595 feet to the northwesterly side of Roosevelt Highway and the POINT OF BEGINNING, being improved property with a six room house and garage apartment thereon.

with all the rights, members and appurtenances to the said described premises in anyway appertaining or belonging.

Being the same property as conveyed by Quitclaim Deed dated September 7, 2005, recorded in Deed Book 40871, Page 1, Fulton County, Georgia records.

**THIS DEED IS GIVEN FOR THE SOLE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION (CALLS) IN THE SECOND PARCEL OF LAND IDENTIFIED ABOVE.**

**TO HAVE AND TO HOLD** said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Donald J. Powell  
WITNESS

Carolyn G. Gatch  
NOTARY PUBLIC

Nell Butler Lee (SEAL)  
Nell Butler Lee



## 10.3 M-2 - Heavy Industrial District

*10.3.1. M-2 District scope and intent.* Regulations in this section are the M-2 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by administrative permits or use permits. the M-2 District is intended to provide locations for a full range of manufacturing, processing, extraction, terminal and warehousing uses, and closely related uses.

*10.3.2. Use regulations.* Within the M-2 District, land and structures shall be used in accordance with standards herein. Any industrial use not specifically designated as prohibited or allowed with approval of a Use Permit shall be permitted. (Amended 04/04/07)

Structures and land shall be used for manufacturing, fabricating, processing, distributing, research, office associated with industrial use, extraction, terminal and warehousing and similar uses except as enumerated below or in Article XIX. (Amended 04/07/93, 04/04/07)

A. *Prohibited use.* Uses listed below are prohibited unless specifically approved by the Board of Commissioners in a rezoning resolution.

1. Blast furnace
2. Bone distillation
3. Dwelling
4. Explosives storage
5. Fat rendering
6. Incinerator
7. Manufacturing of:
  - Acid
  - Cement
  - Explosives
  - Fertilizer
  - Glue
  - Gypsum board
  - Oil
  - Paper
  - Paper pulp
  - Petroleum products

Plaster of paris

8. Slaughter house
9. Smelting
10. Stockyard
11. Truck stop (Added 05/05/10)

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

(Amd. No. 10-0497, 5-5-10)

*10.3.3. Development standards.*

- A. *Height regulations.* Adjoining a Dwelling District, any part thereof shall be set back 12 feet from the required yard lines for each foot of height in excess of 50 feet. Otherwise, no structure shall exceed the higher of 8 stories or 100 feet in height.
- B. *Minimum front yard:* 40 feet
- C. *Minimum side yard:* None. See section 4.23 for buffer req. adjoining residential.
- D. *Minimum rear yard:* None. See section 4.23 for buffer req. adjoining residential.
- E. *Minimum lot area:* None
- F. *Minimum accessory structure requirements.* Accessory structures shall not be located in the minimum front yard.
- G. *Minimum lot frontage:* 35 feet adjoining a street (Amended 11/03/93)

*10.3.4. Other regulations.* The headings below contain provisions applicable to uses allowed in the M-2 District:

Development regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain management. Section 4.24

Off street parking and loading. Article XVIII

Outside storage. Section 4.2

Landscape area and buffer regulations. Section 4.23

River protection. Metropolitan River Protection Act

Signs. Article XXXIII

10.3.5. *Environmental impact report.* In accordance with section 28.4.6, submit an Environmental Impact Report as required. (Amended 04/03/02)

(Res. No. 07-0322, 4-4-07)