

4.2 acre development opportunity

Growing Atlanta market

Riverside Parkway
Austell, GA



Lou Wieland

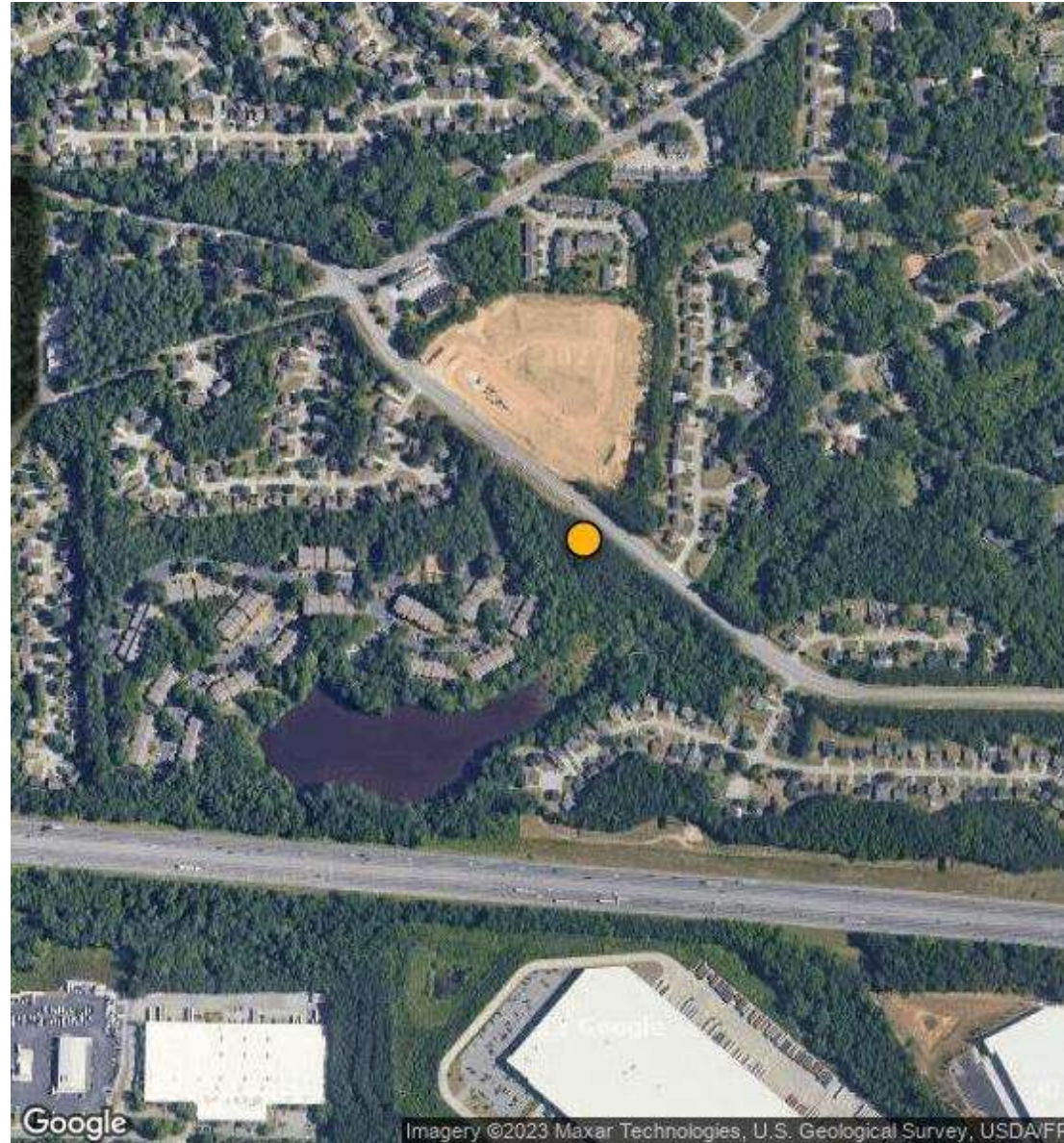
KW North Atlanta
404-441-8719

Riverside Parkway Austell, GA

Vacant land – 4.2 Acres
Asking Price \$400,000
\$95,238 per acre

Zoned PRD

The property mentioned is currently zoned PRD (Planned Residential Development) per a case in 1995. It would need to be rezoned to allow for townhomes. The future land use designation is Medium Density Residential, which could allow for up to 5 units per acre, if approved to that density. That would be about 21 units. The property is in District 4 and the Commissioner for the District is Monique Sheffield.



Austell, GA

Austell is experiencing rapid residential growth as newcomers discover its wealth of natural beauty, recreational opportunities, and a stable economic base. Austell covers 5.7 square miles. This welcoming small town provides a friendly atmosphere with commercial, industrial, and residential growth.

The area has a great school system, unique shopping, easily accessible medical care, and convenient travel opportunities. The city of Austell has many family activities such as an annual Easter egg hunt, Halloween celebrations, and the festive lighting of the town Christmas tree.

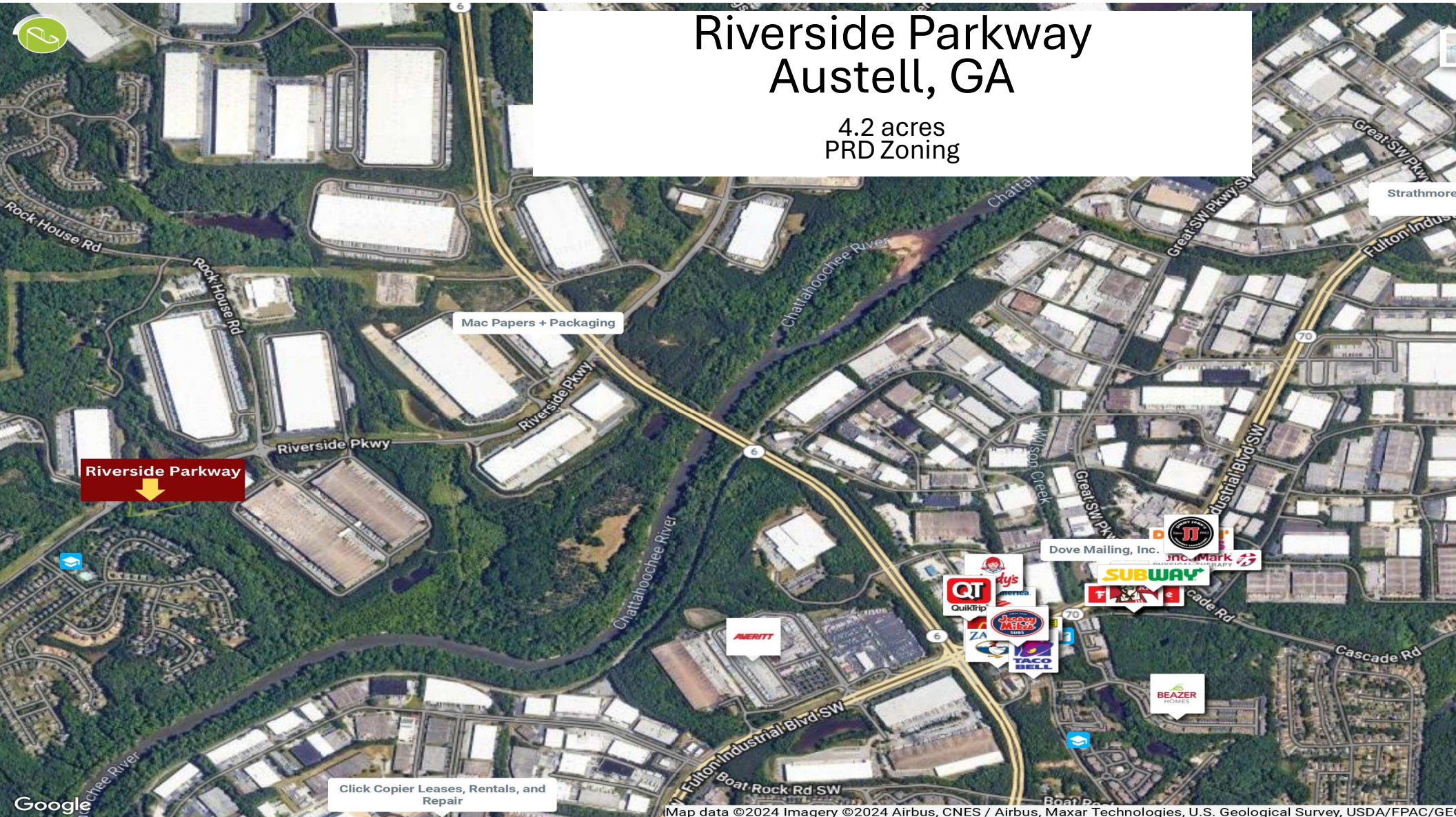
Strategically located in southwest Cobb County, Austell is 18 miles away from Atlanta, 10 miles from Marietta, and only minutes away from the Hartsfield-Jackson Atlanta International Airport, making travel very convenient.

Regional commercial and industrial complexes as well as cultural, recreational, and leisure activities are within easy driving distance for Austell residents. Vacations in North Georgia's mountains or along Georgia's coast and the Golden Isles are only a few hours away.



Riverside Parkway Austell, GA

4.2 acres
PRD Zoning

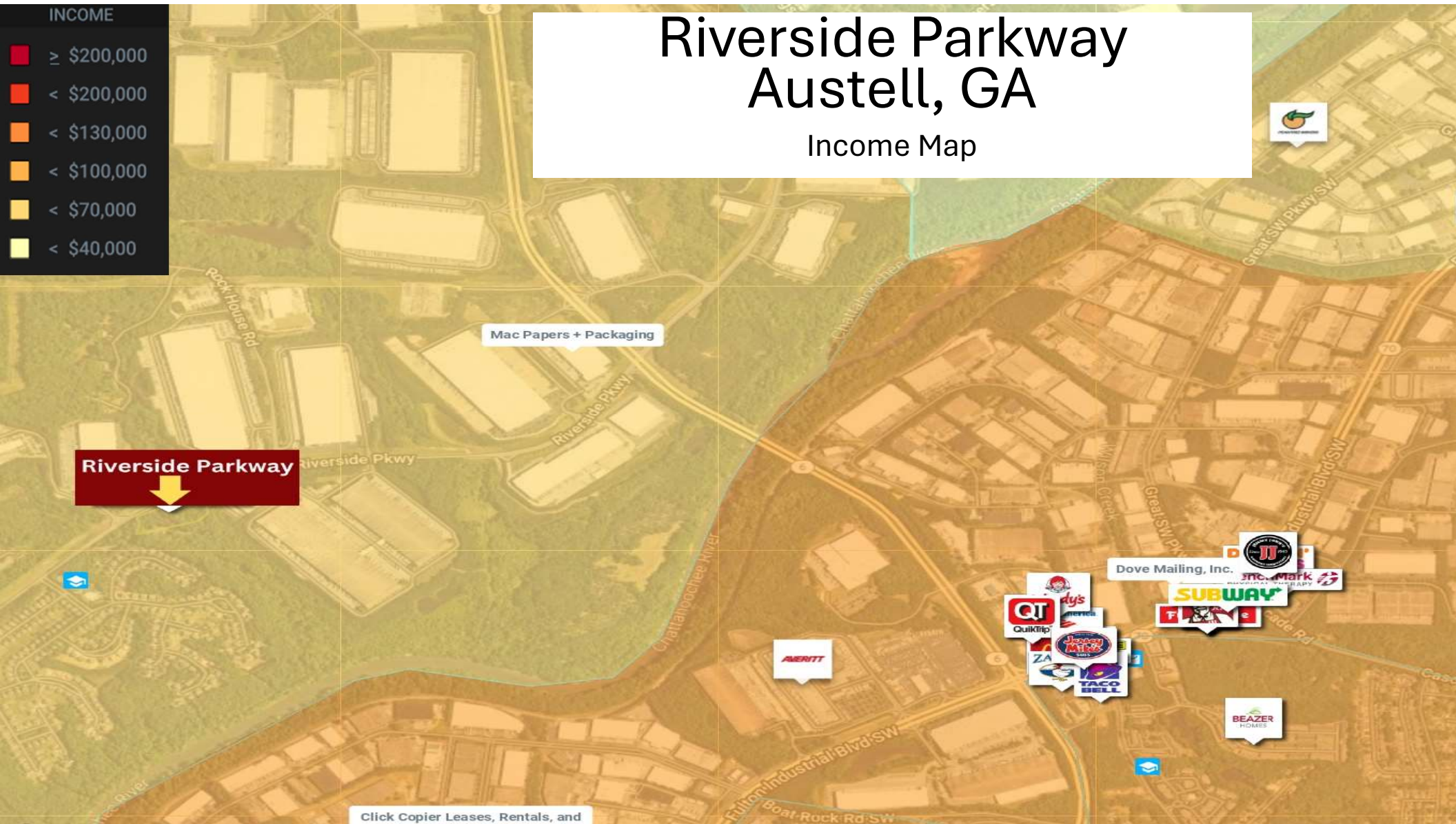


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Riverside Parkway Austell, GA

Income Map



Click Copier Leases, Rentals, and

Riverside Parkway Austell, GA

Average Daily Traffic Map





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