

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR MULTI-FAMILY, ASSISTED LIVING, OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



<b>SALE PRICE:</b>	\$1,900,000
<b>PRICE PER ACRE:</b>	\$567,164
<b>LOT SIZE:</b>	3.35 Acres
<b>APN #:</b>	060368LL0319 ; 060368LL0541
<b>ZONING:</b>	RM-3 (Multi Family Or Assisted Living)
<b>MARKET:</b>	Sandy Springs
<b>SUB MARKET:</b>	City Of Sandy Springs
<b>CROSS STREETS:</b>	Dunwoody Place
<b>TRAFFIC COUNT:</b>	35,000

## PROPERTY OVERVIEW

Prime Acreage on Roswell Rd with zoning approval for up to 3 Stories and over 100 units

## PROPERTY FEATURES

- Large Frontage on Roswell Rd
- Approved Zoning for up to 3 stories facing Roswell Rd.
- Small Setbacks at ROW
- Huge Traffic Counts-35,000
- Directly across from Publix Grocery Shopping Center
- Walking distance to the Chattahoochee River walking trails
- Conceptual designed for 99 Units/73,000 sq Ft \*(prior to new 3 story zoning approval)

**KW COMMERCIAL**  
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<b>PROPERTY NAME:</b>	Sandy Springs Acreage for Multi-Family, Assisted Living, or Condo Development
<b>STREET ADDRESS:</b>	8730 Roswell Rd
<b>CITY, STATE, ZIP:</b>	Sandy Springs, GA 30350
<b>APN:</b>	060368LL0319 ; 060368LL0541
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	RM-3 (Multi Family or Assisted Living)
<b>YEAR BUILT:</b>	
<b>NUMBER OF STORIES:</b>	
<b>FOUNDATION:</b>	
<b>WALLS:</b>	



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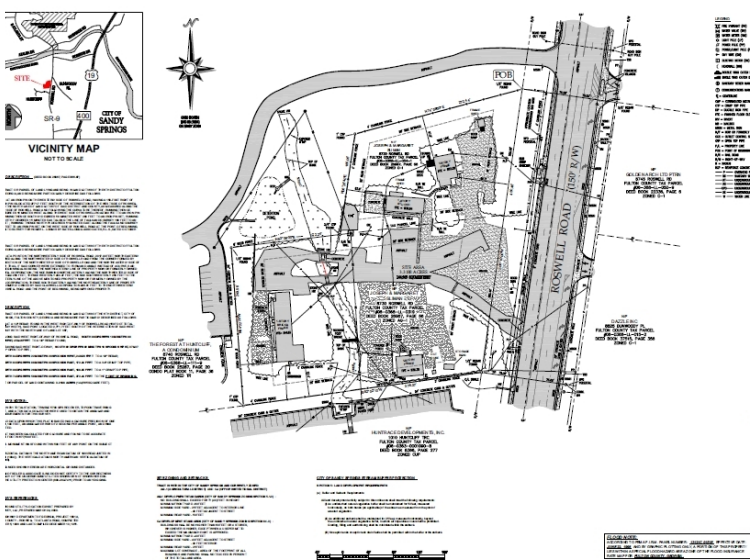
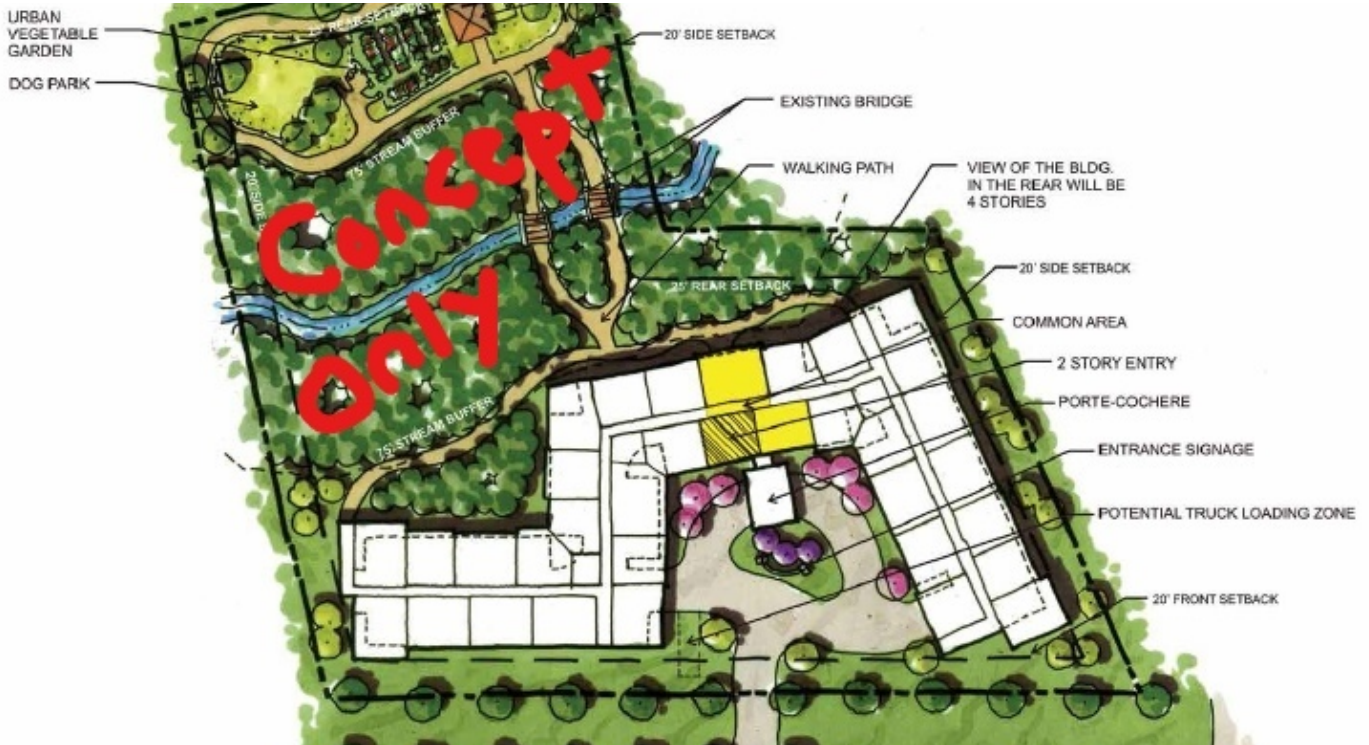
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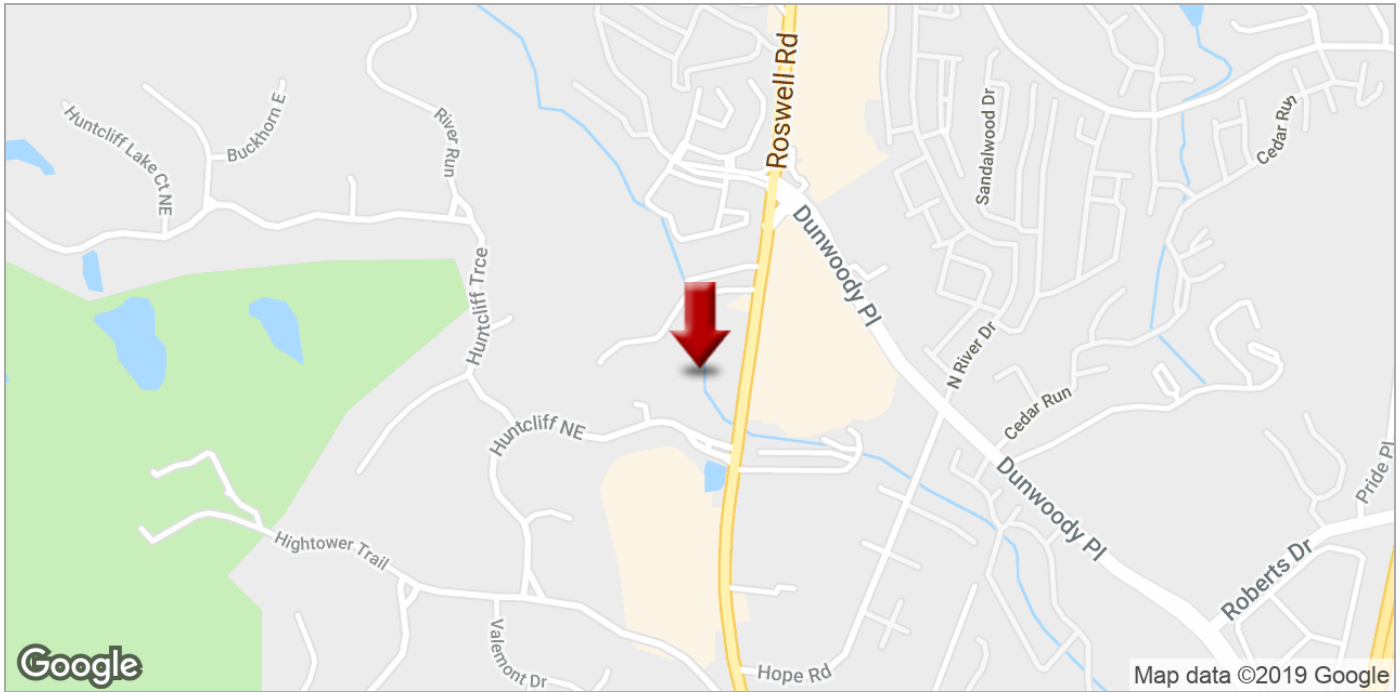
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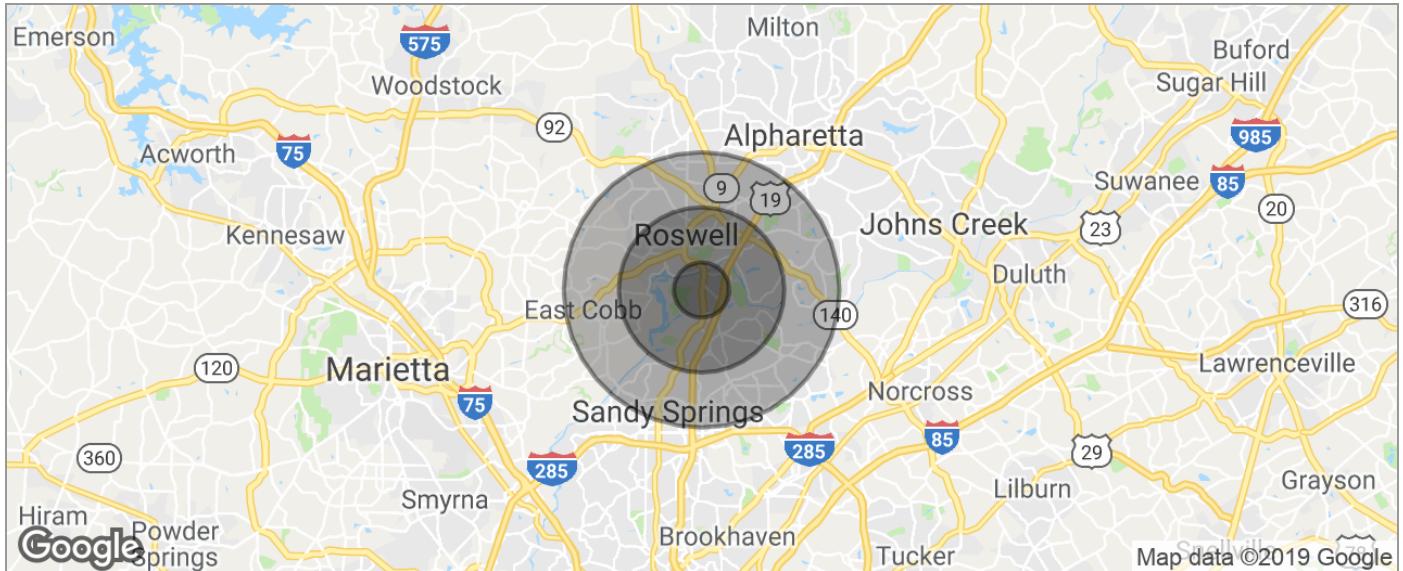
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,429	75,000	190,811
MEDIAN AGE	32.0	35.4	37.5
MEDIAN AGE (MALE)	30.6	34.8	36.7
MEDIAN AGE (FEMALE)	33.5	35.8	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,386	31,955	78,142
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$72,797	\$90,279	\$104,382
AVERAGE HOUSE VALUE	\$220,475	\$336,071	\$375,750
RACE	1 MILE	3 MILES	5 MILES
% WHITE	50.4%	66.9%	75.2%
% BLACK	38.4%	21.3%	13.5%
% ASIAN	3.1%	4.4%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	5.7%	5.4%	4.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.9%	13.4%	11.0%

\* Demographic data derived from 2010 US Census

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