

# 3730 Bon Echo Drive

COLLEGE PARK, GA



**KW COMMERCIAL**

1420 Peachtree Street, Ste. 100

Atlanta, GA 30309

PRESENTED BY:

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COLLEGE PARK, GA

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3730 BON ECHO DRIVE

# PROPERTY INFORMATION<sup>1</sup>

PROPERTY DETAILS

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

# Property Details

**SALE PRICE****\$950,000****LOCATION INFORMATION**

Street Address	3730 Bon Echo Drive
City, State, Zip	College Park, GA 30349
County/Township	Fulton

**PROPERTY DETAILS**

Property Type	Land
Property Subtype	Other
Zoning	Vacant Land (NEC)
Lot Size	9.5 Acres





# Executive Summary



## OFFERING SUMMARY

**SALE PRICE:** \$950,000

**LOT SIZE:** 9.5 Acres

**ZONING:** Vacant Land (NEC)

**PRICE / SF:** \$2.30

## PROPERTY OVERVIEW

Calling all Developers & Investors! This prime 9.5 Acres vacant lot is centrally located minutes from Camp Creek Market Place, shopping, dining & theatre w/great commuter access to HartsDeld Jackson Airport & Downtown Atlanta. With a new Residential Development 4mins away houses selling between \$200-\$300K, this property creates an unprecedented opportunity. Act now to secure all the possibilities this lot offers!

## PROPERTY HIGHLIGHTS

- Great commuter access to HartsDeld Jackson Airport & Downtown Atlanta
- Mins away from New Construction Residential Community
- 285 Freeway Access

## Property Description



### PROPERTY OVERVIEW

Calling all Developers & Investors! This prime 9.5 Acres vacant lot is centrally located minutes from Camp Creek to HartsDeld Jackson Airport & Downtown Atlanta. With a new Residential Development 4mins away houses sell opportunity. Act now to secure all the possibilities this lot offers!

### LOCATION OVERVIEW

Camp Creek Marketplace which is complete with shopping, restaurants, services and entertainment  
Just minutes from Downtown Atlanta and HartsDeld-Jackson Airport

3730 BON ECHO DRIVE

# LOCATION INFORMATION<sup>2</sup>

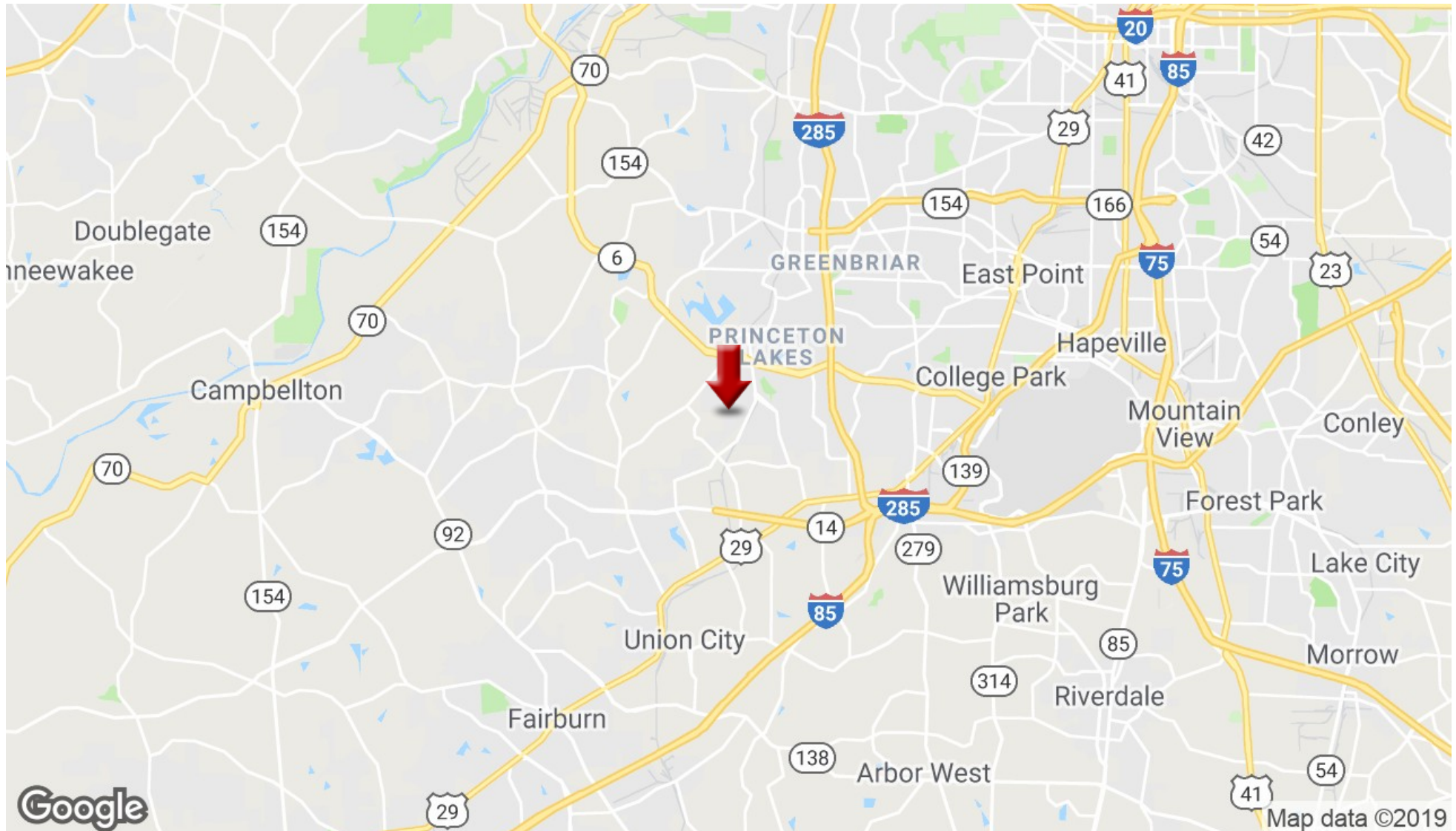
LOCATION MAPS

AERIAL MAP

SALECOMPS



## Location Maps






## Aerial Map



# Sale Comps

1	2440 Metropolitan Pky SW	SOLD
Atlanta, GA 30315	Fulton County	
Sale Date: 11/04/2016 (289 days on mkt)	Land Area: 10 AC (435,600 SF)	
Sale Price: •	Lot Dimensions: •	
\$/AC Land Gross: •	Proposed Use: •	
Parcel No: •		
Comp ID: 3747452	Sale Conditions: •	
Research Status:		
2	2510 W Point Ave	SOLD
Atlanta, GA 30337	Fulton County	
Sale Date: 11/16/2016 (247 days on mkt)	Land Area: 6.31 AC (274,864 SF)	
Sale Price: \$675,170 • Confirmed	Lot Dimensions: •	
\$/AC Land Gross: \$107,000.00 (\$2.46/SF)	Proposed Use: Industrial	
Parcel No: 13-0036-LL-108		
Comp ID: 3755278	Sale Conditions: •	
Research Status: Confirmed		
6	2015 West Point Ave	SOLD
College Park, GA 30337	Fulton County	
Sale Date: 11/14/2016	Land Area: 6.30 AC (274,428 SF)	
Sale Price: \$675,150 • Confirmed	Lot Dimensions: •	
\$/AC Land Gross: \$107,166.67 (\$2.46/SF)	Proposed Use: •	
Parcel No: 13-0036-LL-108		
Comp ID: 3775685	Sale Conditions: •	
Research Status: Confirmed		

3730 BON ECHO DRIVE

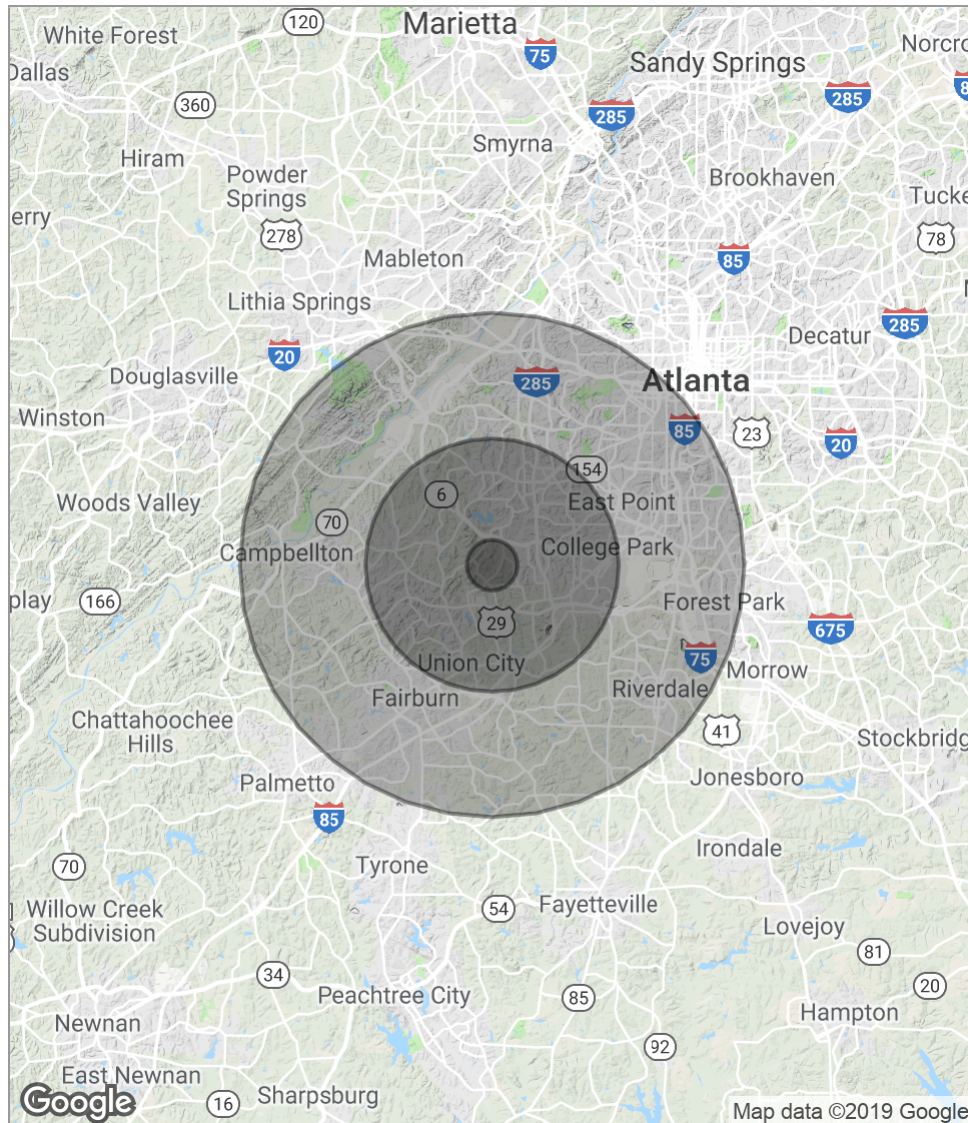
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# DEMOGRAPHICS3

DEMOGRAPHICS MAP



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,851	106,176	410,406
Median Age	31.9	32.8	33.7
Median Age (Male)	29.3	30.0	31.6
Median Age (Female)	34.7	35.0	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	959	40,464	155,380
# Of Persons Per HH	3.0	2.6	2.6
Average HH Income	\$80,204	\$58,019	\$52,607
Average House Value	\$170,736	\$164,733	\$173,798

\* Demographic data derived from 2010 US Census