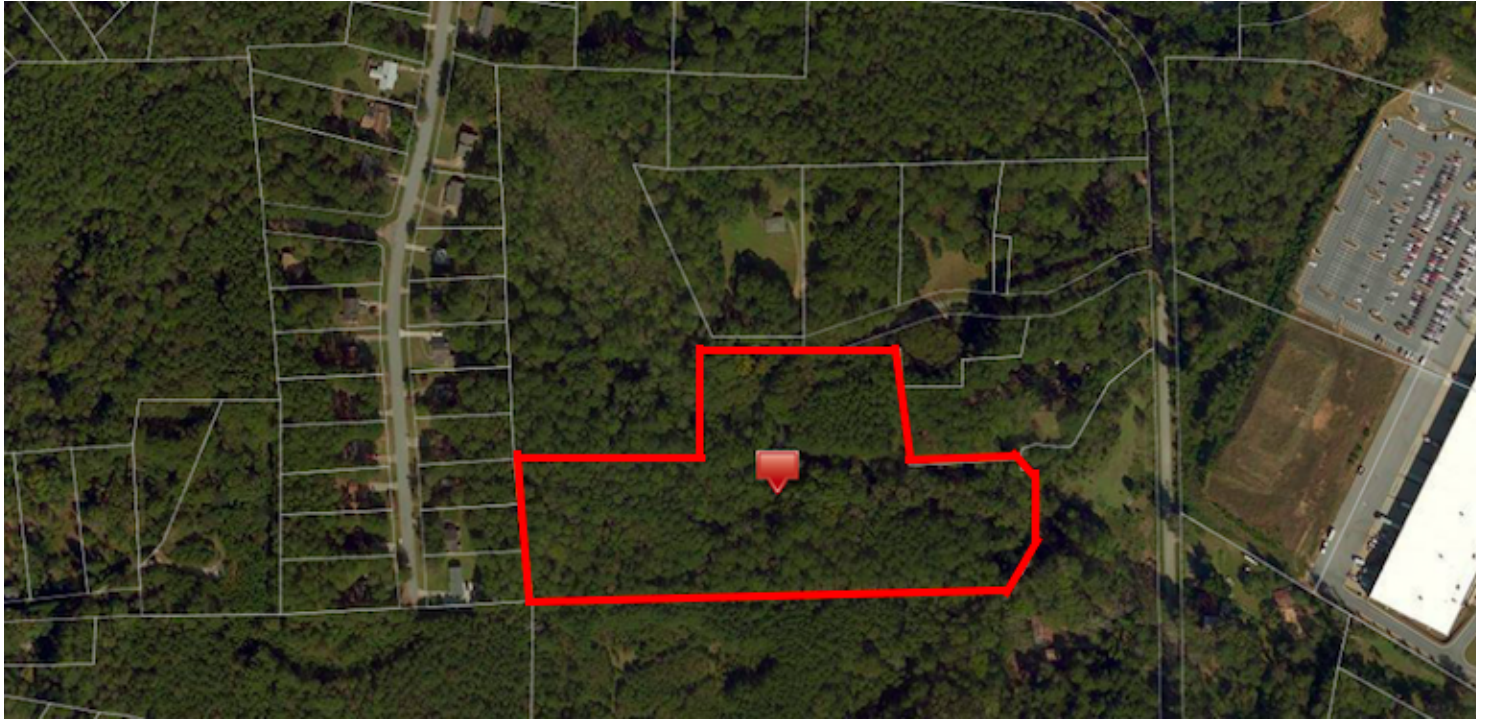


## LAND FOR SALE

3730 Bon Echo Drive , College Park, GA 30349



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$950,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	9.5 Acres
<b>ZONING:</b>	AG1
<b>PRICE / SF:</b>	\$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 Hartsfield 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

**KW COMMERCIAL**  
1420 Peachtree Street, Ste. 100  
Atlanta, GA 30309

**DONNA SMILEY**  
Associate Broker | Director  
O: 404.604.3100  
C: 404.580.1265  
donna@titancreg.com

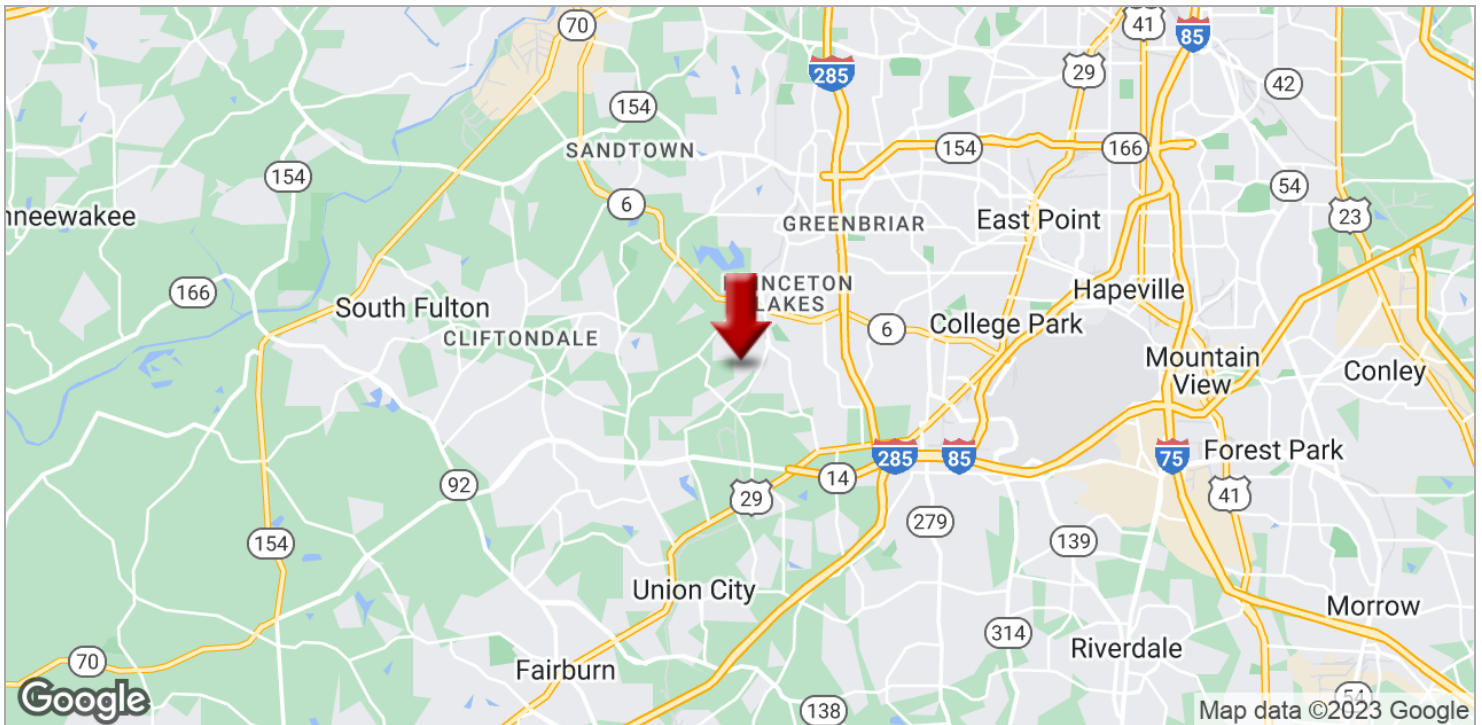
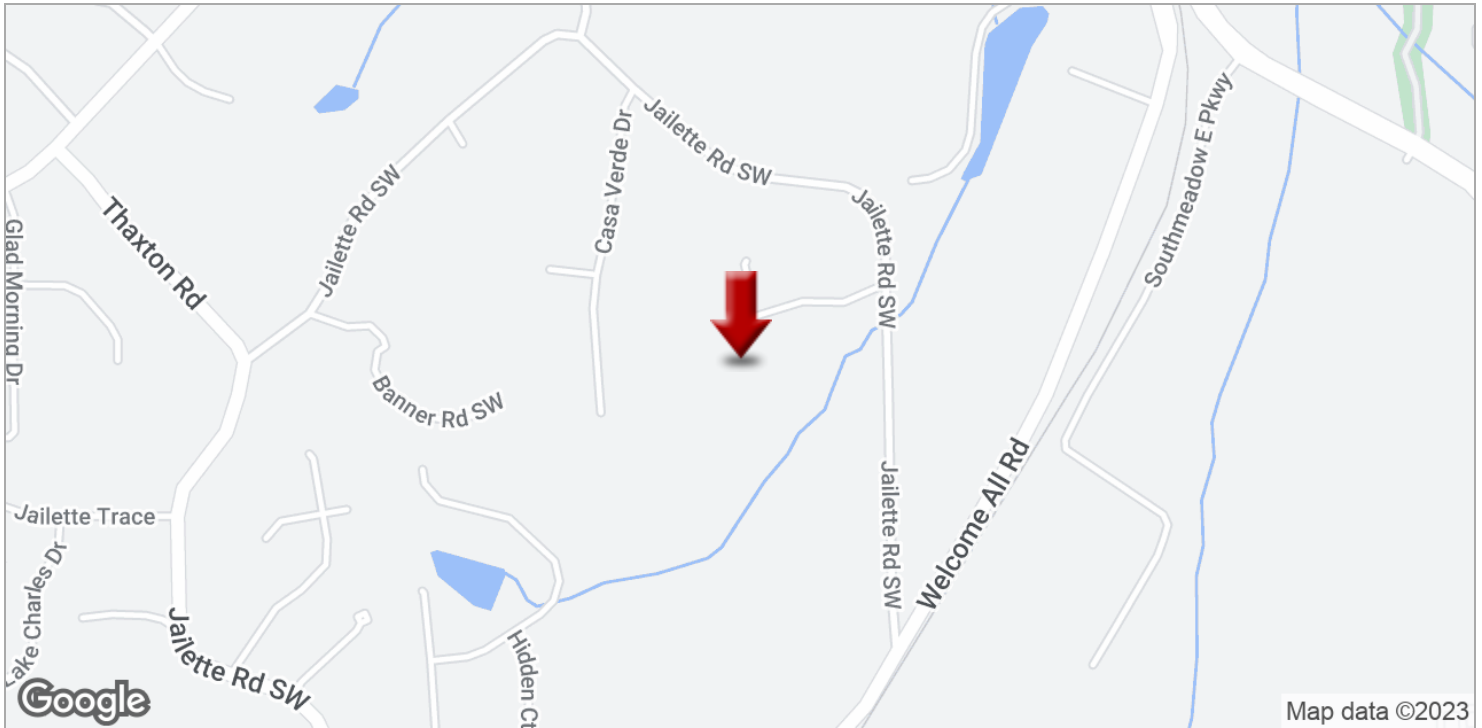
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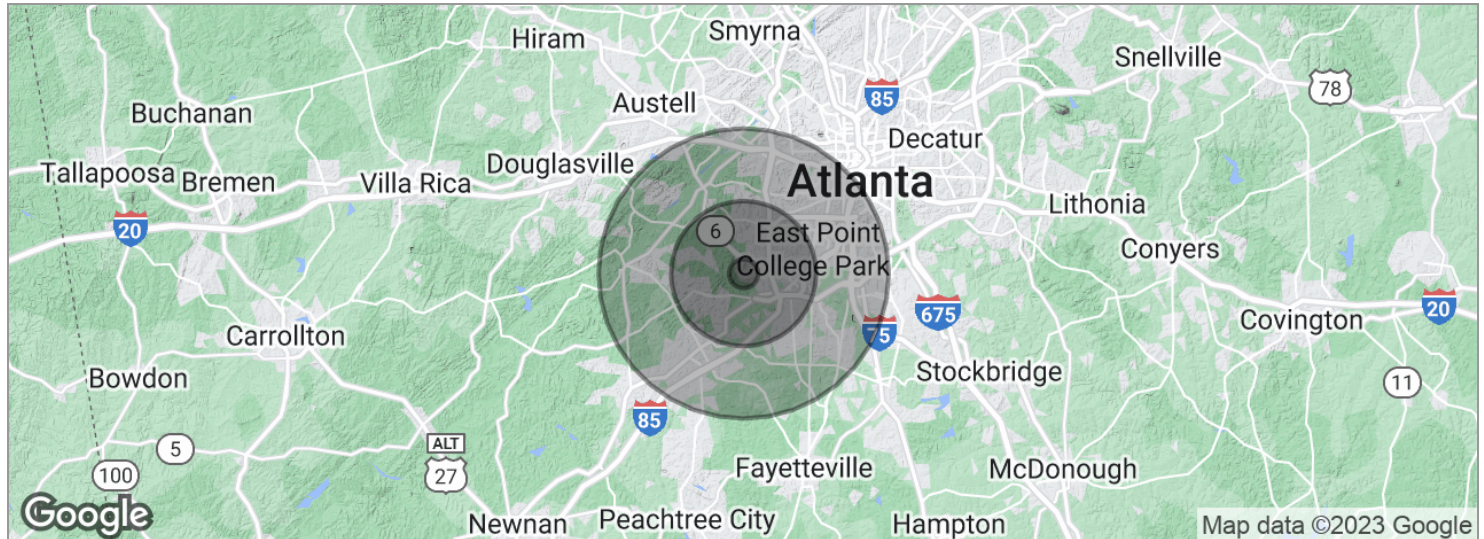
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## LAND FOR SALE

3730 Bon Echo Drive , College Park, GA 30349



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 2020 ACS - US Census

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