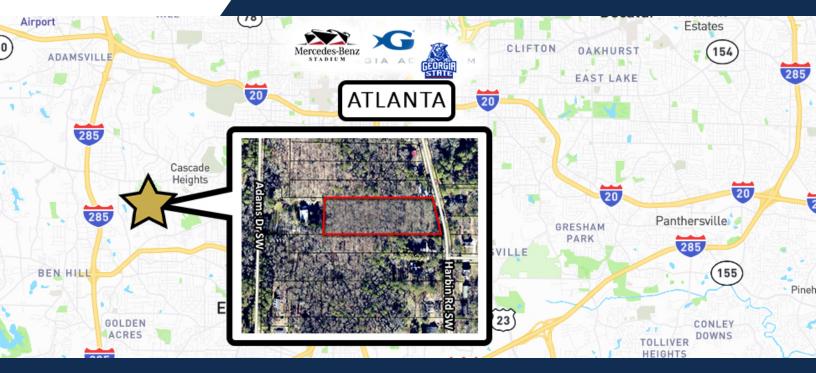


1581 HARBIN ROAD SW, ATLANTA, GA 30311 PROPOSED MULTIFAMILY DEVELOPMENT SITE | ± 2.78 ACRES



MULTIFAMILY SITE IN CASCADE HEIGHTS

PROPERTY HIGHLIGHTS

- ± 2.78-acre residential tract
- · Proposed multifamily development site
- Access to all utilities including: electricity/power, gas, irrigation, water, telephone and cable
- Located in Cascade Heights just south of the Cascade Springs Nature Preserve, a forested 120-acre nature park with trails and streams
- ± 7.3 miles from Hartsfield-Jackson Atlanta International Airport
- · Less than 5 miles from East Point and West End
- · Easy access to I-285

PROPERTY OVERVIEW

This ± 2.78-acre residential tract in the affluent Cascade Heights neighborhood of the city of Atlanta. Currently zoned R-3, the property could potentially be rezoned for a multifamily development of at least 15 units. The property is ripe for development and has access to all utilities.



PRICE **\$399,000**



SITE SIZE

± 2.78 ACRES



IDEAL USES

MULTIFAMILY RESIDENTIAL



TRAFFIC COUNTS

56,100 VPD ON LANGFORD PKWY



ZONING

R-3 (RESIDENTIAL)







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LOCATION OVERVIEW

The site is located in Southwest Atlanta approximately a half-mile south of Cascade Road, 1.5 miles east of I-285 and 7.5 miles from Downtown Atlanta. The site is also in Cascade Heights just south of the Cascade Springs Nature Preserve, a forested 120-acre nature park with trails and streams. Near the West End and East Point neighborhoods, this property sits in a prime location with easy access to major retail areas.

Also, this site is located just 7.3 miles from Hartsfield-Jackson Atlanta International Airport, Atlanta's bustling airport with over 200 gates and over 1,000 flights per day. It has been the world's busiest airport by passenger traffic since 1998, and by number of landings and take-offs since 2005. Many of the nearly one million flights are domestic flights from within the United States, where Atlanta serves as a major hub for travel throughout the Southeastern United States.

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------------------|--------------------------------|
| Total Households | 2,248 | 76,094 | 309,544 |
| Total Population | 5,674 | 193,611 | 742,507 |
| Average HH Income | \$66,758 | \$57,489 | \$90,152 |
| Traffic Counts | | 56 , 100 vehi | icles per day on Langford Pkwy |

*Data derived from ESRI

RETAILER MAP





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