



## PROPERTY OVERVIEW

This ± 4.07-acre parcel in southwest Atlanta sits at the intersection of Cascade Palmetto Highway & Cavender Drive just south of the thriving industrial area along Fulton Industrial Boulevard. Currently zoned AG 1 by Fulton County and in the Cliftdale Overlay District, its future land use calls for mixed-use, which would permit 9+ units per acre with street level retail and a maximum height of 35 feet. The site is located in the City of South Fulton which was incorporated in May of 2017 and is Georgia's fifth-largest city in population. It is also designated as a Regional Live Work Character Area in the Fulton County Comprehensive Plan, the details of which are described on the next page.



**PRICE \$200,000**



**SIZE ± 4.07 AC**

## PROPERTY HIGHLIGHTS

- ± 4.07 acres in south Fulton County
- Ideal for mixed-use development
- Designated as a Regional Live Work Character Area in the Fulton County Comprehensive Plan (<https://bit.ly/3jORy5s>)
- Located at the corner of Cascade Palmetto Hwy SW and Cavender Drive SW
- Nearby traffic counts are 12,500 VPD on Campbellton Road and 12,100 VPD on Cascade Palmetto Highway
- Just south of Fulton Industrial Boulevard
- Located in the City of South Fulton (<https://bit.ly/3jX1j1T>)



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## REGIONAL LIVE WORK CHARACTER AREA

The intent of the Regional Live Work Character Area is to provide a balanced mix of commercial, office and residential uses at intersections and along corridors within Unincorporated Fulton County. The Regional Live Work Character Area contains the highest density allowed in Unincorporated Fulton County. Based on 0.5-mile distance for intersections and corridors, these areas are designated at the most prominent intersections or along major corridors and provide for a balanced mix of uses to create a live work environment.

The Regional Live Work designation along the South Fulton Parkway corridor is consistent with the South Fulton Parkway Access Management Plan developed by GDOT, which supports development along the Parkway at existing intersections while encouraging alternate routes and modes of transportation for expanded development within the Character Area. Limiting development along the Parkway at intersections will preserve its functions as a vibrant transportation corridor.

Within the Regional Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes high density residential housing such as condominiums, townhomes and apartments. Commercial services such as big box retail, office and multi-tenant shopping centers are also appropriate types of development. Structures within the Regional Live Work node can also be repurposed as office, commercial or multi-family housing.

## REGIONAL LIVE WORK STIPULATIONS

- Residential Density: 9+ units per acre
- Commercial/Office Density: no limit
- Up to 125,000 SF limit per tenant space or use
- Per zoning district regulations or use permit
- 15% of total project area to be community gathering spaces

CONTACT

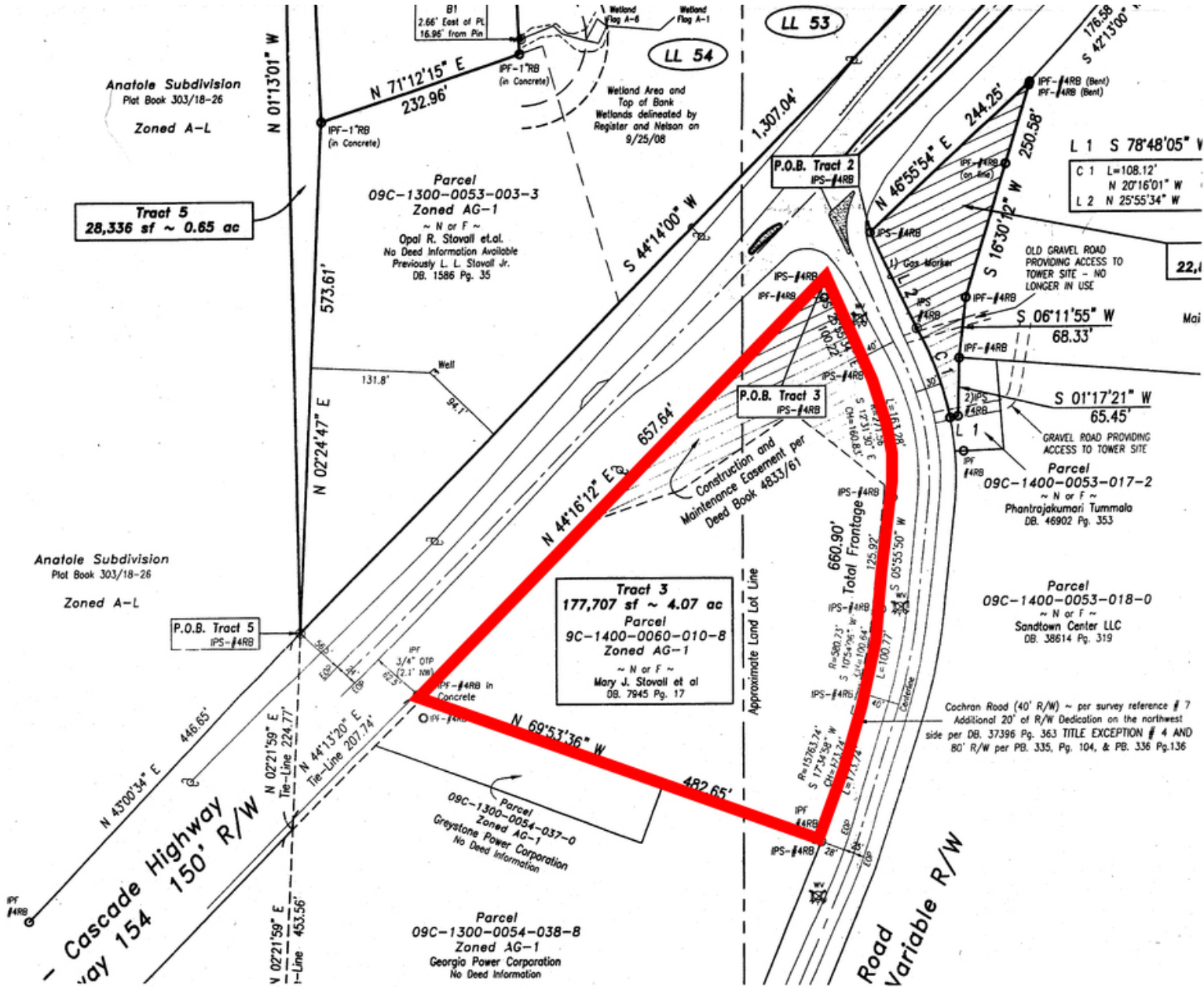


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