

LAND FOR SALE

MABLETON LIGHT INDUSTRIAL SITE

1371 Old Powder Springs Road, Mableton, Mableton, GA 30126



SALE PRICE: \$555,000

PRICE PER ACRE: \$65,294

LOT SIZE: 8.5 Acres

APN #: 18003500060, 18003400090, 18-003400230

ZONING: Light Industrial

MARKET: Metro Atlanta

SUB MARKET: South West Cobb

CROSS STREETS: National Highway And Old Powder Springs Road

PROPERTY OVERVIEW

8.5 acres zoned and plated for self storage with access from Old Powder springs road and retail center fronting Hwy #78, Old National hwy.

Level site with all utilities available. Seller willing to consider a joint venture

PROPERTY FEATURES

- Level wooded site
- Zoned and ready to go
- Approved self storage site plan
- All utilities available
- Access from hwy #78

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

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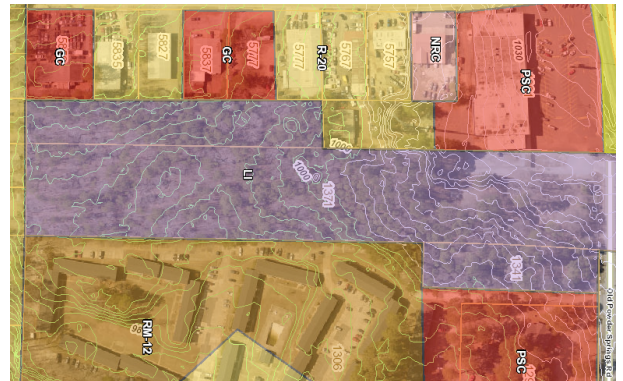
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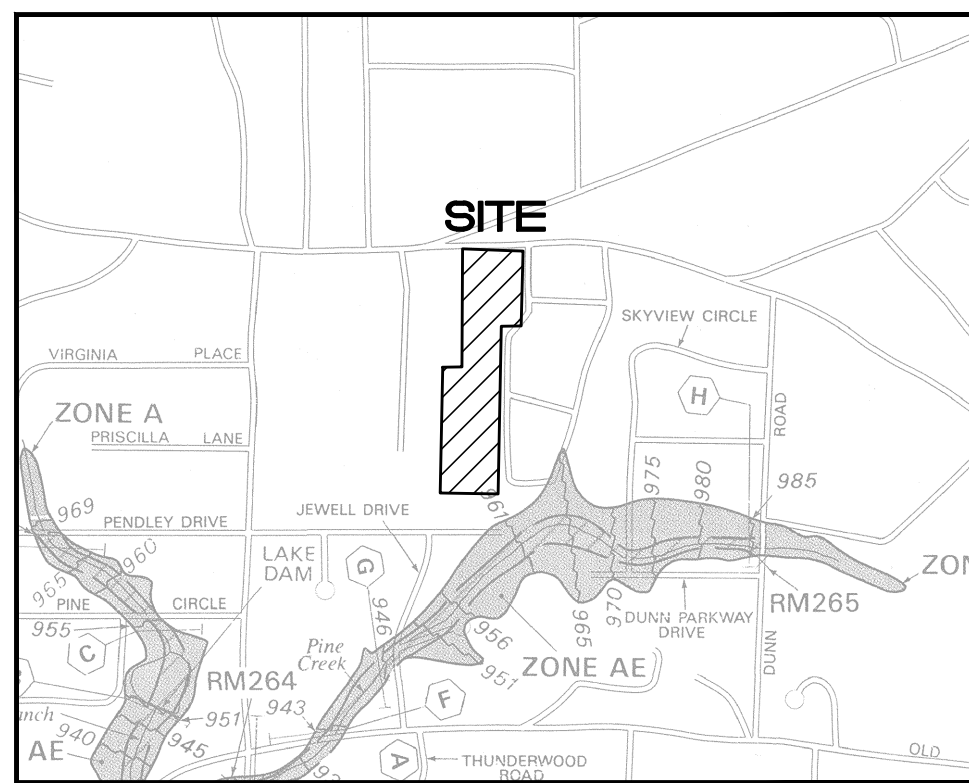


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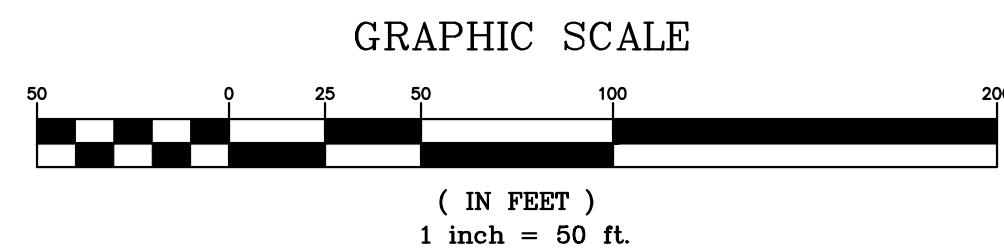


FEMA FLOOD MAP
1"=1,000'

DENSITY: 54,000 SF / 8.38 ACRES = 6,444 SFA

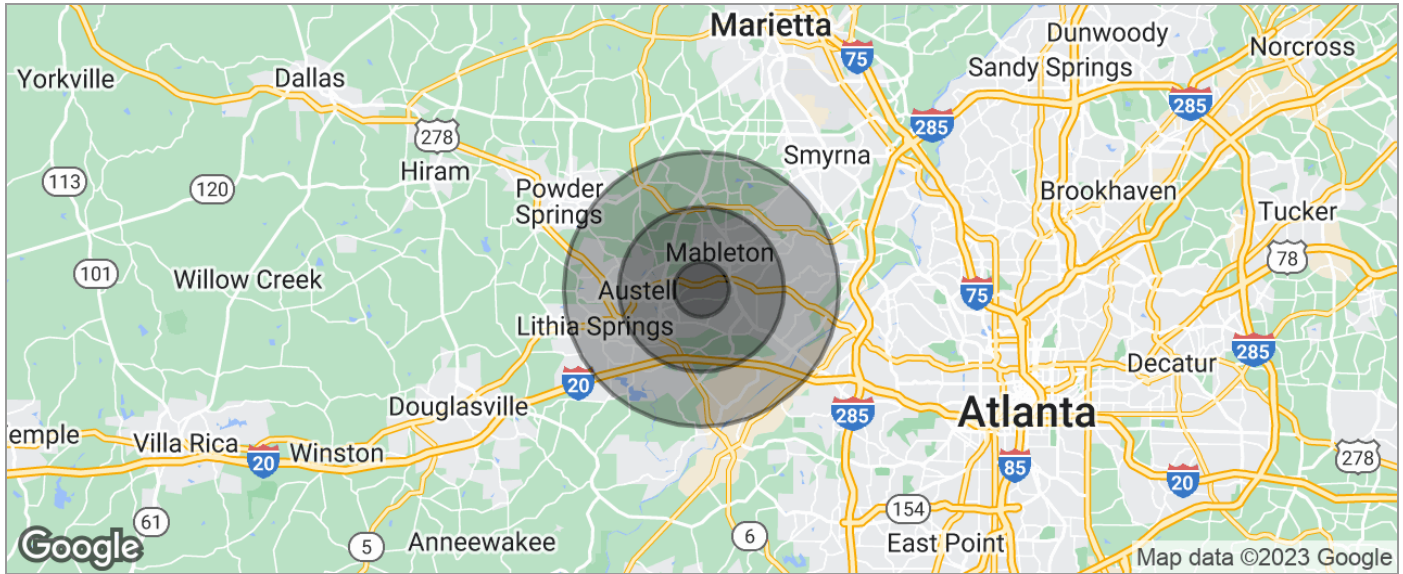


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,259	52,063	128,130
MEDIAN AGE	36.4	34.9	34.1
MEDIAN AGE (MALE)	35.1	33.9	33.2
MEDIAN AGE (FEMALE)	38.3	36.2	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,303	19,606	48,420
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$52,239	\$61,799	\$65,811
AVERAGE HOUSE VALUE	\$142,395	\$170,782	\$205,617
RACE	1 MILE	3 MILES	5 MILES
% WHITE	41.0%	39.2%	39.3%
% BLACK	50.8%	50.2%	47.4%
% ASIAN	1.4%	1.4%	2.2%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	5.8%	8.1%	9.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.5%	14.1%	15.5%

* Demographic data derived from 2020 ACS - US Census

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Jim DeVille

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Jim DeVille, Realtor

Jim DeVille has been involved in the Atlanta real estate market since 1981 and brings a wealth of experience to the commercial division of Keller Williams Realty in the west Cobb office, which he established upon joining Keller Williams in 2009.

Jim began his career in the Atlanta market as a home builder in several amenity communities in west Cobb County. In a natural progression Jim then began building and developing commercial office and mixed-use projects as well as building design, construction and land development. His construction and development business eventually led him to expand to neighboring counties therefore allowing Jim to gain a superior understanding of the local governments and what is entailed in building and development as well as the entire real estate market in the northwest corridor or Atlanta. Having maintained his commitment to the local area, Jim has kept his home, business and community involvement in Cobb County thereby allowing him an even more extensive knowledge of, and experience in, this vicinity.

In 2016 Jim founded The Atlanta Commercial Group which is comprised of experienced realtors within the industry providing professional services to their clients in specific aspects of commercial real estate. The organization's primary focus is to council clients to help them make intelligent decisions by providing them the knowledge and advice. Whether it is an investor or a commercial user, Real Estate is the most significant, monetary investment that a client will make whether it is selling, buying or leasing.

Jim's approach is simple, understand the market, the clients' needs and goals, and provide options and advice to his client for the best possible outcome.



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