

LAND FOR SALE

SNAPFINGER WOODS DRIVE FRONTAGE

5152 Snapfinger Woods Drive, Stonecrest, GA 30035



SALE PRICE:	\$250,000
PRICE PER ACRE:	\$113,636
LOT SIZE:	2.2 Acres
APN #:	16 025 01 004
ZONING:	OI - Office-Institutional
MARKET:	Atlanta MSA
SUB:	I-20 East/Conyers

PROPERTY OVERVIEW

2.2 Acres

Ideal office or medical office building site

Well travelled street frontage

Traffic count 10366 VPD

Zoned OI Office-Institutional

All utilities available at site

PROPERTY FEATURES

- Convenient access to Interstate 20 at Panola Road Exit 71

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115 Perimeter Center Place,
Suite 100
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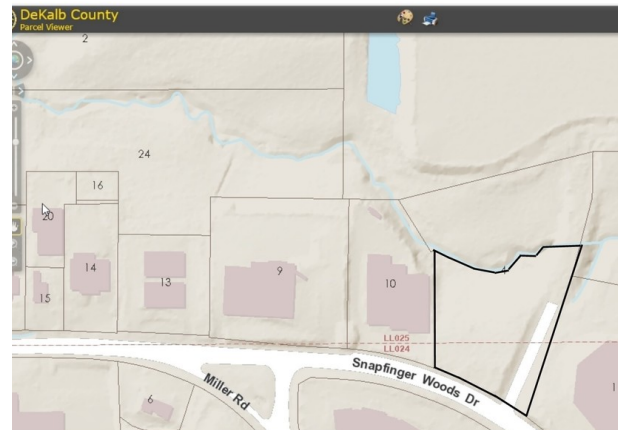
LAWRENCE MOLNAR
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PROPERTY OVERVIEW

2.2 Acres on Snapfinger Woods Drive

Price \$250,000

Located on a well travelled road

Easily accessible flat lot

Ideal location for an office or medical building

Easy access via I-20 and Panola Road (Exit #71)

All utilities available at site

Zoned OI Office Institutional

LOCATION OVERVIEW

Snapfinger Woods Industrial Park located in Stonecrest, GA Dekalb County (Atlanta MSA) is a mixed use land development with retail, office, medical, multifamily and industrial sites available. Parcels are available For Sale. All parcels have utilities available. The development has convenient access to Interstate 20 at Panola Road Exit 71. The property is in the Northwest Quadrant of I-20 and Panola Road bordered by Covington Highway, Panola Road, Snapfinger Woods Drive and Miller Road.

ALL 65 ACRES IN PORTFOLIO FOR SALE

56 additional acres also available

SELLER WILL LOOK AT ALL OFFERS

prefers to sell entire portfolio

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STREET ADDRESS: 5152 Snapfinger Woods Drive

CITY, STATE, ZIP: Stonecrest, GA 30035

APN: 16 025 01 004

ZONING: OI - Office-Institutional

NEW PRICE: \$250,000



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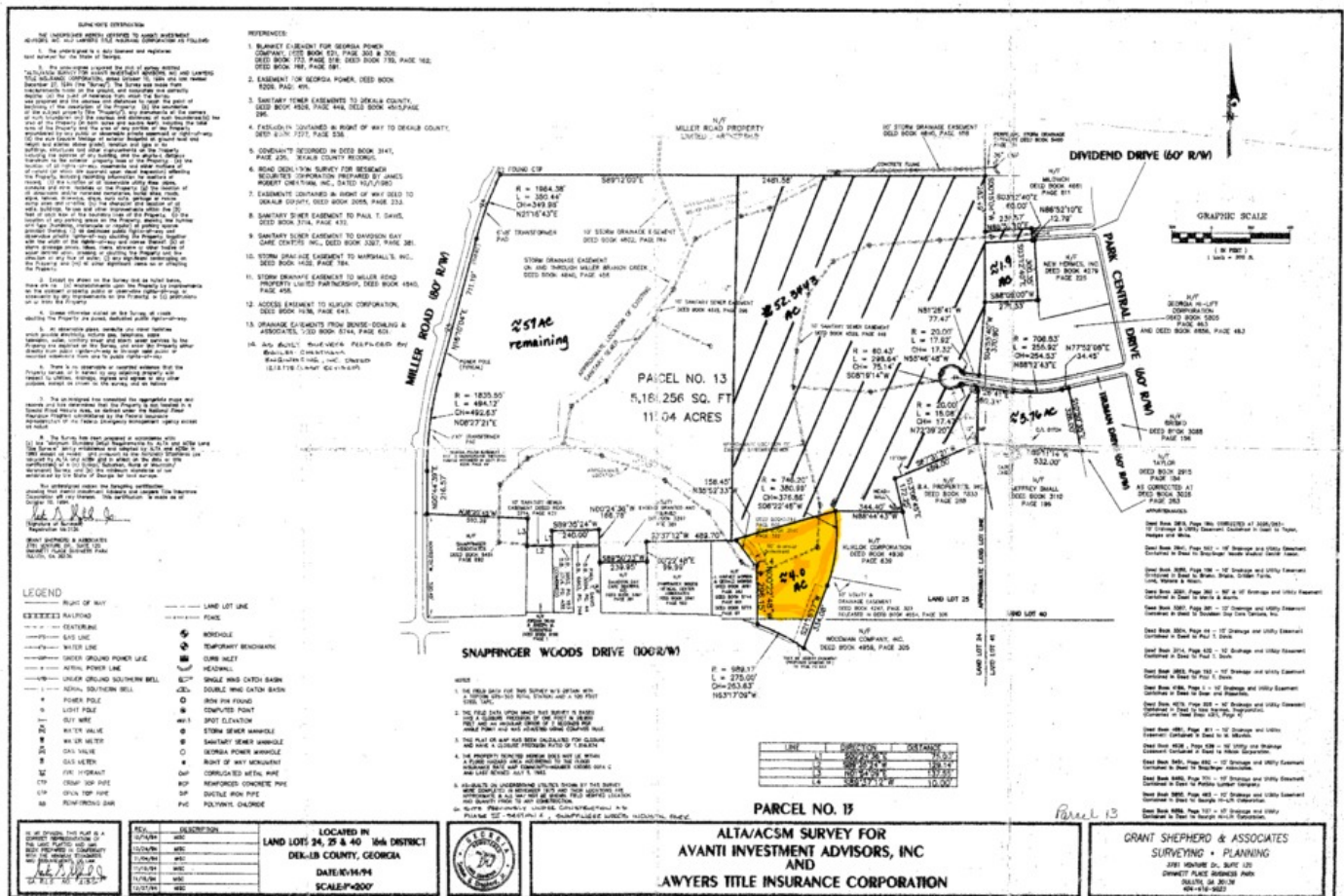
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LAND FOR SALE

SNAPFINGER WOODS PORTFOLIO

5152 Snapfinger Woods Drive, Stonecrest, GA 30035



SALE PRICE:	\$4,382,825
PRICE PER ACRE:	\$67,532
TOTAL ACRES:	64.9
APN #:	16 040 02 041, 16 040 06 001, 16 025 01 004, 16 024 01 004, 16 040 01 018, 16 040 01 002, 16 041 04 009, 16 024 02 001, 16 040 05 001, 16 025 01 002, 16 025 01 024
ZONING:	OI - Office-Institutional

PROPERTY OVERVIEW

A portfolio of 8 remaining parcels 2-16 acres each, totalling 65 acres Zoned M, some OI and C-2. Snapfinger Woods Industrial Park located in Stonecrest GA, Dekalb County (Atlanta MSA) is a mixed use land development with retail, office, medical office, manufacturing, and industrial sites available

PROPERTY FEATURES

- 1 mile to I-20, 4 miles to I-285
- 18 miles to Hartsfield-Jackson International Airport
- Easily accessible flat lots
- Variety of lot sizes to suit every need
- CoStar reports Snapfinger/I-20 East Industrial enjoys low 6.0% vacancy rates
- All parcels have utilities available
- Inside the proposed new City of Stonecrest
- SELLER WILL LOOK AT ALL OFFERS

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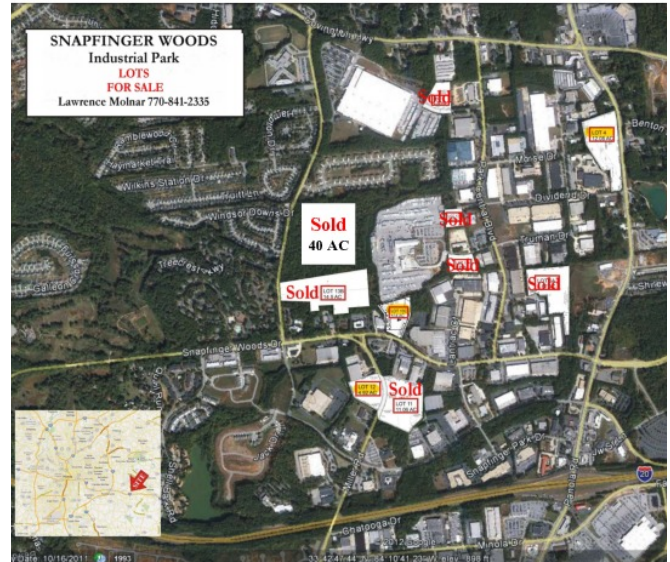
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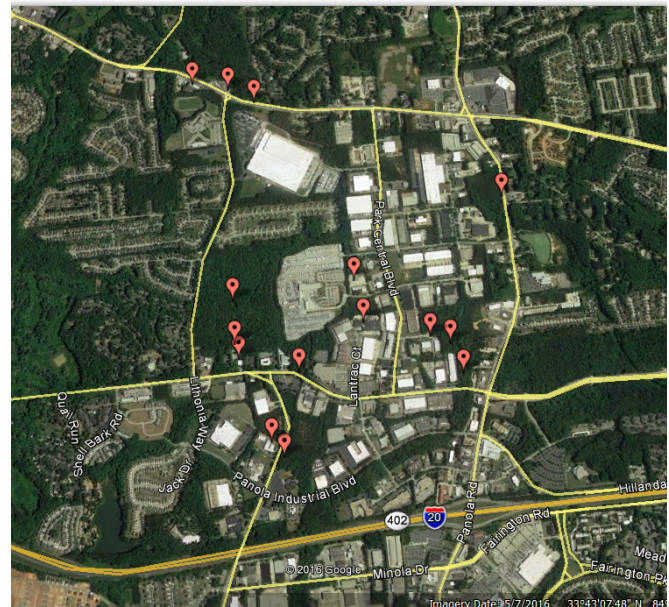
SNAPFINGER WOODS PROPERTY PRICING

• Lot 13A	5275 Dividend Drive	SOLD
• Lot 13A-2	5277 Truman Drive	SOLD
• Lot 13C	5152 Snapfinger Woods Drive	\$250,000
• Lot 12	2811 Miller Road	\$467,400
• Lot 6A	5360 Penn Circle	SOLD
• Lot 11	2800 Miller Road	SOLD
• Lot 4	2375 Panola Road	\$1,140,000
• Lot 13B	2534 Miller Road	SOLD
• Lot 1	2295 Park Central	SOLD
• INDIVIDUAL LOT PRICES		\$4,382,825
• PORTFOLIO PRICE		\$3,944,543
• SAVINGS		\$438,282



OTHER NEARBY PROPERTY FOR SALE

• 2450 Miller Road	40 Acres	SOLD
• 5702,5758,5810 Covington Hwy	16 Acres	\$1,200,000



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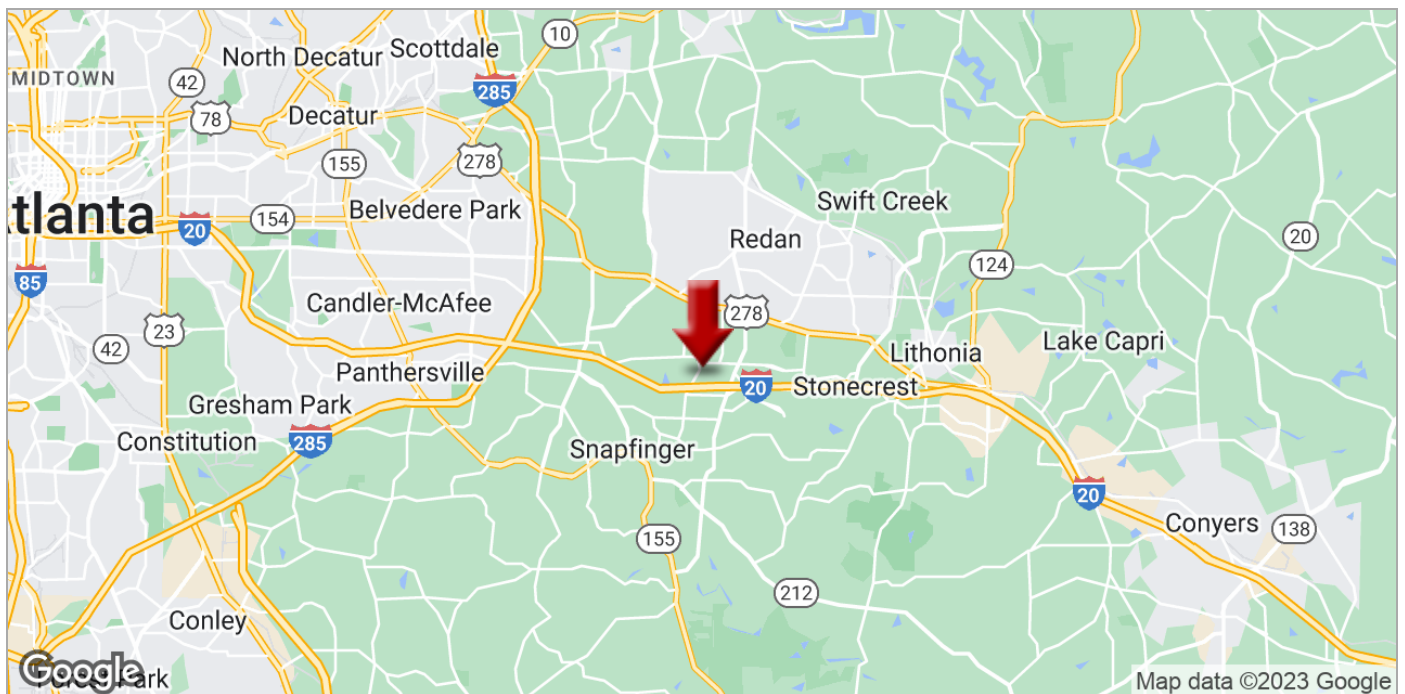
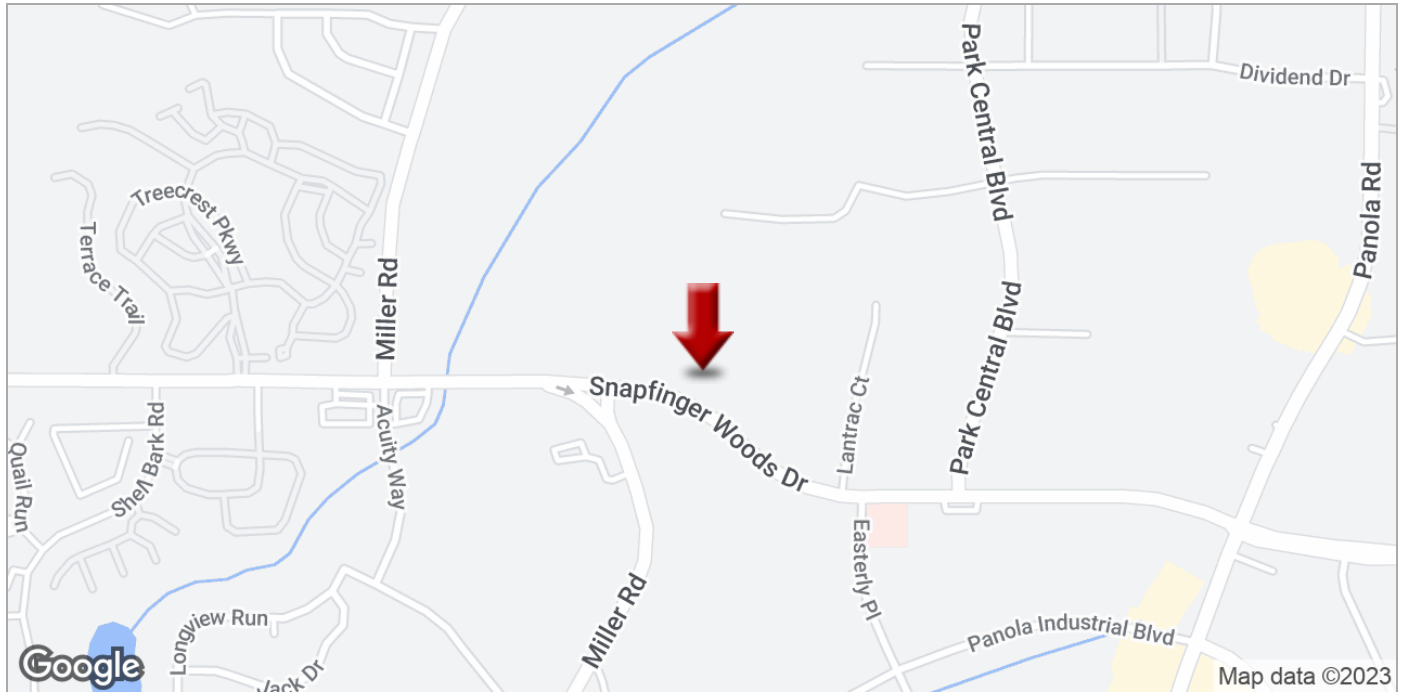
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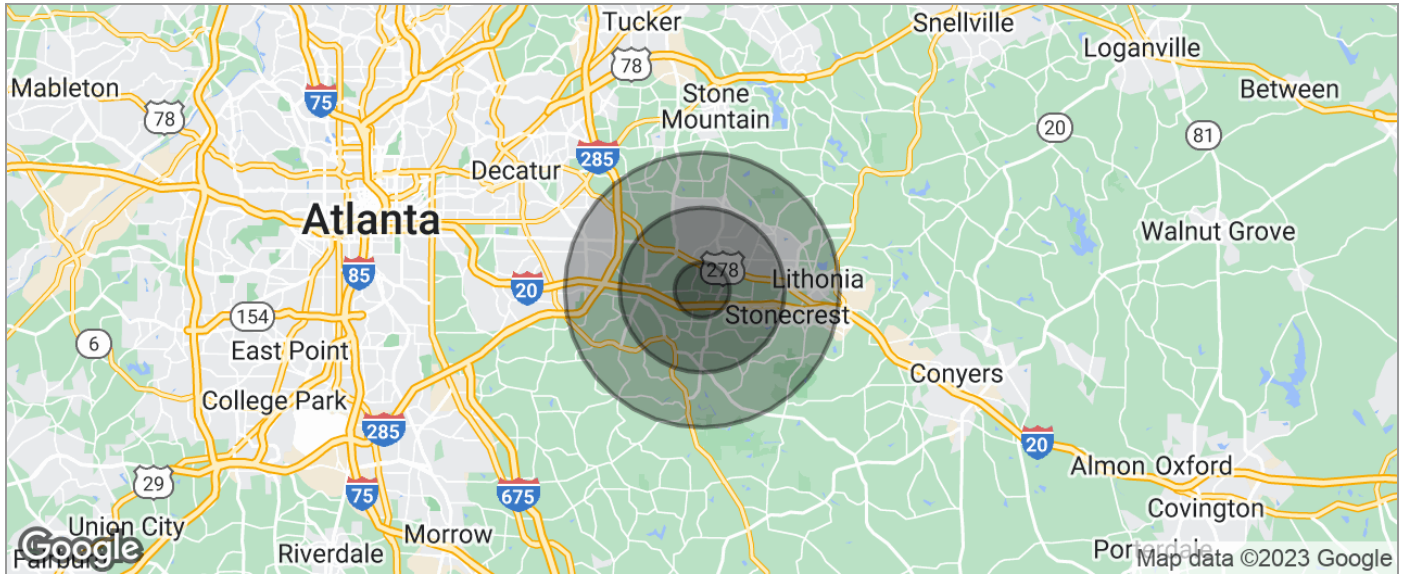
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,237	74,374	181,763
MEDIAN AGE	32.7	33.3	34.2
MEDIAN AGE (MALE)	32.5	29.7	31.2
MEDIAN AGE (FEMALE)	32.8	35.6	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,561	27,501	65,156
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$49,211	\$53,069	\$56,889
AVERAGE HOUSE VALUE	\$145,123	\$152,714	\$159,950
RACE	1 MILE	3 MILES	5 MILES
% WHITE	2.6%	4.2%	4.9%
% BLACK	95.4%	92.5%	92.1%
% ASIAN	0.4%	1.3%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.5%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.0%	2.2%	2.3%

* Demographic data derived from 2020 ACS - US Census

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