

LAND FOR SALE

SNAPFINGER WOODS INDUSTRIAL PARK PORTFOLIO

Snapfinger Woods Industrial Park, Decatur, GA 30035



KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

LAWRENCE MOLNAR
Commercial Realtor
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lmolnar@kwcommercial.com

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SALE PRICE:	\$4,382,825
AVG. PRICE PER ACRE:	\$67,532
TOTAL ACRES:	64.9
APN #:	1604002041, 1604006001, 1602501004, 1602401004, 1604001018, 1604001002, 1604104009, 1602402001, 1604005001, 1602501002, 1602501024
ZONING:	M-Light Industrial, OI-Office Institutional, C-2 General Commercial
MARKET:	Atlanta
SUB MARKET:	I-20 East/Conyers

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 Decatur 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 pads have utilities installed
- Inside the proposed new City of Stonecrest
- SELLER WILL LOOK AT ALL OFFERS

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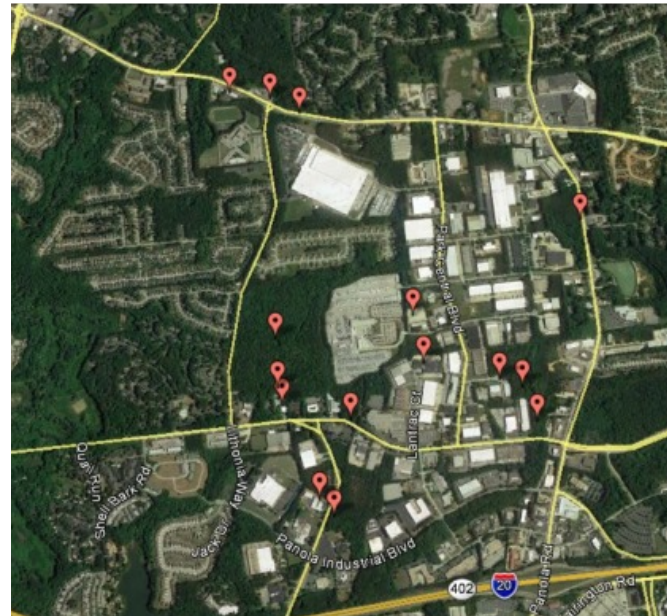


SNAPFINGER WOODS PROPERTY PRICING

• Lot 13A	5275 Dividend Drive	\$105,450
• Lot 13A-2	5277 Truman Drive	\$156,275
• Lot 13C	5152 Snapfinger Woods Drive	\$334,875
• Lot 12	2811 Miller Road	\$467,400
• Lot 6A	5360 Penn Circle	\$388,075
• Lot 11	2800 Miller Road	\$1,102,000
• Lot 4	2375 Panola Road	\$1,140,000
• Lot 13B	2534 Miller Road	\$688,750
• 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	\$1,900,000
• 5702,5758,5810 Covington Hwy	16 Acres	\$1,200,000



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LAND FOR SALE

LOT - 13A 5275 DIVIDEND DRIVE - 1.8 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

1.8 acres on Dividend Drive

Price \$105,450

Located in an established industrial park

Ideal for small industrial building

Easily accessible flat lot

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

Zoned M light industrial

All utilities available at site

LOCATION OVERVIEW

Snapfinger Woods Industrial Park located in Decatur, 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 pads have utilities installed. 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

SELLER PAYS 10% COMMISSION 50/50 SPLIT

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LAND FOR SALE

LOT 13A2 - 5277 TRUMAN DRIVE - 2.9 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

2.9 acres on Truman Drive

Price \$156,275

Located in an established industrial park

Easily accessible flat lot

Ideal location for a small industrial building

Zoned M light industrial

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

All utilities available at site

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LAND FOR SALE

LOT 13C - 5152 SNAPFINGER WOODS DRIVE - 4.7 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

4.7 Acres on Snapfinger Woods Drive

Price \$334,875

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

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LAND FOR SALE

LOT 12 - 2811 MILLER ROAD - 4.9 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

Price \$467,400

Located in an Established Industrial Park

Easily accessible flat lot

Ideal for Manufacturing Building

Zoned M Light Industrial

All utilities available at site

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

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LAND FOR SALE

LOT 6A - 5360 & 5373 PENN CIRCLE - 10.5 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

Price \$388,075

Located in an Established Industrial Park

Ideal for Manufacturing Building

Easily accessible flat to gently sloping lot

Zoned M Light Industrial and C2 General Commercial

All utilities available at site

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

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LAND FOR SALE

LOT 11 - 2800 MILLER ROAD - 12.1 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

Price \$1,102,000

Located in an Established Industrial Park

Easily accessible flat lot

Ideal for Large Manufacturing Building

Zoned M Light Industrial

All utilities available at site

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

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LAND FOR SALE

LOT 4 - 2375 PANOLA ROAD - 12 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

Price \$1,140,000

1000' fronting Panola Road

Great Retail or Multiple QSR Site

Easily accessible flat lot

Traffic count 21,568 VPD

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

Zoned M - Light Industrial

All utilities available at site

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LAND FOR SALE

LOT 13B - 2534 & 2544 MILLER ROAD - 16 ACRES

Snapfinger Woods Industrial Park, Decatur, GA 30035



PROPERTY OVERVIEW

Price \$688,750

Easily accessible gently sloping lot

Ideal for Small Industrial Building, Truck Terminal, Self-Storage

Currently Zoned M Light Industrial

Nearby Existing Multi-Family & Single-Family developments

All utilities available at site

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

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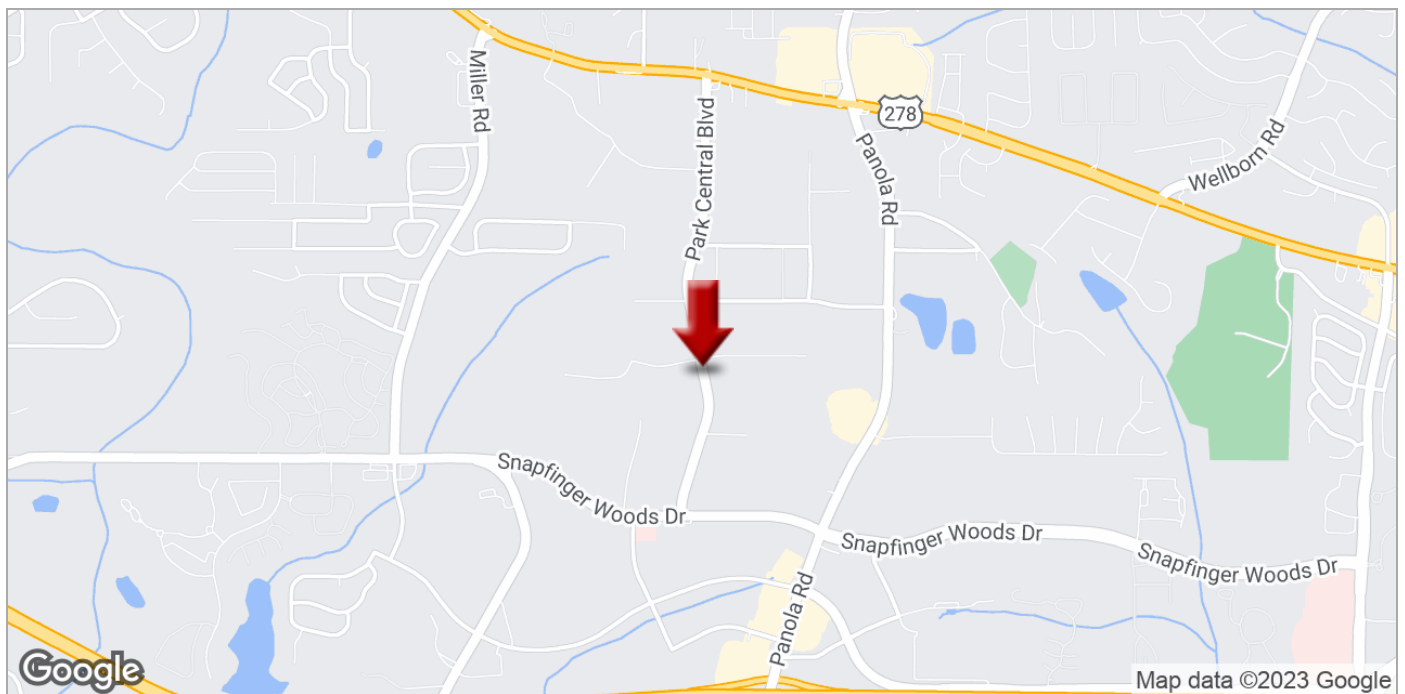
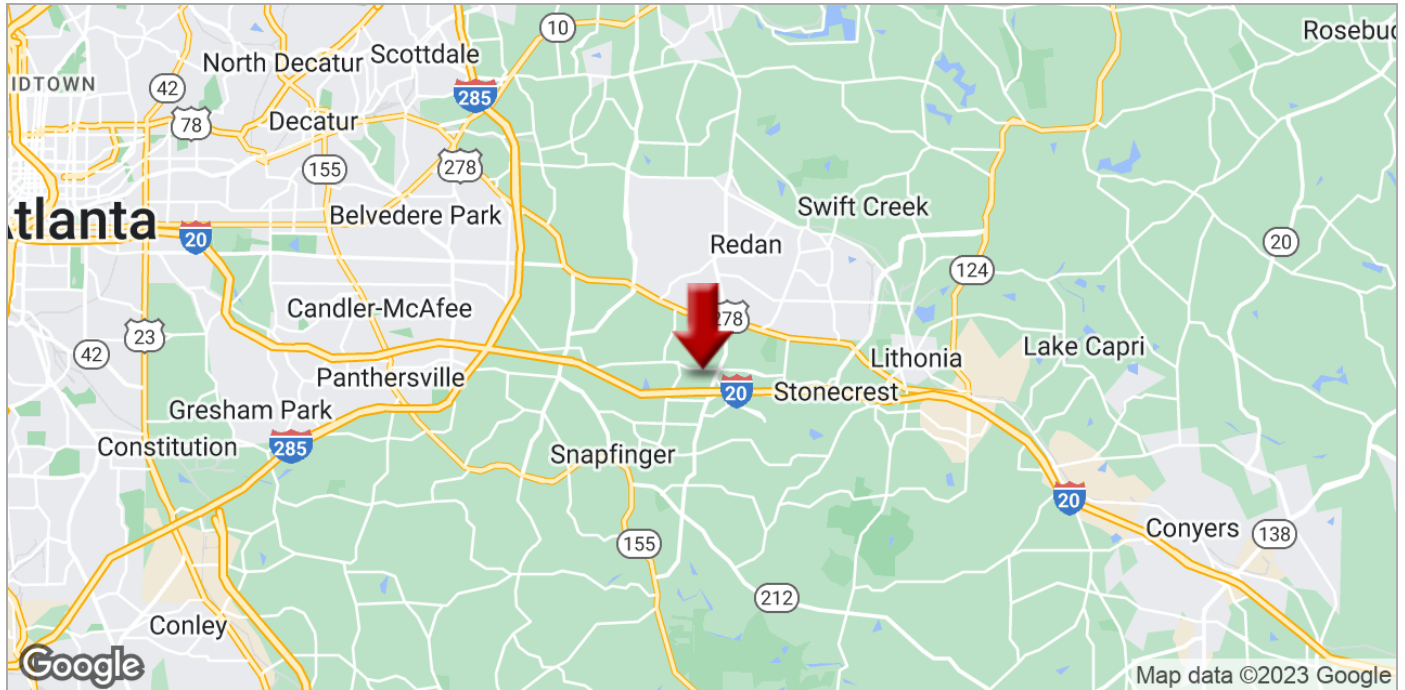
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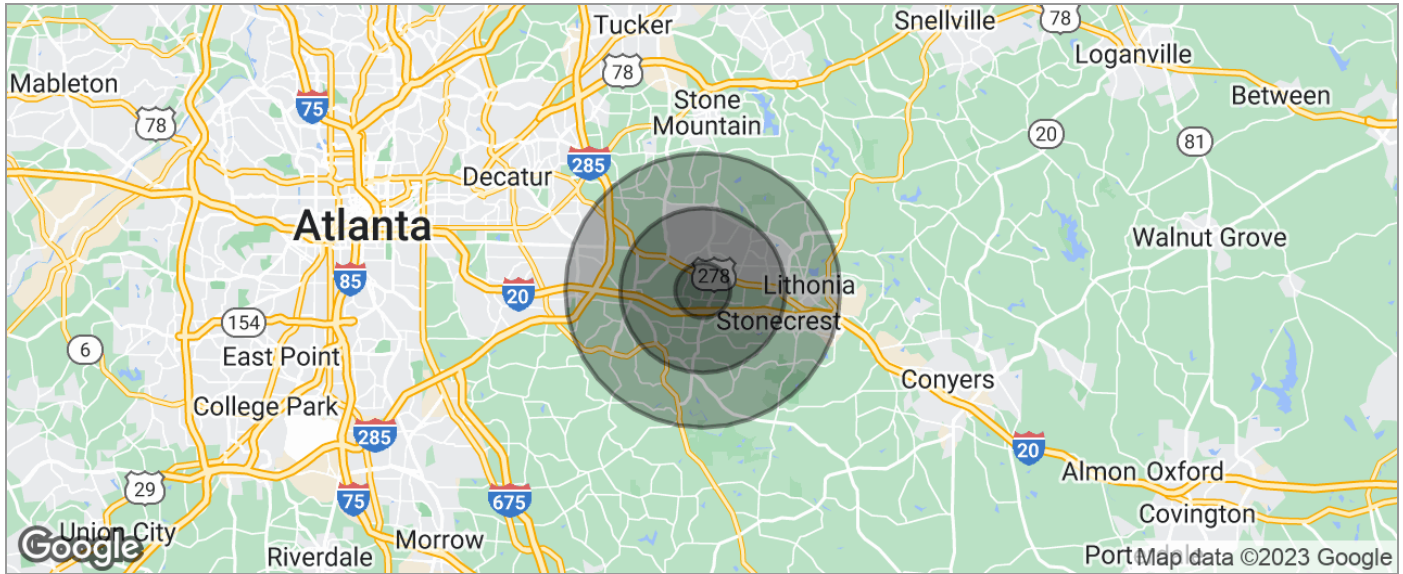
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,211	76,494	179,875
MEDIAN AGE	32.2	33.2	34.0
MEDIAN AGE (MALE)	31.5	29.3	30.8
MEDIAN AGE (FEMALE)	32.7	35.6	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,916	28,509	64,332
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$47,897	\$52,208	\$57,263
AVERAGE HOUSE VALUE	\$145,827	\$151,576	\$159,191
RACE	1 MILE	3 MILES	5 MILES
% WHITE	3.6%	4.1%	4.9%
% BLACK	94.7%	92.6%	92.0%
% ASIAN	0.1%	1.2%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.4%	0.5%	0.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.9%	2.2%	2.3%

* Demographic data derived from 2020 ACS - US Census

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