

NRC ZONED CORNER TRACT | 3.48 ACRES
AUSTELL ROAD & STALLION PARKWAY
 AUSTELL, GA 30106

FOR SALE



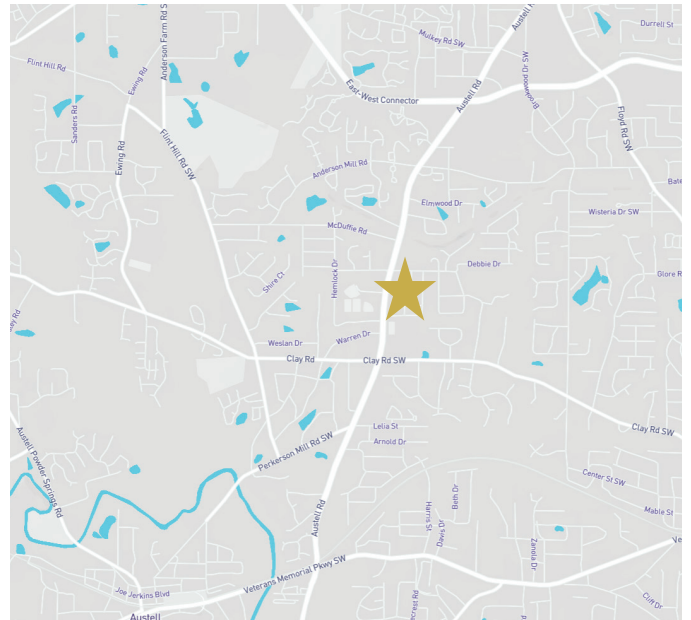
PROPERTY HIGHLIGHTS

- 3.48 acre tract at the corner of Austell Road and Stallion Parkway across from Butler Tire
- Offered for sale at \$504,600 (\$145,000/acre)
- Zoned NRC - see page 3 for permitted uses
- Assessor's Parcel ID: 19-1080-0-054-0

2016 DEMOGRAPHICS & TRAFFIC COUNT (Esri)

	1 mile	3 miles	5 miles
Population	8,993	57,079	163,619
Households	3,445	20,701	57,490
Average Household Income	\$68,819	\$70,073	\$70,538

*Traffic counts on Austell Road exceed 39,000 vehicles per day



PERRY HAYES

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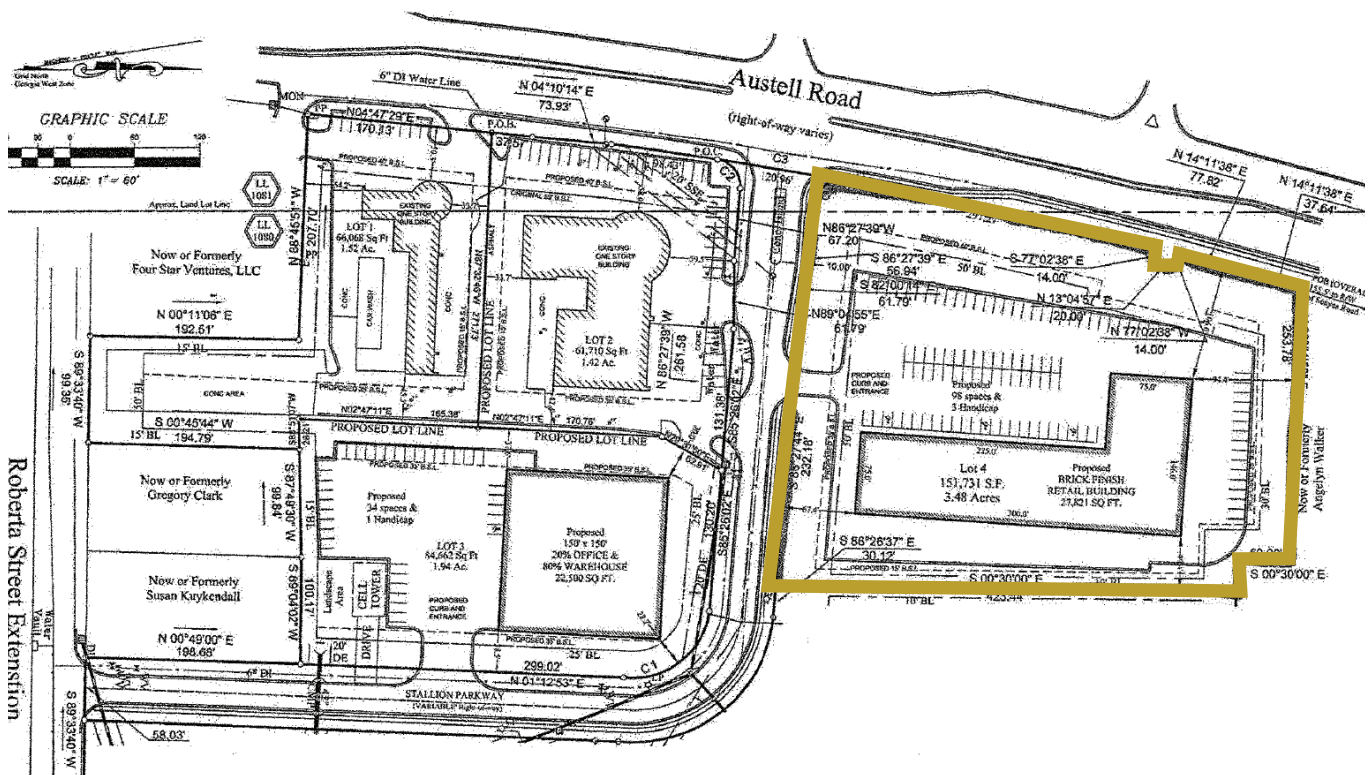
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NEARBY RETAIL



SURVEY



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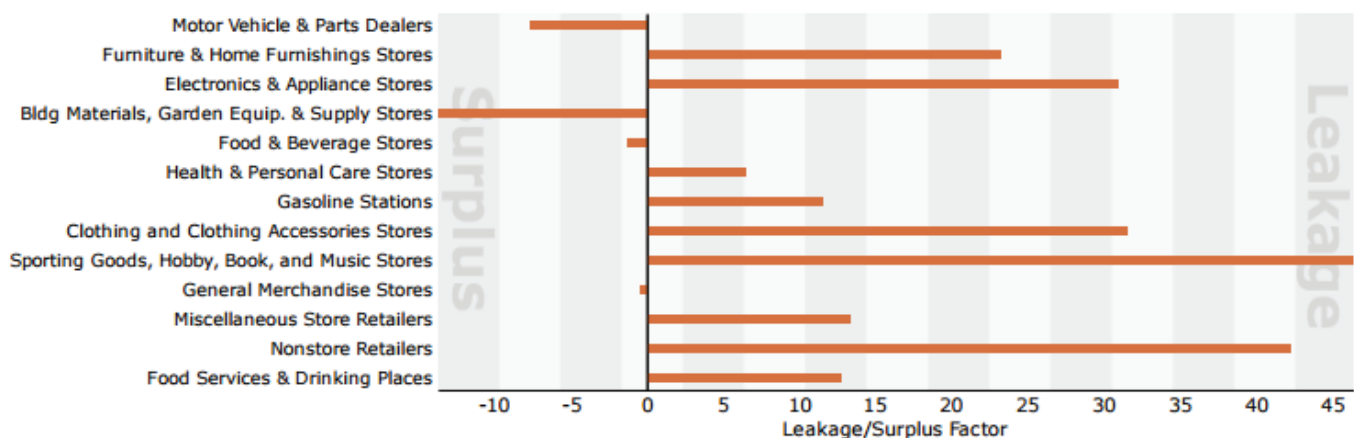
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FOR SALE

SECTION 134-213 - NRC NEIGHBORHOOD RETAIL COMMERCIAL PERMITTED USES

- Banks and financial institutions with drive-in establishment or automated transfer machines
- Billiards and pool halls, subject to chapter 78, article III, division 6, pertaining to pool rooms
- Carwashes
- Churches, chapels, temples, synagogues, and other such places of worship
- Commercial produce and agricultural product stands
- Community fairs
- Convenience food stores with self-service fuel sales
- Cultural facilities
- Designated recycling collection locations
- Eating and drinking establishments, including drive-in fast food restaurants
- Emissions or inspection stations (No temporary buildings/tents to be utilized after June 30, 1998.)
- Executive golf courses (see section 134-270)
- Film developing and printing facilities
- Freestanding climate controlled self-service storage facilities
- Full service gasoline stations
- Funeral homes
- Golf courses, 18-hole regulation, public and private (see section 134-270)
- Golf courses, par 3 (see section 134-270)
- Group homes
- In-home day care
- Laundry and dry cleaning pickup establishments.
- Light automotive repair establishments, provided the building shall not exceed 8,000 square feet in floor area
- Neighborhood retail uses
- Nonautomotive repair service establishments
- Nonprofit (seasonal use) fishing lakes
- Nursery schools and child day care centers
- Office service and supply establishments
- Parking for vehicles
- Private parks
- Professional offices
- Radio, television and other communication towers and antennas subject to section 134-273
- Rest homes, personal care homes or convalescent homes
- Self-service fuel sales
- Self-service laundry facilities
- Temporary uses

5 MILE LEAKAGE/SURPLUS (Esri)



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