

LAND FOR SALE

1.68 AC CASCADE PALMETTO HWY.

00 Cascade Palmetto Hwy, Palmetto, GA 30268



SALE PRICE:	\$99,900
PRICE PER ACRE:	\$59,464
LOT SIZE:	1.68 Acres
APN #:	07-3100-069-1665
ZONING:	C3
MARKET:	Metro Atlanta
SUB MARKET:	South Fulton

PROPERTY OVERVIEW

Property is located on a culdesac lot surrounded by retail establishments. This moderately wooded lot is in a fast growing area and offers +- 1.68 level acres. C3 zoning offers a wide range of retail uses including dining, retail, grocery and day care facilities.

PROPERTY FEATURES

- All Utilities Available (sewer, water, gas, electric)
- Level Lot in a Cul-de-sac
- Wide Range of Retail Uses
- Zoned C3 General Commercial

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

JIM DEVILLE
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Fulton County provides the data on a regional use "as is". The data are not accurate, correct, or complete. The depicted in these maps are approximations necessarily accurate to surveying standards. Fulton County assumes no losses resulting from the use of these data. Fulton County is advised of the possibility of such

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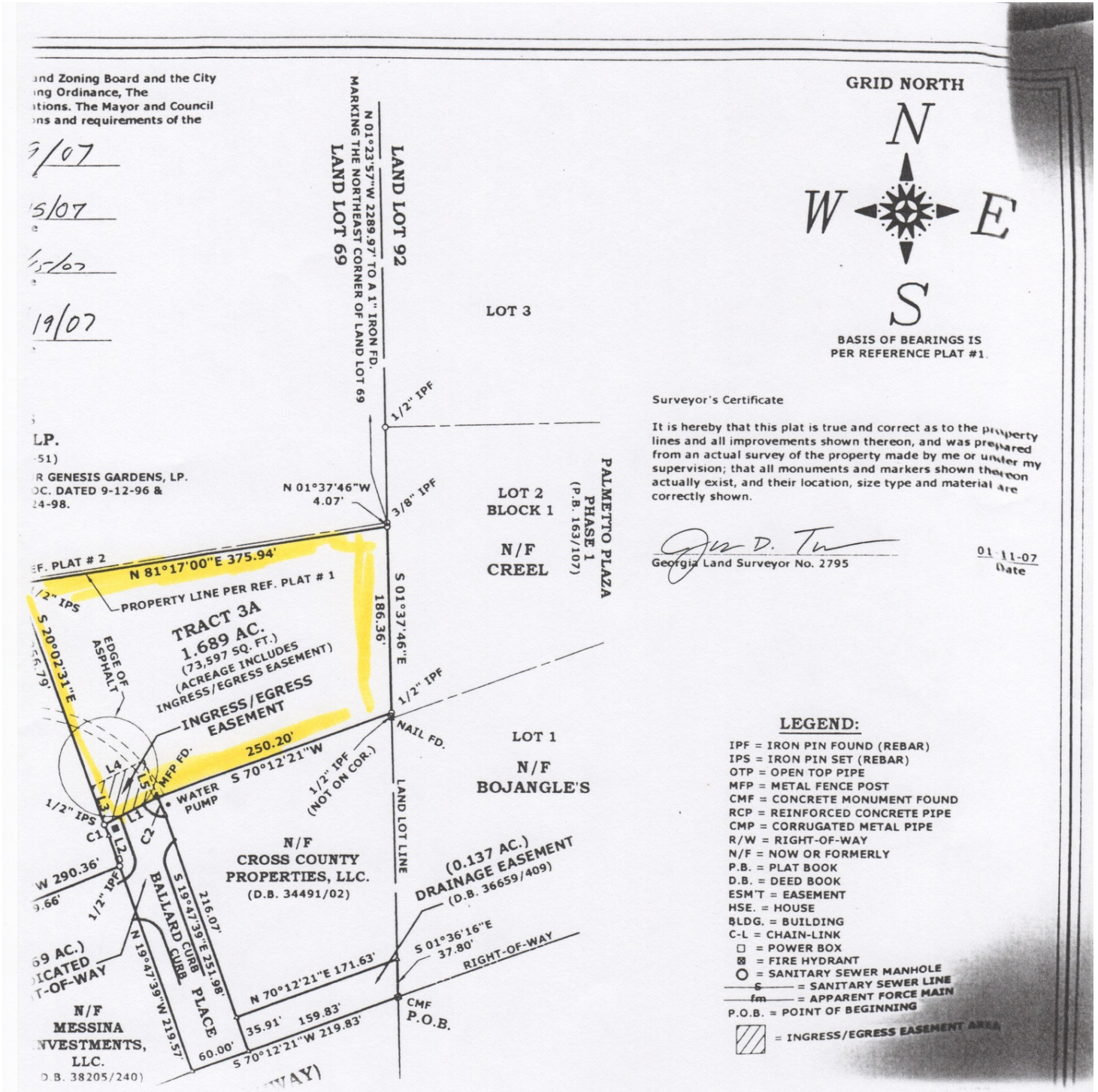
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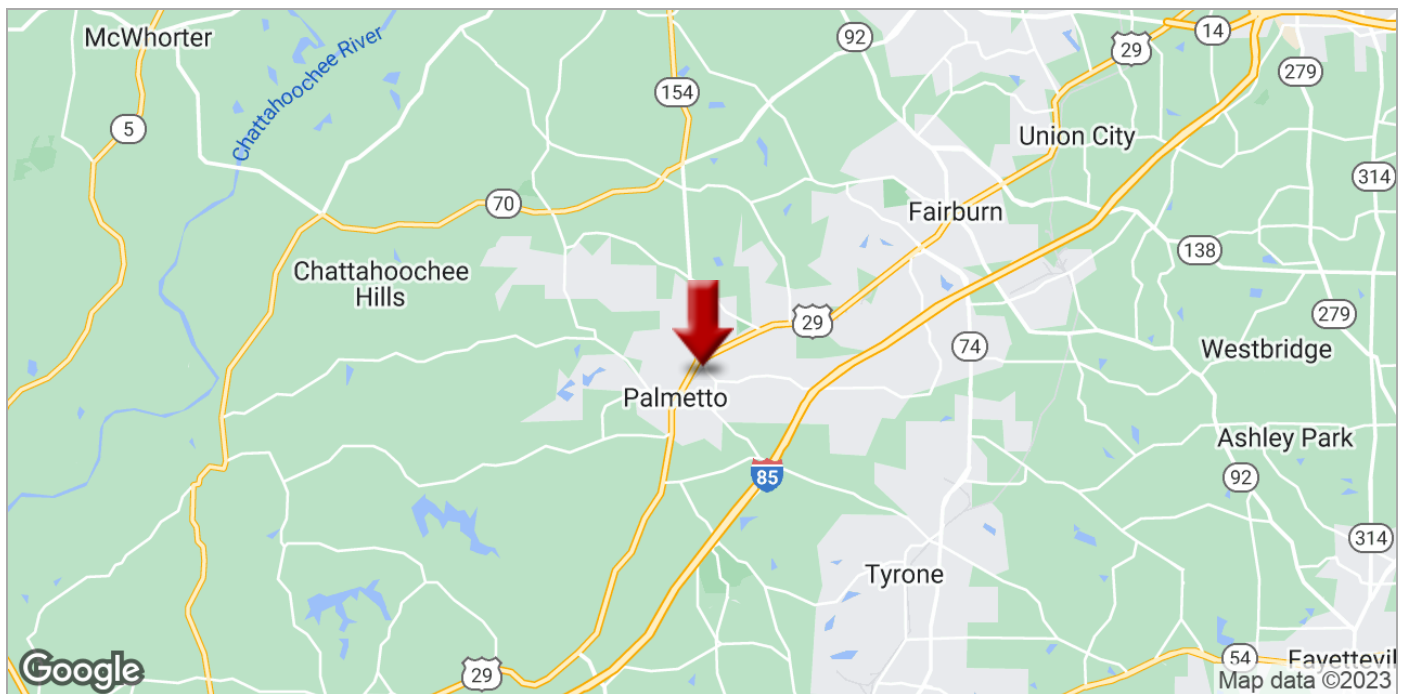
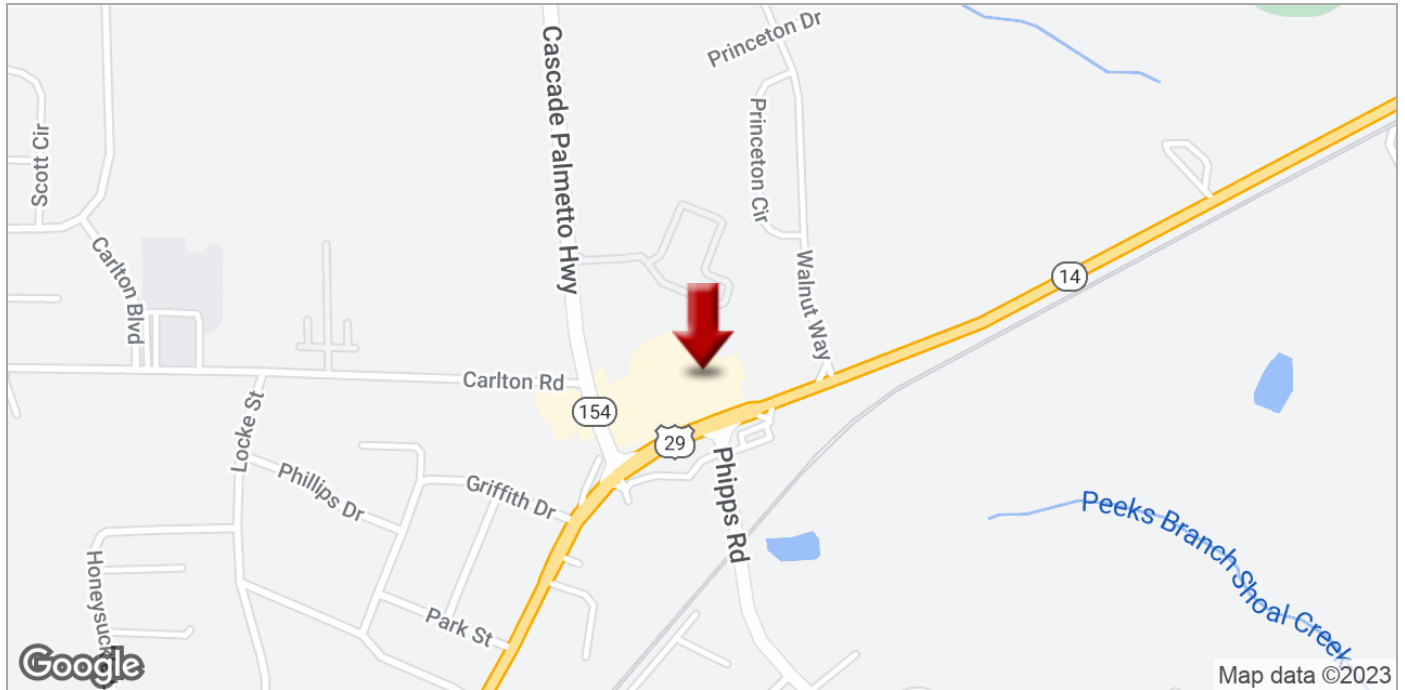
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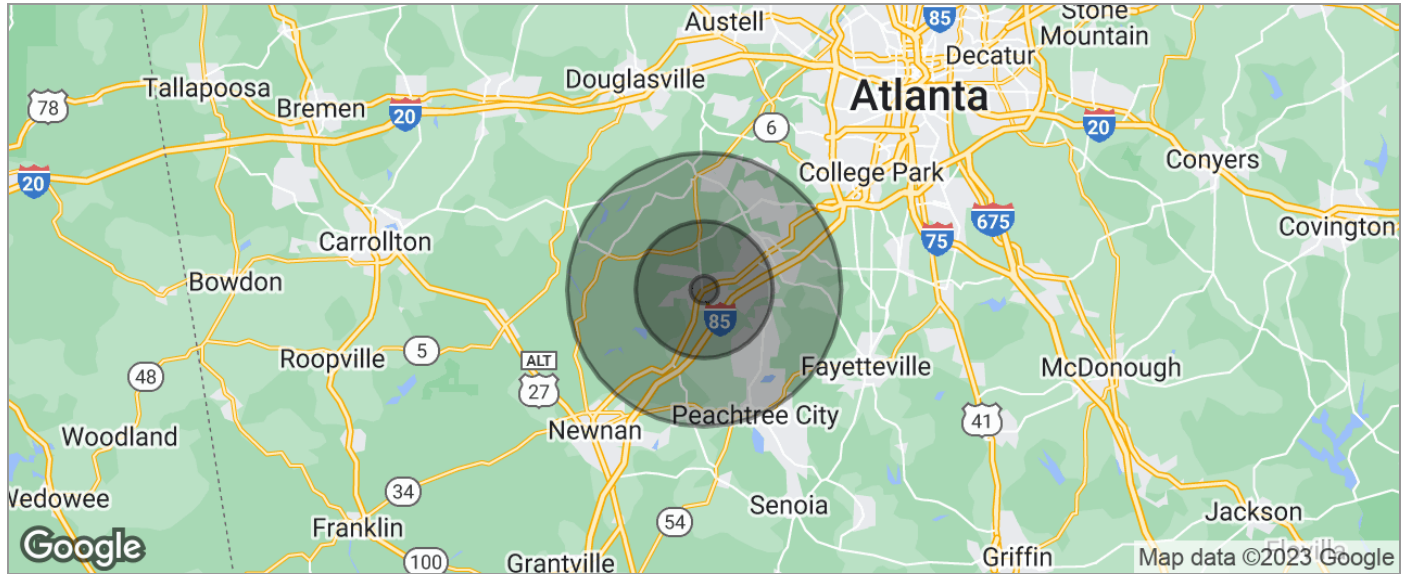
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	304	23,272	150,598
MEDIAN AGE	39.2	36.9	35.6
MEDIAN AGE (MALE)	40.6	37.3	34.5
MEDIAN AGE (FEMALE)	38.0	36.9	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	118	8,290	53,951
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$61,442	\$77,021	\$79,300
AVERAGE HOUSE VALUE		\$205,794	\$231,132
RACE	1 MILE	5 MILES	10 MILES
% WHITE	46.4%	50.6%	49.2%
% BLACK	50.0%	44.1%	45.0%
% ASIAN	0.0%	1.2%	1.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.6%	0.6%	0.3%
% OTHER	0.3%	1.7%	2.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	8.6%	6.4%	6.3%

* 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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