**LAND FOR SALE**

# PRIME PANOLA ROAD FRONTAGE

2375 Panola Road, Decatur, GA 30035

| | |
|---|---|
| **SALE PRICE:** | $1,140,000 |
| **PRICE PER ACRE:** | $95,000 |
| **LOT SIZE:** | 12.0 Acres |
| **APN #:** | 16 040 05 001 |
| **ZONING:** | M - Light Industrial |
| **MARKET:** | Atlanta MSA |
| **SUB:** | I-20 East/Conyers |

## PROPERTY OVERVIEW

12 Prime acres on busy Panola Road

Great Retail or QSR Site

1000' Fronting Panola Road

Traffic 21568 VPD

## PROPERTY FEATURES

- 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


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**LAWRENCE MOLNAR**
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# LAND FOR SALE

## LOT 4 - 2375 PANOLA ROAD - 12 ACRES

2375 Panola Road, 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

### 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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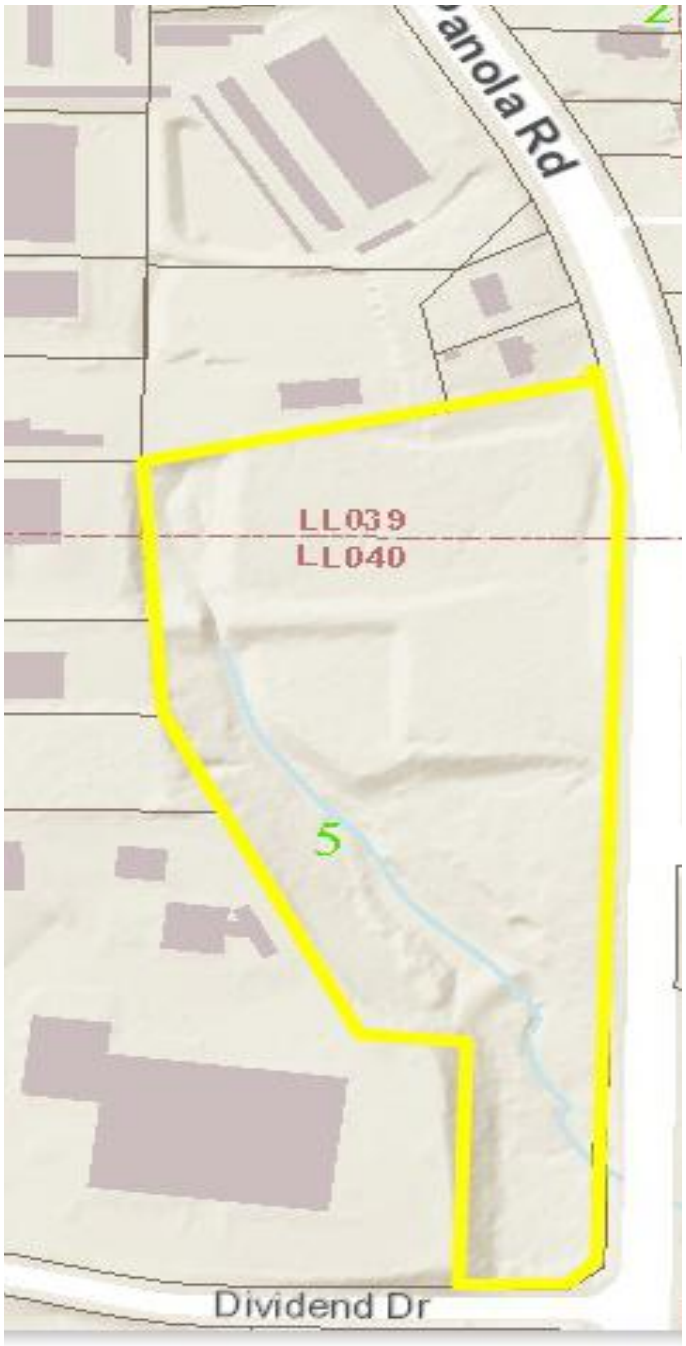
2375 Panola Road, Decatur, GA 30035

| | |
|---|---|
| **STREET ADDRESS:** | 2375 Panola Road |
| **CITY, STATE, ZIP:** | Decatur, GA 30035 |
| **APN:** | 16 040 02 041 |
| **ZONING:** | M - Light Industrial |
| **NEW PRICE:** | $1,140,000 |

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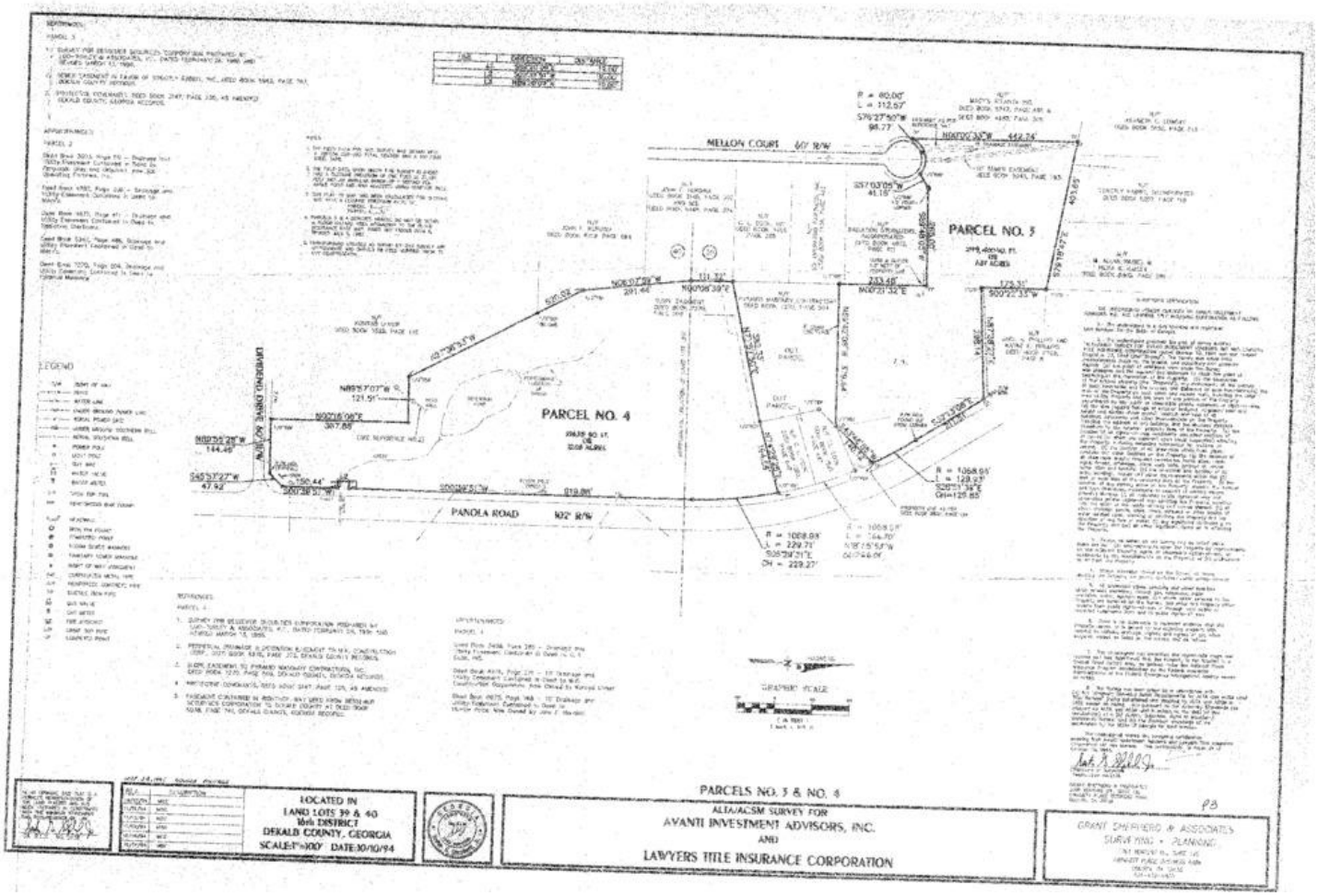



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# LAND FOR SALE

## SNAPFINGER WOODS PORTFOLIO

2375 Panola Road, Decatur, 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:** | M - Light Industrial |

### 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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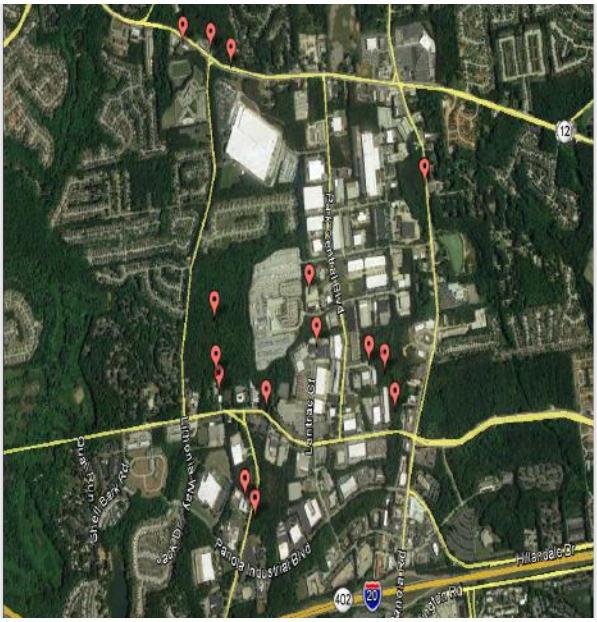
## SNAPFINGER WOODS PROPERTY PRICING

- 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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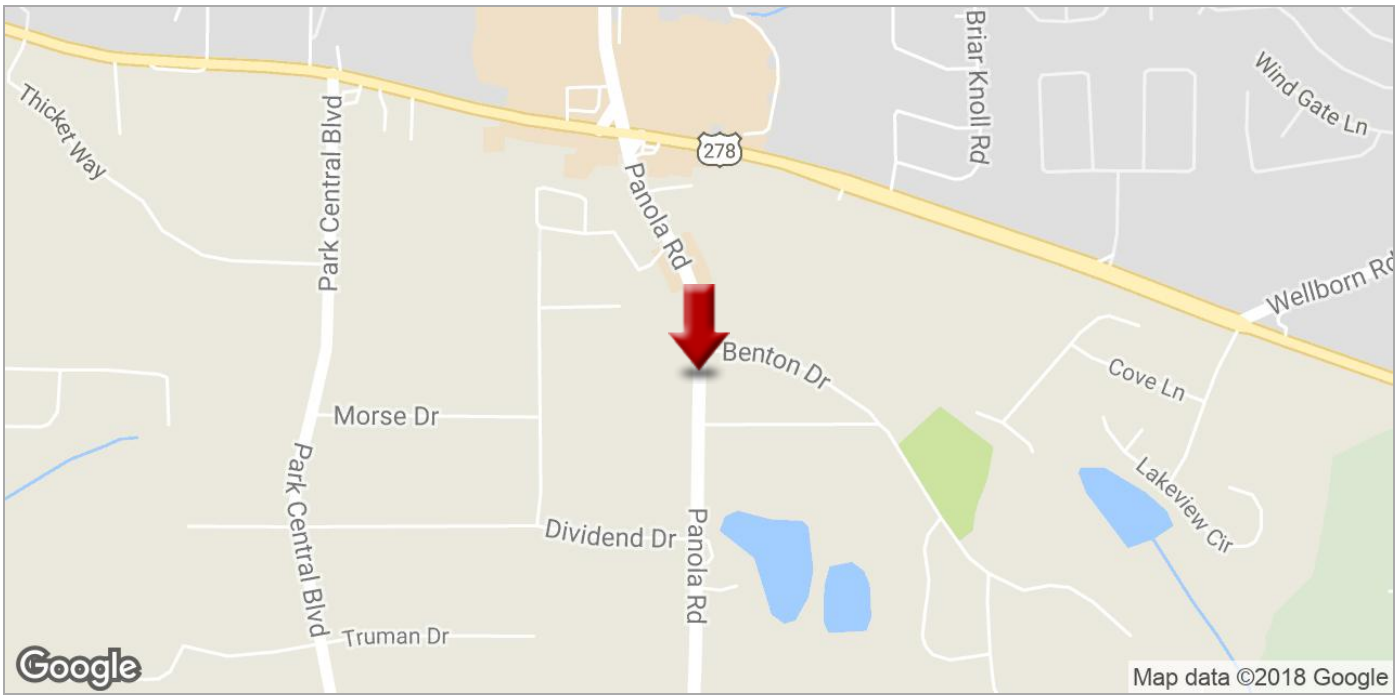


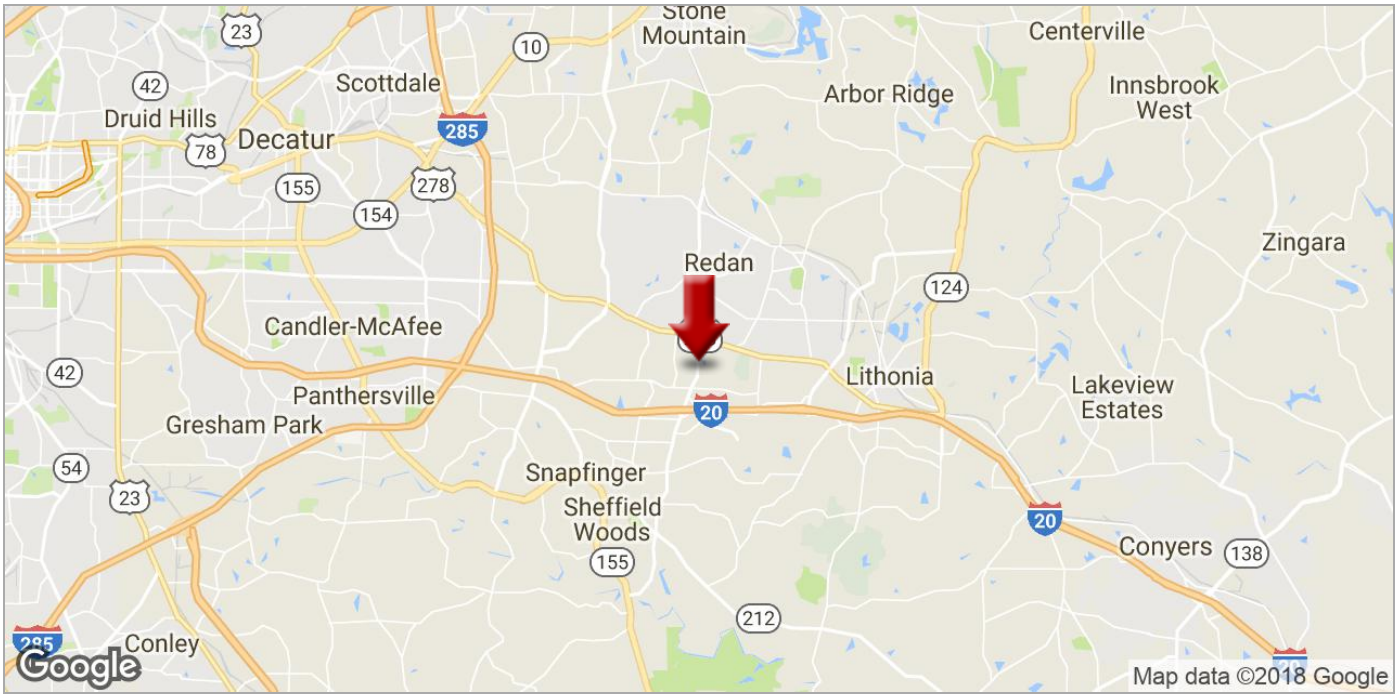



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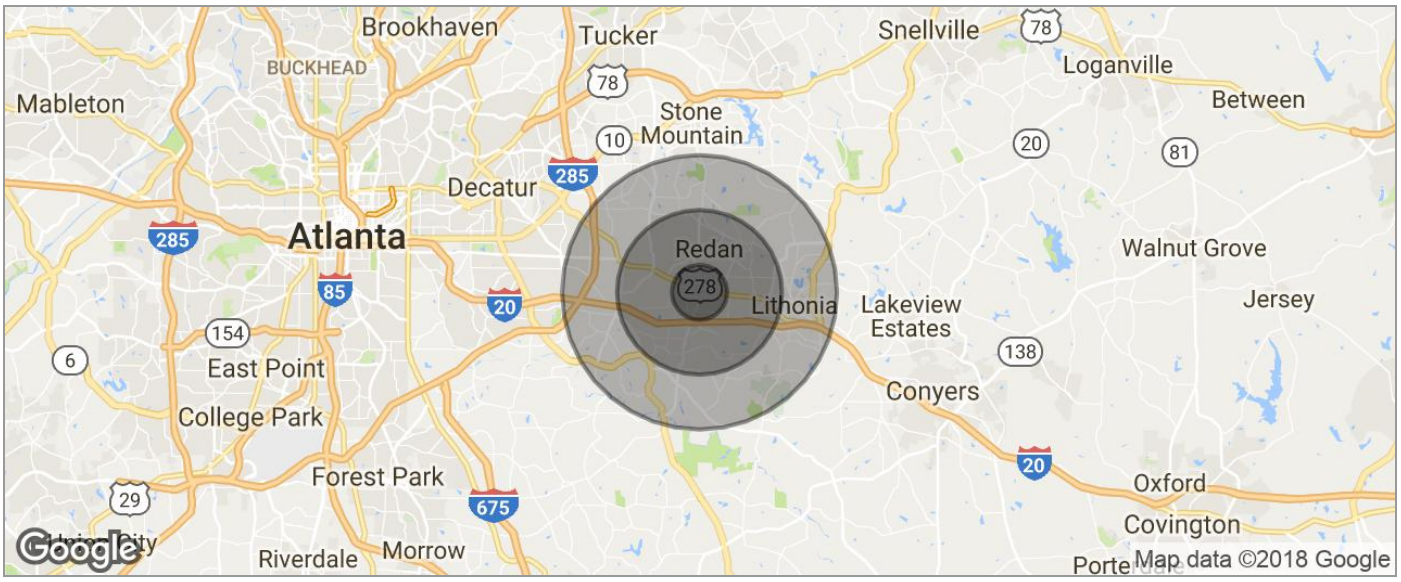


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 9,522 | 78,266 | 177,107 |
| MEDIAN AGE | 31.4 | 32.9 | 33.7 |
| MEDIAN AGE (MALE) | 29.5 | 29.0 | 30.4 |
| MEDIAN AGE (FEMALE) | 33.0 | 35.5 | 35.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 3,690 | 29,240 | 63,177 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.8 |
| AVERAGE HH INCOME | $47,402 | $51,891 | $57,635 |
| AVERAGE HOUSE VALUE | $145,467 | $148,849 | $159,299 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| % WHITE | 3.9% | 4.0% | 5.1% |
| % BLACK | 94.6% | 92.9% | 91.7% |
| % ASIAN | 0.0% | 1.0% | 1.0% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.1% | 0.1% |
| % OTHER | 0.5% | 0.5% | 0.8% |

| ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| % HISPANIC | 2.3% | 2.2% | 2.4% |

** Demographic data derived from 2010 US Census*

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