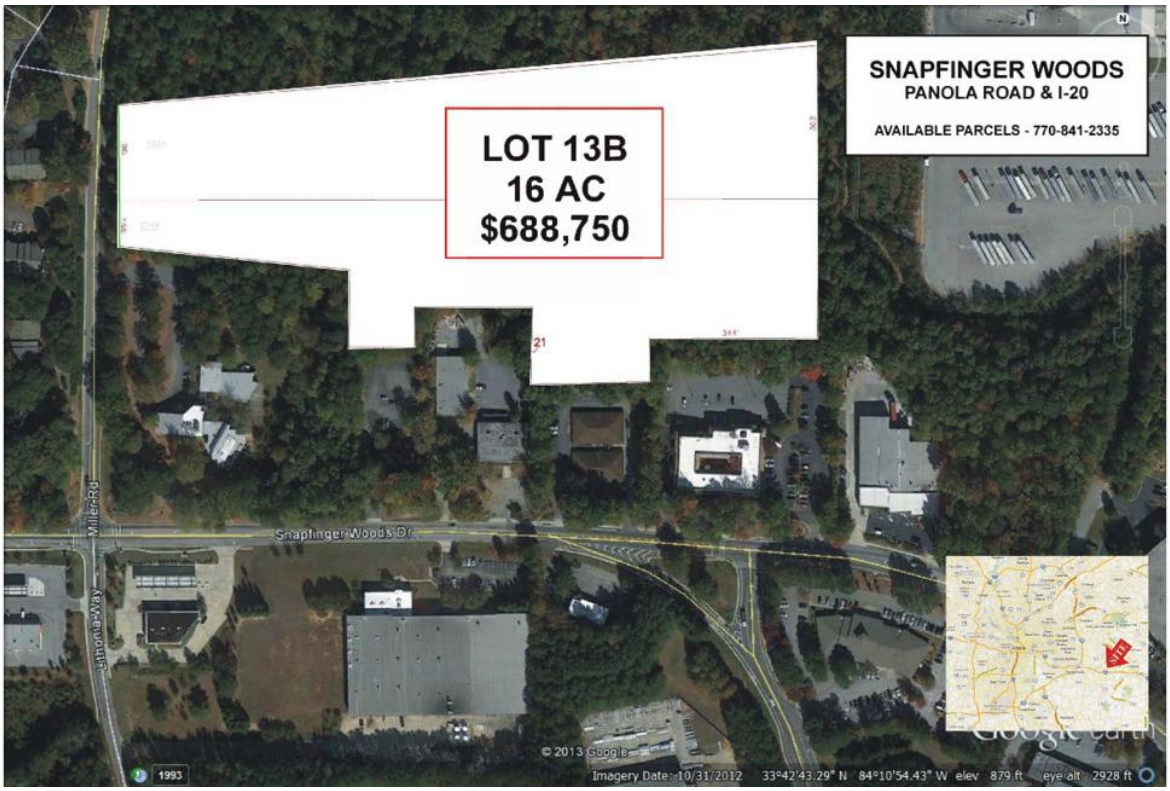
LAND FOR SALE

PRIME MILLER ROAD FRONTAGE

2534 & 2544 Miller Road, Decatur, GA 30035



SALE PRICE:	$688,750
PRICE PER ACRE:	$43,047
LOT SIZE:	16 Acres
APN #:	16 025 01 002 16 025 01 024
ZONING:	M - Light Industrial
MARKET:	Atlanta MSA
SUB:	I-20 East/Conyers

PROPERTY OVERVIEW

16 Acres on Miller Road

Easily accessible gently sloping lot

Ideal for small industrial building, truck terminal, self storage

Currently zoned M light industrial

Nearby existing multi-family and single family neighborhoods

All utilities available at site

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

KW COMMERCIAL
115 Perimeter Center Place,
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Atlanta, GA 30346

LAWRENCE MOLNAR
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770.841.2335
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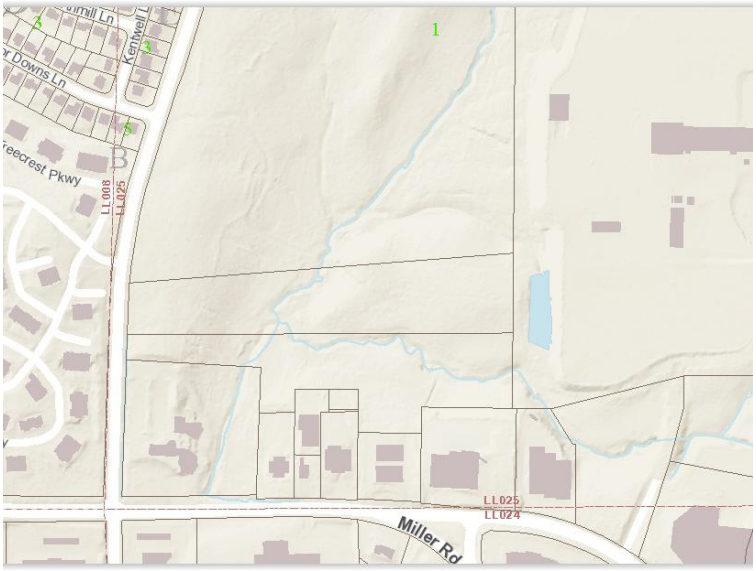

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LAND FOR SALE

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

2534 & 2544 Miller Road, 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)

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

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STREET ADDRESS:	2534 & 2544 Miller Road
CITY, STATE, ZIP:	Decatur, GA 30035
APN:	16 025 01 002 16 025 01 024
ZONING:	M - Light Industrial
NEW PRICE:	$688,750

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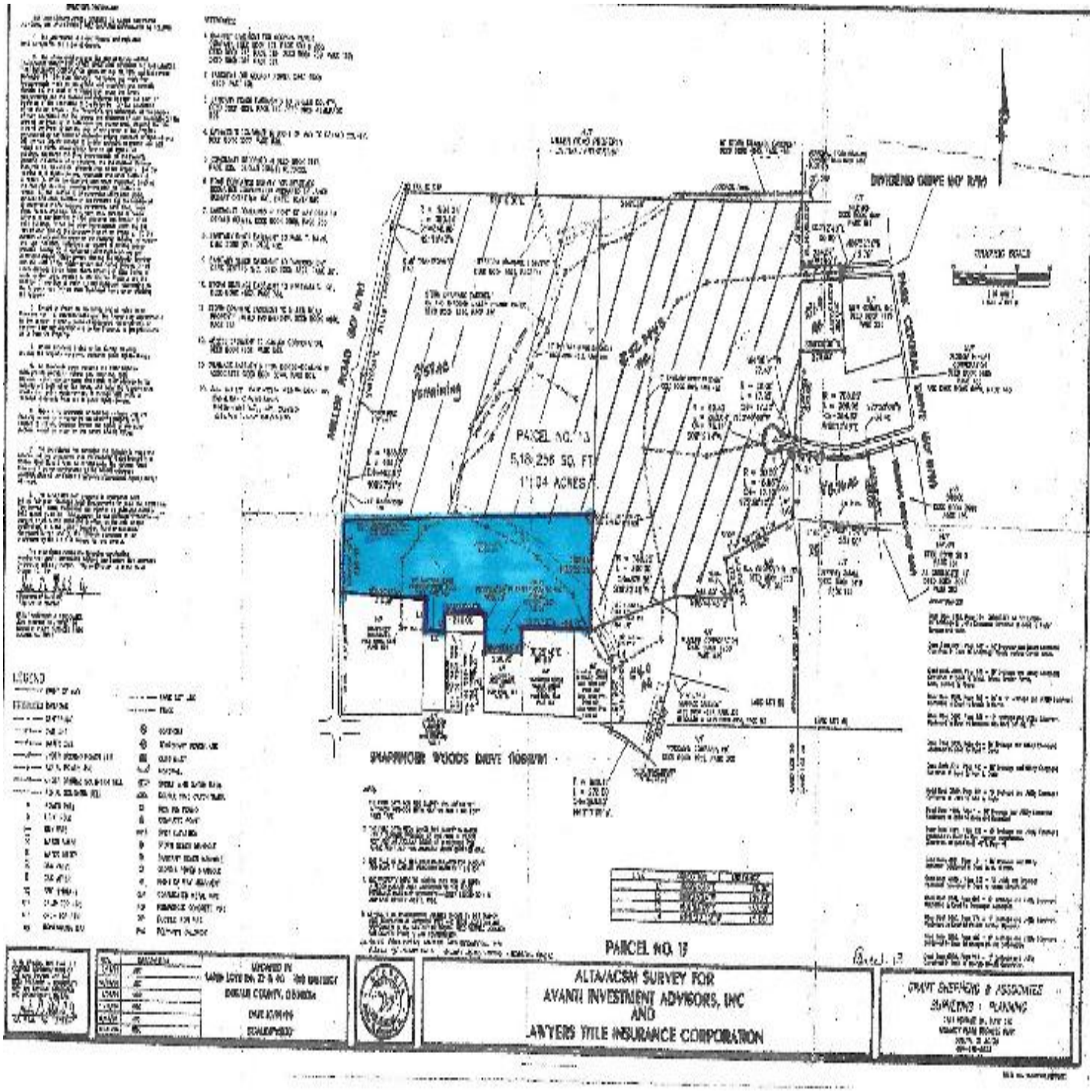

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LAND FOR SALE

SNAPFINGER WOODS PORTFOLIO

2534 & 2544 Miller 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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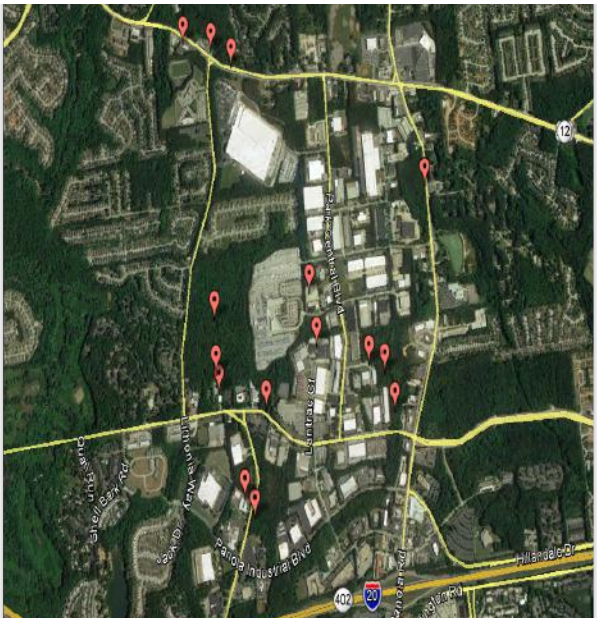
SNAPFINGER WOODS PROPERTY PRICING

- 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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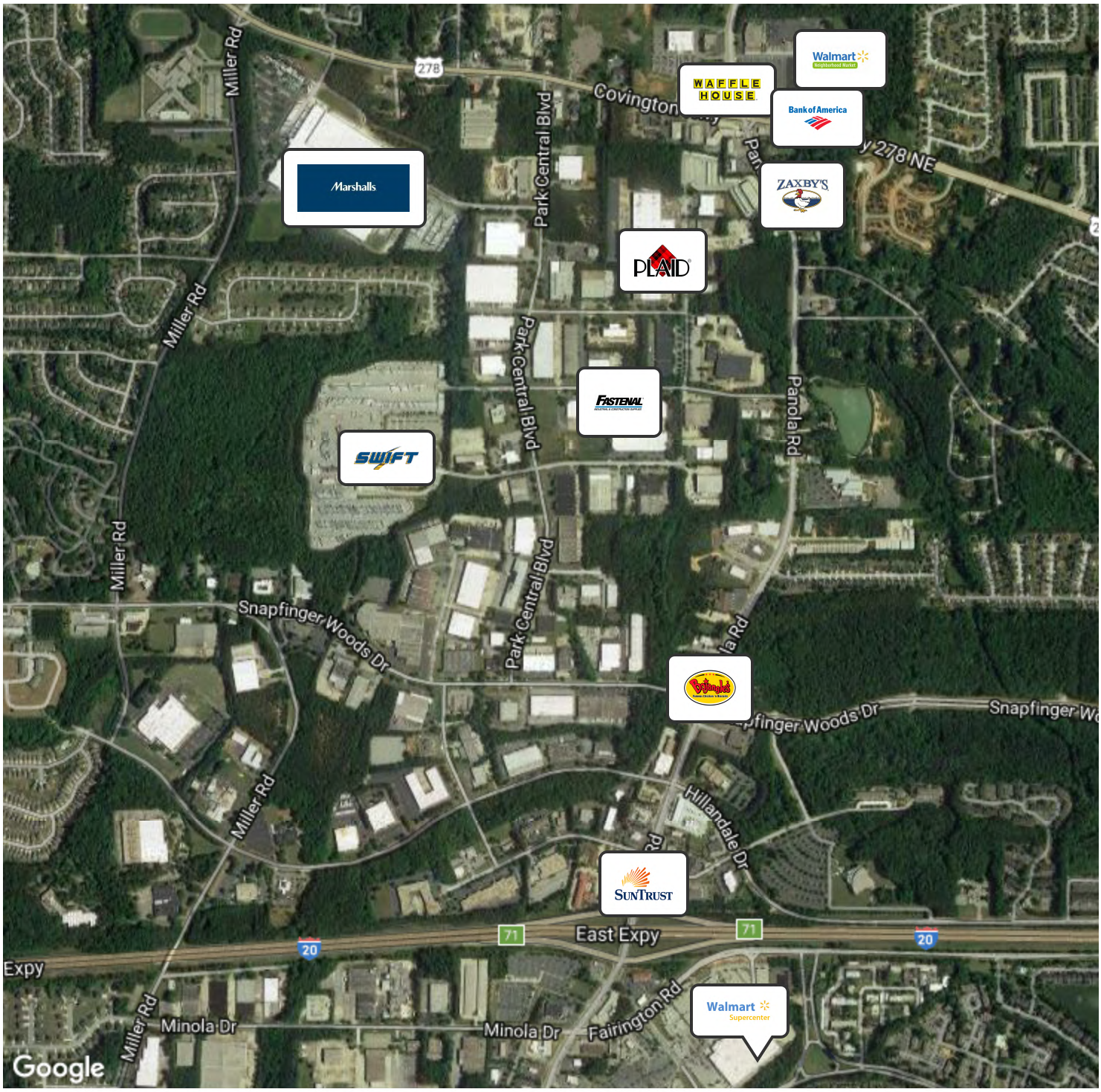

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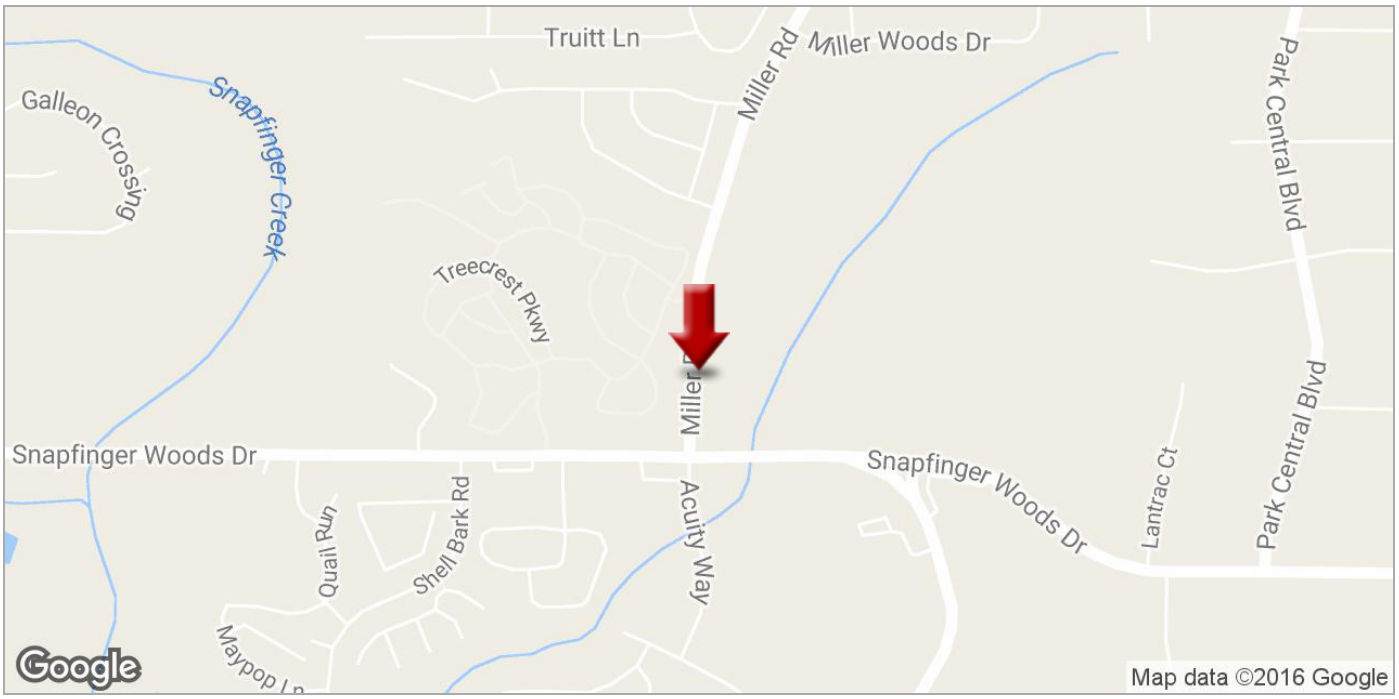

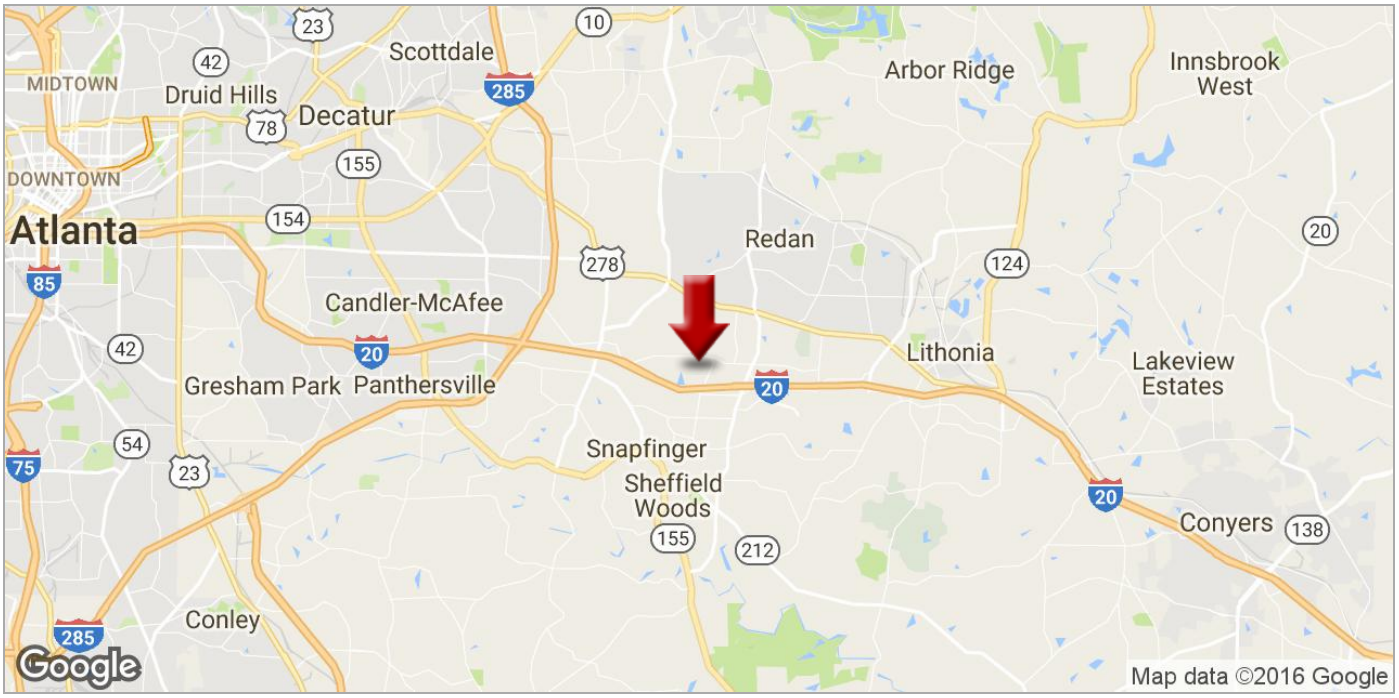

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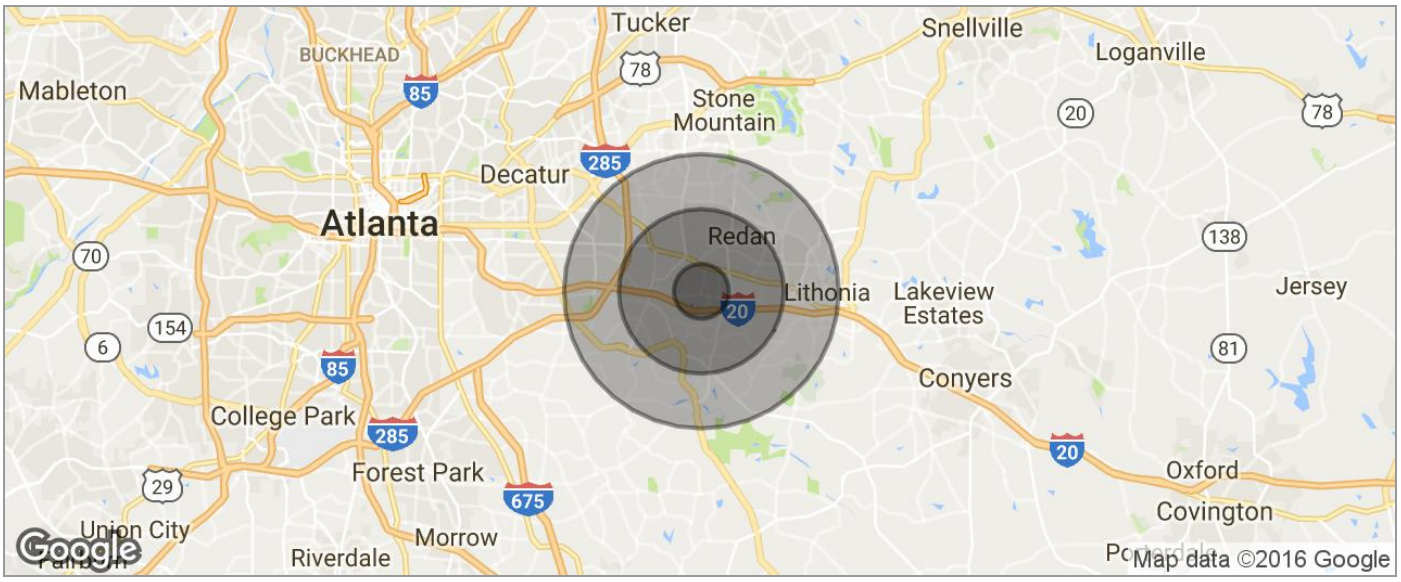

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,191	74,923	188,667
MEDIAN AGE	32.8	33.4	34.4
MEDIAN AGE (MALE)	32.0	30.1	31.5
MEDIAN AGE (FEMALE)	33.5	35.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,518	27,401	67,746
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	$49,100	$53,569	$56,542
AVERAGE HOUSE VALUE	$162,200	$151,307	$159,539

RACE	1 MILE	3 MILES	5 MILES
% WHITE	2.2%	4.4%	5.0%
% BLACK	95.7%	92.0%	91.9%
% ASIAN	0.7%	1.4%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.2%	0.6%	0.7%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.9%	2.5%	2.3%

** Demographic data derived from 2010 US Census*

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