

19.7+/- acres in Fulton County, Georgia

Introducing a prime 19-acre development opportunity Zoned R-3 nestled in the captivating southwestern outskirts of Atlanta in South Fulton. This remarkable tract offers a rare opportunity for visionary developers and astute investors alike. Located in a region of burgeoning growth and endless possibilities, this property presents an ideal canvas for crafting an extraordinary project. Boasting ample space, stunning natural beauty, and excellent connectivity, it holds immense potential for a wide range of ventures.

Key Features:

Size: 19.7+/- recorded acres of picturesque terrain peppered with old growth hardwoods, this property provides an expansive canvas for your development dreams.

Location: Situated near Atlanta, one of the fastest-growing metropolitan areas in the United States, this property benefits from its close proximity to major highways, airports, and urban amenities.

Versatility: With its generous size, the property allows for various development possibilities, such as residential communities or potentially mixed-use complexes.

Natural Beauty: The land showcases a beautiful natural ridge running north to south, mature trees, and gentle slopes, providing a serene and picturesque setting for your next project.

Accessibility: Enjoy convenient access to the 285 bypass, Camp Creek Parkway, and only a 15 minutes drive to the Atlanta Hartsfield-Jackson International Airport, ensuring seamless connectivity and ease of commuting for future residents or visitors.

Growth Potential: Located in a region experiencing rapid expansion and economic prosperity, this property offers the opportunity to tap into a thriving market and contribute to the development of a vibrant community.

Nearby Amenities: The property benefits from its proximity to an array of amenities, including Camp Creek



Southeastern
LAND GROUP



Marketplace, restaurants, schools, parks, and a short 25 minute drive to Sweetwater Creek State Park, enhancing its desirability for prospective residents or commercial ventures.

Don't miss this extraordinary chance to shape the future with this exceptional property. Whether you envision a residential oasis or a multiple home development, this expansive canvas awaits your creative vision.

Preliminary site plan available upon request, not recorded. Buyer should confirm utilities available. Do not enter property without permission from listing agent, property shown by appointment only. Licensed Georgia agent must be present when buyer is on property. Buyer's agent must be present for all showings in order to receive full commission. If Buyer's agent is not present for showing or if List Broker shows property, buyer's agent commission will be reduced to 1% of sales commission.

Mini farm • \$749,900

View online at <http://selg.biz/5966>

selandgroup.com

1-866-751-LAND









