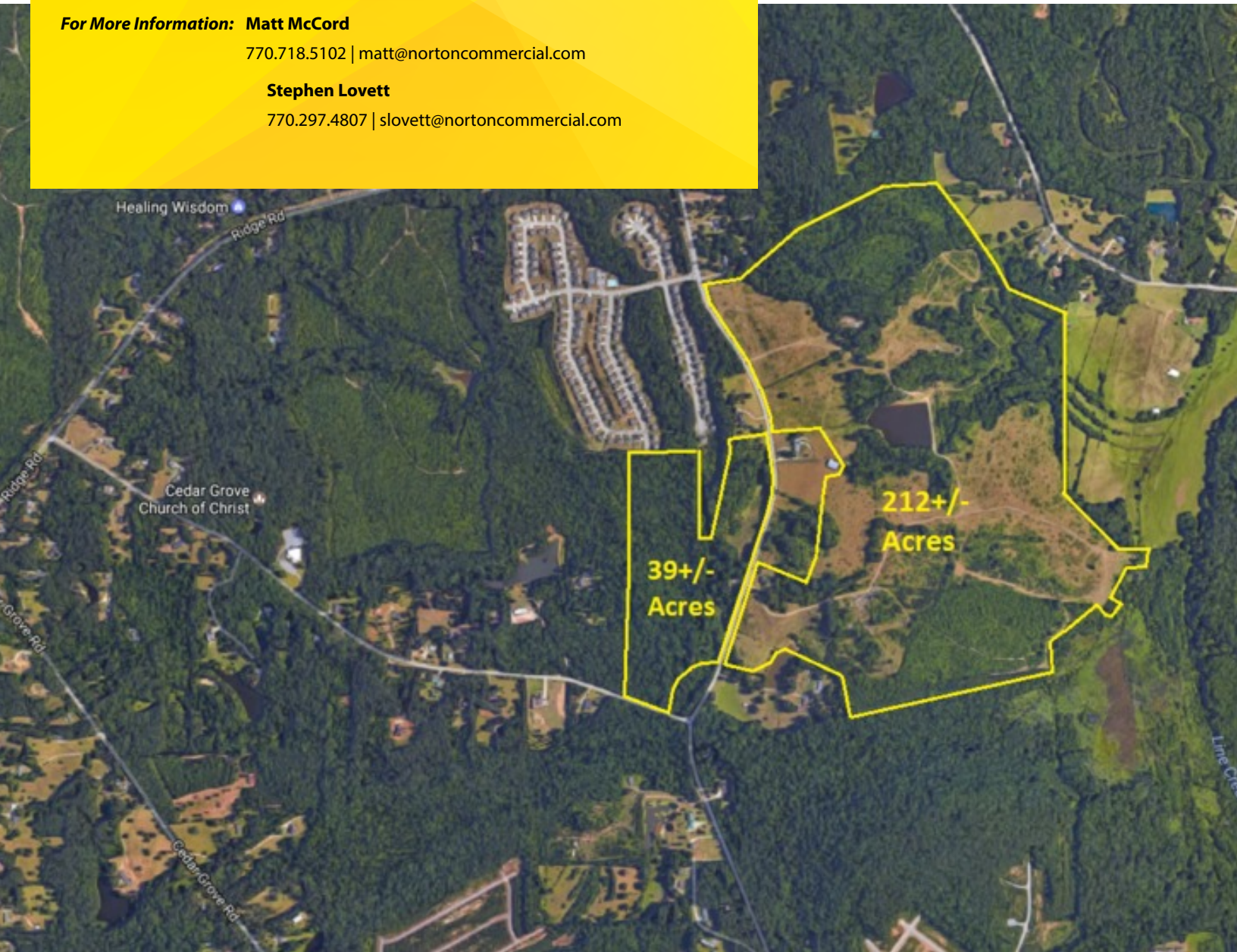# FOR SALE

251 Acres Bethlehem Rd & Clark Rd
0 Bethlehem Road , Fairburn, GA 30213

For More Information: **Matt McCord**

770.718.5102 | matt@nortoncommercial.com

Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

39+/- Acres

212+/- Acres

Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

NORTON
SINCE 1928

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON
SINCE 1928
™

OFFERING SUMMARY

Sale Price: $23,000 / acre

Price / Acre: $23,000

Lot Size: 251 Acres

PROPERTY OVERVIEW

Tremendous possibilities with this property. The tract is split by Bethlehem Road. This property is still zoned Agricultural, but is in the path of growth and transition. Tremendous opportunity for a contiguous tract. The West Tract is easily divisible into smaller offerings for greater return.

Perfect for Equestrian or Livestock, this property is versatile and private. Long range views from the highest point. This is a generational purchase. This property has only been offered for sale twice in the past 30 years.

212.08+/- Acres to the East of Bethlehem Road
39.33+/- Acres to the West of Bethlehem Road
 Over 2,000 feet of Bethlehem Rd frontage on East Tract
Over 3,000 ft of Bethlehem Road frontage on West Tract
Over 400 ft of frontage on Clark Rd
Public Water

LOCATION OVERVIEW

Located in beautiful South Fulton County, this property is nestled between South Fulton Parkway and Cascade Palmetto Highway. The site has multiple access point off Bethlehem Road and Clark Road. This area has close proximity to I-85 and Hartsfiled Jackson Airport.

For More Information: **Norton Commercial**   434 Green Street   Gainesville, GA 30501   nortoncommercial.com

Matt McCord
770.718.5102
matt@nortoncommercial.com

Stephen Lovett
770.297.4807
slovett@nortoncommercial.com

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON
SINCE 1928

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213
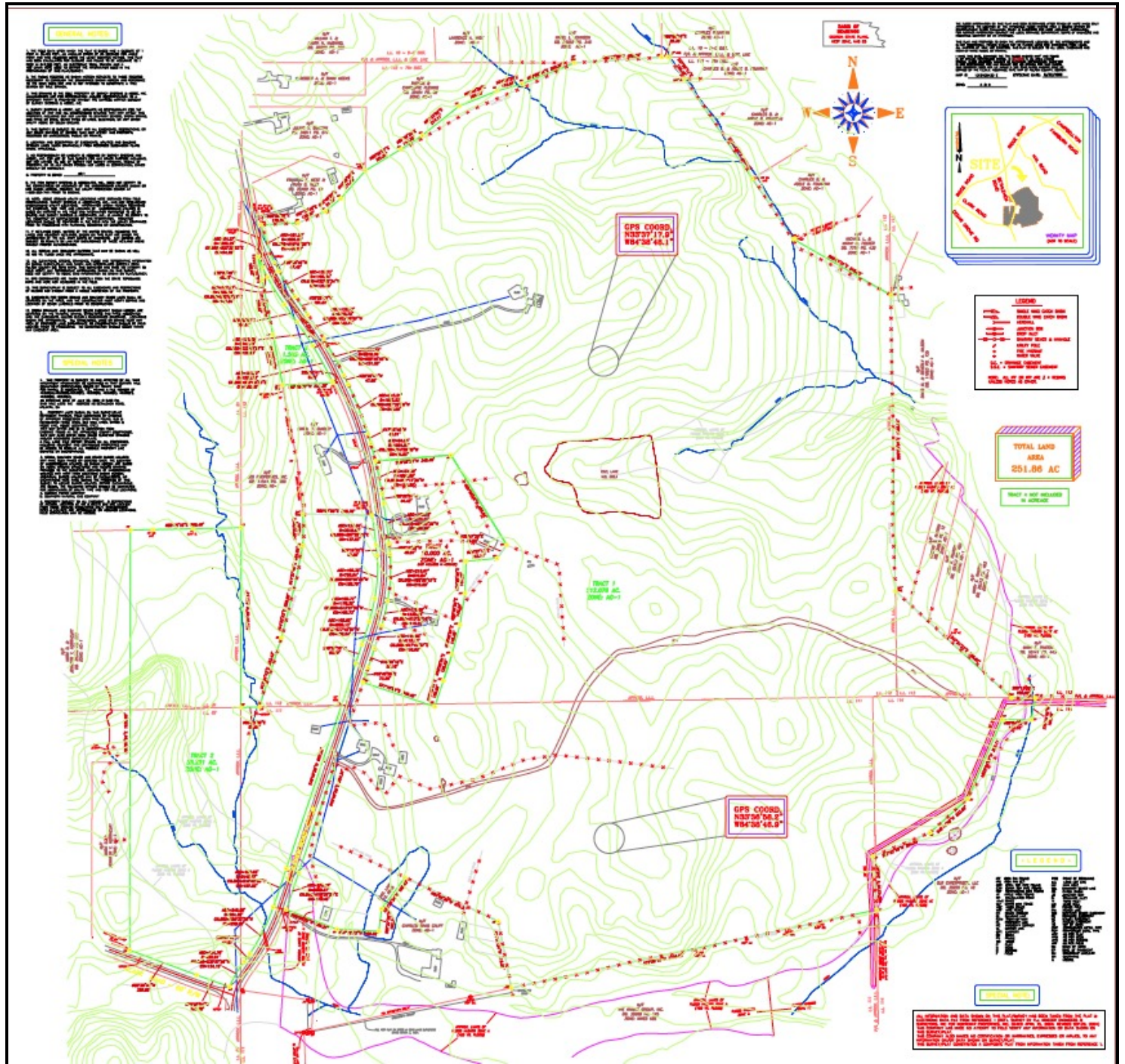
NORTON
SINCE 1928
™

Lake on East Side

Full Shaded Aerial

Gently Rolling Topography

For More Information: **Norton Commercial**   434 Green Street   Gainesville, GA 30501   nortoncommercial.com

Matt McCord
770.718.5102
matt@nortoncommercial.com

Stephen Lovett
770.297.4807
slovett@nortoncommercial.com

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON
SINCE 1928

Northern Most Entrance

Old Home Site East Side

Across Dam

Easy Access Road Throughout Property

For More Information:

Norton Commercial   434 Green Street   Gainesville, GA 30501   nortoncommercial.com

Matt McCord   **Stephen Lovett**

770.718.5102   770.297.4807
matt@nortoncommercial.com   slovett@nortoncommercial.com

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON SINCE 1928 ™

Double Side Road Frontage on Bethlehem Rd

Old Barn on West Side

Storage Building West Side

Entrance on West Side

For More Information: **Norton Commercial**   434 Green Street   Gainesville, GA 30501   nortoncommercial.com

Matt McCord   **Stephen Lovett**

770.718.5102   770.297.4807
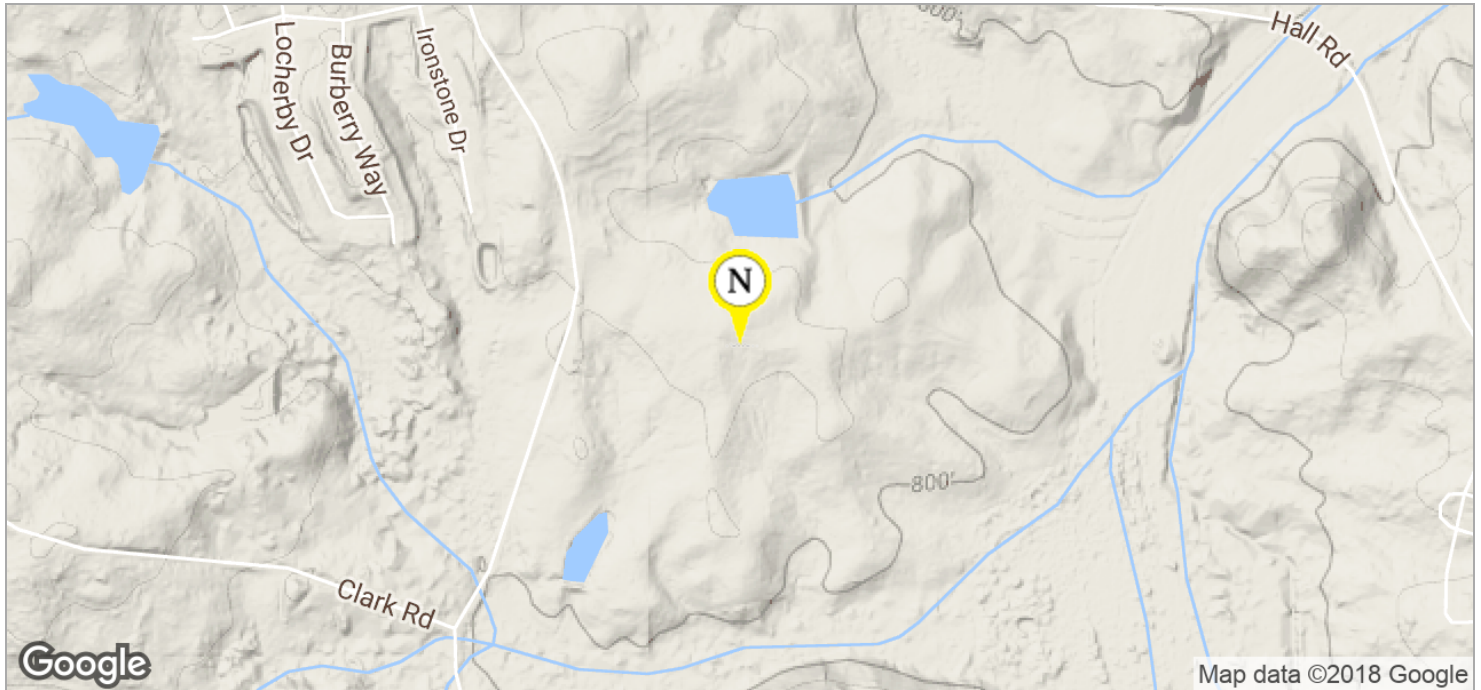matt@nortoncommercial.com   slovett@nortoncommercial.com

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON
SINCE 1928
™

For More Information: **Norton Commercial**   434 Green Street   Gainesville, GA 30501   nortoncommercial.com

Matt McCord   **Stephen Lovett**
770.718.5102   770.297.4807
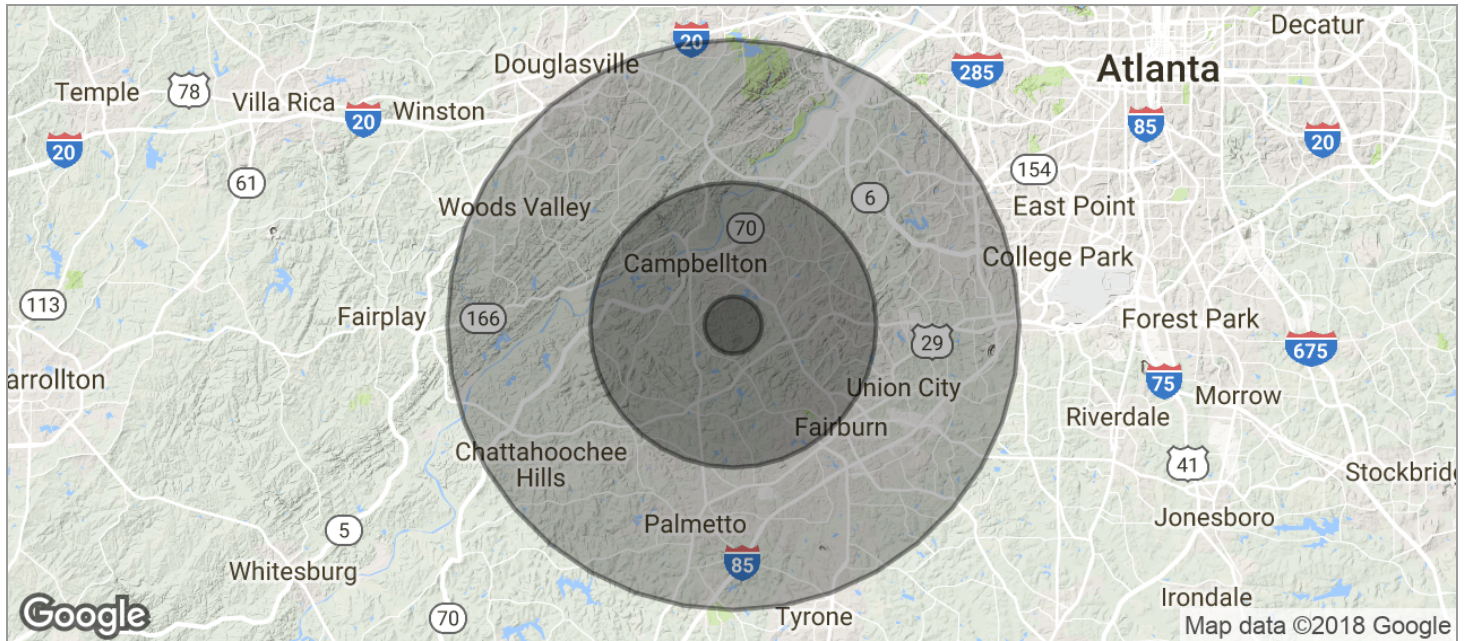matt@nortoncommercial.com   slovett@nortoncommercial.com

NORTON

251 Acres Bethlehem Rd & Clark Rd

0 BETHLEHEM ROAD , FAIRBURN, GA 30213

NORTON
SINCE 1928
™

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,285	33,473	187,237
MEDIAN AGE	31.6	32.8	33.7
MEDIAN AGE (MALE)	29.0	31.7	32.4
MEDIAN AGE (FEMALE)	32.8	33.4	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	444	11,623	65,937
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	$77,518	$75,387	$72,231
AVERAGE HOUSE VALUE	$222,701	$208,860	$182,096

* Demographic data derived from 2010 US Census

Matt McCord
770.718.5102
matt@nortoncommercial.com

Stephen Lovett
770.297.4807
slovett@nortoncommercial.com

NORTON