

FOR SALE

197.15 +/- Acres on the Chattahoochee River - Fulton County

0 Garretts Ferry Road, Palmetto, GA 30268

For More Information: Stephen Lovett

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Zach Tibbs

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Norton Commercial

434 Green Street
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EXECUTIVE SUMMARY

197.15 +/- Acres on the Chattahoochee River - Fulton County

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OFFERING SUMMARY

Sale Price: \$1,990,000

Price / Acre: \$10,094

Lot Size: 197.15 Acres

Zoning: Rural District

PROPERTY OVERVIEW

The Norton Agency is proud to present this 197.15 +/- Acre tract for sale along South Fulton Parkway. The site boasts about 4,000' along the beautiful Chattahoochee River which doubles as the Douglas County Line. The site is mostly wooded with rolling topography. There is about 184.95 acres on the north side of South Fulton parkway and about 12.2 acres on the south side. The property is nicely rectangular shaped with roughly 5,200' of frontage along South Fulton Pkwy and 2,500' on Garretts Ferry Road. The bridge along Garretts Ferry Road is currently out. The northern portion of Garretts Ferry Road can be accessed via Campbellton Redwine Road. The immediate area is Rural Residential in nature with a large open event center/wedding venue across the Chattahoochee called Fox Hall Resort. Fox Hall Resort.

You will not find this much acreage with this much Chattahoochee River frontage with the quality of access and proximity to Atlanta this tract has to offer. Simply one of a kind!

LOCATION OVERVIEW

The subject property is in the southwest corner of Fulton County very near the tri-county border of Fulton, Carroll and Douglas Counties. The site is within the city limits of Chattahoochee Hills which was incorporated in 2006. This site is just 12 miles to I-85 and I-20 and a 25 minute drive to Hartsfield Jackson Airport. 35 Minutes to the Atlanta City Center.

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ADDITIONAL PHOTOS

197.15 +/- Acres on the Chattahoochee River - Fulton County

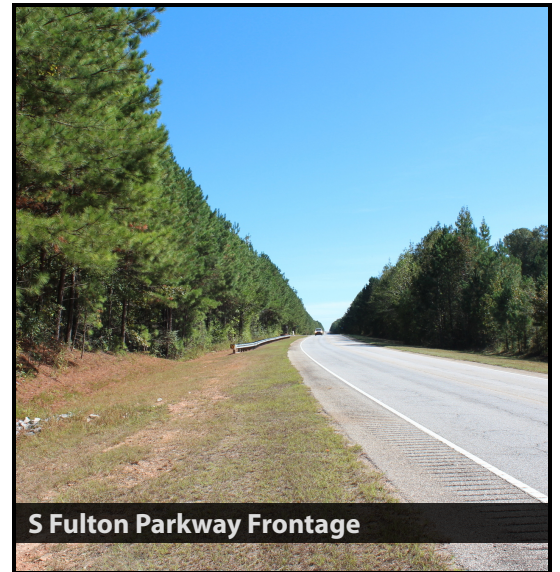
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Garretts Ferry and S Fulton Parkway Intersection



S Fulton Parkway Frontage headed onto bridge



S Fulton Parkway Frontage

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Bridge along S Fulton Parkway



Chattahoochee River Frontage Facing North



Chattahoochee River Frontage Facing South



Garretts Ferry Road North of Bridge



Garretts Ferry Road South of Bridge

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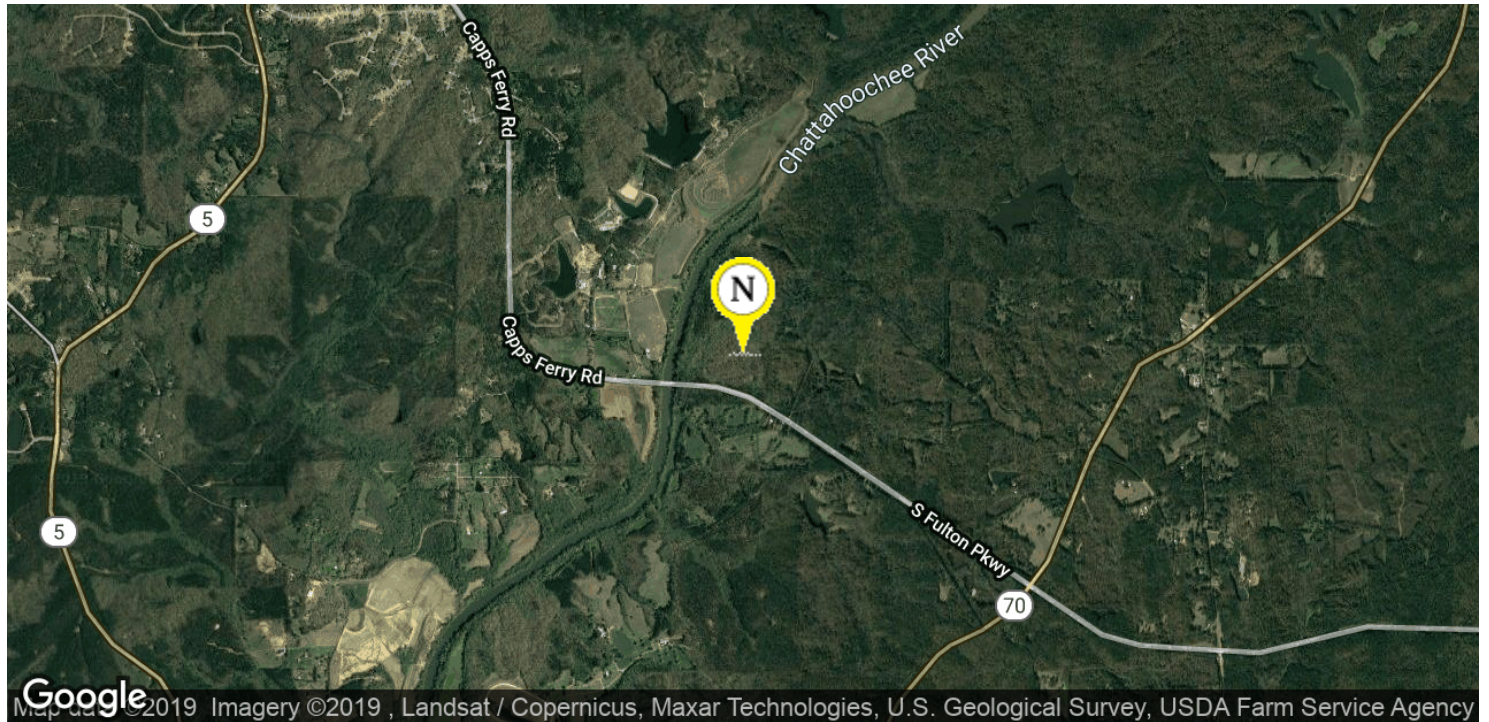
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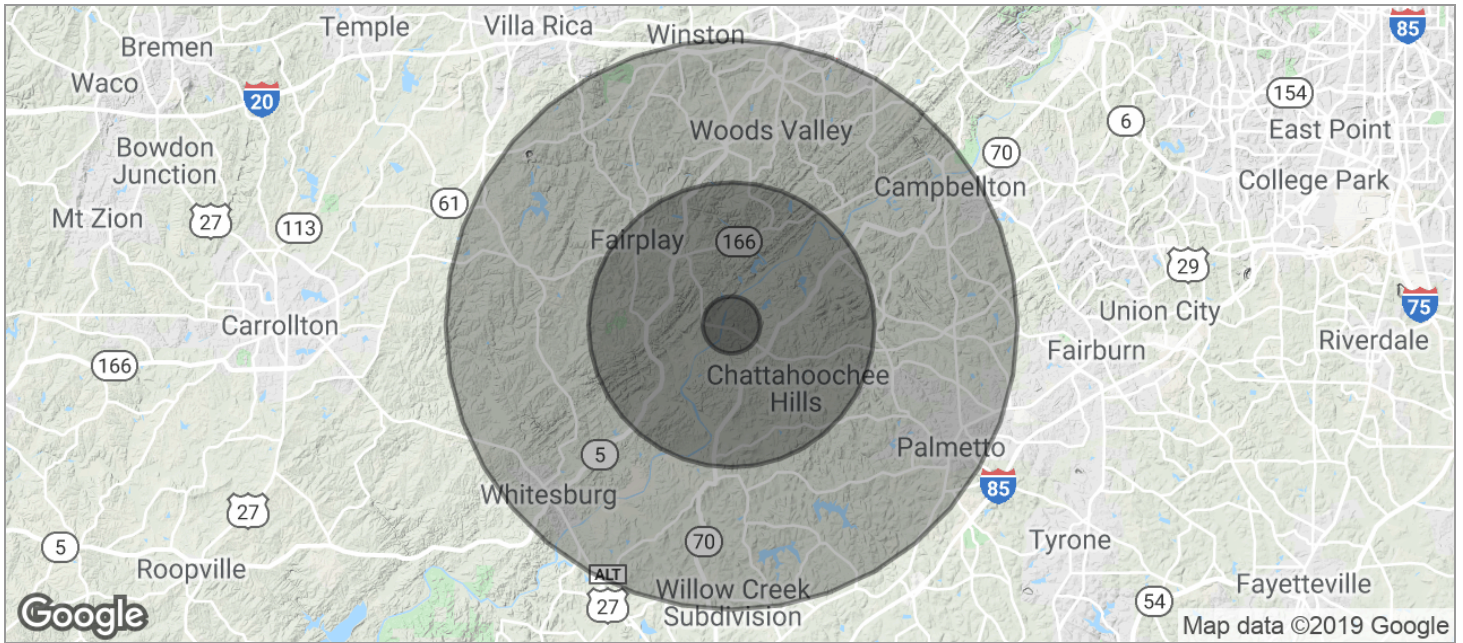
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DEMOGRAPHICS MAP

197.15 +/- Acres on the Chattahoochee River - Fulton County

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	379	11,190	79,927
MEDIAN AGE	39.4	38.0	36.7
MEDIAN AGE (MALE)	39.5	37.7	35.7
MEDIAN AGE (FEMALE)	39.2	38.2	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	136	3,946	27,571
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$75,151	\$77,385	\$78,614
AVERAGE HOUSE VALUE		\$216,529	\$225,511

* Demographic data derived from 2010 US Census

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