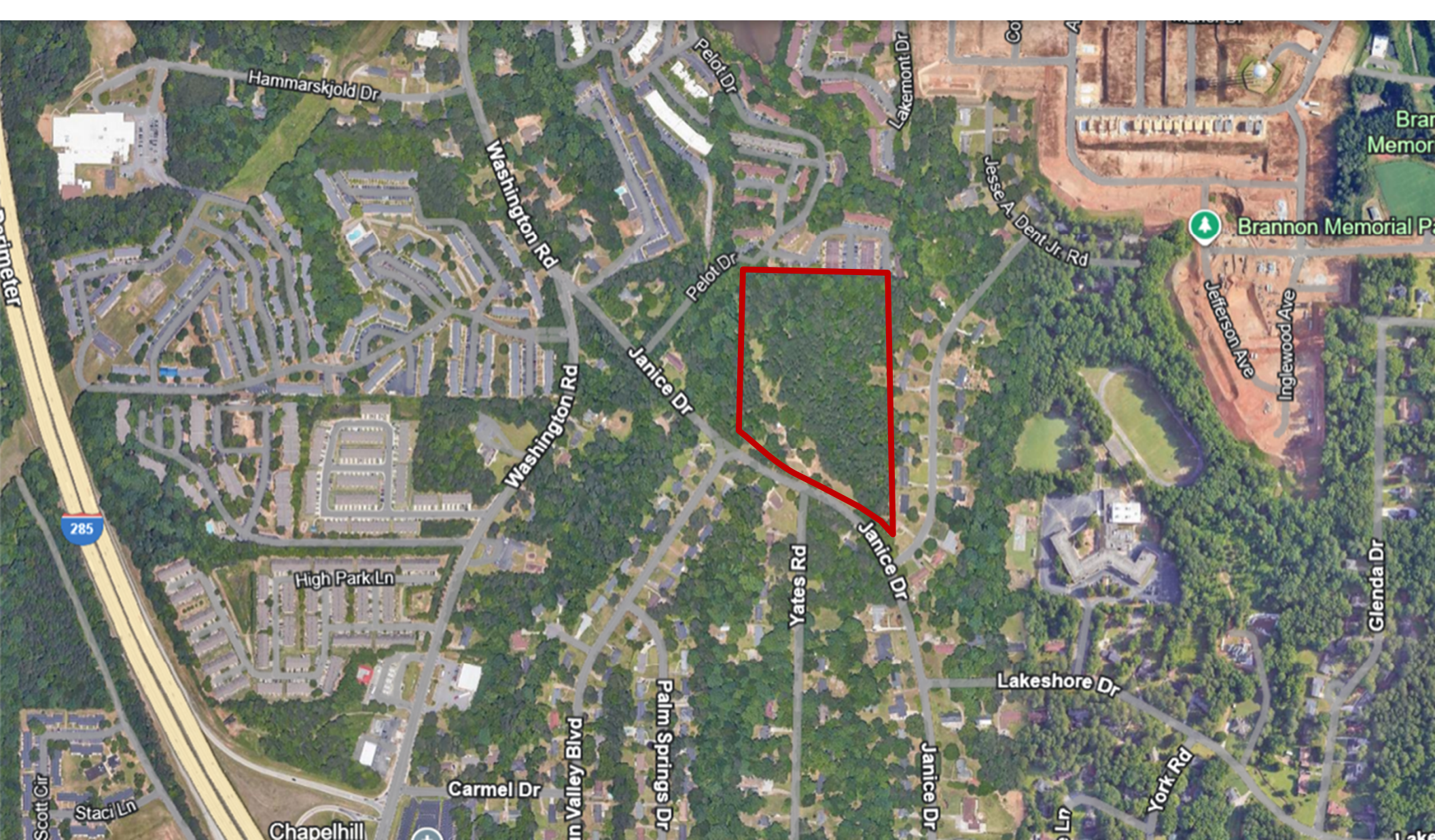




LAND FOR SALE
4144 Janice Drive
College Park, GA 30337



COMMERCIAL
ATLANTA CLASSIC

Phyllis Minter

770.256.8168

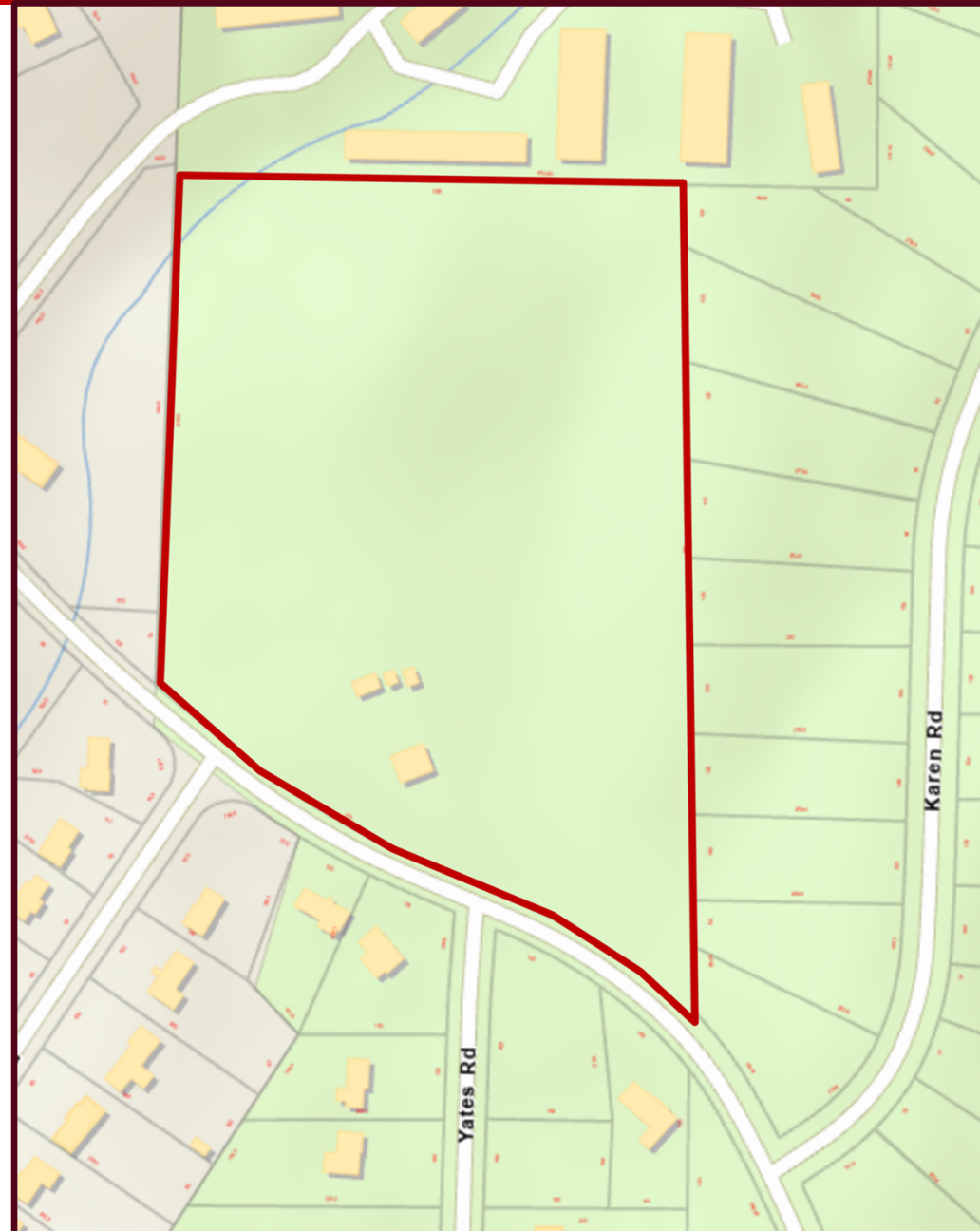
pminter@kwcommercial.com



PROPERTY OVERVIEW

- o +/- 12 Acres
- o Fulton County - City of College Park
- o Zoned R-1 ([Link to Code](#))
- o +/- 750 ft Frontage on Janice Road
- o Ideal for residential development
- o Centrally located less than 1 mile to Camp Creek Marketplace and 4 miles from Atlanta Hartsfield Jackson International Airport
- o Less than 2 Miles from I-285 and I-85

Offering Price - \$1,100,000





TOPOGRAPHY MAP

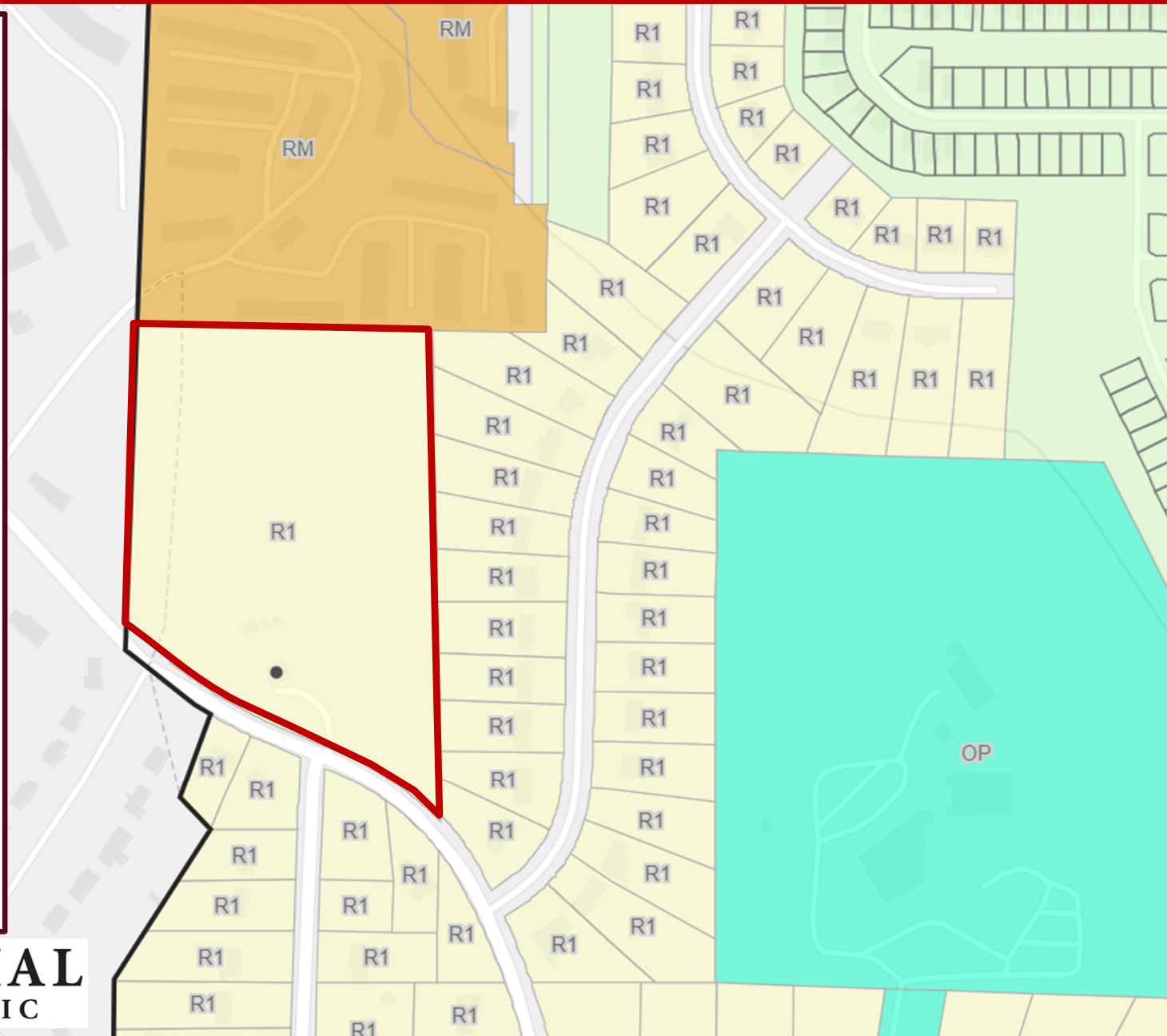




ZONING

Zoning

- Business Park
- Neighborhood Business
- Community Business
- Downtown Commercial
- Downtown Office
- Hospitality Campus
- Light Industrial
- Heavy Industrial
- Office Professional
- Park
- Planned Development
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multi-Family Residential
- Transit Oriented Development
- Transportation



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SUBMARKET AERIAL



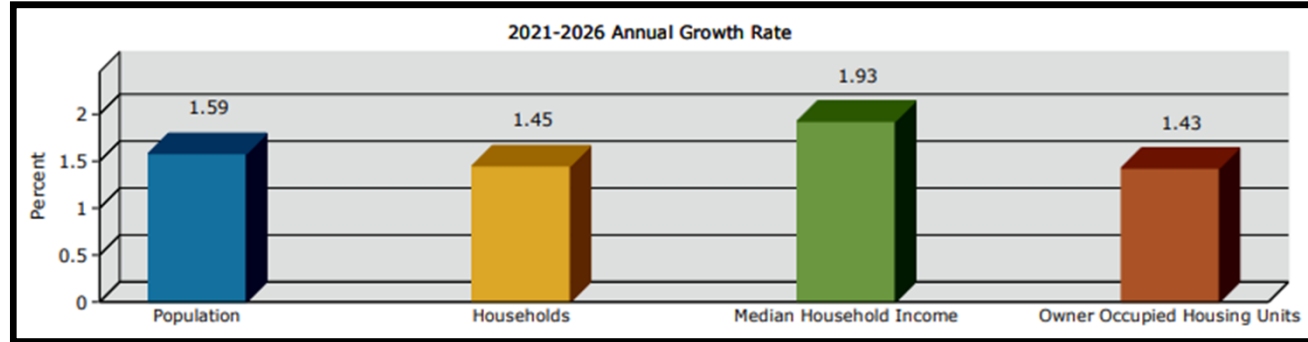




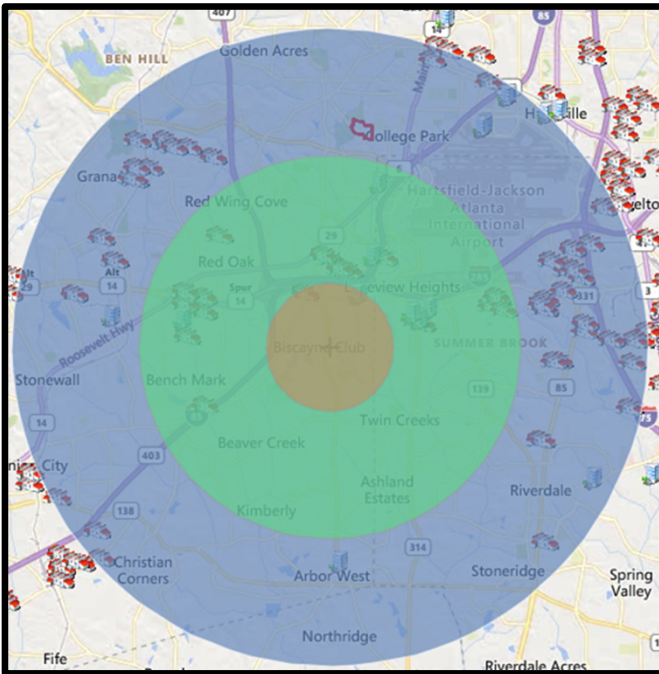
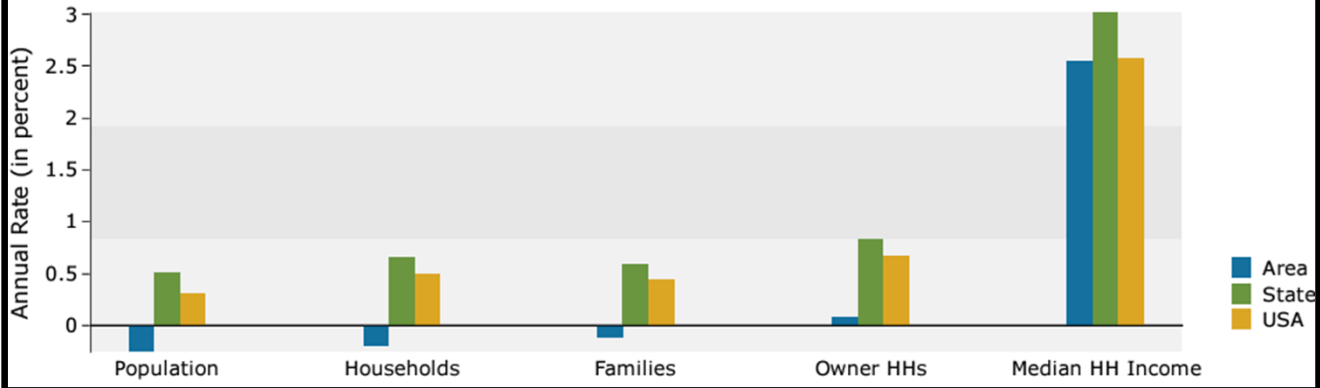
DEMOGRAPHICS

OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Trends 2023-2028



	Population	# of Households	Avg Household Income	Median Age
1 Mile	9,522	3,500	\$78,682	33
1-3 Miles	68,168	26,077	\$83,713	33
3-5 Miles	157,992	62,264	\$88,030	34



Phyllis Minter

Associate Broker

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