

792 Glynn Street

FOR SALE

792 Glynn Street
Fayetteville, GA 30214

PREPARED BY:

Coldwell Banker Commercial
Metro Brokers

Butch Springer, CCIM
678-320-4800
Butchspr@gmail.com

EXECUTIVE SUMMARY

THE PROPERTY

792 Glynn Street
Fayetteville, GA 30214

PROPERTY SPECIFICATIONS

Property Type:	Land
Land:	1.5+/- Acres
Tax ID:	0531 093
2021 Taxes:	\$4,057.30

SALES PRICE

Sale Price:	\$500,000
Price per Acre:	\$333,333

PROPERTY DESCRIPTION

Great location on Highways 85 and 314 in Fayette County, GA. Property is a 1.50+/- acre outparcel with tons of potential and multiple access points and all utilities in place. Surrounded by several major retailers such as: Applebee’s, Chuck E. Cheese’s, KFC and Rite-Aid. Located Across GA-85 from Chick-fil-A.

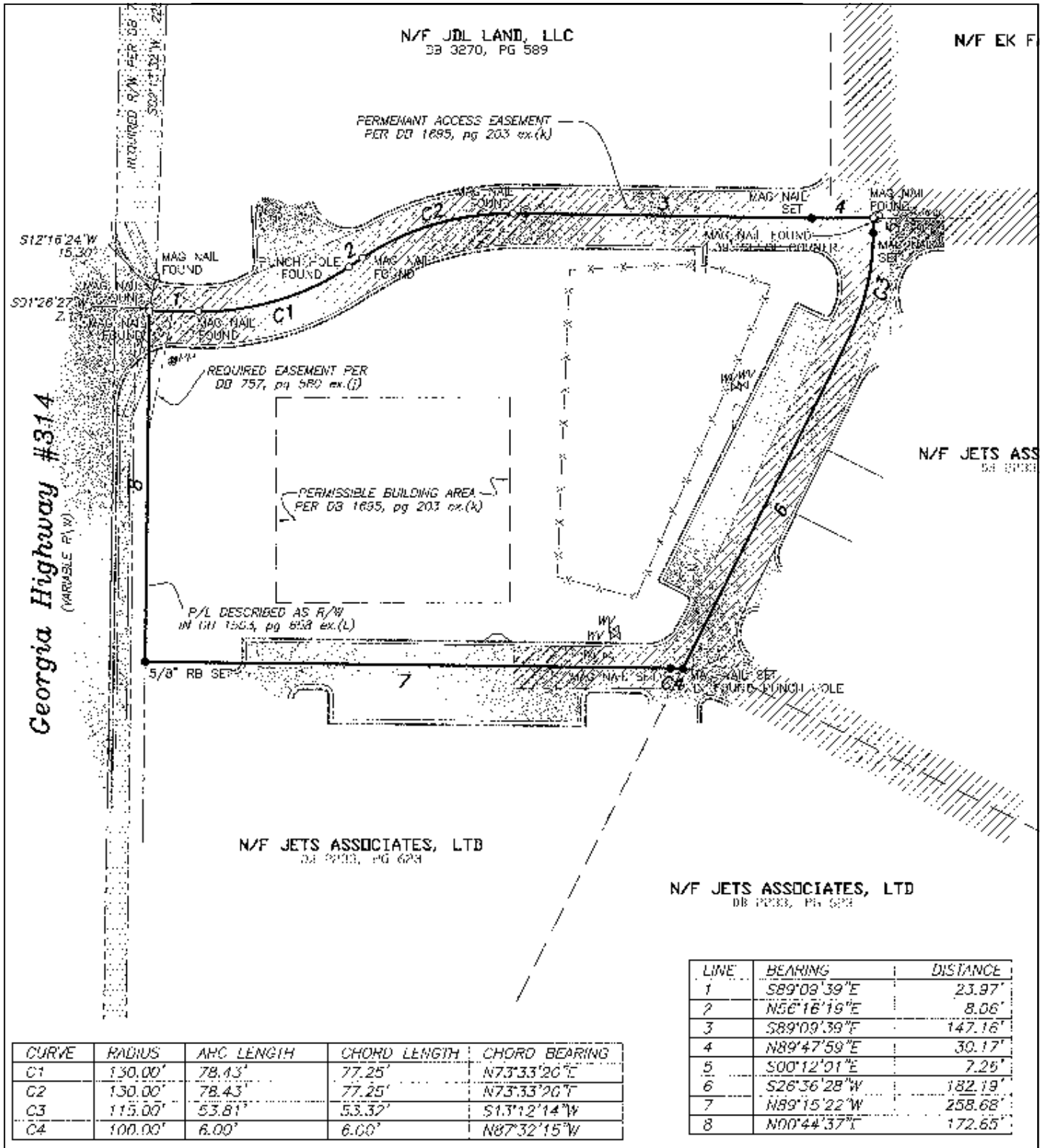
LOCATION HIGHLIGHTS

- Situated in an ideal high traffic location on Highways 85 & 314.
- Located close to many area businesses and residential developments
- Approximately 14 Miles to Hartsfield Jackson Airport

AERIAL



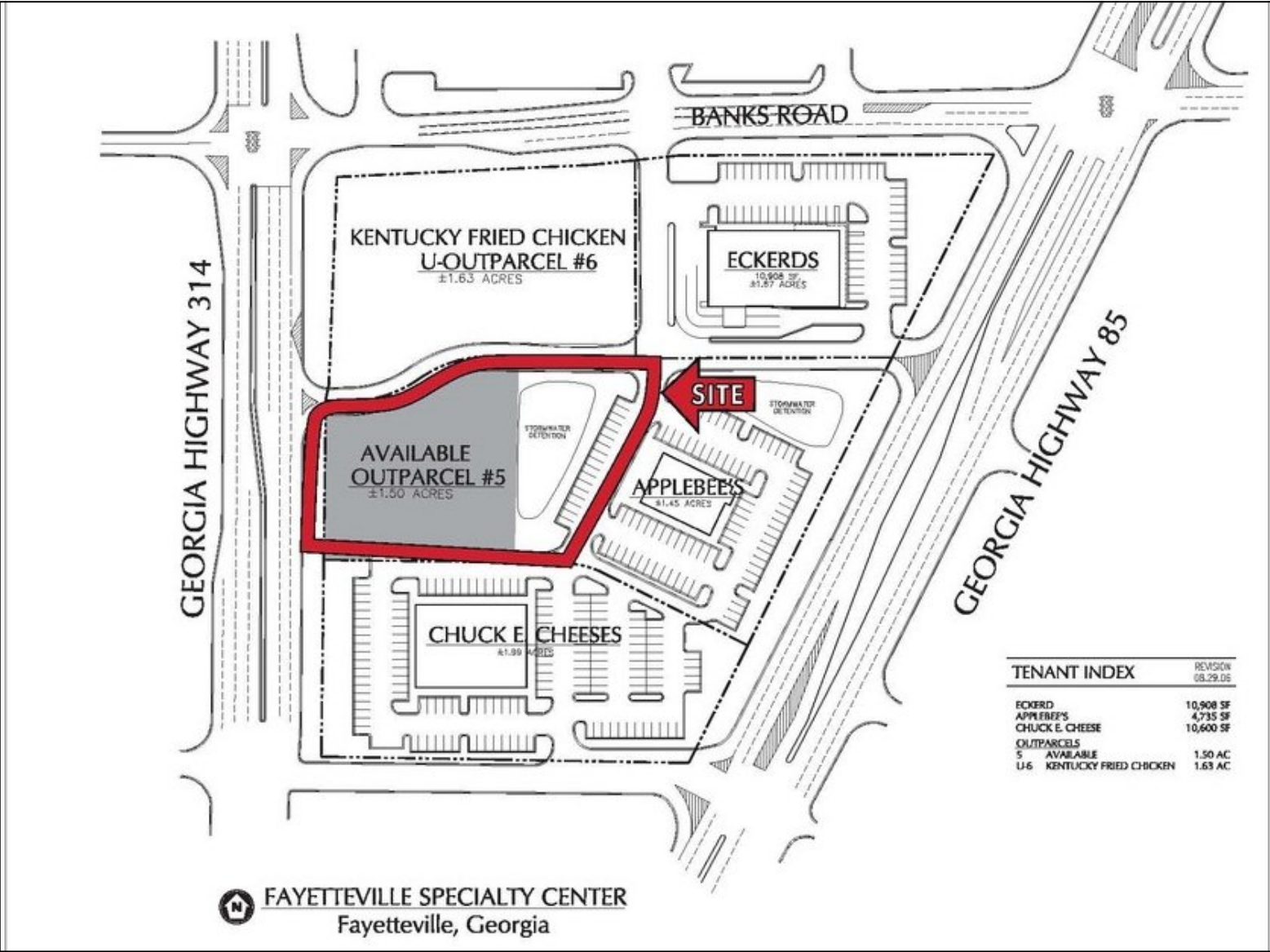
SURVEY



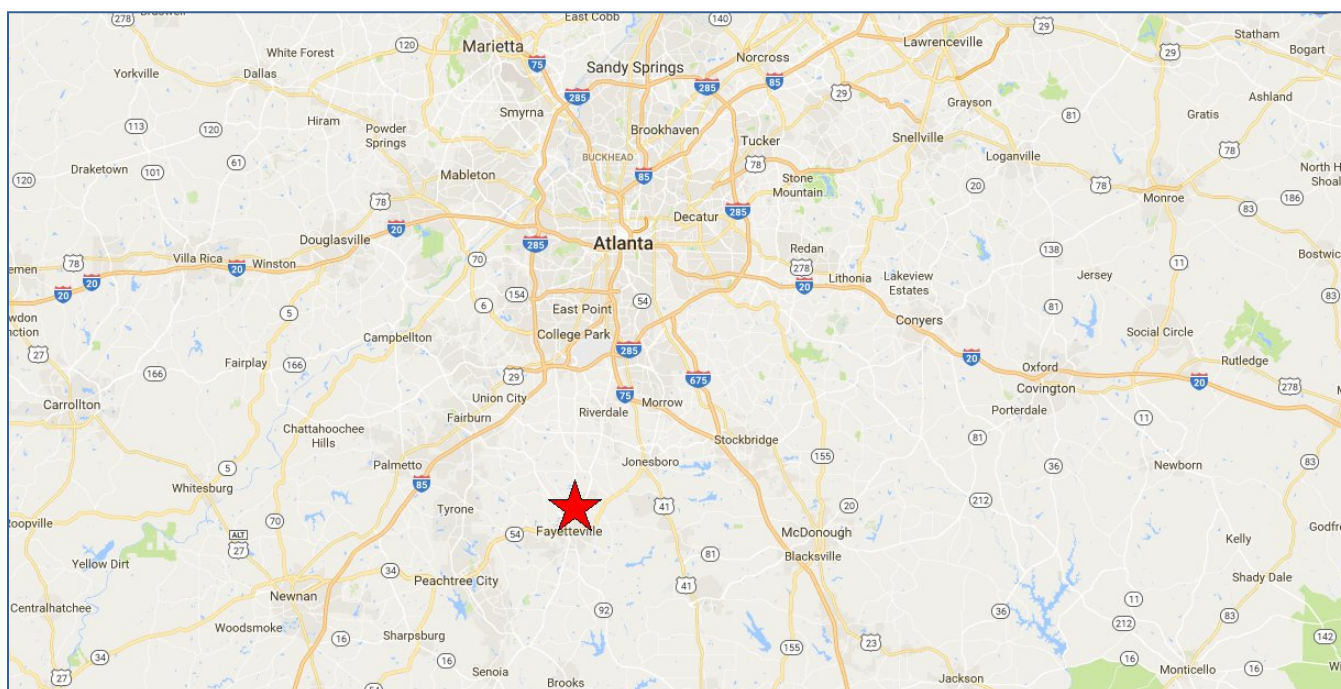
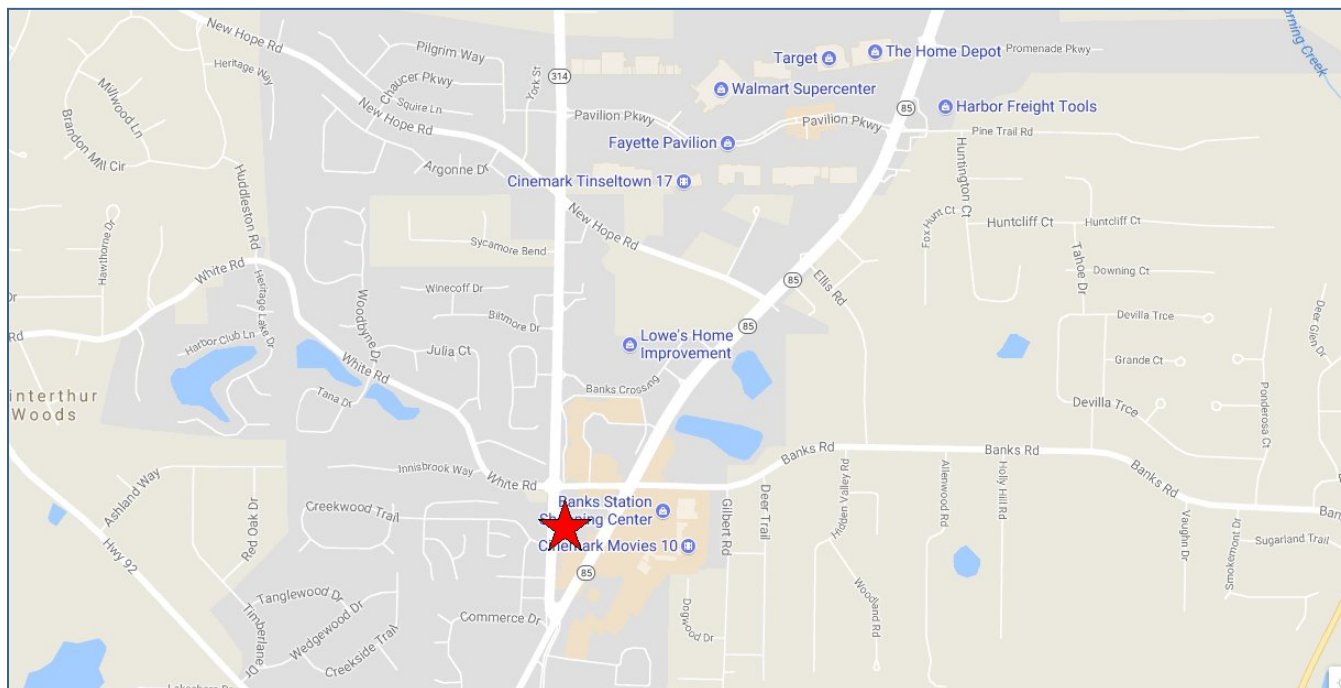
AREA AERIAL



SITE PLAN



MAPS



3 MILE DEMOGRAPHICS



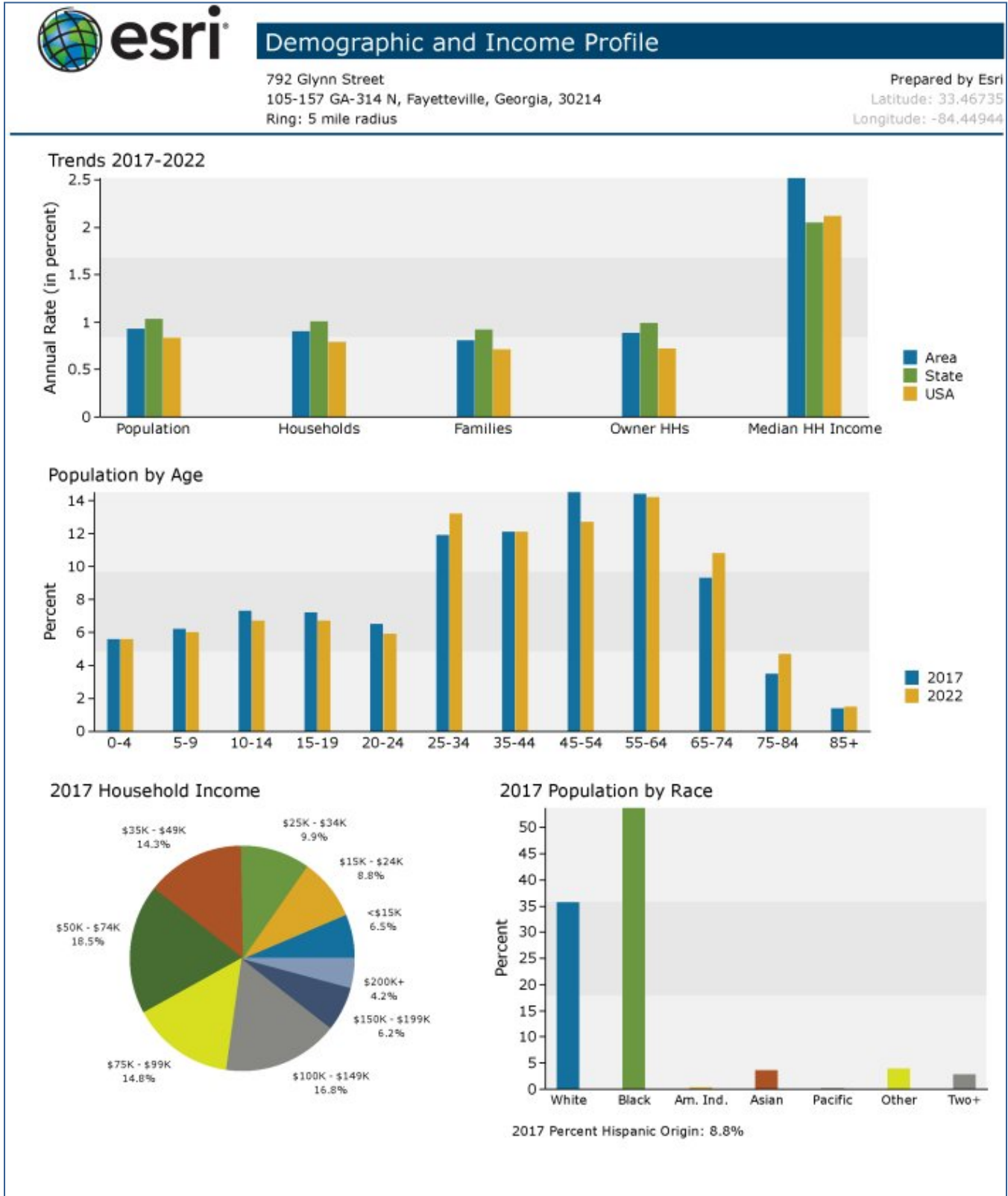
Demographic and Income Profile

792 Glynn Street
105-157 GA-314 N, Fayetteville, Georgia, 30214
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.46735
Longitude: -84.44944

Summary	Census 2010		2017		2022	
Population	71,386		76,196		79,801	
Households	25,064		26,668		27,892	
Families	19,117		20,166		20,999	
Average Household Size	2.83		2.84		2.85	
Owner Occupied Housing Units	19,513		19,853		20,753	
Renter Occupied Housing Units	5,551		6,815		7,139	
Median Age	38.1		39.5		39.9	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.93%		1.03%		0.83%	
Households	0.90%		1.01%		0.79%	
Families	0.81%		0.92%		0.71%	
Owner HHs	0.89%		0.99%		0.72%	
Median Household Income	2.52%		2.05%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	1,733	6.5%	1,817	6.5%		
\$15,000 - \$24,999	2,338	8.8%	2,231	8.0%		
\$25,000 - \$34,999	2,646	9.9%	2,397	8.6%		
\$35,000 - \$49,999	3,817	14.3%	3,461	12.4%		
\$50,000 - \$74,999	4,936	18.5%	4,755	17.0%		
\$75,000 - \$99,999	3,947	14.8%	4,573	16.4%		
\$100,000 - \$149,999	4,473	16.8%	5,285	18.9%		
\$150,000 - \$199,999	1,651	6.2%	1,991	7.1%		
\$200,000+	1,127	4.2%	1,384	5.0%		
Median Household Income	\$61,785		\$69,971			
Average Household Income	\$80,482		\$90,542			
Per Capita Income	\$28,443		\$31,921			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,320	6.1%	4,299	5.6%	4,491	5.6%
5 - 9	5,258	7.4%	4,743	6.2%	4,762	6.0%
10 - 14	6,036	8.5%	5,574	7.3%	5,348	6.7%
15 - 19	5,906	8.3%	5,494	7.2%	5,321	6.7%
20 - 24	3,991	5.6%	4,973	6.5%	4,725	5.9%
25 - 34	7,253	10.2%	9,074	11.9%	10,510	13.2%
35 - 44	10,188	14.3%	9,188	12.1%	9,641	12.1%
45 - 54	11,707	16.4%	11,027	14.5%	10,105	12.7%
55 - 64	9,046	12.7%	10,947	14.4%	11,307	14.2%
65 - 74	4,702	6.6%	7,121	9.3%	8,637	10.8%
75 - 84	2,138	3.0%	2,700	3.5%	3,783	4.7%
85+	838	1.2%	1,056	1.4%	1,172	1.5%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,410	39.8%	27,174	35.7%	25,796	32.3%
Black Alone	35,978	50.4%	40,909	53.7%	44,965	56.3%
American Indian Alone	234	0.3%	251	0.3%	261	0.3%
Asian Alone	2,238	3.1%	2,716	3.6%	3,081	3.9%
Pacific Islander Alone	56	0.1%	87	0.1%	103	0.1%
Some Other Race Alone	2,749	3.9%	2,958	3.9%	3,211	4.0%
Two or More Races	1,721	2.4%	2,101	2.8%	2,383	3.0%
Hispanic Origin (Any Race)	6,112	8.6%	6,677	8.8%	7,298	9.1%

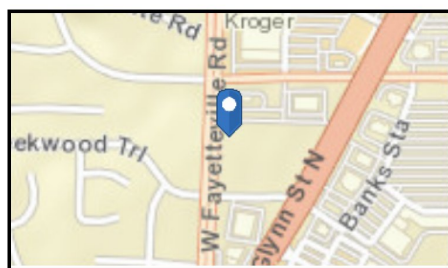
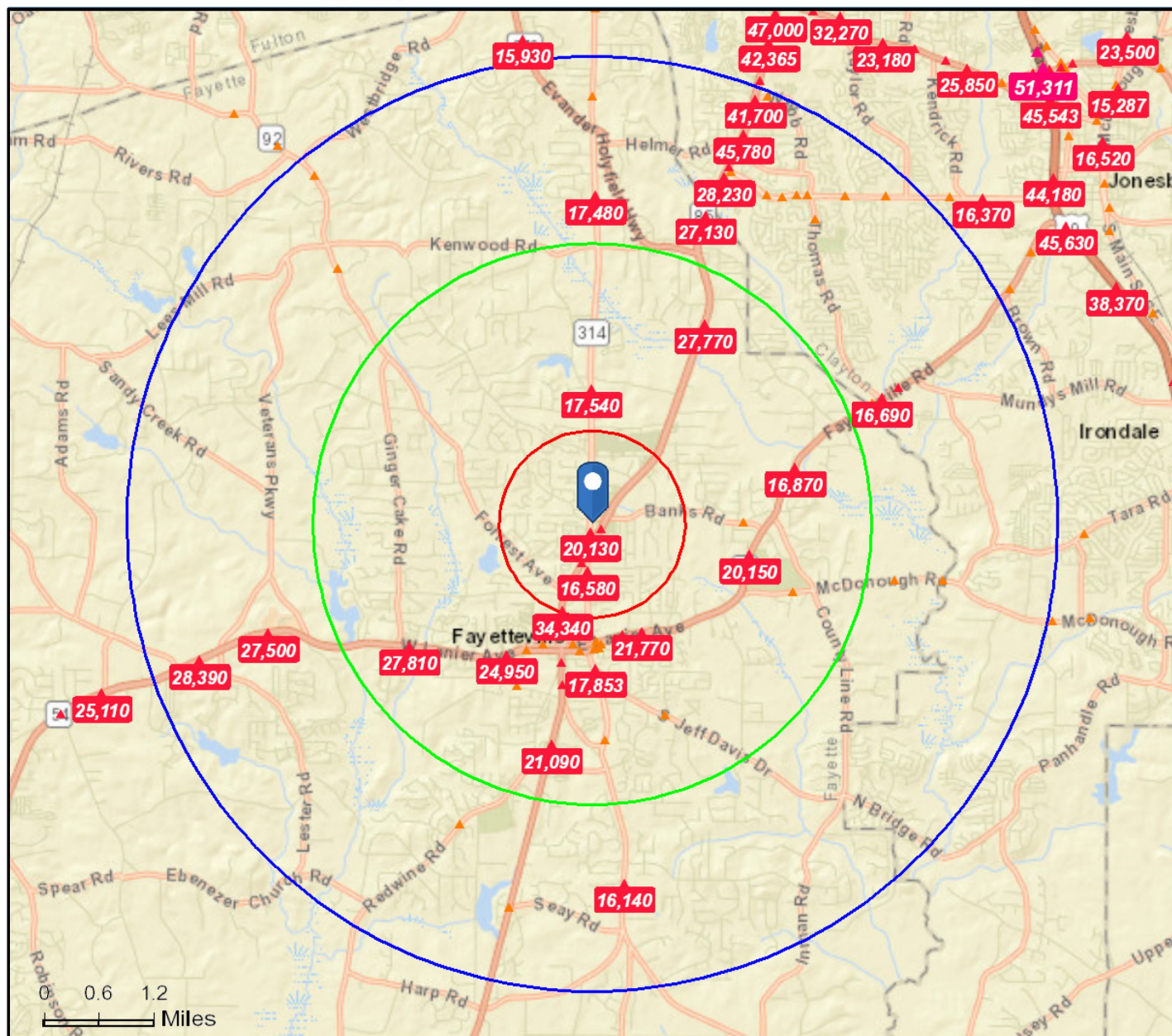
3 MILE DEMOGRAPHICS



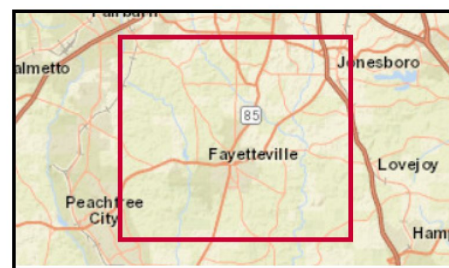
5 MILE TRAFFIC

105-157 GA-314 N, Fayetteville, Georgia, 30214
Rings: 1, 3, 5 mile radii

Latitude: 33.46735
Longitude: -84.44944



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



AGENT PROFILE



Butch Springer, CCIM

Associate Broker
Coldwell Banker Commercial Metro Brokers
1401 Highway 20 W McDonough, GA 30253

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Web: www.butchspringer.com

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 Coldwell Banker Bullard Realty. Sales Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: Metro Brokers GMAC Real Estate. As Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: Springer and Associates Real Estate was formed and focused largely on lender-owned as well as investment based properties.

2015 – present: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.

CONTACT INFORMATION & CONFIDENTIALITY STATEMENT

For more information, please contact:

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COLDWELL BANKER COMMERCIAL

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butchspr@gmail.com

Georgia Brokerage License: 183192

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and