

OFFERING MEMORANDUM · TYRONE, GEORGIA

962 Senoia Road

6.53 Acres · Public Sewer · Beside Town Hall · Downtown Tyrone

OFFERED AT

\$749,000

\$114,700 per acre · 6.53 acres

Presented by **Christian Swann** | Keller Williams Realty Atl. Partners
770.412.3126 · christianswann@kw.com

— THE OFFERING

The sewer key to downtown Tyrone

962 Senoia Road is 6.53 acres at the center of Tyrone, directly beside Town Hall — and it carries the only public sewer connection in the downtown core, a connection rooted in the land that helped establish the adjacent civic campus.

In Fayette County, sewer-served land is exceptionally scarce; in downtown Tyrone it is essentially singular. The tract is offered with a clean zoning slate — held at its current agricultural designation by design — so a buyer can rezone to precisely the commercial or mixed-use concept their plan requires, aligned with the Town’s adopted Town Center vision. It anchors a contiguous assemblage of up to 17.43 acres.



Downtown Tyrone — Senoia Road corridor.

6.53

acres, beside Town Hall

**Public
Sewer**

rare in Fayette County

**Rezone-
ready**

Town Center aligned

Zone X

minimal flood hazard

17.43

AC assemblage option

— LOCATION & CONNECTIVITY

The keystone of the downtown core

Beside Town Hall and the Downtown Development Authority, in an affluent, supply-constrained southwest-metro submarket with genuine regional reach.

- Trilith Studios **~7 miles**
- Hartsfield-Jackson Intl **~20 minutes**
- Peachtree City **~10 minutes**
- Downtown Atlanta **~35 minutes**

Drive times approximate.



WHY THE SEWER MATTERS

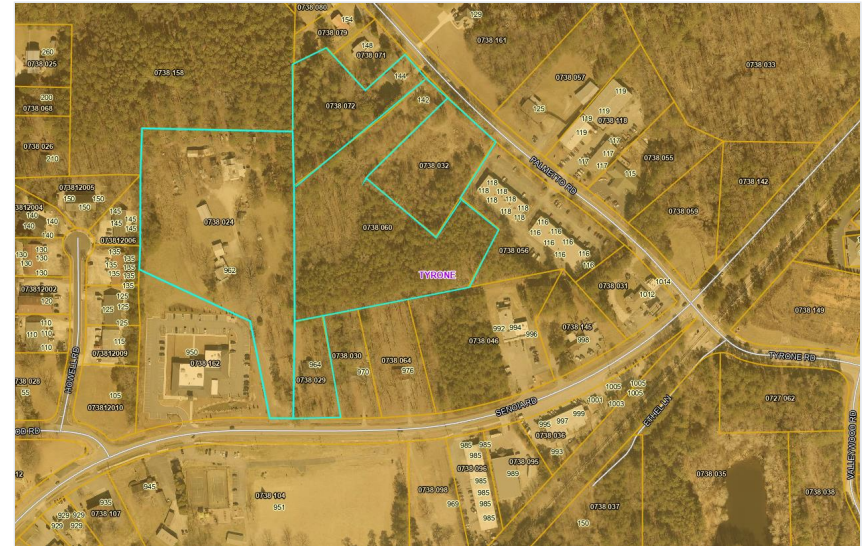
962 makes the whole district developable

Public sewer at 962 is what allows the surrounding parcels to reach the densities a true downtown commercial core requires — placing this tract at the center of the area Tyrone’s adopted, grant-funded Town Center plan is actively working to revitalize.

— THE SITE

6.53 acres, zoned for the buyer's vision

Parcel (APN)	0738 024 · 6.53 acres
Current zoning	Agricultural — positioned for commercial rezoning
Entitlement path	Rezone to buyer's use, aligned with the Town Center plan
Sewer	Public sewer connected — rare in downtown Tyrone
Water	Public water available
Improvements	Existing 1,910 sf structure (1940) & outbuildings
Flood	Zone X — minimal hazard (FIRM 13113C0077E)
Legal	Land Lot 140 · Plat Book 43/134 · Town of Tyrone
Adjacency	Directly beside Tyrone Town Hall & the downtown core



962 within the contiguous assemblage. Lines approximate, not a survey.

ASSEMBLAGE OPTION

Up to 17.43 contiguous acres

962 is the sewer keystone of a five-parcel assemblage — available individually, or as the foundation of a downtown commercial core.

— POSITIONING & NEXT STEPS

A clean slate for downtown commercial

With public sewer in place and a supportive entitlement environment, 962 is positioned for a range of commercial and mixed-use concepts (subject to rezoning):

- Retail & boutique commercial
- Office & professional services
- Mixed-use & town-center concepts
- Hospitality & destination commercial
- The commercial core of the full assemblage



DUE DILIGENCE AVAILABLE

On request

Survey / aerial, sewer confirmation, and zoning / entitlement guidance. Available individually or as part of the 17.43-acre assemblage.

Christian Swann

Keller Williams Realty Atl. Partners · GA Lic. 345777

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962 Senoia Road is currently zoned agricultural. Any commercial or mixed-use development requires rezoning, which is subject to approval by the Town of Tyrone; no rezoning, density, or entitlement outcome is implied or guaranteed. Information deemed reliable but not guaranteed — buyer to independently verify all acreage, zoning, utilities, sewer capacity, and flood status. Aerial parcel lines are approximate and do not represent a survey.