

Tyrone Town Center Assemblage

Up to 17.43 contiguous acres · Sewer-served · Downtown Tyrone

\$2,339,000 17.43 AC · ~\$134,000/ac

PARCELS AVAILABLE INDIVIDUALLY

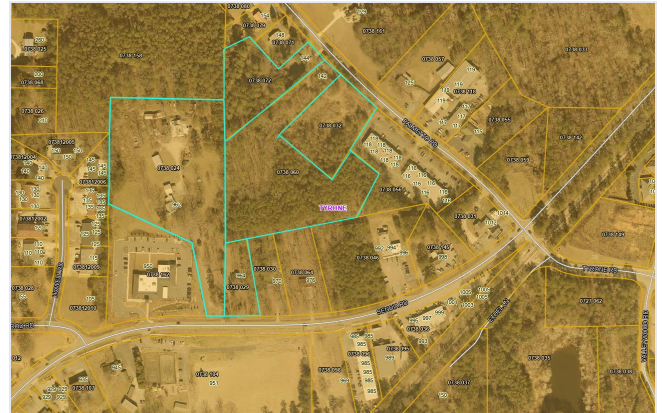
THE OPPORTUNITY

Five contiguous parcels at the heart of Tyrone, beside Town Hall, anchored by the only public sewer in the downtown core – the keystone that makes real density possible. It pairs 7.8 acres of by-right C-1 frontage with the sewer-served 962 Senoia tract and adjacent rezone parcels, inside the Town’s adopted Town Center district.

INVESTMENT HIGHLIGHTS

- 17.43 contiguous acres – five parcels – beside Town Hall & the DDA
- Only public sewer in the downtown core – rare in Fayette County
- 7.8 acres of by-right C-1 frontage (142 Palmetto Rd)
- ~7 miles to Trilith Studios; ~20 minutes to Hartsfield-Jackson Intl
- Inside the Town’s adopted, ARC-funded Town Center plan – built for commercial-anchored mixed-use (rezoning required for non-C-1 parcels)
- FEMA Zone X – minimal flood hazard, all parcels

THE FOOTPRINT



The contiguous assemblage. Lines approximate, not a survey.

Component	AC	Ask
142 Palmetto – C-1	7.80	\$1,100,000
962 Senoia – sewer	6.53	\$749,000
Residential (144 & 964)	3.10	\$490,000
Full assemblage	17.43	\$2,339,000

By-right C-1 zoning applies to 142 Palmetto Road only; 962 Senoia and the residential parcels require rezoning, subject to Town of Tyrone approval – no entitlement outcome implied or guaranteed. Information deemed reliable but not guaranteed; buyer to verify all acreage, zoning, utilities, and flood status. Aerial parcel lines are approximate and do not represent a survey.