

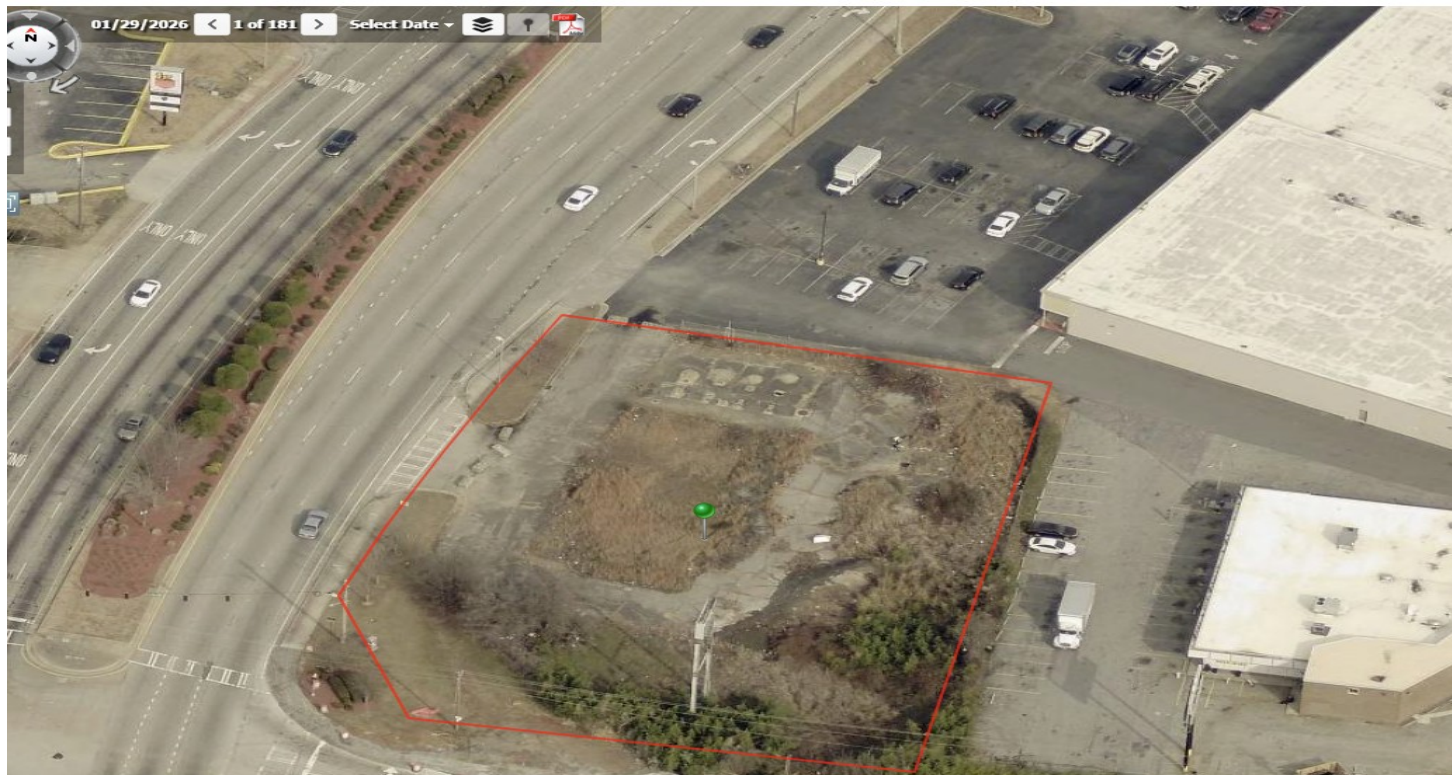
COMMERCIAL LAND FOR SALE

2586 WESLEY CHAPEL RD

I-20 Exit 68 | DeKalb County, Georgia

ASKING PRICE

\$1,895,000



Parcel outline shown in red. Aerial source: DeKalb County Property Appraisal.

0.9097 AC

SITE SIZE

~39,626 SF

LAND AREA

C-1

2014 ZONING

284.54 FT

WESLEY CHAPEL FRONTAGE

\$47.82/SF

ASKING PRICE / LAND SF

SITE HIGHLIGHTS

- Highly visible interstate-oriented commercial site at the Wesley Chapel Road / I-20 interchange.
- Mostly rectangular, functional and generally level site; highest and best use identified as commercial development in the 2014 appraisal.
- 2014 appraisal reports two right-in/right-out curb cuts on Wesley Chapel Road (one shared) and additional easterly access across an adjoining parcel.
- Former Exxon site has been cleared of structures and underground fuel storage tanks.
- 2014 appraisal reports a completed Phase II Environmental Site Assessment and Georgia DNR No Further Action Letter.
- Public utilities available; site is outside the mapped FEMA floodplain (Zone X) per 2014 appraisal.

REDEVELOPMENT OPPORTUNITY

Well-positioned for a range of small-format commercial uses seeking interstate visibility and strong Wesley Chapel Road frontage.

PROPERTY

Tax Parcel 15-126-03-002
Golden Eagle Partners, LLC

CONTACT

Caroline Filchak
Clipper Petroleum
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Information is from seller records, DeKalb County Property Appraisal and a 2014 appraisal. Buyer should independently verify current zoning, access, utilities, environmental status, acreage and development feasibility.