

RESIDENTIAL DEVELOPMENT OPPORTUNITY

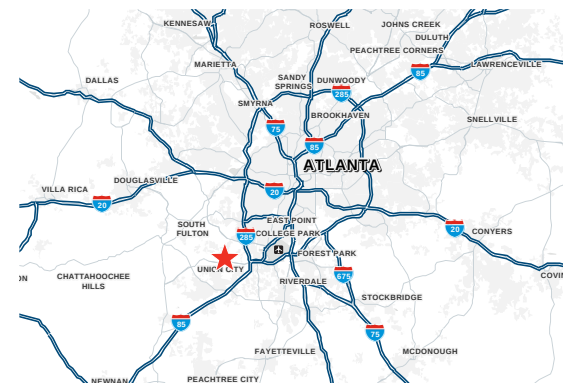
Stonewall Manor, Phase 7 | South Fulton, GA 30349



RESIDENTIAL LAND
±13.35 Acres

PROPERTY HIGHLIGHTS

- Large land opportunity to develop up to 23 lots within the established Stonewall Manor subdivision
- Currently, the development has 382 homes
- Site is surrounded by established neighborhoods, as well as plans for over 300 additional homes
- Currently zoned CUP, allowing for a variety of housing designations



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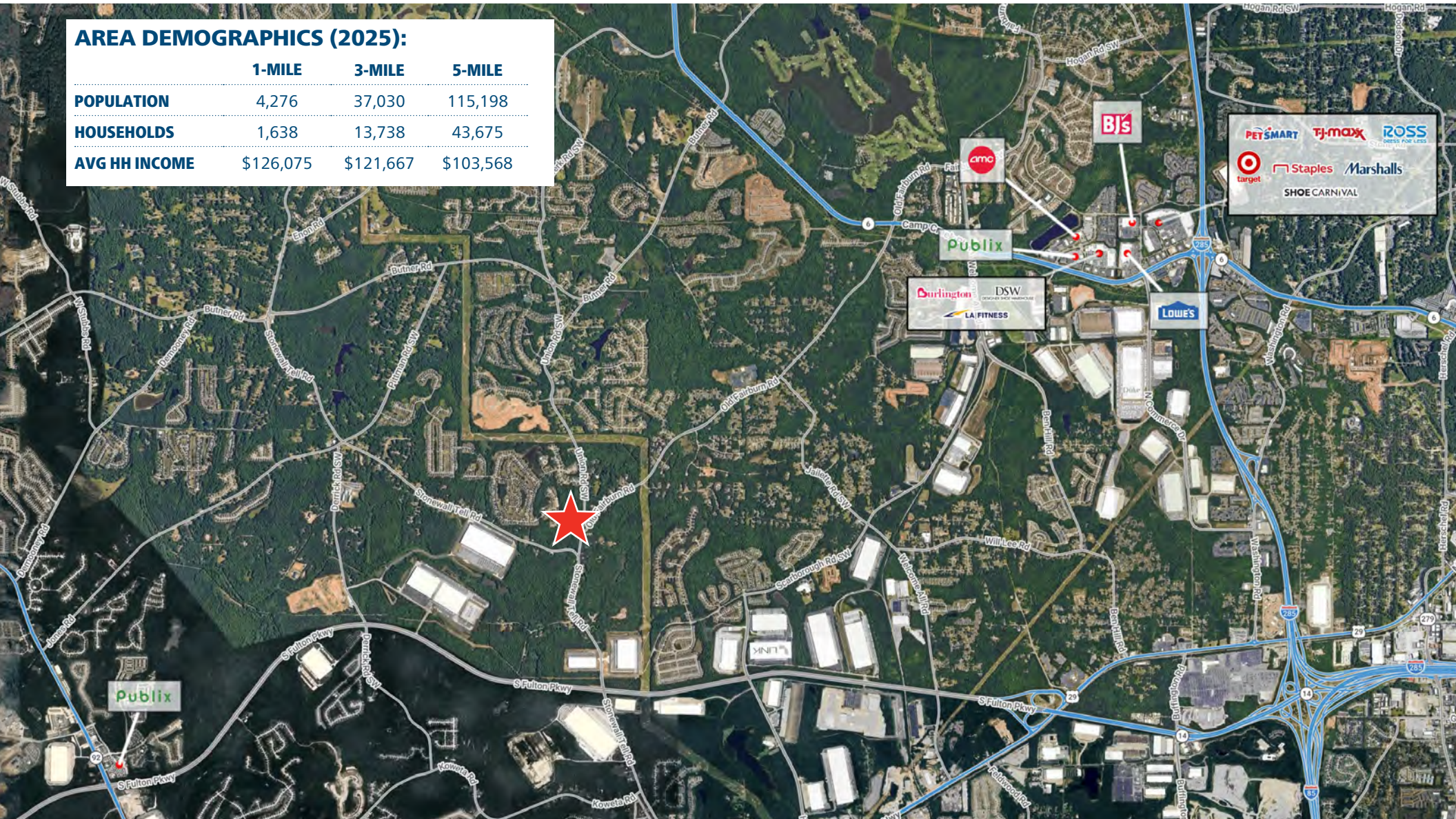
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AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	4,276	37,030	115,198
HOUSEHOLDS	1,638	13,738	43,675
AVG HH INCOME	\$126,075	\$121,667	\$103,568



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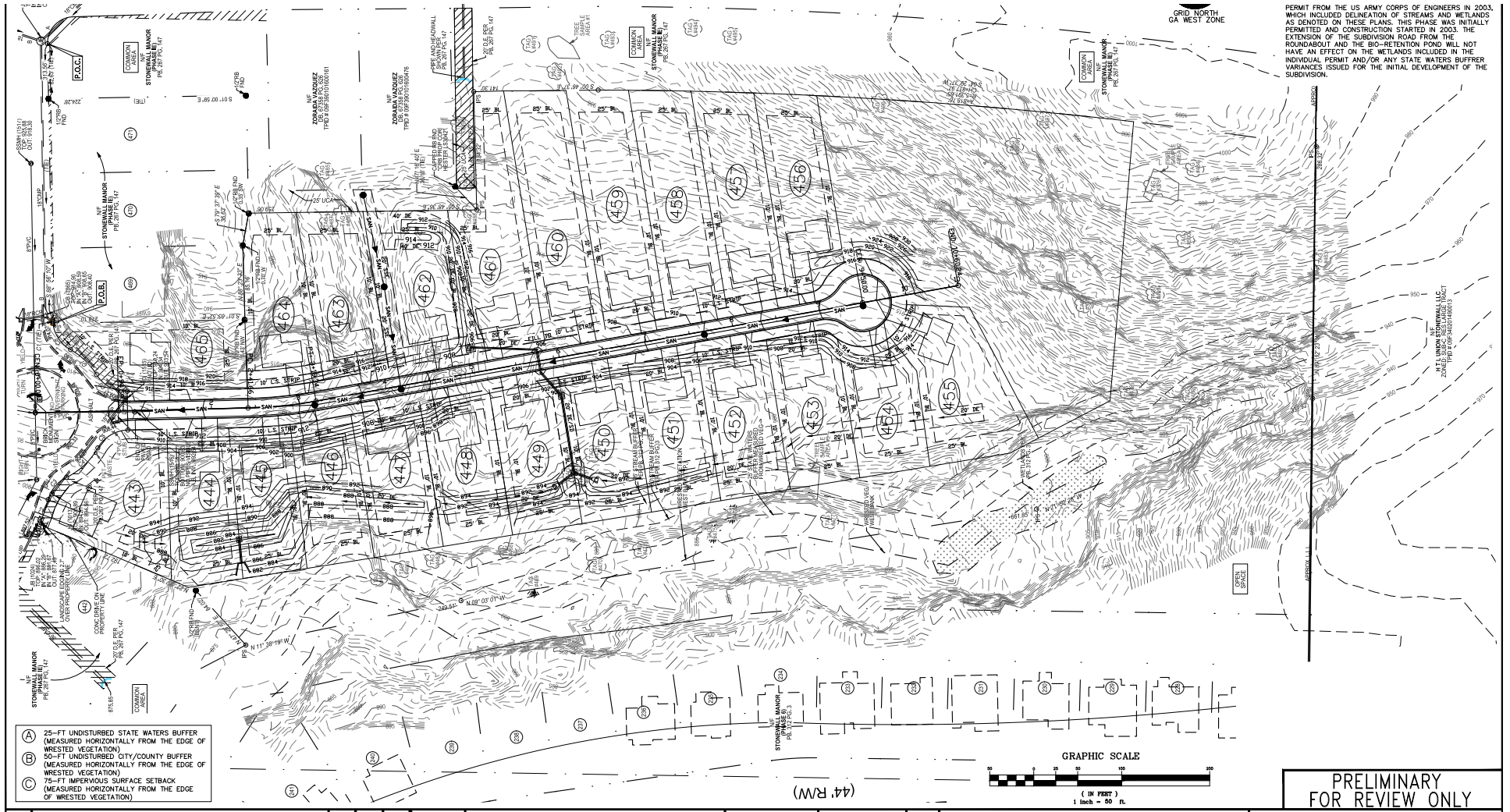
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OVERALL GRADING PLAN



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Stonewall Manor is a well-established community of over 300 homes, featuring a clubhouse, pool, tennis and basketball courts, and a scenic lake with greenspace area. The neighborhood offers quarter-acre lots with traditional-style homes, all within 10 minutes of Hartsfield-Jackson International Airport, Camp Creek Marketplace, and Wolf Creek Amphitheater.

HOME SIZES AND AVERAGE PRICING

The homes in Stonewall Manor are typically large, single-family residences featuring traditional brick or siding exteriors.

- **Home Sizes:** Most residences range from 2,400 to 3,500 square feet.
- **Average Pricing:** Based on current market trends for 2026, homes in this subdivision typically list between \$380,000 and \$500,000, depending on the square footage, number of bedrooms (usually 4 to 6), and modern updates.
- **Lot Sizes:** Homes typically sit on 1/4-acre lots with large backyards.

RECENT SUBDIVISION RESALES



5688 Baffin Rd
Price: \$405,000
Sold: 03/09/2026



4355 Rainer Dr
Price: \$335,000
Sold: 10/20/2025



5580 Jamerson Dr
Price: \$340,000
Sold: 8/15/2025

EDUCATION: PUBLIC AND PRIVATE SCHOOLS

The subdivision is served by the Fulton County School System for public education, with some private school options nearby.

Public Schools	Notable Private Schools
Wolf Creek Elementary	Woodward Academy (PK-12)
Sandtown Middle School	Bedford Academy (1-9)
Langston Hughes High School	

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