

OFFERING MEMORANDUM · TYRONE, GEORGIA

# Tyrone Town Center Assemblage

Up to 17.43 contiguous acres · Sewer-served  
962 Senoia Road + Palmetto Road · Downtown Tyrone's keystone

FULL ASSEMBLAGE

**\$2,339,000**

17.43 acres · ~\$134,000 per acre · parcels available individually

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— THE OPPORTUNITY

# The keystone of downtown Tyrone

Up to 17.43 contiguous acres at the heart of Tyrone — five parcels assembling into one of the only sewer-served development opportunities in the downtown core, directly beside Town Hall.

The assemblage pairs 7.8 acres of by-right C-1 frontage with the parcel that carries the downtown’s only public sewer connection — the piece that makes real density possible. It sits inside the district Tyrone’s adopted, grant-funded Town Center plan is actively working to revitalize, minutes from the Trilith film economy and Hartsfield-Jackson. Available as a whole or parcel-by-parcel.



*Downtown Tyrone — the assemblage corridor.*

**17.43**

contiguous acres

**7.8 AC**

C-1 by right (142)

**Public  
Sewer**

the downtown keystone

**Beside**

Town Hall & the DDA

**Zone X**

minimal flood, all parcels

— LOCATION & CONNECTIVITY

# Southwest metro Atlanta — the Trilith effect

Tyrone sits in Fayette County, an affluent, supply-constrained southwest-metro submarket anchored by the region's film economy and unmatched airport access.

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

*Drive times approximate.*



AT THE CENTER OF IT

## Beside Town Hall, the DDA, and an established retail core

Across from a Montessori school, next to an existing retail center, and adjacent to approved new residential — at the heart of the district the Town has studied, funded, and committed to revitalizing.

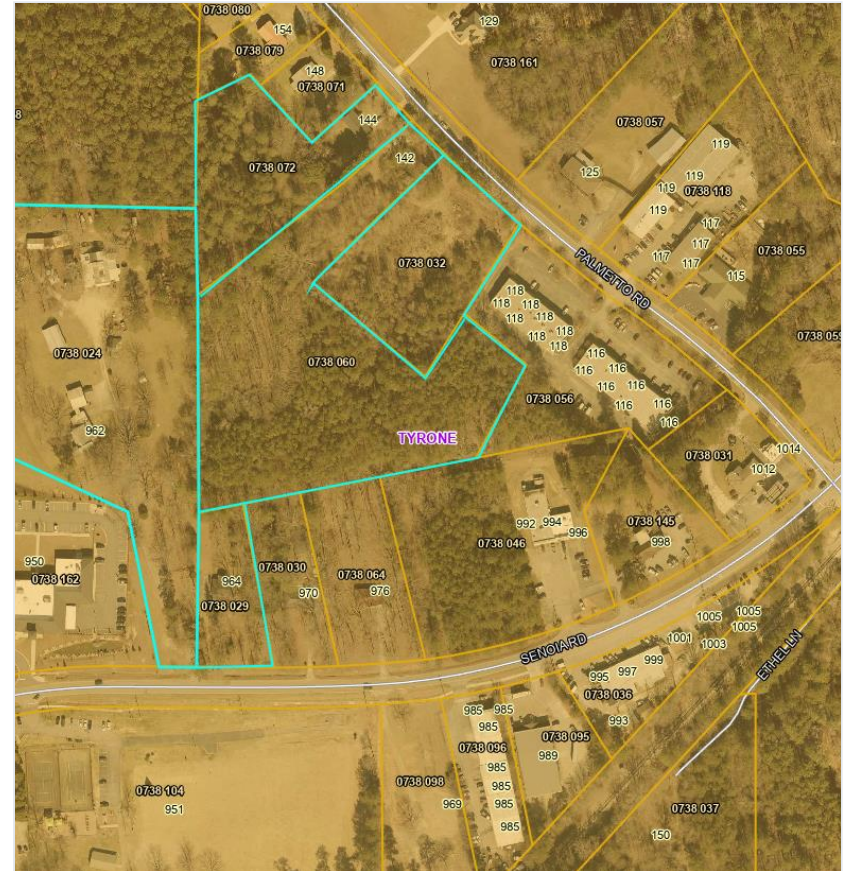
# Five parcels. One contiguous opportunity.

Parcel	Acres	Zoning / role
142 Palmetto Rd	7.80	C-1 — by right
962 Senoia Rd	6.53	Sewer-served · rezone-ready
144 Palmetto Rd	2.00	Rezone candidate
964 Senoia Rd	1.10	Rezone candidate
<b>Contiguous total</b>	<b>17.43</b>	<b>Sewer-served downtown core</b>

## WHY IT CAN'T BE REPLICATED

### 962 is the sewer key

Public sewer at 962 — the only connection in downtown Tyrone — is what lets the surrounding acreage reach the density a true commercial core requires. Combined with 7.8 acres of by-right C-1 frontage and full contiguity, the combination is effectively unavailable elsewhere in the county.



The contiguous assemblage. Lines approximate, not a survey.

— ALIGNMENT & POSITIONING

# Built for the town center Tyrone is planning

## THE TOWN'S OWN ROADMAP

- **2021** Envision Tyrone Town Center Plan  
ARC-funded downtown master plan
- **2023** ARC Livable Centers streetscape study  
Senoia corridor, mobility & design
- **2023** SPLOST downtown funding  
voter-approved dollars into the core
- **Now** Active Downtown Development Authority  
headquartered at Town Hall — next door

## HIGHEST & BEST USE

A commercial-anchored mixed-use core — with residential density as plan-aligned upside (rezoning required for the non-C-1 parcels):

- Retail, boutique & restaurant
- Office & medical / professional
- Small-bay flex
- Mixed-use & lofts
- Re-imagined town-center concept

## THE BUYER'S ADVANTAGE

### A clean slate the Town already wants filled

The commercial use this site supports is what the Town's adopted plan calls for — a rare tailwind for a buyer underwriting a downtown play. (Alignment with adopted planning; rezoning of the non-C-1 parcels is subject to Town approval.)

— PRICING & NEXT STEPS

# The full assemblage — or any piece of it

Component	Acres	Ask
142 Palmetto Rd — C-1, by right	7.80	\$1,100,000
962 Senoia Rd — sewer-served	6.53	\$749,000
Residential rezone parcels (144 & 964)	3.10	\$490,000
<b>Full assemblage</b>	<b>17.43</b>	<b>\$2,339,000</b>

Blended ~\$134,000 per acre. Parcels available individually or as a package.

**DUE DILIGENCE AVAILABLE**

## On request

Surveys / aerials, sewer confirmation, zoning & entitlement guidance, and full parcel detail for each tract.



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*By-right commercial zoning (C-1) applies to 142 Palmetto Road only. 962 Senoia Road is zoned agricultural and the residential parcels are zoned residential; any commercial or mixed-use development of these parcels requires rezoning, 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.*