

## LAND FOR SALE COMMERCIAL LAND HIGHWAY 74S, TYRONE, GA



### Commercial Land Use

Community Gateway  
Appropriate Zoning Classifications:  
Overlay, CMU, OI, E-I, C-1, C-2,  
and Commercial PUD

**4.07 Acres**

**\$495,000.00**

For more information

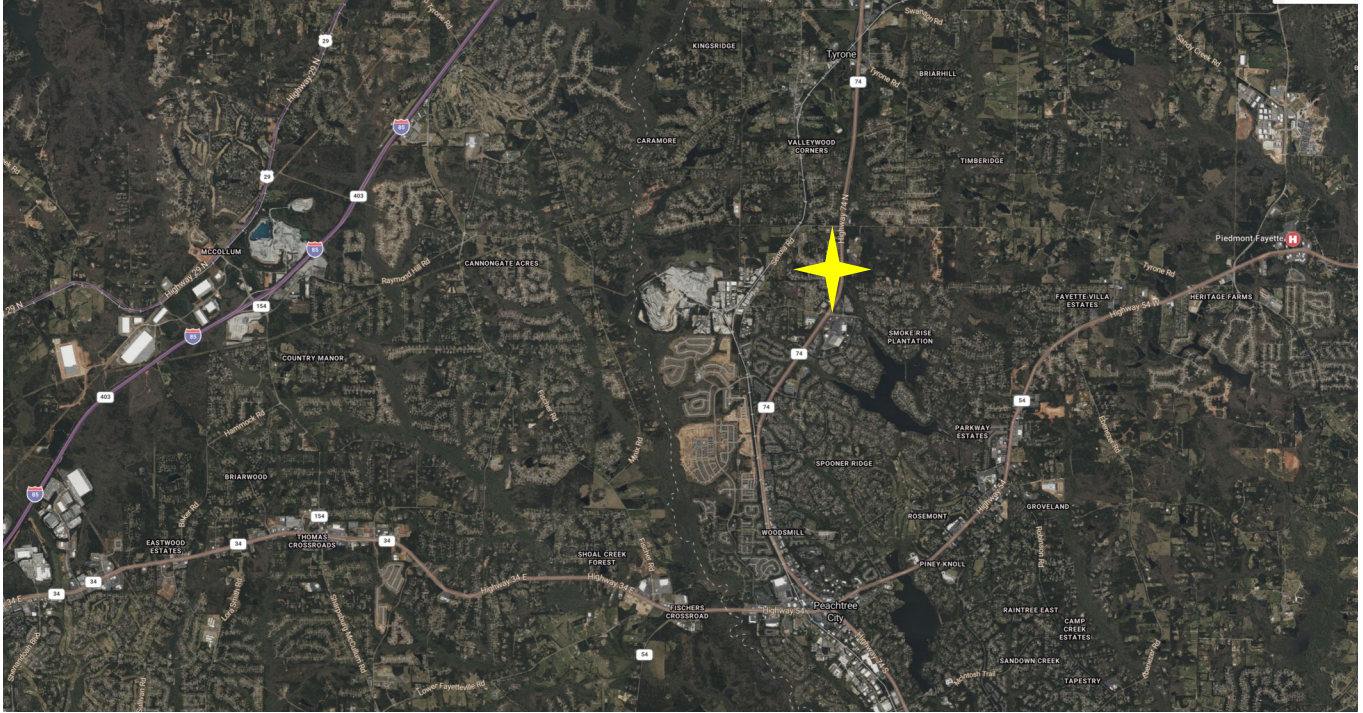
Brad Jubin  
678-481-5676  
Brad@EdifyCRE.com

Edify CRE, LLC  
309 Roundstone Rock

### *STRATEGIC LOCATION*

- Frontage and visibility on Highway 74
- High traffic count: 31,000 + cars per day
- Easy access to commercial, residential and recreational areas
- 17 miles to Hartsfield-Jackson Atlanta International Airport
- Land Use Plan allows for commercial, office, and associated uses.

## LAND FOR SALE COMMERCIAL LAND HIGHWAY 74S, TYRONE, GA



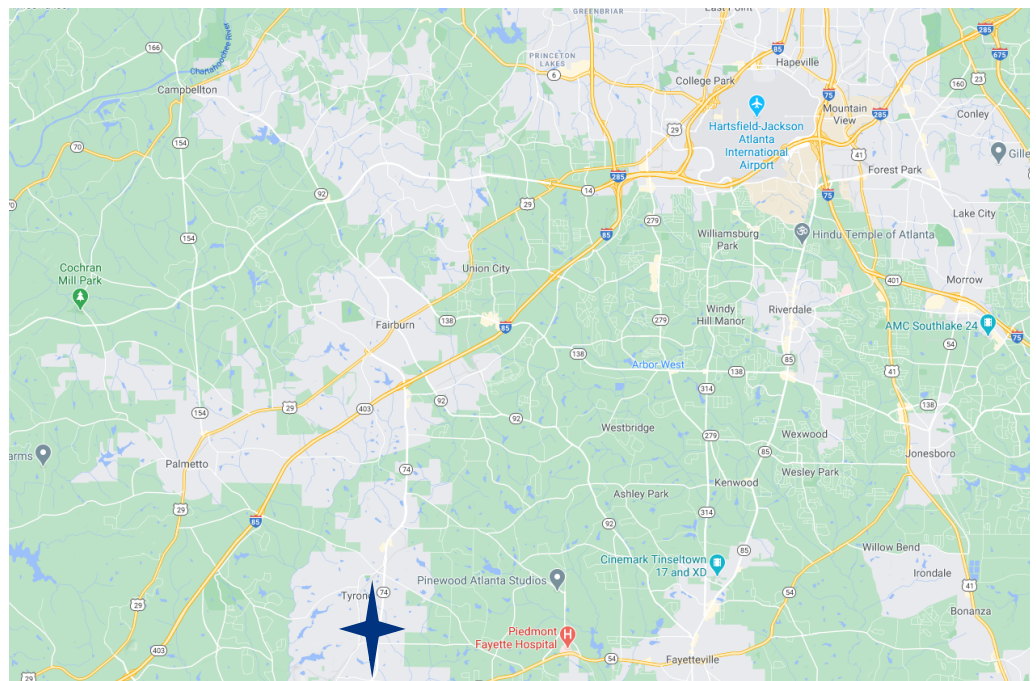
**Commercial Land Use**

**Community Gateway  
Appropriate Zoning Classifications:  
Overlay, CMU, OI, E-I, C-1, C-2,  
and Commercial PUD**

**4.07 Acres**

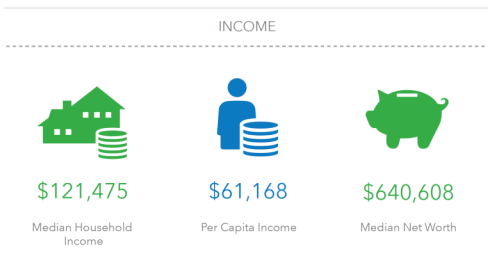
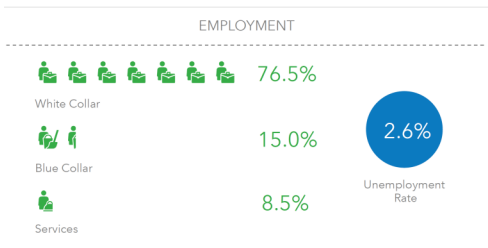
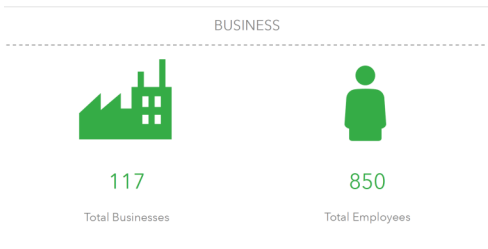
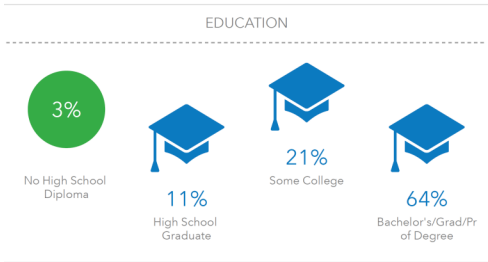
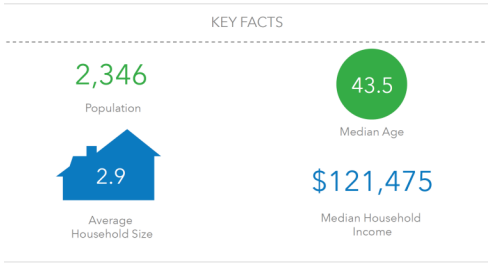
**\$495,000.00**

For more information  
Brad Jubin  
678-481-5676  
Brad@EdifyCRE.com  
Edify CRE, LLC  
309 Roundstone Rock



The information presented herein is provided as is, without warranty of any kind. Edify CRE, LLC assumes no liability for errors and omissions.

1 mile



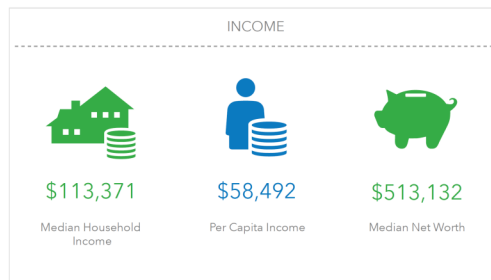
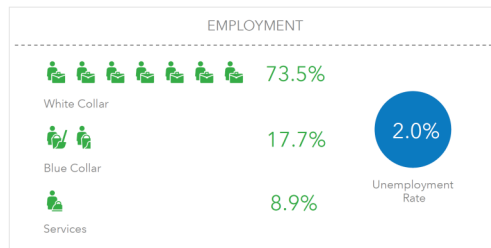
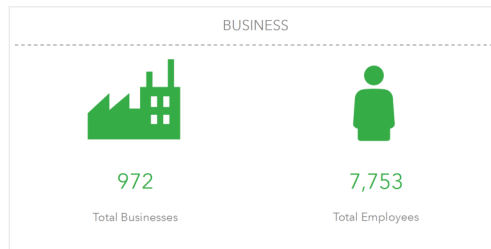
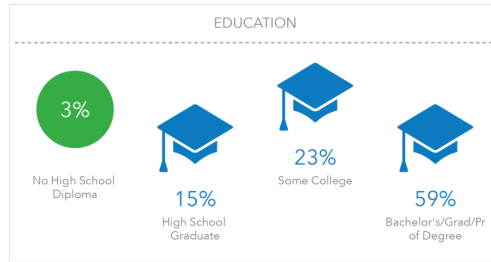
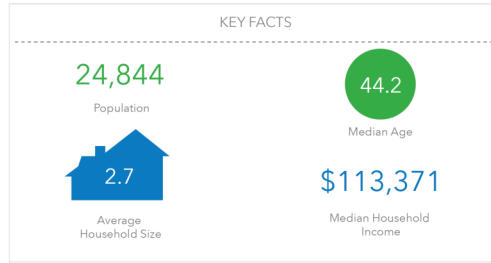
Households By Income

The largest group: \$200,000+ (28.1%)  
The smallest group: \$15,000 - \$24,999 (0.4%)

Indicator ▲	Value	Diff	
<\$15,000	2.0%	-1.3%	
\$15,000 - \$24,999	0.4%	-1.4%	
\$25,000 - \$34,999	1.7%	-3.6%	
\$35,000 - \$49,999	6.9%	-0.3%	
\$50,000 - \$74,999	19.1%	+2.0%	
\$75,000 - \$99,999	9.2%	-5.2%	
\$100,000 - \$149,999	20.3%	-0.2%	
\$150,000 - \$199,999	12.4%	+0.7%	
\$200,000+	28.1%	+9.5%	

Bars show deviation from Fayette County

3 miles



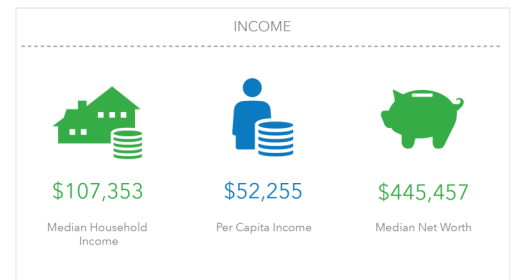
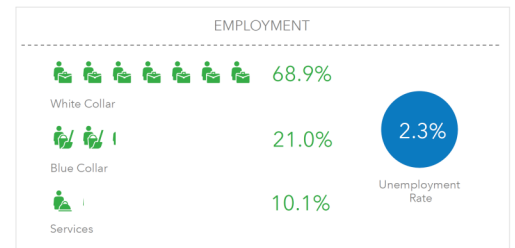
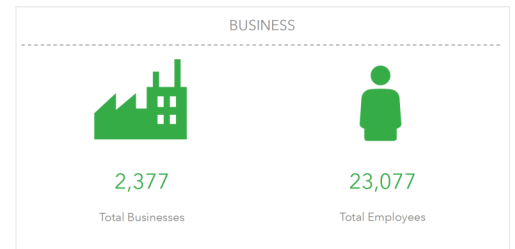
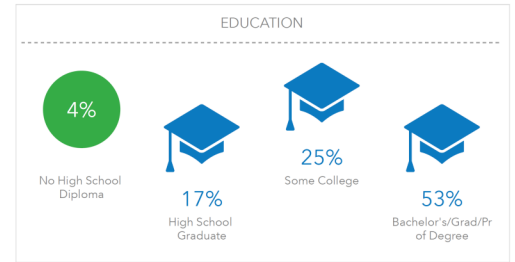
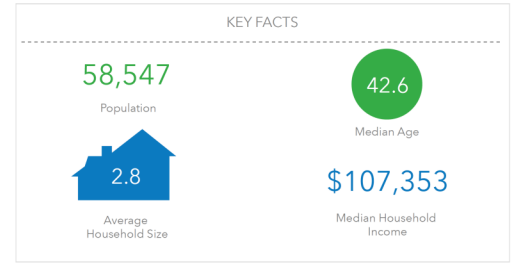
Households By Income

The largest group: \$200,000+ (22.7%)  
The smallest group: \$15,000 - \$24,999 (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	3.0%	-0.3%	
\$15,000 - \$24,999	1.6%	-0.2%	
\$25,000 - \$34,999	2.5%	-2.8%	
\$35,000 - \$49,999	7.2%	0	
\$50,000 - \$74,999	15.5%	-1.6%	
\$75,000 - \$99,999	12.0%	-2.4%	
\$100,000 - \$149,999	22.5%	+2.0%	
\$150,000 - \$199,999	13.0%	+1.3%	
\$200,000+	22.7%	+4.1%	

Bars show deviation from Fayette County

5 miles



Households By Income

The largest group: \$100,000 - \$149,999 (22.5%)  
The smallest group: \$15,000 - \$24,999 (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	+0.2%	
\$15,000 - \$24,999	2.3%	+0.5%	
\$25,000 - \$34,999	3.5%	-1.8%	
\$35,000 - \$49,999	6.7%	-0.5%	
\$50,000 - \$74,999	16.5%	-0.6%	
\$75,000 - \$99,999	12.8%	-1.6%	
\$100,000 - \$149,999	22.5%	+2.0%	
\$150,000 - \$199,999	14.1%	+2.4%	
\$200,000+	18.3%	-0.3%	

Bars show deviation from Fayette County