



High Growth Area, 3.71 acres, South Fulton

7965 Spence Rd, Fairburn, GA 30213



Beverly Chandler

eXp Realty Associates, LLC.

1372 Peachtree St NE, Atlanta, GA 30309

chandler.bev@gmail.com

(770) 330-5597



High Growth Area, 3.71 acres, South Fulton

\$699,000

This parcel is well-suited for a variety of uses. It offers a strong corner presence due to its extensive road frontage: 535 feet on Spence Road (Highway 92) and 656 feet on Harris Road, totaling a combined frontage of over 1,190 feet.

Additionally,...

The 2025 City of South Fulton Comprehensive Plan has been officially adopted.

The new Future Land Use Plan identifies this property assemblage as a "Community Live Work" area. This designation supports commercial, higher-density residential,...

- Future Zoning Use Plan supports Commercial, High Density Residential, and O-I for the assemblage.
- Proximity to Strong Growth Corridors of I-85 Exit 61 (Fairburn) and Exit 64 (Union City); 13 miles to Atlanta Airport, 22 miles to Downtown.
- Property has dual frontage on Hwy 92 (Spence) and Harris Roads allowing multiple access points.

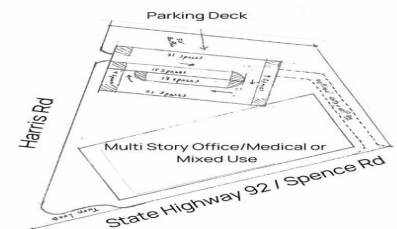
7965 Spence Rd 3.71 acre assemblage



Potential Individual Lot Development

Office / Medical / Restaurant Use

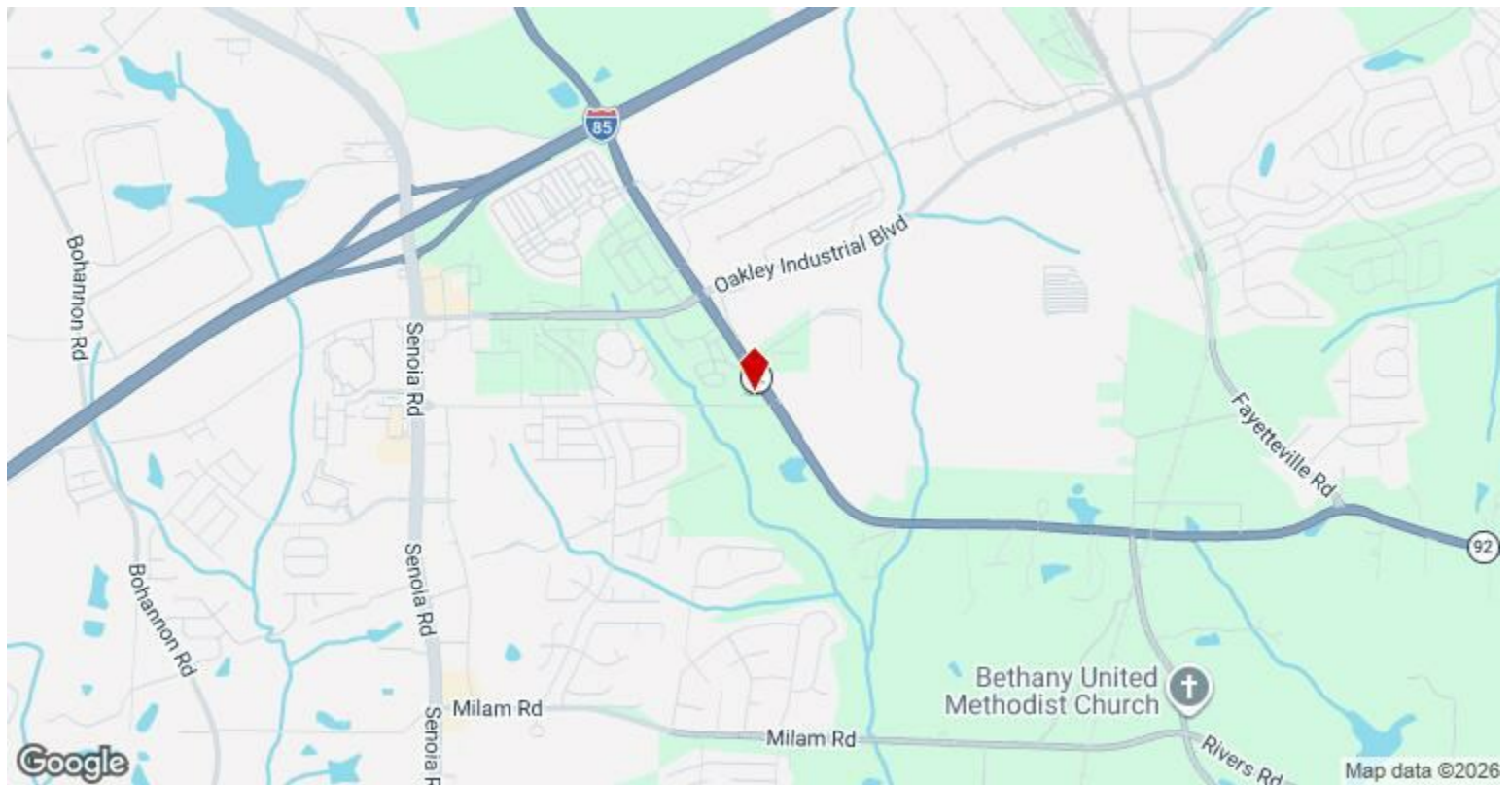
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Potential Mixed Use

Multi 4-5 Story Building
Office/Retail/Restaurants Ground Floor
Apartments Upper Floors

Price:	\$699,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment or Owner User
Total Lot Size:	3.71 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	O-I
APN / Parcel ID:	09F-0600-0025-040-6



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Additionally, the corner location allows for the potential installation of a traffic signal, which could enhance accessibility and visibility.

Currently zoned Office - Institutional. Future Land Use supports Commercial, Higher Density Residential, O-I uses.

Property Photos

7965 Spence Rd 3.71 acre assemblage



28 units 30ft x 50ft
+- 34 units with reduced width to 24ft



Property Photos



Property Photos



Comer Satellite Larger

