

FOR SALE · TYRONE, FAYETTE COUNTY, GA

962 Senoia Road

6.53 Acres · Public Sewer · Beside Town Hall · Downtown Tyrone

\$749,000 6.53 AC · \$114,700/ac

OR PART OF THE 17.43-AC ASSEMBLAGE

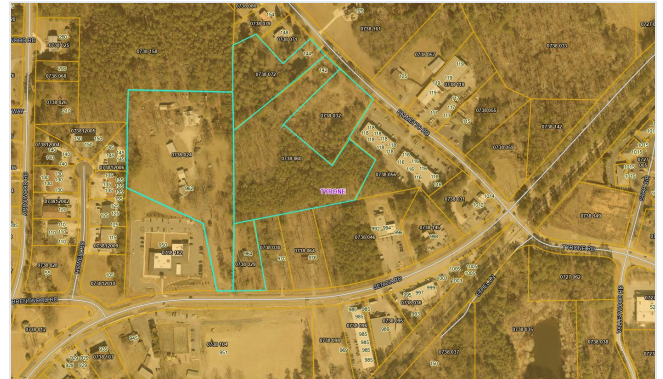
— THE OPPORTUNITY

6.53 acres at the center of Tyrone, directly beside Town Hall, carrying the only public sewer connection in the downtown core. Offered with a clean zoning slate — held at its current agricultural designation so a buyer can rezone to precisely their use, aligned with the Town’s adopted Town Center plan. The sewer keystone of a contiguous assemblage of up to 17.43 acres.

— INVESTMENT HIGHLIGHTS

- 6.53 acres directly beside Town Hall and the downtown core
- Public sewer connected — the only such connection in downtown Tyrone
- Zoned agricultural today; positioned for commercial rezoning, Town Center aligned
- Clean slate — buyer entitles the site to their intended use
- ~7 miles to Trilith Studios; ~20 minutes to Hartsfield-Jackson Intl
- FEMA Zone X; sewer keystone of the 17.43-AC assemblage

— THE FOOTPRINT



962 Senoia within the contiguous assemblage. Lines approximate, not a survey.

AT A GLANCE

APN	0738 024
Acres	6.53
Zoning	Agricultural — rezone-ready
Sewer	Public sewer connected
Flood	FEMA Zone X
Price	\$749,000

962 Senoia Road is zoned agricultural; commercial use requires rezoning, subject to Town of Tyrone approval — no entitlement outcome guaranteed. Information deemed reliable but not guaranteed; buyer to verify all data. Aerial lines approximate, not a survey.

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