

# WOODBURY PARK ± 5.65 ACRES

COMMERCIAL PAD OPPORTUNITY

FULTON, GEORGIA



WALKER & DUNLOP  
INVESTMENT SALES

## TEAM CONTACT

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## WALKER & DUNLOP | ATLANTA

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Walker & Dunlop Investment Sales, LLC | Firm License Number: 263036

BRO License Number: 274875 | 404.384.3900

WALKER & DUNLOP

# PROPERTY SUMMARY

Walker & Dunlop Investment Sales is pleased to present the opportunity to purchase +/- 5.65 acres of commercial land located on Fulton Industrial Boulevard Southwest approximately 6.1 miles southwest of Interstate 20 Exit 49 (Fulton Industrial Blvd/Fulton Co Airport).

<b>ZONING</b>	C-1
<b>UTILITIES</b>	All available to site *Subject to Independent Verification
<b>FRONTAGE</b>	Nearly 580' of road frontage along Fulton Industrial Blvd
<b>IMPROVEMENTS</b>	Two curb cuts and a deceleration lane in place
<b>LOCATION COUNTS</b>	Fulton Industrial has a traffic count of 24,400 CPD cars per day
<b>DEMOGRAPHICS</b>	2024 Average Household Income \$142,664 within 1 mile 2024-2029 one-mile population growth 3.5% 2024-2029 one-mile household growth 3.5% Year: 2024   Source: GDOT, CoStar
<b>PRICE</b>	\$700,000



# AERIAL





ATLANTA

GORDON  
FOOD SERVICE  
DOUGLASVILLE

AMERICOLD LOGISTICS  
TRADEWATER

HOMELEGANCE BY TITAN  
IMPORTER CO

KEHE  
DISTRIBUTORS-DGV

WEST FULTON  
COMMERCE PARK

MCMaster-CARR

FASTENAL CO  
DISTRIBUTION CENTER

BOSCH LOGISTICAL  
SERVICES

GXO

70

# NEARBY SUBDIVISIONS









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