

FOR SALE · TYRONE, FAYETTE COUNTY, GA

# 142 Palmetto Road

7.8 Acres · C-1 Downtown Development · Downtown Tyrone

**\$1,100,000** 7.8 AC · \$141,000/ac

OR PART OF THE 17.43-AC ASSEMBLAGE

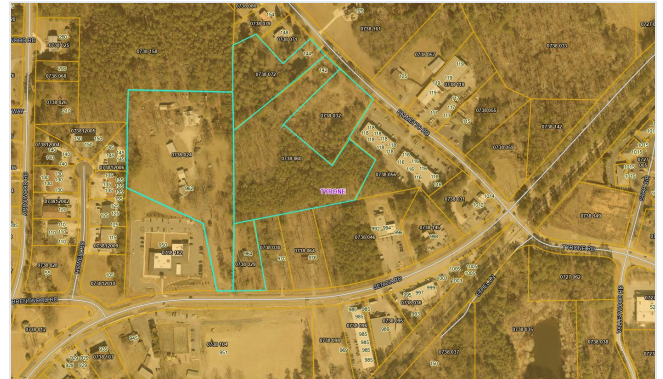
## — THE OPPORTUNITY

7.8 acres of C-1 “Downtown Development” land — two contiguous, already-commercial parcels — in the heart of Tyrone, steps from Town Hall. 302 feet of frontage on Palmetto Road, across from a Montessori school and next to an established retail center. The by-right commercial anchor of a contiguous assemblage of up to 17.43 acres.

## — INVESTMENT HIGHLIGHTS

- 7.8 acres — two contiguous C-1 “Downtown Development” parcels
- 302 feet of frontage on Palmetto Road
- Beside Town Hall; across from a Montessori school; next to a retail center
- ~7 miles to Trilith Studios; ~20 minutes to Hartsfield-Jackson Intl
- C-1 supports retail, office, medical, flex, and mixed-use
- FEMA Zone X; available alone or as the anchor of the 17.43-AC assemblage

## — THE FOOTPRINT



142 Palmetto within the contiguous assemblage. Lines approximate, not a survey.

## AT A GLANCE

APN	0738 060 + 0738 032
Acres	7.80
Zoning	C-1 Downtown Dev. (by right)
Frontage	302' on Palmetto Rd
Flood	FEMA Zone X
Price	<b>\$1,100,000</b>

Information deemed reliable but not guaranteed; buyer to verify all acreage, zoning, utilities, and flood status. Multifamily and other uses subject to confirmation with the Town of Tyrone. Aerial parcel lines are approximate and do not represent a survey.

**Christian Swann**

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