

SALE

2275 & 2276 FORT DR SE
2275 & 2276 Fort Dr SE Smyrna, GA 30080



OFFERING SUMMARY

Sale Price:	\$6,500,000
Available SF:	
Lot Size:	4.28 Acres
Number of Units:	1
Price / Acre:	\$1,518,692
Year Built:	1953
Zoning:	RM-12

PROPERTY HIGHLIGHTS

- 4.28± total acres consisting of two parcels: 3.58 acres and 0.70 acres
- Currently zoned RM-12
- Zoning allows for single-family, multifamily, and townhome development
- Potential for approximately 50 townhome units, subject to final site plan and governmental approvals
- Luxury townhomes in the surrounding area selling for approximately \$1 million
- Existing connections to city water, sewer, and electricity
- Located within an established upscale residential community
- Approximately 10 minutes from Truist Park and The Battery Atlanta
- Approximately 1 mile from Interstate 285
- Approximately 1 mile from Northside and Wellstar healthcare facilities

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PROPERTY DESCRIPTION

Exceptional 4.28-acre residential development opportunity at 2275 & 2276 Fort Drive, Smyrna, GA, comprising two parcels totaling approximately 3.58 acres and 0.70 acres.

The property is currently zoned RM-12, allowing for single-family, multifamily, and townhome development, with the potential to accommodate approximately 50 townhome units, subject to final site planning and governmental approvals. The site has existing connections to city water, sewer, and electricity, providing essential infrastructure for future development. With luxury townhomes in the surrounding area selling for approximately \$1 million, the property presents a compelling opportunity for a high-end residential development. Located within an established upscale residential community, the property offers outstanding access to the Smyrna/Cumberland area, approximately 10 minutes from Truist Park and The Battery Atlanta, one mile from Interstate 285, and approximately one mile from Northside and Wellstar healthcare facilities. It is also conveniently located near Cumberland Mall and numerous restaurants, shops, entertainment venues, and other amenities, making it an attractive location for a luxury residential community.

LOCATION DESCRIPTION

Ideally located in the heart of the Smyrna/Cumberland area, this property offers excellent access to some of the area's most prominent destinations and employment centers. The property is approximately one mile from Interstate 285 and within one mile of Northside Hospital and Wellstar Hospital, providing convenient connectivity throughout the Atlanta metropolitan area.

The property is approximately 10 minutes from Truist Park and The Battery Atlanta, home to the Atlanta Braves and a vibrant mix of dining, entertainment, retail, and business destinations. Cumberland Mall is also approximately 10 minutes away, with numerous additional shops, restaurants, services, and amenities located throughout the surrounding area.

With its proximity to major highways, healthcare facilities, entertainment, shopping, and dining, the property is strategically positioned within one of Cobb County's most active and desirable areas.

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