



Property Summary

Price:	\$3,000,000
Acreage	7.44 acres
Topography	Rolling
Municipality	City of Mableton

Property Overview

7.44± acre development site available for sale. The site has 700' of frontage on Austell Rd, is located one mile south of the East-West Connector and walking distance to the Silver Comet Trail. Ownership will allow time for entitlements. The City of Mableton Future Land Use classifies the site a Neighborhood Activity Center. Suitable developments for this site to include Multi-Family, Townhomes, and Senior Living. The Site is within the Austell Overlay District.

Location Overview

The site is currently a mix of single story residences and low density commercial. All structures are either vacant or on short-term/ terminable leases and will be delivered vacant at close. Mostly flat topography. All utilities available to the site.

Current Zoning: The property is within the City of Mableton and includes 5 parcels with split zoning between CRC, R-20 and GC. Ownership will allow time for entitlements.

PROPERTY PHOTOS



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