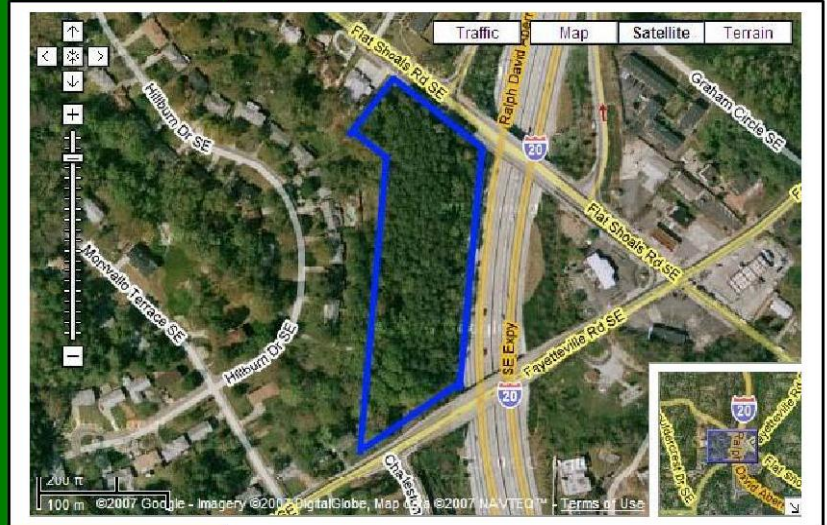


4.52 +/- ACRE APARTMENT TRACT IN EAST ATLANTA

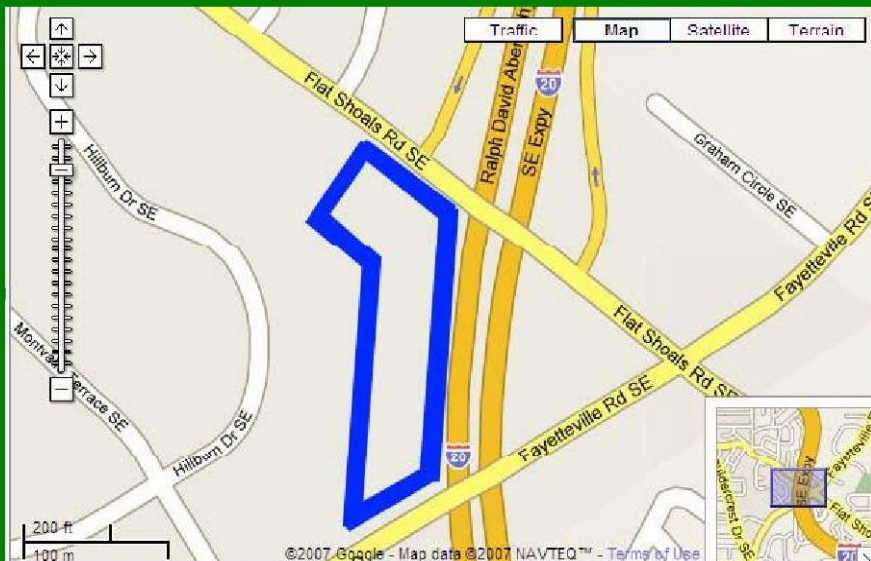
- RGC-3 and O&I Zoning in City of Atlanta
- LDP in Hand for 4 Stories Over Parking Yielding 67,000 SF
- Site Plan Approved w/ Current Zoning for 3 Additional Bldgs Totaling Almost 60,000 SF
- 140 Parking Spaces w/ Pool Amenity Possible

1071 Fayetteville Road
Atlanta, GA 30316

FAX-ON-DEMAND INFO PACKAGE W/ SURVEY:
CALL 1-877-568-4636 EXT 590



\$1,150,000
\$254,425 / acre



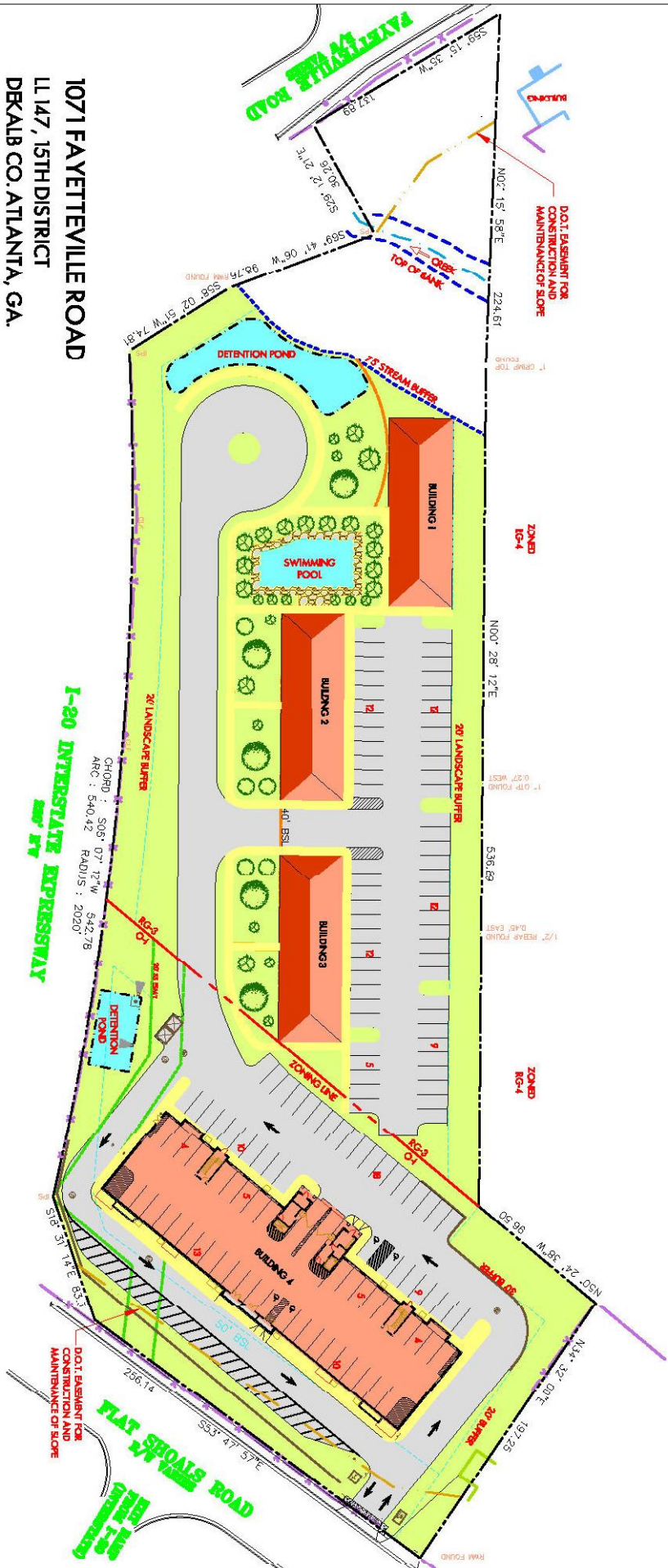
LOCATION:

From downtown Atlanta, take I-20 East to Exit 62. Property is across Flat Shoals Road at the end of the exit ramp.

MIKE FITZGERALD, LAND BROKER
TEL (404) 603-5460
FAX (404) 603-5468
MIKE@FITZGERALDLAND.COM
WWW.FITZGERALDLAND.COM



**FITZGERALD LAND
& COMMERCIAL REALTY**



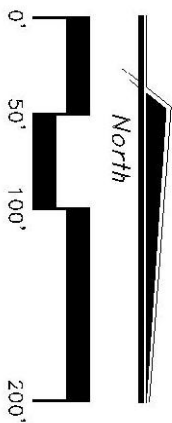
1071 FAYETTEVILLE ROAD
 LL 147, 15TH DISTRICT
 DEKALB CO. ATLANTA, GA.

ZONING: O-1
 TOTAL GROSS AREA: 94,263.40 SF.
 MIN. LOT WIDTH: NO
 MIN. YARD REQ.: FRONT - 50 FT.
 SIDE - 15 FT.
 REAR - 25 FT.
 MAX. BLDG. HEIGHT: NO

ZONING RG3-C
 TOTAL GROSS AREA: 146,332.59 SF.
 MIN. LOT WIDTH: NO
 MIN. YARD REQ.: FRONT - 40 FT.
 SIDE - 7 FT.
 REAR - 7 FT.

BUILDINGS FOOTPRINT AREA:
 O-1 17,000 S.F.
 RG3-C 3 X 4,800 = 14,400 S.F.

PARKING SPACES:
 O-1 78
 RG3-C 62
 TOTAL = 140



ES&S
 ESTE & SHIELDS ENGINEERING
 50 HUNT HALL & SUITE 700
 ATLANTA & GEORGIA 30303
 P 404 | 601 | 9900
 F 404 | 601 | 9901

FITZGERALD LAND & COMMERCIAL REALTY