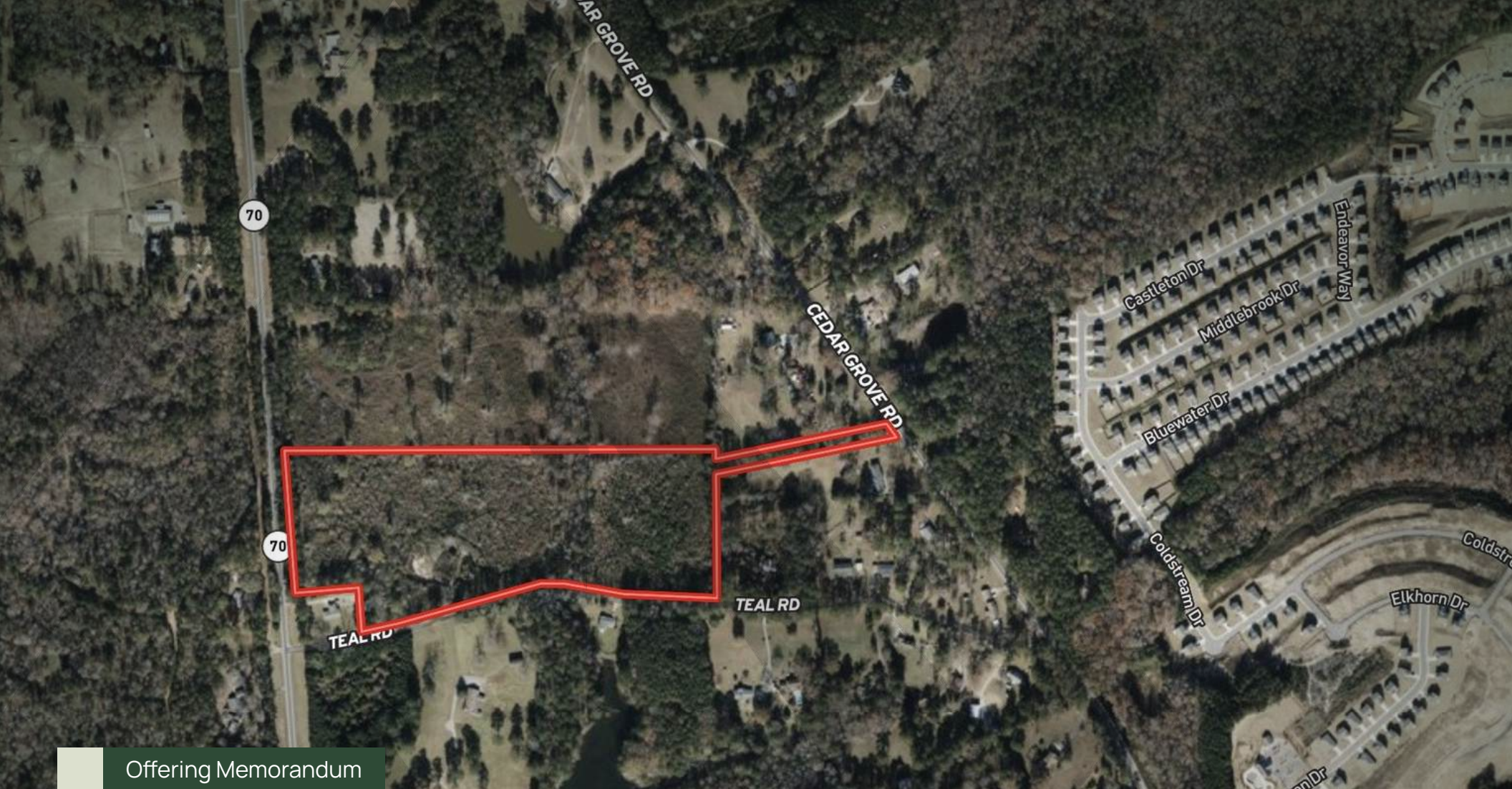




Offering Memorandum

21.88 ACRES TEAL RD

South Fulton, GA 30213

CHRIS RENTZ

Associate Broker
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GABLE
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gable Land Co. in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY DESCRIPTION

This rare 21-acre undeveloped parcel is ideally located in the thriving City of South Fulton, GA, offering exceptional development potential. The property features three access points, two of which are situated along major traffic corridors, enhancing visibility and connectivity—key advantages for future residential or mixed-use development. Currently zoned AG1, the land presents a strong candidate for rezoning or variance approval to residential use, supported by surrounding development trends and municipal growth plans.

A branch of Pea Creek gracefully borders the eastern side of the property, adding natural beauty and appeal for single-family and recreational buyers. While the creek enhances marketability for end users, although it will require thoughtful planning to accommodate in future development layouts. Strategically located near a host of major amenities, the site is in close proximity to: Commercial retail centers, National distribution hubs, Rail access, and only 13 miles from Hartsfield-Jackson Atlanta International Airport, the world's busiest airport.

OFFERING SUMMARY

Sale Price:	\$503,240
Price Per Acre	\$23,000/Acre
Lot Size	21.88 Acres

ZONING

Current Zoning	AG1- Cedar Grove Overlay District
Future Land Use	Rural Neighborhood

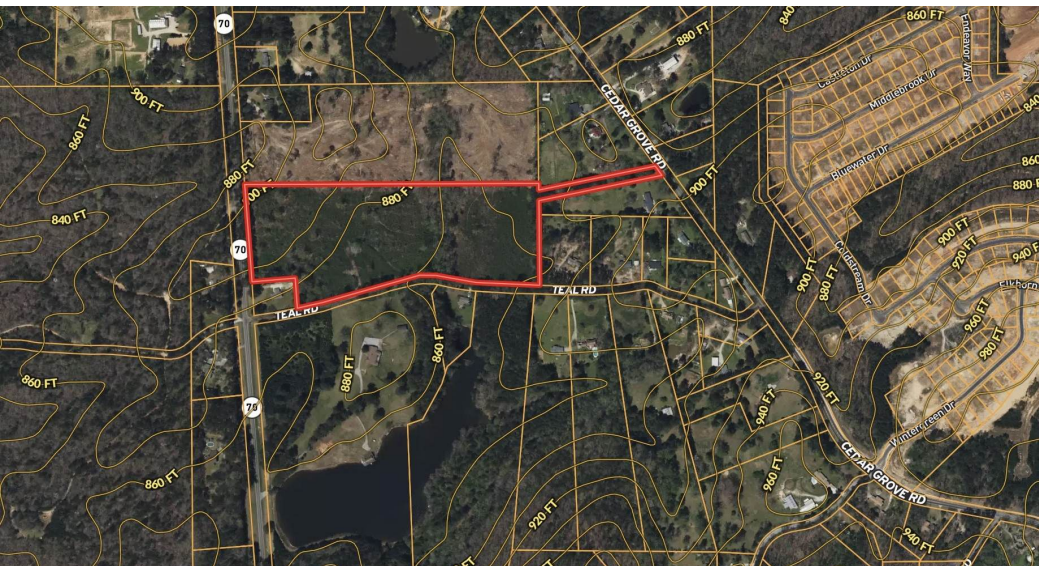
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PROPERTY DESCRIPTION

• • • 0 Teal Rd South Fulton, GA 30213



LOCATION DESCRIPTION

South Fulton is a city in Fulton County, Georgia, in the Atlanta metropolitan area of the United States. It was incorporated in 2017 from parts of southwest Fulton County. As of 2020, it had a population of 107,436, making it the state's eighth-largest city in population. The property is in close proximity to commercial retail, distribution centers, Airport, and rail.

UTILITIES

Power	Available
Water	Available
Sewer	Not Available
Internet	High Speed Available
Gas	Tank

LAND CHARACTERISTICS

Topography	Gentle to light elevation shifts throughout- Access trails available for use
Soil	Varying types of Sandy Loam
Trees	Mix of timber species throughout varying in age

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PROPERTY HIGHLIGHTS

- Size: 21 acres of undeveloped land
- Location: City of South Fulton, GA
- Access:
 - Three total access points
 - Two located on major corridors
- Zoning: Currently zoned AG1
- Strong potential for residential rezoning or variance
- A branch of Pea Creek runs along the east side
- Marketable for recreational and single-family use
- Nearby Amenities:
 - Close to commercial retail centers
 - Near major distribution facilities and rail access
 - Just 13 miles from Hartsfield-Jackson Atlanta International Airport
- Development Potential:
 - Excellent candidate for residential or mixed-use development
 - High visibility and connectivity for future community planning

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ADDITIONAL PHOTOS

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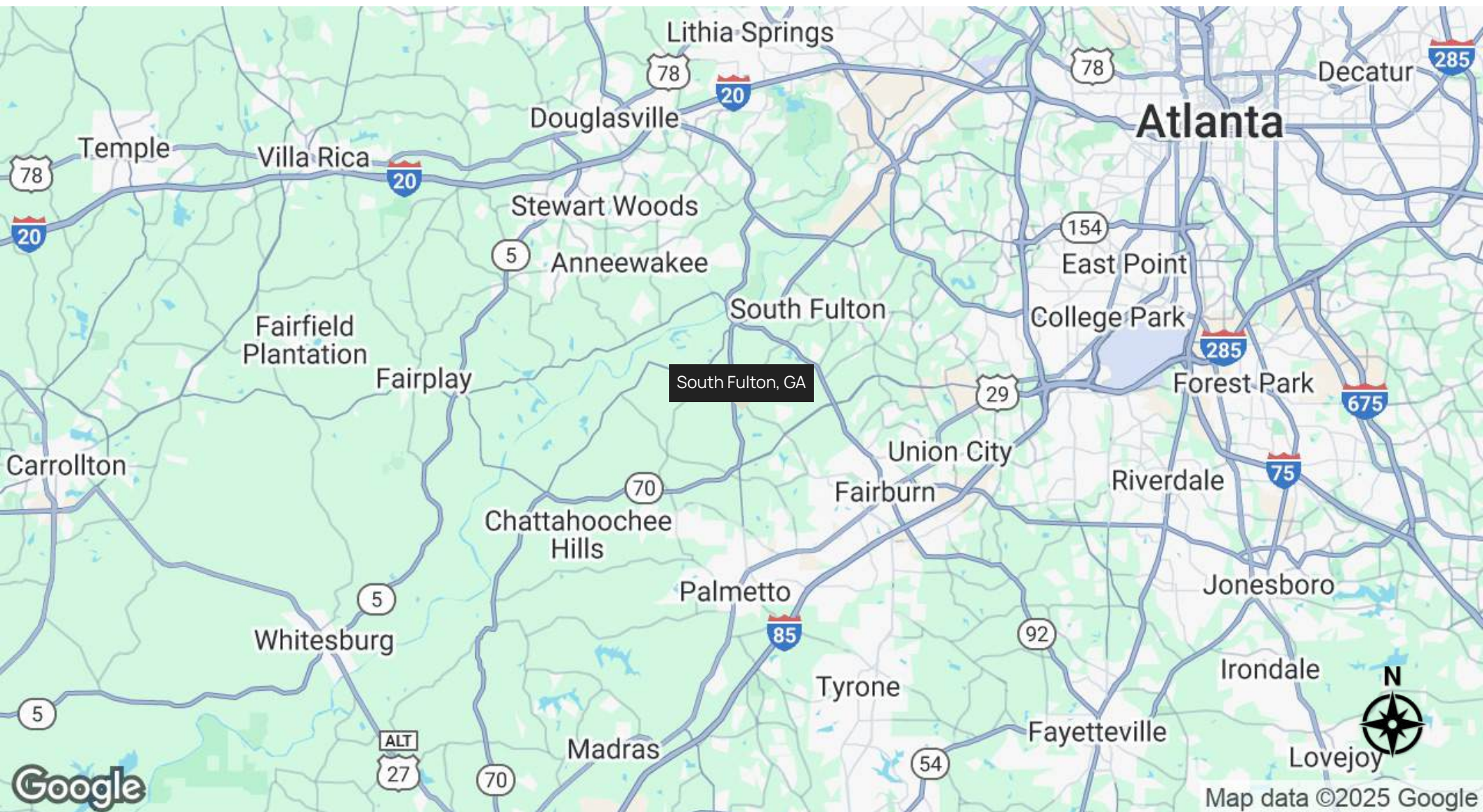
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REGIONAL MAP

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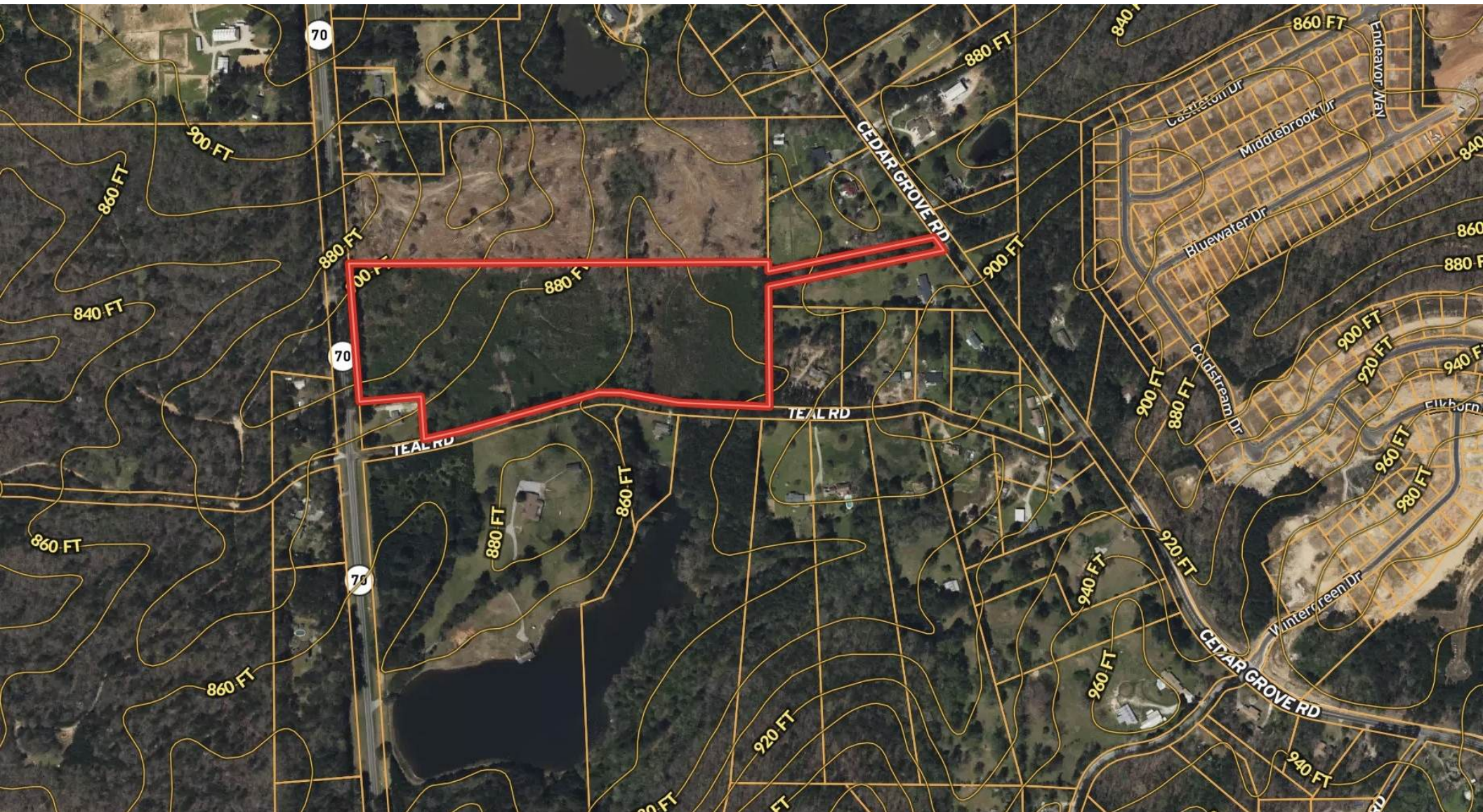
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TOPOGRAPHY MAP

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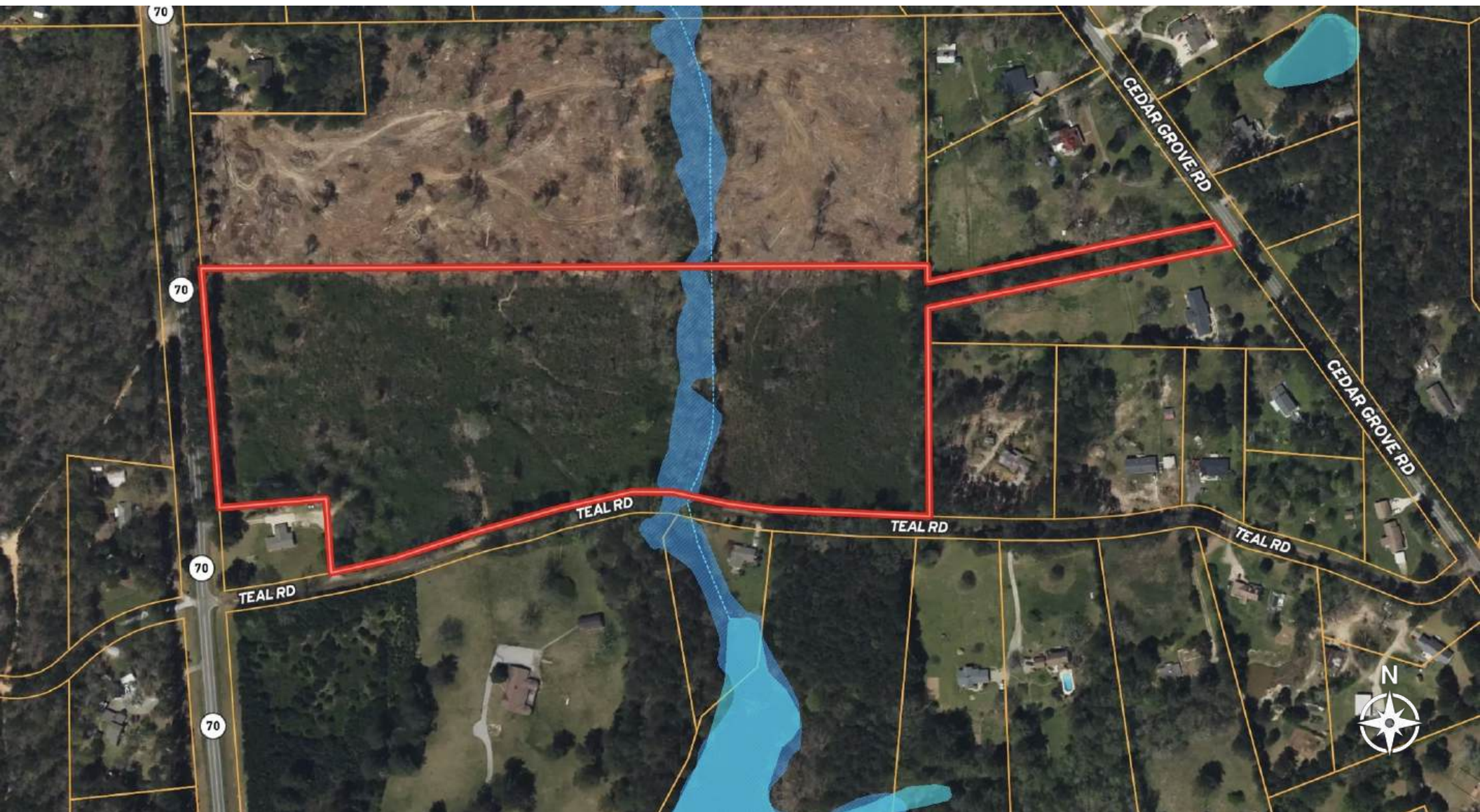
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SURFACE WATER MAP

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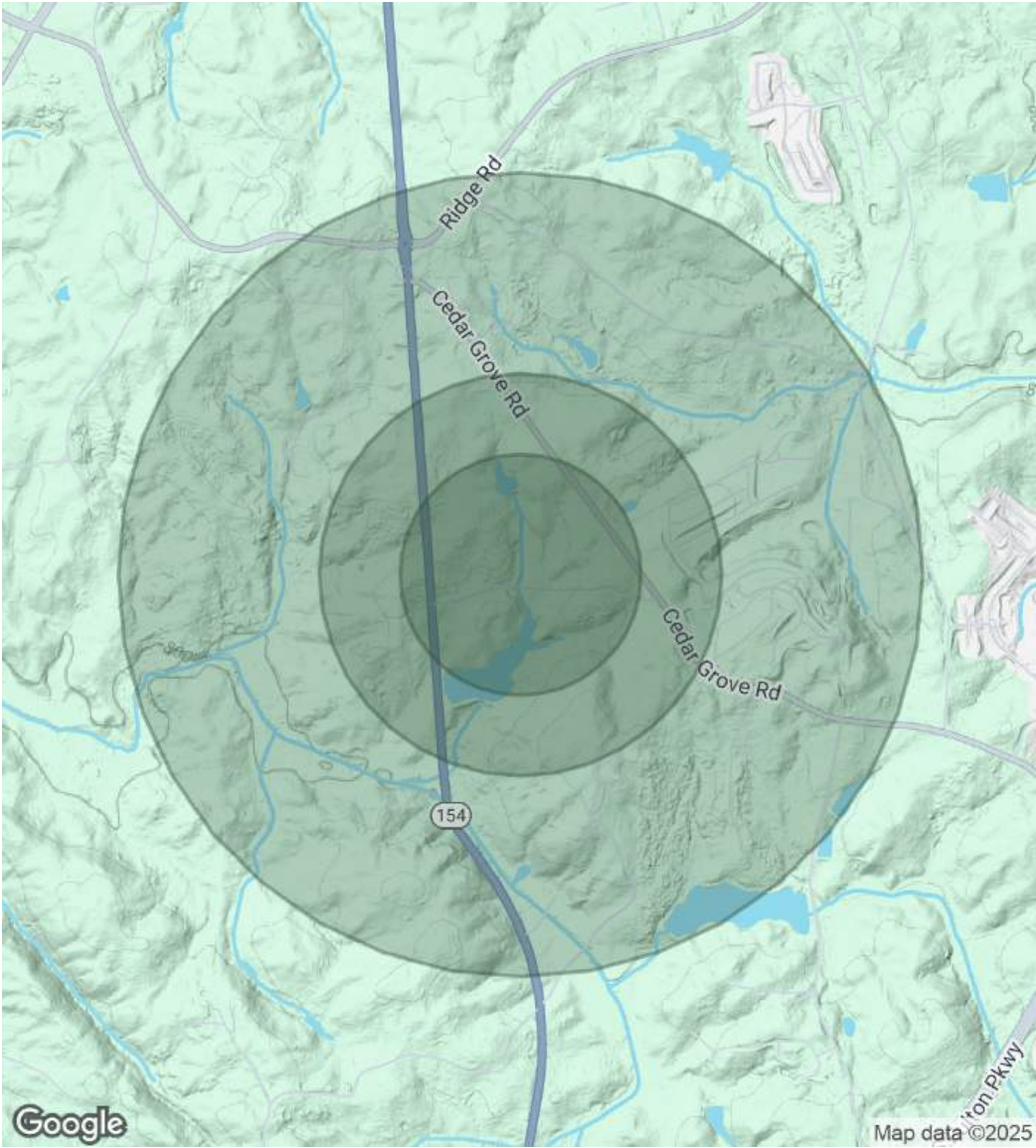
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	4	44
Average Age	41	42	42
Average Age (Male)	40	41	42
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	2	16
# of Persons per HH		2	2.8
Average HH Income	\$67,678	\$61,382	\$60,595
Average House Value	\$133,185	\$129,696	\$125,347

Demographics data derived from AlphaMap



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PROPOSAL REQUIREMENTS

• • • 0 Teal Rd South Fulton, GA 30213

PROPOSAL REQUIREMENTS

- Price
- Earnest Money
- Due Diligence Period
- Additional Contingencies
- Closing Period
- Overview of Purchaser I Bank letter or Proof of Funds



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ADVISOR BIOS

Section 1



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PROFESSIONAL BACKGROUND

A University of West Georgia grad and vested educator, Chris acquired his real estate sales license in June of 2012. In 2014 he became a member of the National Association of Realtors and is an active member in various industry groups. Chris has successfully completed over 140 transactions, working with clients from diverse industries and backgrounds. His expertise spans a wide range of property types, including office/ retail centers, industrial warehouses, acreage/ farm, and residential. Chris's commitment to his clients is unwavering. He prioritizes their needs and goals, working closely with them to develop customized strategies that align with their objectives. Chris understands that every real estate transaction is unique, and is dedicated to providing exceptional service and personalized solutions.

Chris is an active member in local chambers and zoning boards and enjoys serving the communities of service through partnerships in education, leadership growth, and foundation boards. Chris and his family reside in the West Metro area. He enjoys spending time with his family, outdoor recreational activities, and is an active member of his church.

EDUCATION

Bachelor of Science

MEMBERSHIPS

Atlanta Board of Realtors | Atlanta Commercial Board | Birmingham Association of Realtors

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