



Offering Memorandum

8500 CEDAR GROVE ROAD - 18.2 ACRES

8500 Cedar Grove Road, Fairburn, GA 30213

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LAND CO.

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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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THE OPPORTUNITY

8500 Cedar Grove Road - 18.2 Acres • • • 8500 Cedar Grove Road Fairburn, GA 30213

PROPERTY DESCRIPTION

Gable Land Co. is proud to present 18.2 Acres on Cedar Grove Road in the City of South Fulton, Fulton County, Georgia.

PROPERTY HIGHLIGHTS

- Approximately 17 miles southeast of Downtown Atlanta, 6.5 miles north of I-85 and 9.5 miles south of I-20.
- 12 miles from Hartsfield-Jackson International Airport and 3 miles from the Chattahoochee River.
- Near South Fulton Parkway and Highway 92, a corridor anchored by a Publix development and surrounding retail.
- More than 600 feet of frontage along Cedar Grove Road.
- Zoned AG, Agricultural, with a 1-acre minimum lot size.
- ±4,800 SF single-family residence, built in 1971. Extensive renovations needed or possibly tear down.
- ±3-acre spring-fed pond at the rear of the property.
- Currently served by well water; City of Atlanta water available in the right of way.

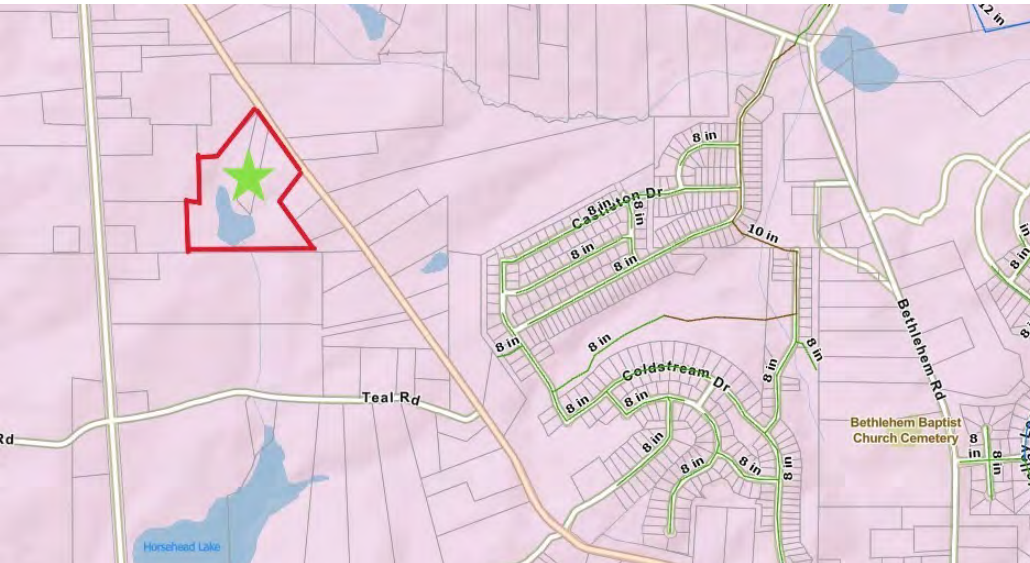


OFFERING SUMMARY	
Sale Price:	\$699,000
Acreage:	18.2 Acres
\$/Acre	\$38,407

Property Website

PROPERTY DETAILS: UTILITIES & ZONING

8500 Cedar Grove Road - 18.2 Acres • • • 8500 Cedar Grove Road Fairburn, GA



UTILITIES

- Any new development will likely be served by onsite septic system.
- Sewer located ~1,300 ft. to the east.
- Multiple easements and pump stations needed.
- Well water available on the property.
- City of South Fulton hookup located along Cedar Grove Rd.



ENTITLEMENTS (ZONING)

- Zoned AG-1, Agricultural, City of South Fulton
- 1 acre with frontage on paved road; 3 acres with frontage on unpaved road.
- Future Land Use: Rural/Agricultural Neighborhood

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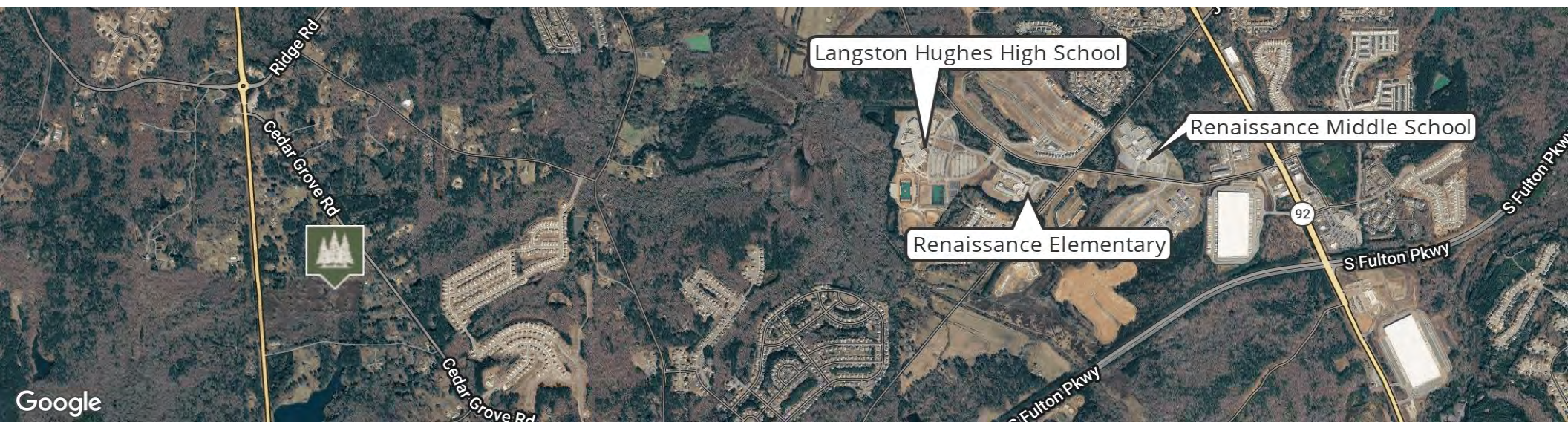
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PROPERTY DETAILS: SCHOOLS

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SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
RENAISSANCE ELEMENTARY	2.2 MI
MIDDLE SCHOOL	
RENAISSANCE MIDDLE	2.6 MI
HIGH SCHOOL	
LANGSTON HUGHES HIGH SCHOOL	1.9 MI

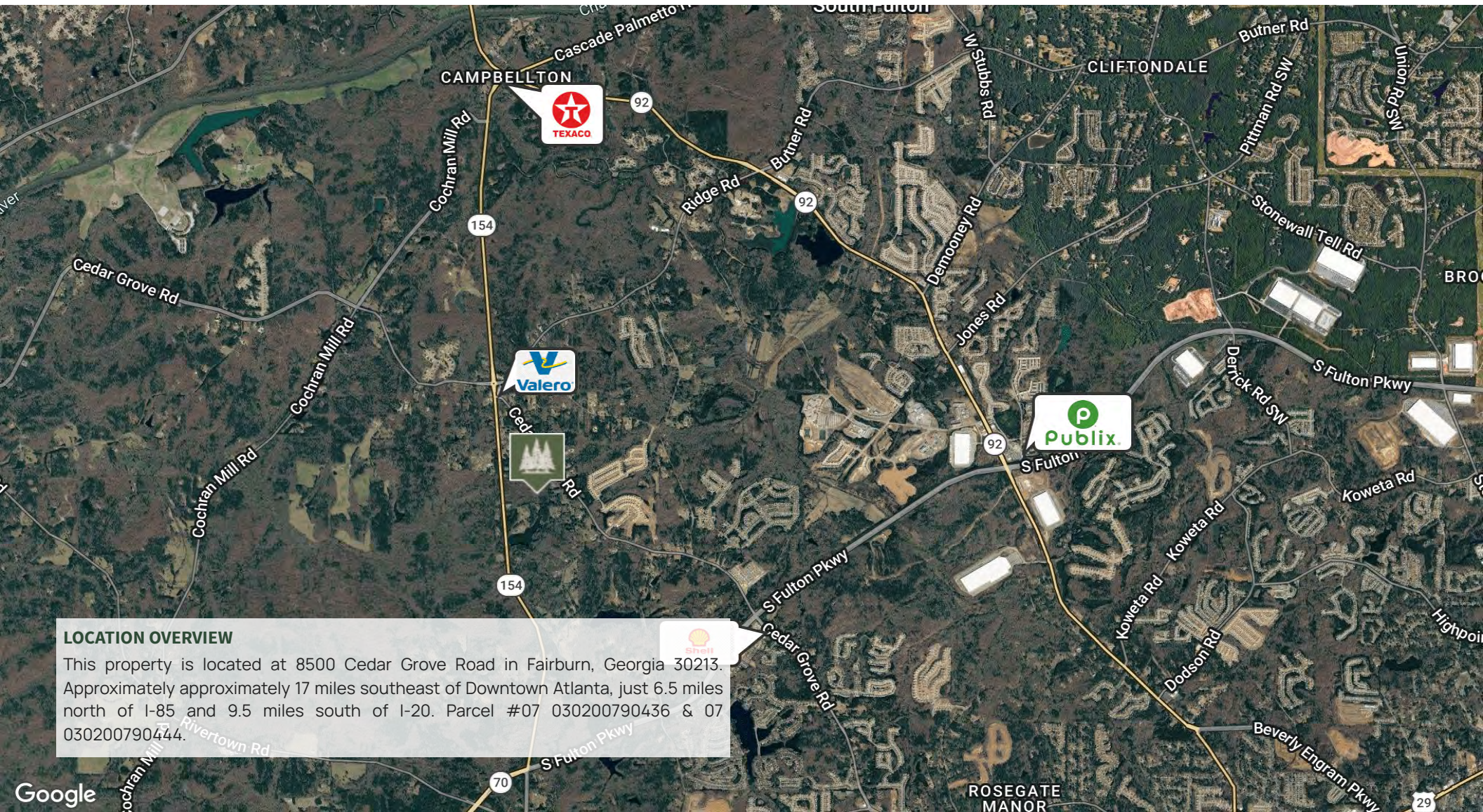
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LOCATION MAP

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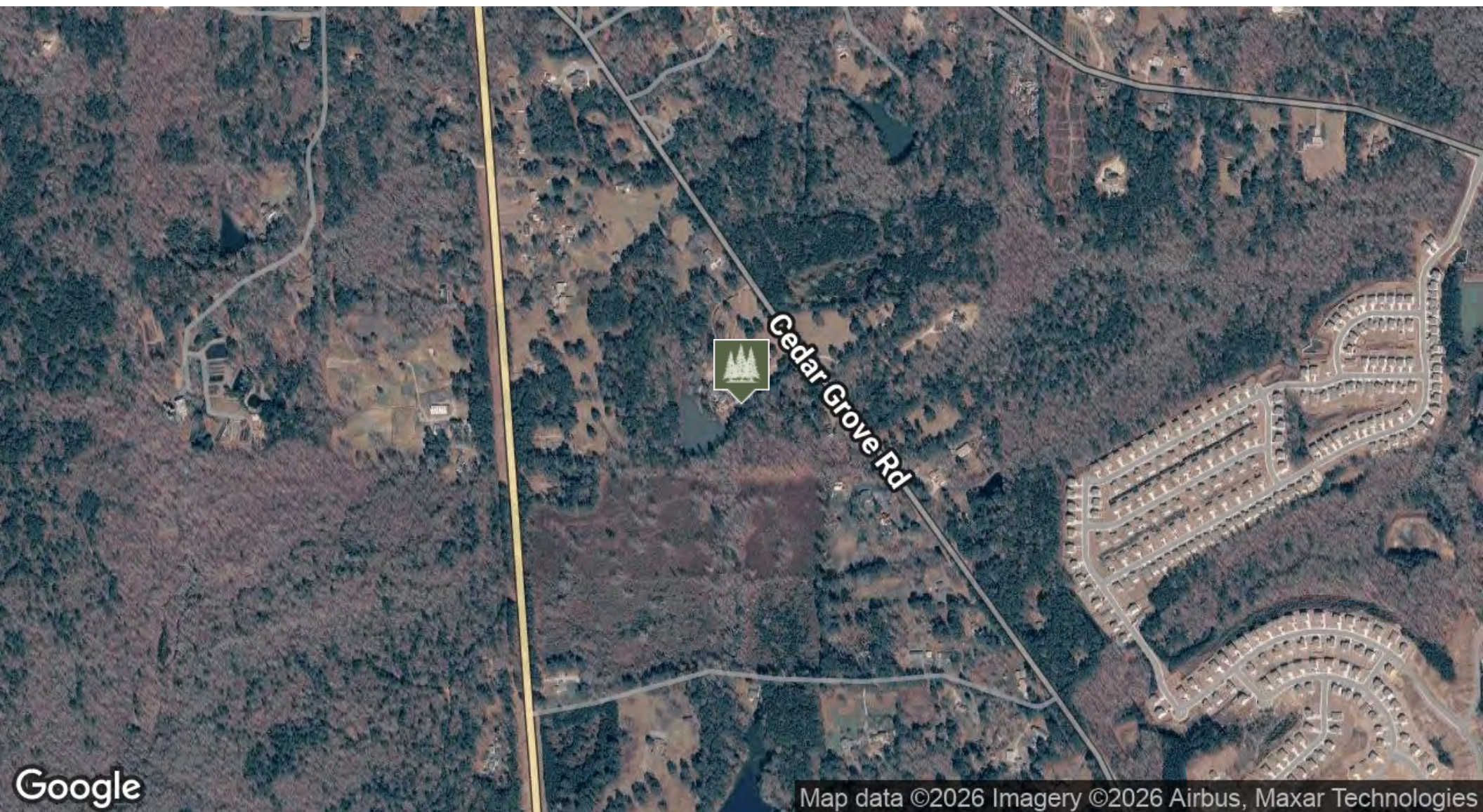
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AERIAL MAP

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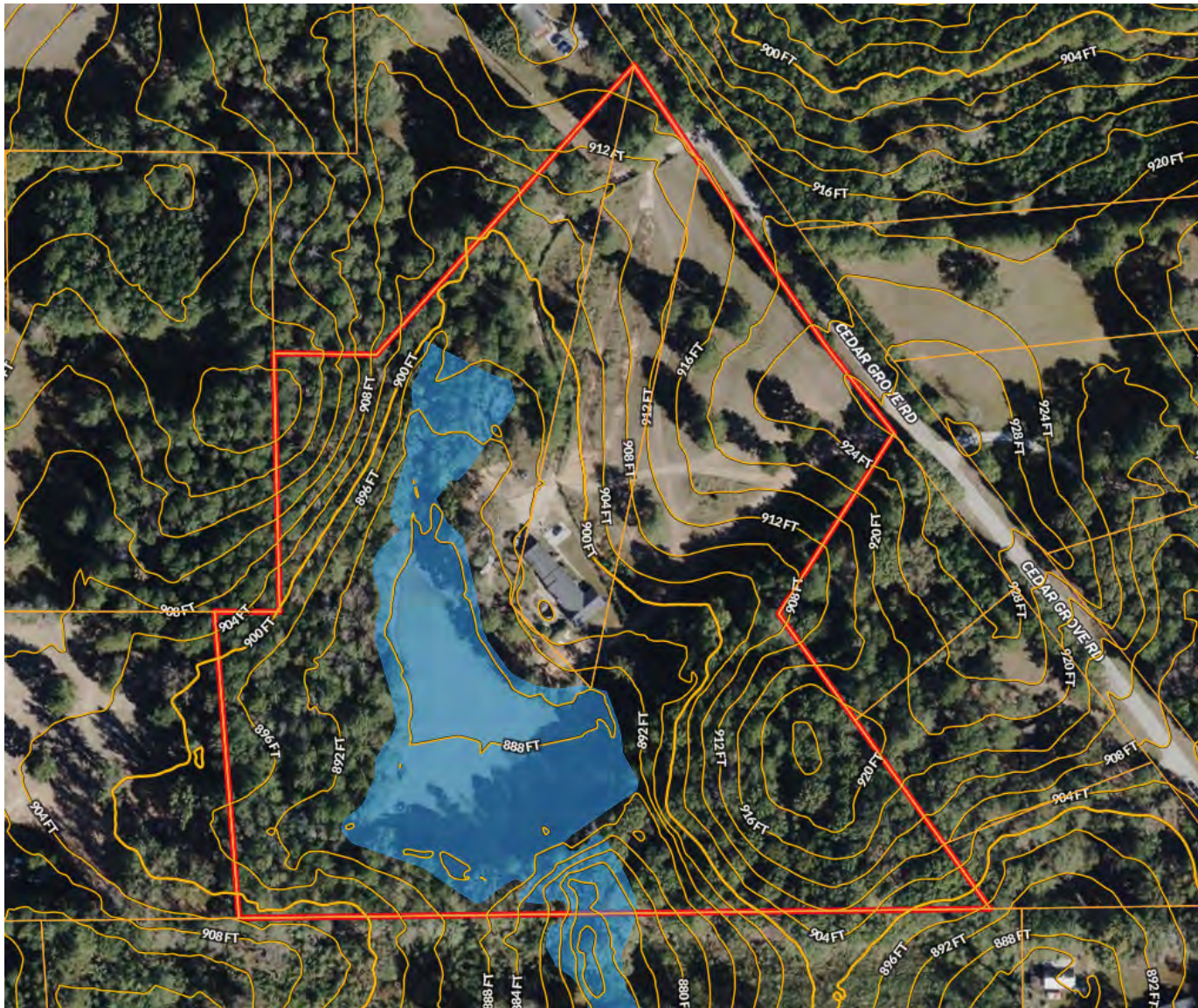
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TOPOGRAPHY

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PROPERTY PHOTOS

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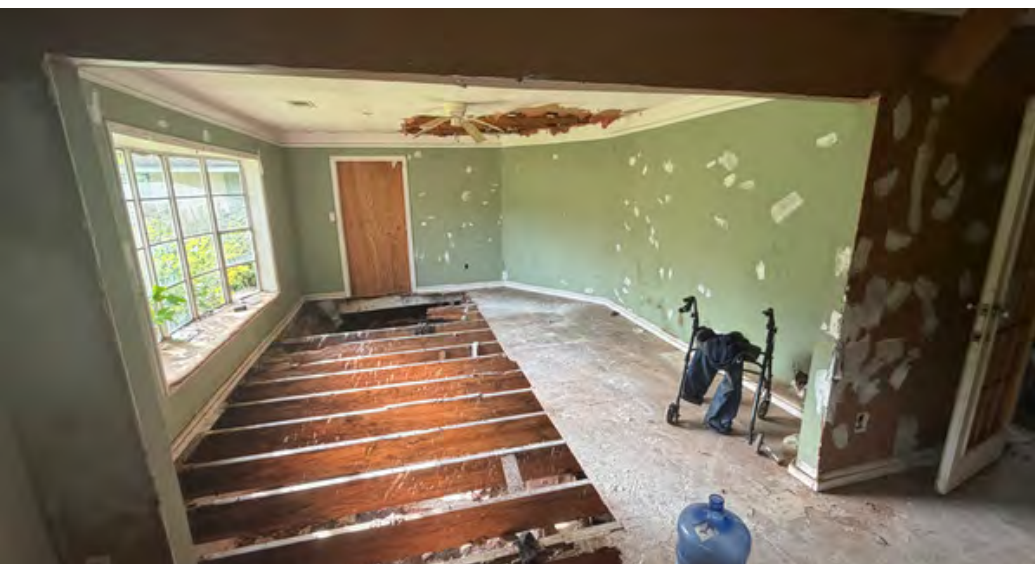
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THE MARKET: METRO ATLANTA

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#1

FORTUNE
500/100
COMPANIES IN
ALTANTA

#1

STATE FOR
DOING
BUSINESS 10
YEARS IN A ROW

METRO ATLANTA

METRO IN THE
US FOR
POPULATION
GROWTH #3

MOVE-IN
DESTINATION IN
THE COUNTRY #5



METRO ATLANTA HIGHLIGHTS

Metro Atlanta is the Southeast's growth capital – a thriving hub where global corporations, fast-growing companies, and new residents converge. With a powerful business climate, steady population growth, and an affordable cost of living, the region continues to attract employers, investors, and homebuyers alike. Atlanta combines economic strength with cultural energy, making it one of the nation's most dynamic metros.

Metro Atlanta stands out as the economic engine of the Southeast, home to a remarkable cluster of Fortune 500 headquarters such as Coca-Cola, Delta Air Lines, and The Home Depot. This concentration of top-tier companies drives innovation, attracts talent, and sustains a vibrant business ecosystem.

The region consistently earns recognition as one of the most competitive places to operate, ranking among the nation's leaders for business-friendly environments thanks to low costs and pro-growth policies. Companies seeking expansion find Atlanta offers a compelling combination of workforce depth, strategic infrastructure, and affordability.

Population growth is surging, fueled by the area's reputation as a top destination for new residents. With an expanding job market and a relatively affordable cost of living compared to peer metros, Atlanta appeals to both renters and homebuyers across a wide range of demographics.

Beyond business, Atlanta is a hub for culture and lifestyle. From world-class sports venues and entertainment to thriving neighborhoods and access to natural beauty, the metro provides an unmatched quality of life that continues to attract both employers and individuals.

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MARKET DATA: COUNTY HIGHLIGHTS — 8500 Cedar Grove Road - 18.2 Acres • • • 8500 Cedar Grove Road Fairburn, GA 30213

CITY OF SOUTH FULTON, FULTON COUNTY

8500 Cedar Grove Road sits in the City of South Fulton with a Fairburn mailing address, roughly 7 miles from I-85 at the Fairburn interchange and 14 miles from I-20 via Fulton Industrial Boulevard. Downtown Atlanta is approximately 23 miles northeast and Hartsfield-Jackson Atlanta International Airport approximately 17 miles east. The surrounding area carries two land use patterns: industrial and logistics activity to the north and east along Fulton Industrial Boulevard, one of the largest industrial submarkets in the Southeast, and a low-density rural corridor of large-acreage tracts, equestrian farms, and planned communities to the south and west.

Serenbe — Approximately 8 miles southwest in Chattahoochee Hills. An established agrihood-model planned community organized around working farmland, with a resident arts and culture program, inn, restaurants, and event calendar that draws regional visitors year-round. Serenbe anchors demand for large-acreage residential land throughout the surrounding corridor.

Film and Production — Trilith Studios in Fayetteville, approximately 16 miles southeast, remains one of the largest purpose-built production campuses in the state. Locally, Bouckaert Farm in Chattahoochee Hills is used as an active filming location alongside its equestrian schedule, and the broader Chatt Hills corridor has hosted feature production for years. Georgia's production incentive continues to support crew, vendor, and support-service employment across the south metro.

Equestrian Country — Bouckaert Farm (formerly Chattahoochee Hills Eventing) covers roughly 8,000 acres with approximately 2,200 acres dedicated to equestrian facilities, including a cross-country course running to the 4* level. The farm hosts 20-plus competitions annually and has confirmed events through the 2027 season. Multiple private equestrian tracts and horse farms surround the site, reinforcing the large-lot, low-density pattern of the immediate area.

Logistics and Employment Base — Fulton Industrial Boulevard (GA-70) supports several thousand acres of warehouse, distribution, and manufacturing space within approximately 14 miles. Combined with airport proximity and I-85/I-20 access, the corridor continues to attract logistics and last-mile users.



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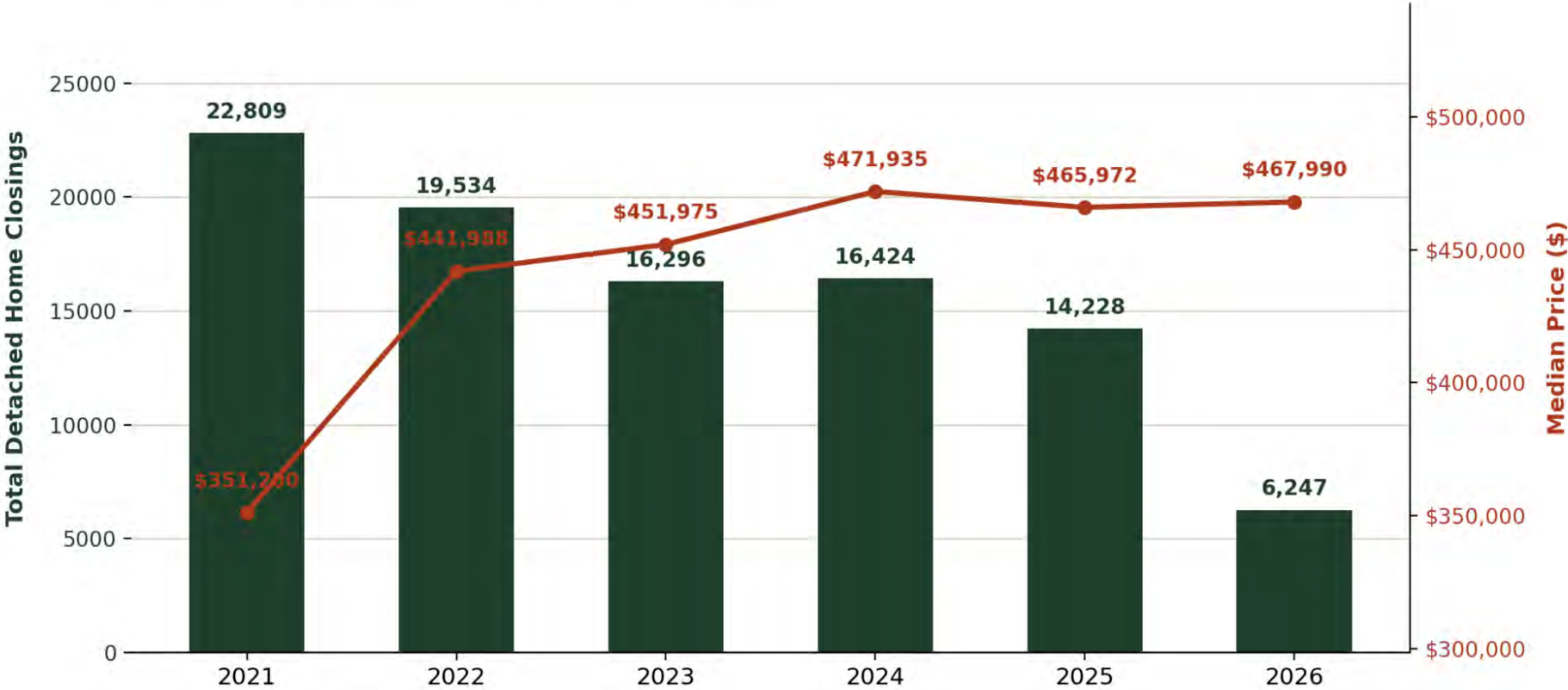


Metro Atlanta Area — Detached Home Closings & Price by Year

Detached Home Closings

Median Price

Annual closings volume vs. median sale price, 2021-2026



Source: Metro Atlanta Area Market Profile — GroundWork

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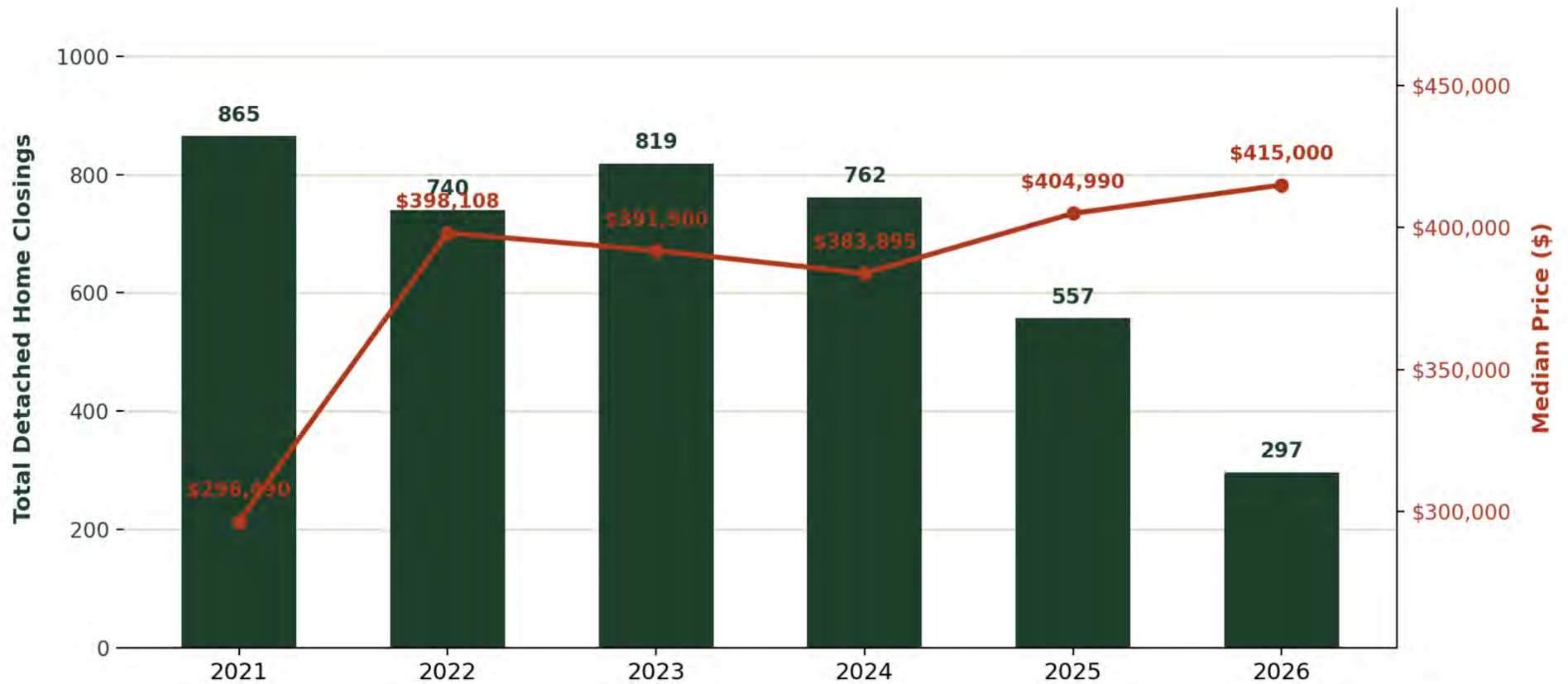
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South Fulton — Detached Home Closings & Price by Year

■ Detached Home Closings
● Median Price

Annual closings volume vs. median sale price, 2021-2026



Source: South Fulton Market Profile — GroundWork

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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Sam Tate specializes in agricultural land, recreational properties, and commercial development opportunities across Georgia. With a background in environmental science and commercial project management, Sam brings a practical understanding of how environmental factors, development potential, and site conditions influence property value.

As a certified Project Management Professional with years of experience conducting environmental assessments, asbestos and lead inspections, and mold investigations, Sam has spent his career identifying the factors that impact real estate decisions. This expertise allows him to help buyers and sellers navigate the technical side of land deals—working through due diligence, identifying opportunities, and closing with confidence. Whether you're selling a family farm, acquiring development acreage, or investing in Georgia land, Sam provides thorough guidance and problem-solving from contract to closing.

Gable Land Co.

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ADVISOR BIO 2

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PROFESSIONAL BACKGROUND

The Gable Land Team is led by Kyle Gable, who brings nearly 20 years of experience in land brokerage throughout the Metropolitan Atlanta area and the Southeast. Kyle specializes in the evaluation and sale of undeveloped and developed land for commercial, residential, multifamily, timber, and redevelopment uses.

Kyle has represented both buyers and sellers and has extensive experience assembling land parcels to maximize overall property value. With a background in real estate appraisal, he provides in-depth market research and analytical insight to help clients navigate complex property and entitlement considerations. During the recession, Kyle exclusively represented numerous financial institutions—including Synovus Bank, SunTrust Bank, Bank of America, Regions Bank, and GMAC ResCap—in the disposition of bank-owned land assets across Metro Atlanta. As the market recovered, he transitioned back to advising private landowners and developers across all land categories.

Recognitions include the National Association of Realtors "30 Under 30" (2011) and Professional Builder magazine's "40 Under 40" (2020). Since 2010, Kyle has closed transactions totaling more than 6,000 developed lots and 23,000+ acres, with aggregate value exceeding half a billion dollars across the southeastern United States. He puts in the work—and the results are proof.

MEMBERSHIPS

Atlanta Commercial Board of Realtors, Realtors Land Institute, Georgia Forestry Association, Quail Forever

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