



LAND FOR SALE
3581 Rockbridge Rd
Stone Mountain, GA 30083

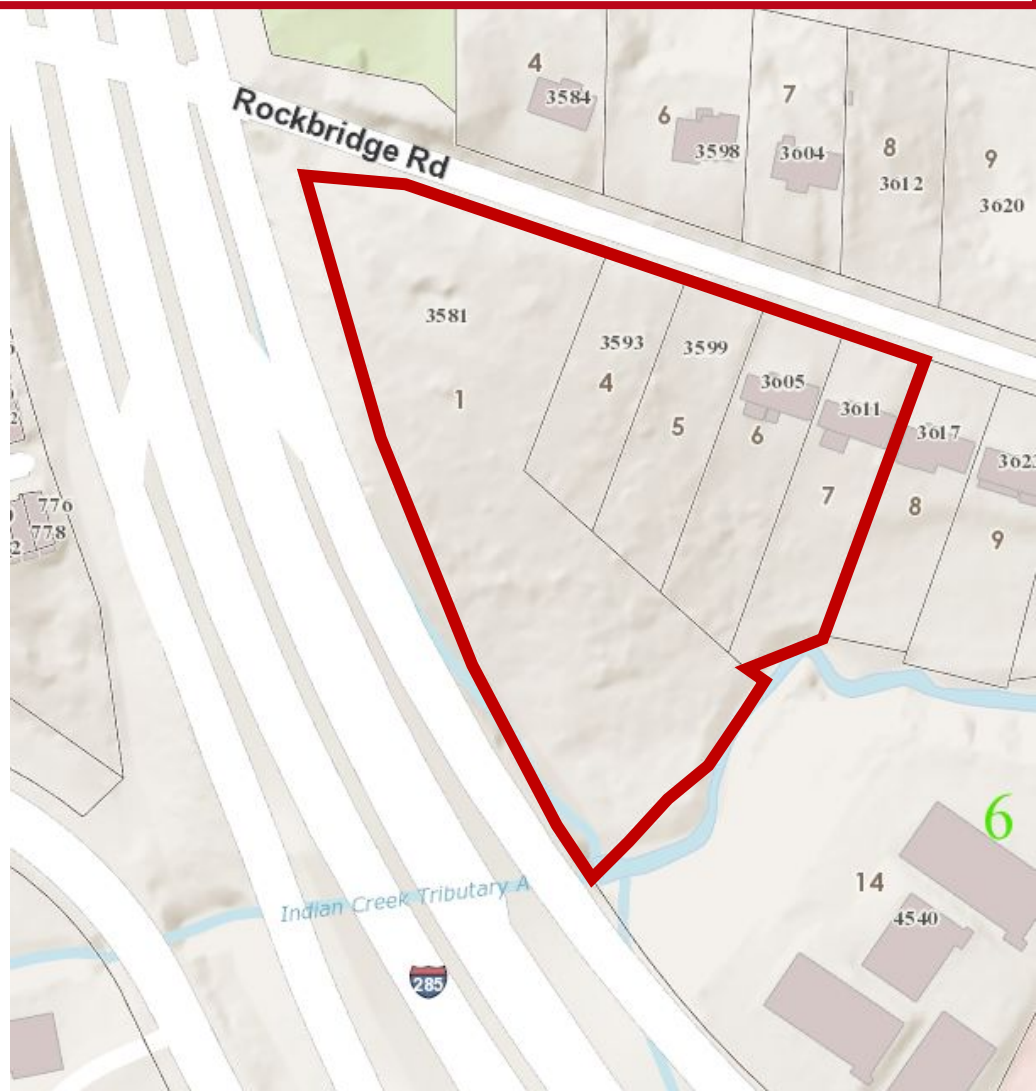
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404.219.6736
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PROPERTY OVERVIEW

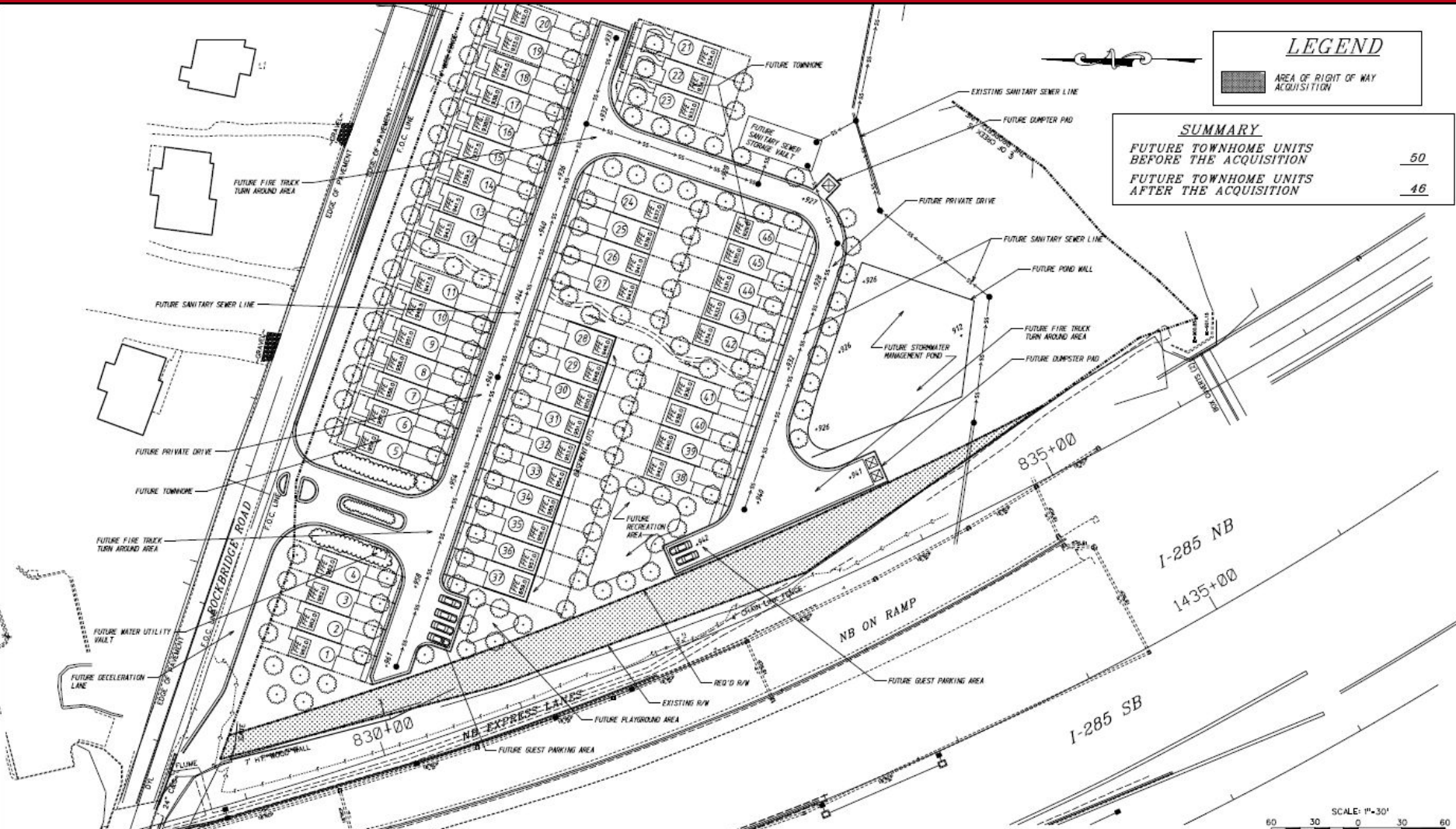


- +/- 4.5 Acres
- DeKalb County
- Rezoned to MR-2 - Completed
- Up to 44 Single Family Townhomes
- +/- 350 ft Frontage on I-285
- Available Now 2022
- Assigned Schools:
 - Dunaire EMS
 - Freedom MS
 - Clarkston HS
- 3.6 Miles from Downtown Decatur
- 10 Miles from Downtown Atlanta





SITE PLAN



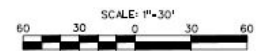
LEGEND

	AREA OF RIGHT OF WAY ACQUISITION
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SUMMARY

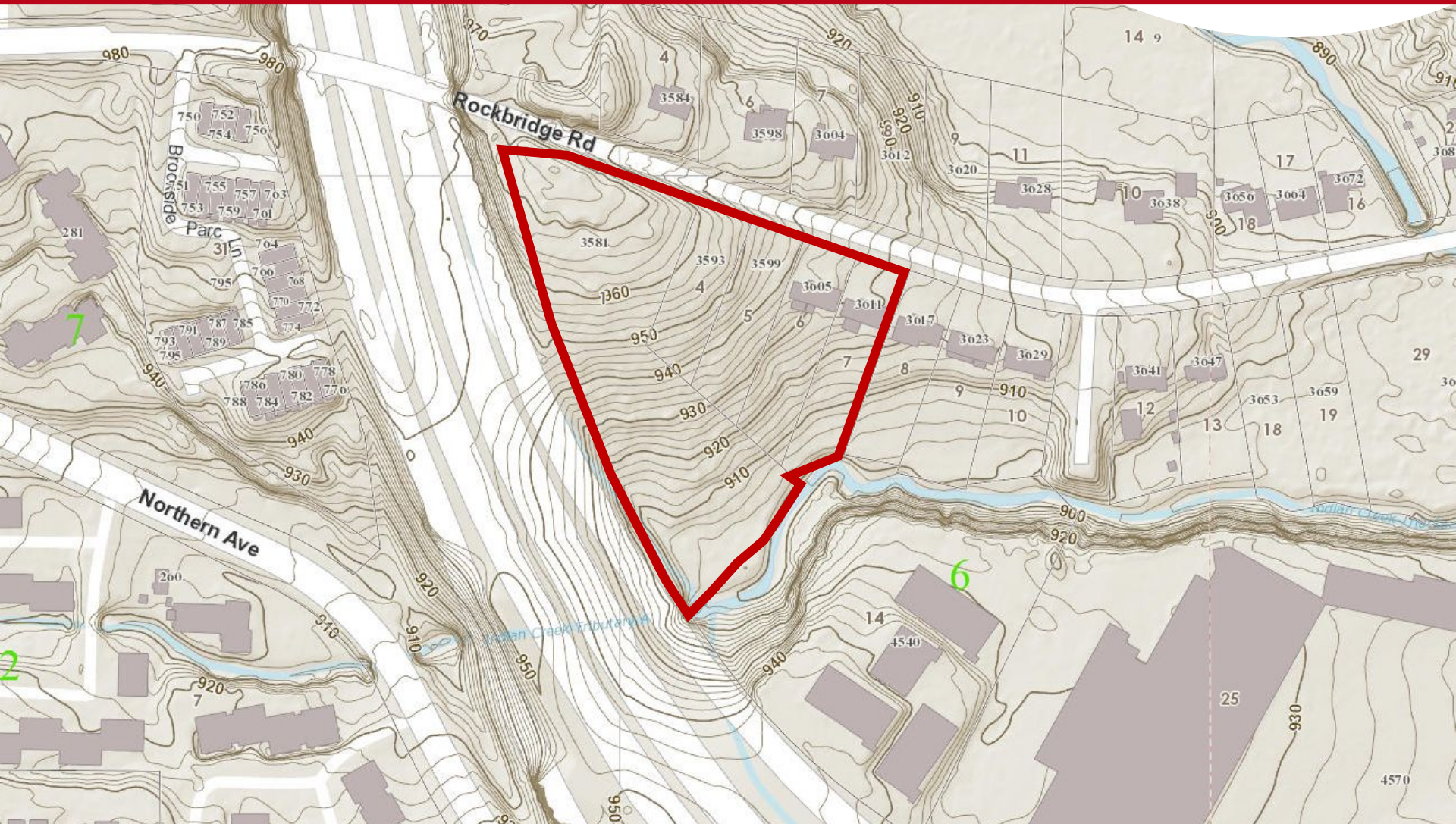
FUTURE TOWNHOME UNITS BEFORE THE ACQUISITION	50
FUTURE TOWNHOME UNITS AFTER THE ACQUISITION	46

PDG CONCEPTUAL PLAN AFTER THE ACQUISITION





TOPOGRAPHY





SUBMARKET AERIAL





PROXIMITY MAP



Decatur

E Ponce De Leon

Avondale Estates

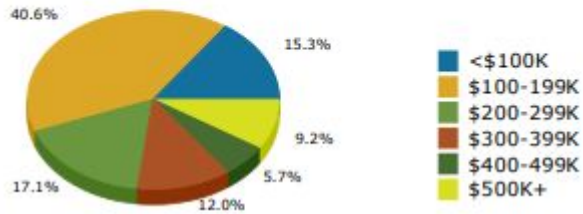
Memorial Drive

SUBJECT

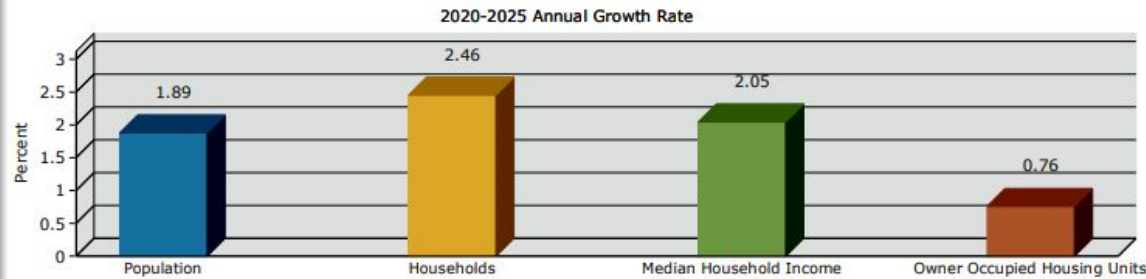
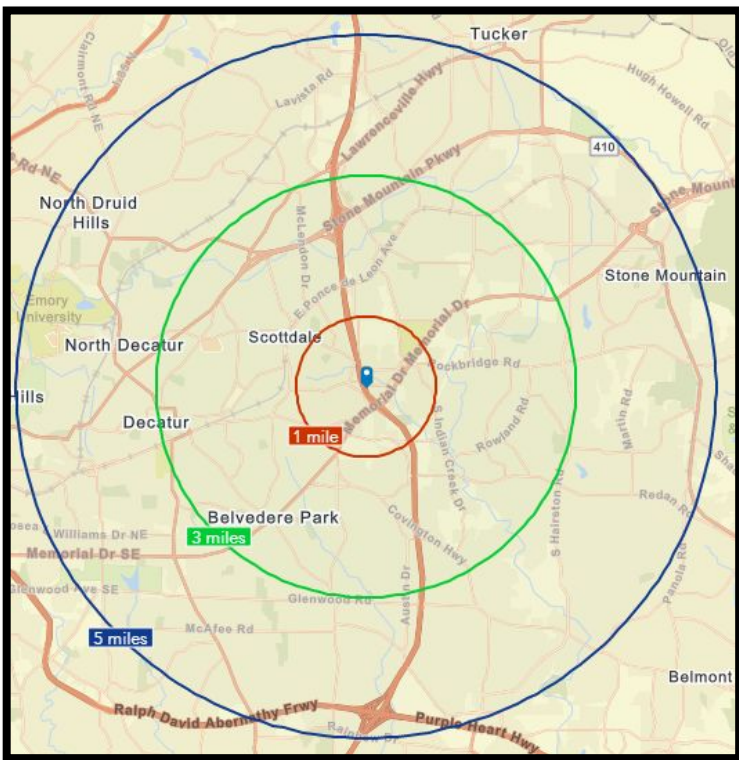




DEMOGRAPHICS



	Population	# of Households	Avg Household Income	Median Age
1 Mile	12,899	3,912	\$67,166	33
1-3 Miles	110,836	43,354	\$77,471	35
3-5 Miles	273,850	108,640	\$89,932	37



Trends 2020-2025

