

NEW



South Fulton Cliftondale Development Tract

13.8 +/- Acres | Fulton County, GA | OFFERING MEMORANDUM



ADDRESS

7490 Butner Road
Atlanta, GA 30213

LOCATION

7490 Butner Road, Fairburn, GA
30213

PROPERTY SUMMARY

Located in one of Atlanta's fastest-growing corridors, this ±13.8-acre tract in South Fulton offers an excellent development opportunity for single-family detached, micro-community, BTR, senior housing or assisted living developers. Property is zoned CUP with utilities on site, boundary and topo survey available, and inclusion in both an approved 133-lot site plan and recently a modified 94-lot plan that has **LDP ready for approval** (*all engineering plans approved*).

The site offers quick access to I-285/I-85, placing it minutes from Hartsfield-Jackson Atlanta International Airport and downtown Atlanta. Nearby community hubs include Camp Creek Marketplace, the Shops at Hampton Oaks, Parkway Village, and Hartsfield-Jackson Atlanta International Airport. South Fulton ranks as one of the top areas in Metro Atlanta for new-home closings, with strong buyer demand, limited vacant developed lot supply, and nearby employment growth.

nationalland.com/listing/7490-butner-rd



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