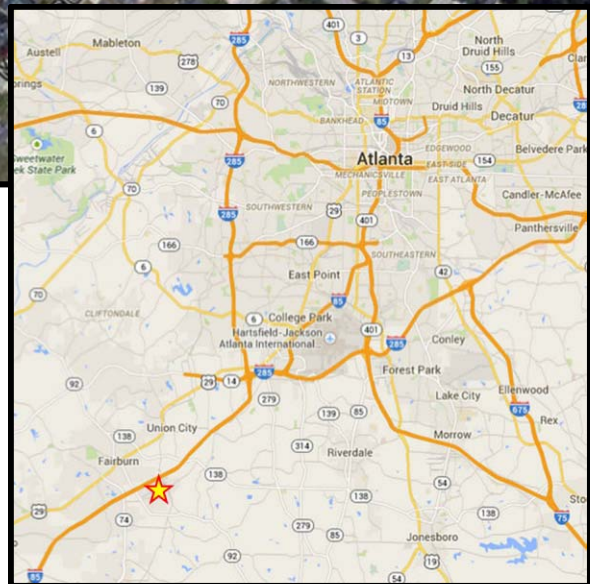
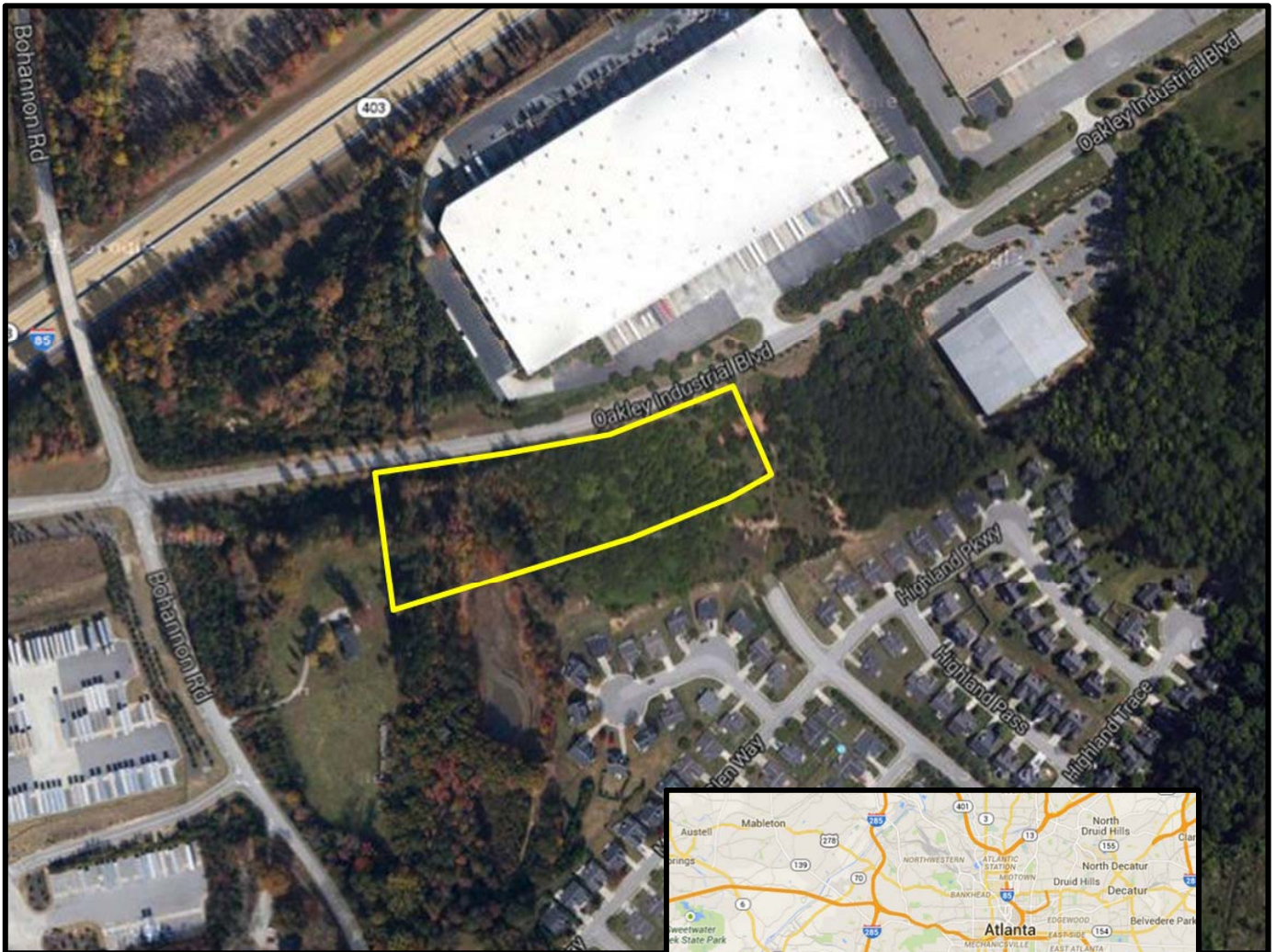


+/- 8.84 Acres of PD Land  
Fairburn, Fulton County, GA 30213

*Located on the south side of Oakley Industrial Blvd, east of Bohannon Rd*



**The Jordan Company**  
David Walmsley / Michael Crupie  
4200 Northside Parkway  
Building 3, STE A  
Atlanta GA 30327  
Office: 404.237.2900



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## Site Description

**Size:** +/- 8.84 Acres (384,983 sq. ft.)

**Location:** Located on the south side of Oakley Industrial Blvd, just east of Bohannon Rd in southern Fulton County. The property is 1.85 miles south of downtown Fairburn and 8.05 miles SW of the South Fulton Pkwy/I-85/I-285 interchange.

**Condition:** Subject property is partially wooded and has been partially cleared in the past with gently rolling topography. The northern portion of a retention pond for the Meadow Glen subdivision is located in the SW corner of the subject tract

**Traffic Counts:** +/- 9,830 vehicles per day on Oakley Industrial Blvd

**Zoning:** PD (Planned Development)

**Utilities:** All public utilities available

**Frontage:** +/- 730 ft on Oakley Industrial Blvd

**Taxes:** \$6,901.56 (2014 – County)

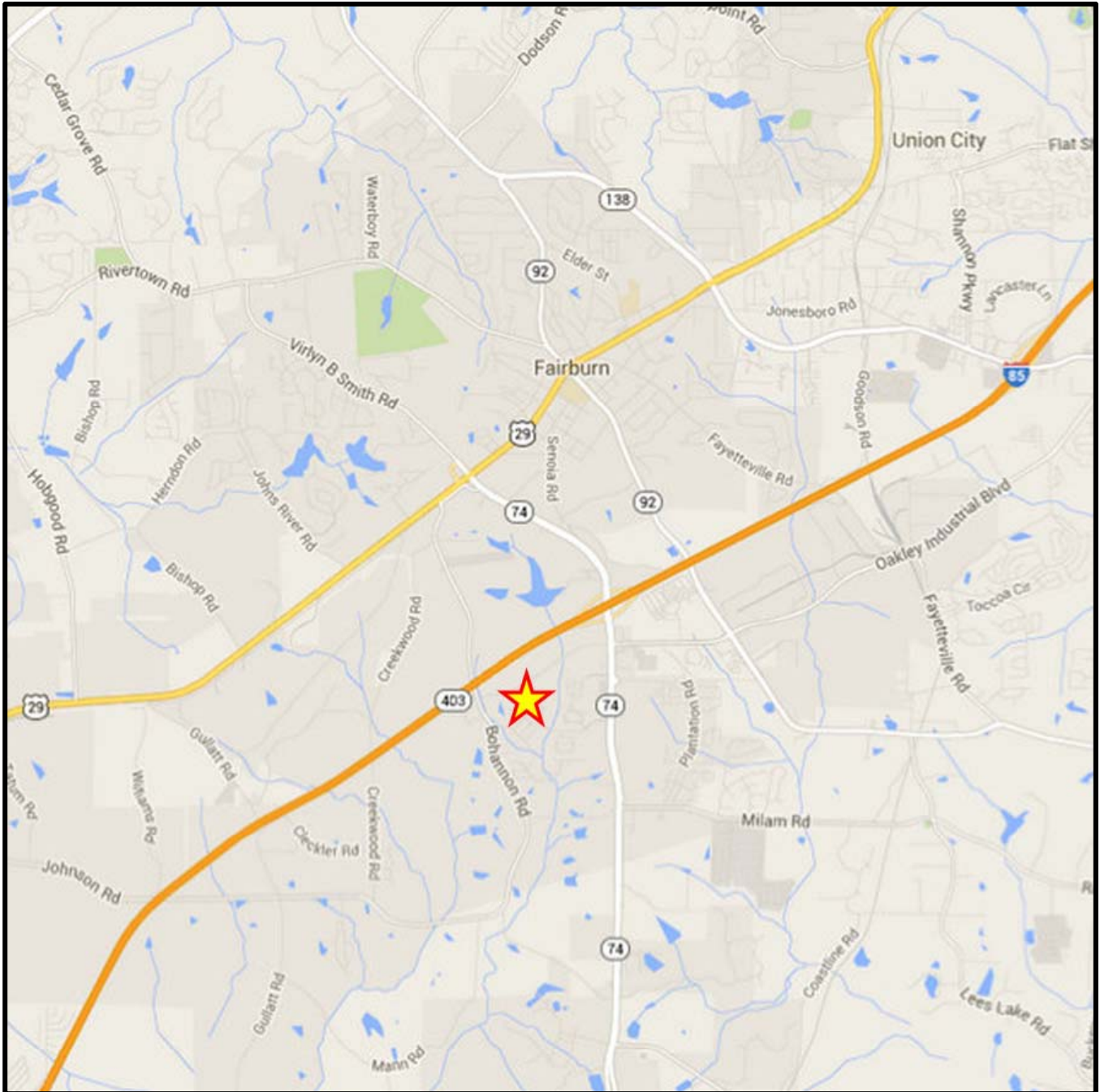
**Price:** \$400,000 (\$45,249/acre)



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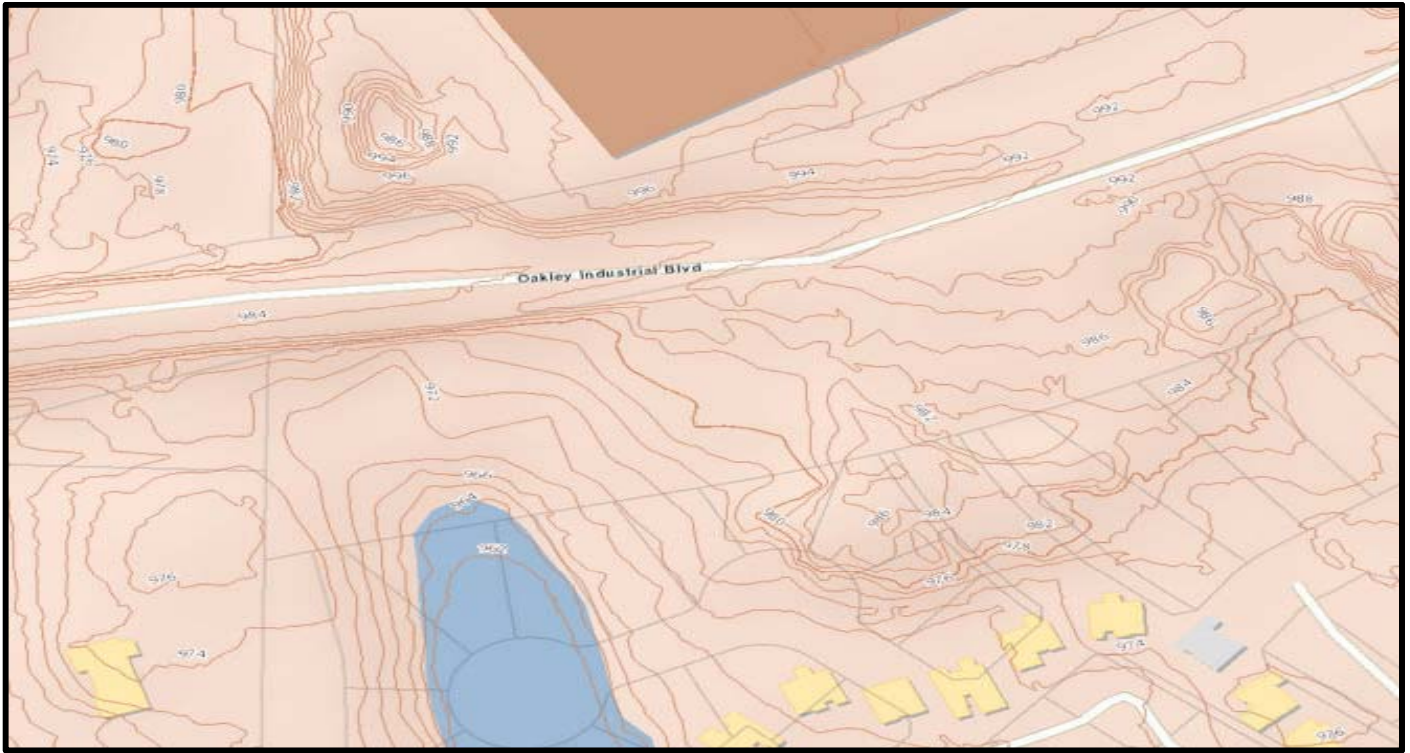
# Location



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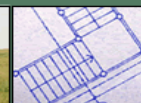
## Topography (Two foot intervals)



## Flood Map

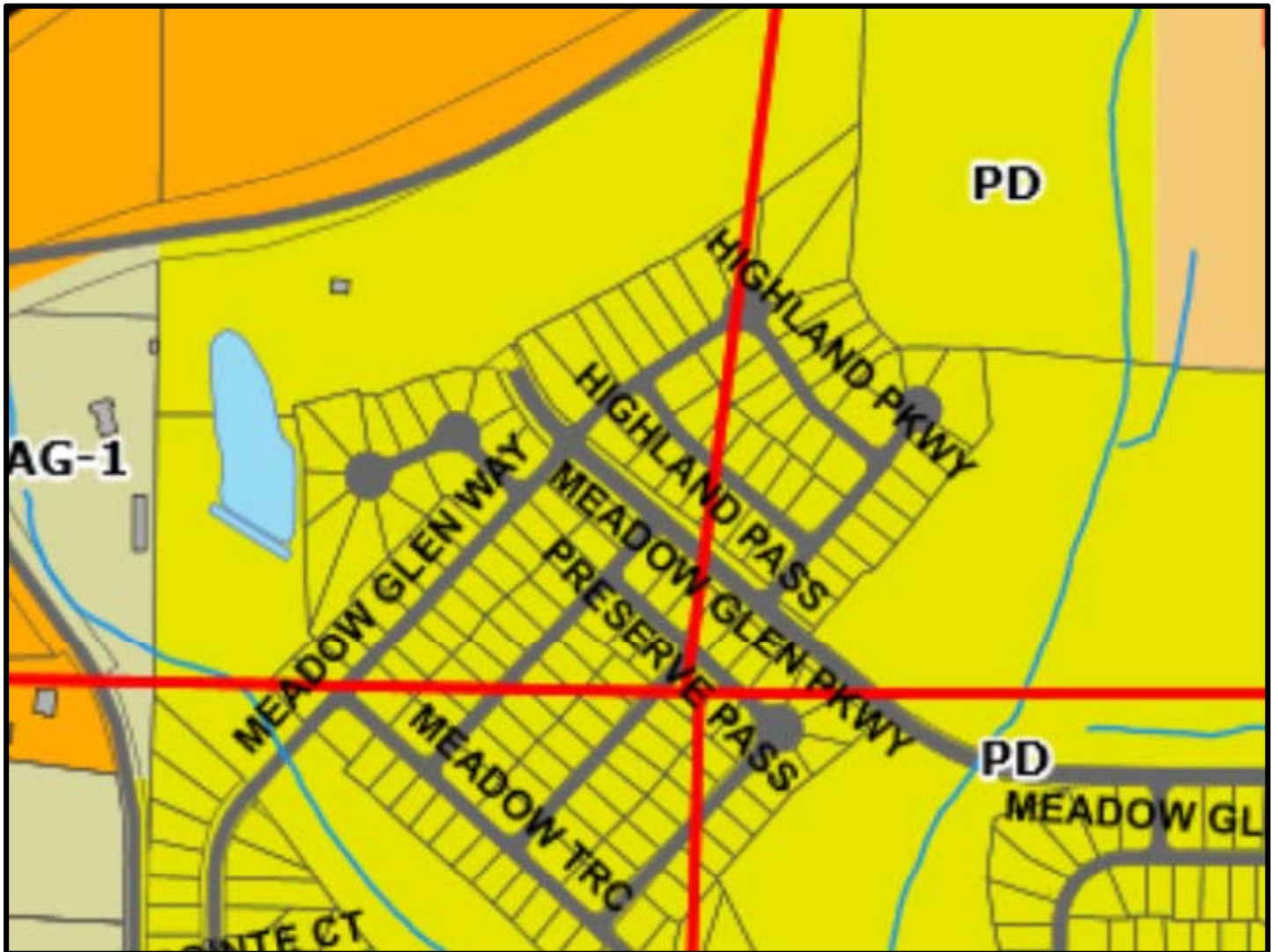


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# Zoning



- PD (Planned Development) Zoning



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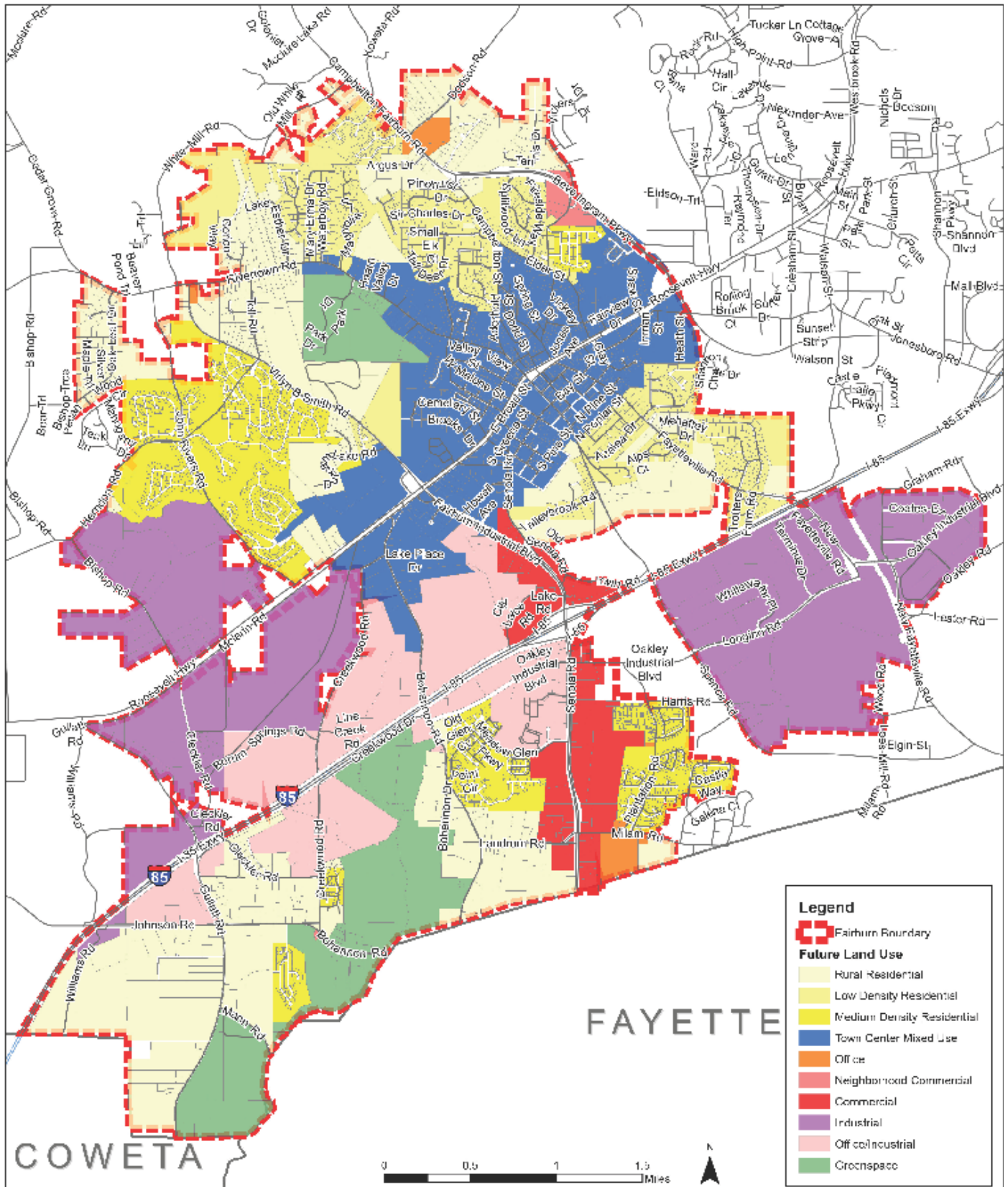


Figure 1 City of Fairburn Future Development Map

## PD (Planned Development) Zoning

- Purpose:

- The PD district is defined and is mandated as land areas and projects containing a combination of three or more of the following uses: single-family residential, multi-family residential, commercial, office, institutional, industrial, and conservation

- Permitted Uses:

- All uses in the R-1, R-2, R-3, R-4, DP-6, RM-4, RM-8, R-CT, O&I, C-1, and C-2 are permitted as provided in those respective districts. M-1 and M-2 uses proposed for a PD shall be considered under the regulations governing a use permit.



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## Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	3,804	7,730	31,133
2013 Female Population	4,669	8,942	36,913
% 2013 Male Population	44.90%	46.37%	45.75%
% 2013 Female Population	55.10%	53.63%	54.25%
2013 Total Population: Adult	5,798	11,353	47,595
2013 Total Daytime Population	8,389	17,238	60,991
2013 Total Employees	3,616	7,681	21,797
2013 Total Population: Median Age	30	30	33
2013 Total Population: Adult Median Age	39	39	43
2013 Total population: Under 5 years	745	1,505	5,437
2013 Total population: 5 to 9 years	738	1,535	5,653
2013 Total population: 10 to 14 years	741	1,430	5,843
2013 Total population: 15 to 19 years	648	1,276	5,317
2013 Total population: 20 to 24 years	560	1,096	3,975
2013 Total population: 25 to 29 years	793	1,472	4,812
2013 Total population: 30 to 34 years	889	1,602	5,683
2013 Total population: 35 to 39 years	761	1,485	5,616
2013 Total population: 40 to 44 years	631	1,169	4,871
2013 Total population: 45 to 49 years	472	999	4,458
2013 Total population: 50 to 54 years	420	884	4,202
2013 Total population: 55 to 59 years	326	702	3,736
2013 Total population: 60 to 64 years	229	494	3,018
2013 Total population: 65 to 69 years	169	347	1,860
2013 Total population: 70 to 74 years	139	291	1,275
2013 Total population: 75 to 79 years	83	171	899
2013 Total population: 80 to 84 years	57	104	633
2013 Total population: 85 years and over	72	110	758
% 2013 Total population: Under 5 years	8.79%	9.03%	7.99%
% 2013 Total population: 5 to 9 years	8.71%	9.21%	8.31%
% 2013 Total population: 10 to 14 years	8.75%	8.58%	8.59%
% 2013 Total population: 15 to 19 years	7.65%	7.65%	7.81%
% 2013 Total population: 20 to 24 years	6.61%	6.57%	5.84%
% 2013 Total population: 25 to 29 years	9.36%	8.83%	7.07%
% 2013 Total population: 30 to 34 years	10.49%	9.61%	8.35%
% 2013 Total population: 35 to 39 years	8.98%	8.91%	8.25%
% 2013 Total population: 40 to 44 years	7.45%	7.01%	7.16%
% 2013 Total population: 45 to 49 years	5.57%	5.99%	6.55%
% 2013 Total population: 50 to 54 years	4.96%	5.30%	6.18%



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% 2013 Total population: 55 to 59 years	3.85%	4.21%	5.49%
% 2013 Total population: 60 to 64 years	2.70%	2.96%	4.44%
% 2013 Total population: 65 to 69 years	1.99%	2.08%	2.73%
% 2013 Total population: 70 to 74 years	1.64%	1.75%	1.87%
% 2013 Total population: 75 to 79 years	0.98%	1.03%	1.32%
% 2013 Total population: 80 to 84 years	0.67%	0.62%	0.93%
% 2013 Total population: 85 years and over	0.85%	0.66%	1.11%
2013 White alone	1,278	3,418	14,134
2013 Black or African American alone	6,359	10,824	48,280
2013 American Indian and Alaska Native alone	39	92	201
2013 Asian alone	201	291	899
2013 Native Hawaiian and OPI alone	n/a	4	19
2013 Some Other Race alone	399	1,645	2,900
2013 Two or More Races alone	197	398	1,613
2013 Hispanic	787	3,017	5,897
2013 Not Hispanic	7,686	13,655	62,149
% 2013 White alone	15.08%	20.50%	20.77%
% 2013 Black or African American alone	75.05%	64.92%	70.95%
% 2013 American Indian and Alaska Native alone	0.46%	0.55%	0.30%
% 2013 Asian alone	2.37%	1.75%	1.32%
% 2013 Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2013 Some Other Race alone	4.71%	9.87%	4.26%
% 2013 Two or More Races alone	2.33%	2.39%	2.37%
% 2013 Hispanic	9.29%	18.10%	8.67%
% 2013 Not Hispanic	90.71%	81.90%	91.33%
2000 Not Hispanic: White alone	887	3,430	14,949
2000 Not Hispanic: Black or African American alone	343	2,574	17,256
2000 Not Hispanic: American Indian and Alaska Native alone	4	33	106
2000 Not Hispanic: Asian alone	22	72	303
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	6
2000 Not Hispanic: Some Other Race alone	1	9	53
2000 Not Hispanic: Two or More Races	22	112	458
% 2000 Not Hispanic: White alone	64.14%	48.33%	42.51%
% 2000 Not Hispanic: Black or African American alone	24.80%	36.27%	49.07%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.29%	0.46%	0.30%
% 2000 Not Hispanic: Asian alone	1.59%	1.01%	0.86%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.02%
% 2000 Not Hispanic: Some Other Race alone	0.07%	0.13%	0.15%
% 2000 Not Hispanic: Two or More Races	1.59%	1.58%	1.30%



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<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	8,473	16,672	68,046
2013 Households	3,167	5,931	24,367
Population Change 2010-2013	303	555	4,048
Household Change 2010-2013	-1	28	874
% Population Change 2010-2013	3.71%	3.44%	6.33%
% Household Change 2010-2013	-0.03%	0.47%	3.72%
Population Change 2000-2013	7,090	9,575	32,882
Household Change 2000-2013	2,553	3,225	11,187
% Population Change 2000 to 2013	512.65%	134.92%	93.51%
% Household Change 2000 to 2013	415.80%	119.18%	84.88%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	665	2,940	13,957
2000 Occupied Housing Units	614	2,706	13,180
2000 Owner Occupied Housing Units	384	1,585	8,462
2000 Renter Occupied Housing Units	230	1,121	4,718
2000 Vacant Housings Units	51	233	777
% 2000 Occupied Housing Units	92.33%	92.04%	94.43%
% 2000 Owner occupied housing units	62.54%	58.57%	64.20%
% 2000 Renter occupied housing units	37.46%	41.43%	35.80%
% 2000 Vacant housing units	7.67%	7.93%	5.57%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$49,140	\$48,072	\$50,829
2013 Household Income: Average	\$55,527	\$56,846	\$62,956
2013 Per Capita Income	\$20,772	\$20,235	\$22,612
2013 Household income: Less than \$10,000	449	661	1,930
2013 Household income: \$10,000 to \$14,999	38	241	1,069
2013 Household income: \$15,000 to \$19,999	112	365	1,190
2013 Household income: \$20,000 to \$24,999	172	345	1,360
2013 Household income: \$25,000 to \$29,999	72	214	1,256
2013 Household income: \$30,000 to \$34,999	127	224	1,107
2013 Household income: \$35,000 to \$39,999	178	276	1,343
2013 Household income: \$40,000 to \$44,999	303	449	1,575
2013 Household income: \$45,000 to \$49,999	160	310	1,176
2013 Household income: \$50,000 to \$59,999	371	701	2,138
2013 Household income: \$60,000 to \$74,999	355	614	2,645
2013 Household income: \$75,000 to \$99,999	421	705	3,154



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2013 Household income: \$100,000 to \$124,999	235	433	2,149
2013 Household income: \$125,000 to \$149,999	108	195	1,045
2013 Household income: \$150,000 to \$199,999	66	98	655
2013 Household income: \$200,000 or more	n/a	100	575
% 2013 Household income: Less than \$10,000	14.18%	11.14%	7.92%
% 2013 Household income: \$10,000 to \$14,999	1.20%	4.06%	4.39%
% 2013 Household income: \$15,000 to \$19,999	3.54%	6.15%	4.88%
% 2013 Household income: \$20,000 to \$24,999	5.43%	5.82%	5.58%
% 2013 Household income: \$25,000 to \$29,999	2.27%	3.61%	5.15%
% 2013 Household income: \$30,000 to \$34,999	4.01%	3.78%	4.54%
% 2013 Household income: \$35,000 to \$39,999	5.62%	4.65%	5.51%
% 2013 Household income: \$40,000 to \$44,999	9.57%	7.57%	6.46%
% 2013 Household income: \$45,000 to \$49,999	5.05%	5.23%	4.83%
% 2013 Household income: \$50,000 to \$59,999	11.71%	11.82%	8.77%
% 2013 Household income: \$60,000 to \$74,999	11.21%	10.35%	10.85%
% 2013 Household income: \$75,000 to \$99,999	13.29%	11.89%	12.94%
% 2013 Household income: \$100,000 to \$124,999	7.42%	7.30%	8.82%
% 2013 Household income: \$125,000 to \$149,999	3.41%	3.29%	4.29%
% 2013 Household income: \$150,000 to \$199,999	2.08%	1.65%	2.69%
% 2013 Household income: \$200,000 or more	0.00%	1.69%	2.36%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Childrens/Infants clothing stores	\$1,063,051	\$1,850,278	\$7,275,866
2013 Jewelry stores	\$273,284	\$562,735	\$3,755,090
2013 Mens clothing stores	\$538,969	\$1,136,129	\$6,406,398
2013 Shoe stores	\$628,490	\$1,403,972	\$6,851,001
2013 Womens clothing stores	\$645,687	\$2,129,719	\$10,501,317
2013 Automobile dealers	\$8,185,822	\$19,243,021	\$86,736,763
2013 Automotive parts and accessories stores	\$3,096,620	\$4,995,280	\$19,738,539
2013 Other motor vehicle dealers	\$244,175	\$478,051	\$4,068,006
2013 Tire dealers	\$1,394,636	\$2,379,748	\$9,106,531
2013 Hardware stores	\$8,052	\$22,180	\$114,018
2013 Home centers	\$156,517	\$337,811	\$1,564,322
2013 Nursery and garden centers	\$292,150	\$551,019	\$2,263,579
2013 Outdoor power equipment stores	\$151,146	\$352,539	\$2,057,952
2013 Paint and wallpaper stores	\$7,315	\$25,875	\$133,053
2013 Appliance, television, and other electronics stores	\$1,425,076	\$3,071,937	\$12,854,053
2013 Camera and photographic supplies stores	\$175,838	\$320,588	\$1,364,777
2013 Computer and software stores	\$3,510,080	\$7,609,434	\$31,336,886
2013 Beer, wine, and liquor stores	\$505,482	\$1,273,017	\$4,635,922



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2013 Convenience stores	\$2,458,617	\$5,101,319	\$23,609,597
2013 Restaurant Expenditures	\$3,255,064	\$6,257,113	\$26,182,591
2013 Supermarkets and other grocery (except convenience) stores	\$11,248,513	\$22,326,416	\$89,847,548
2013 Furniture stores	\$1,758,229	\$2,605,496	\$8,809,599
2013 Home furnishings stores	\$2,188,819	\$5,255,344	\$23,269,207
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$115,813,156
2013 Gasoline stations with convenience stores	\$9,398,691	\$18,138,543	\$75,062,997
2013 Other gasoline stations	\$7,317,514	\$13,709,981	\$54,201,060
2013 Department stores (excl leased depts)	\$13,022,268	\$25,882,531	\$112,058,066
2013 General merchandise stores	\$13,295,552	\$26,445,266	\$115,813,156
2013 Other health and personal care stores	\$888,634	\$1,828,560	\$8,002,491
2013 Pharmacies and drug stores	\$3,186,875	\$5,905,607	\$24,755,710
2013 Pet and pet supplies stores	\$904,633	\$1,660,156	\$6,751,474
2013 Book, periodical, and music stores	\$284,418	\$532,651	\$2,007,250
2013 Hobby, toy, and game stores	\$435,868	\$676,186	\$2,247,838
2013 Musical instrument and supplies stores	\$34,206	\$112,553	\$662,265
2013 Sewing, needlework, and piece goods stores	\$139,574	\$243,376	\$939,813
2013 Sporting goods stores	\$354,783	\$630,068	\$1,999,832

