

# FOR SALE

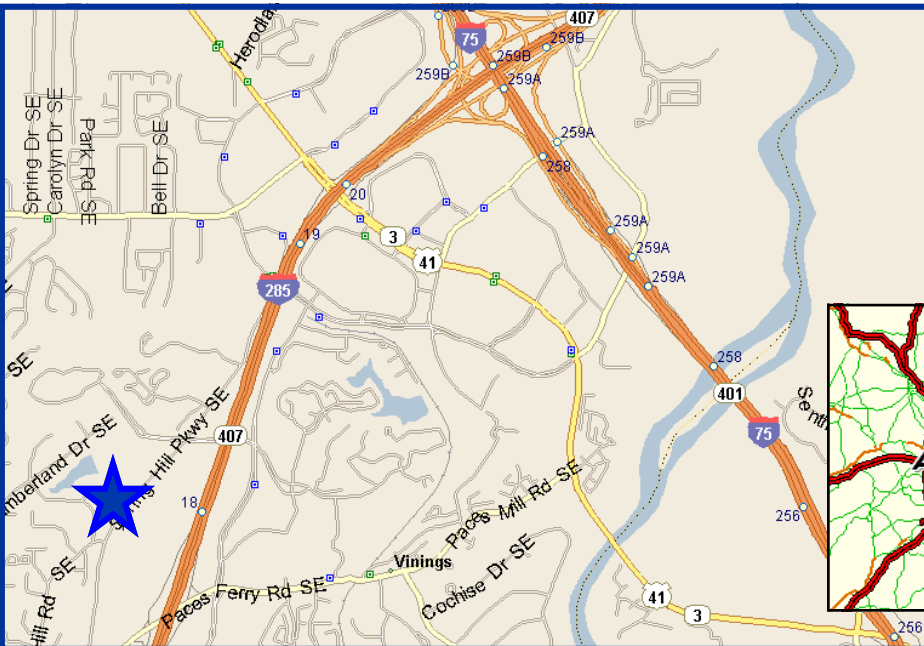
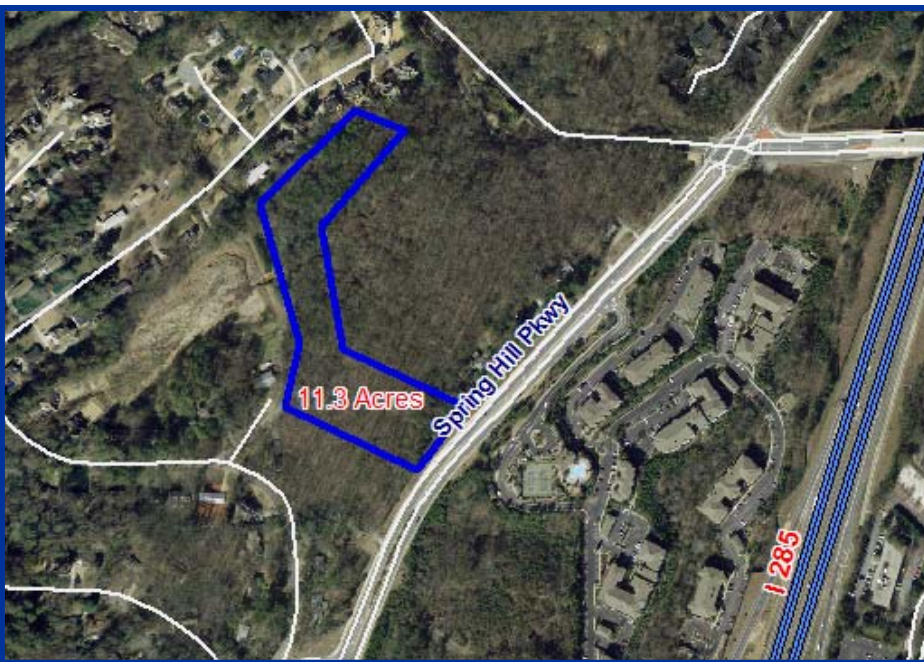
**+11.3 ACRES**

**LARGE UNDEVELOPED TRACT IN PRIME AREA**

**SPRING HILL PARKWAY  
AT PACES FERRY ROAD  
SMYRNA, GA 30080  
COBB COUNTY**

## FEATURES:

- **+11.3 Acres**
- **Across from the Home Depot Headquarters**
- **Zoned R-30 Residential , will require rezoning to higher density**
- **One of the last largest undeveloped tracts in area**
- **All Utilities Available**
- **Traffic Counts**  
I-285 - 171,620  
Paces Ferry - 18,710/17,630
- **Easy accessibility to I-285, I-75, and Cumberland Mall**
- **Minutes from Buckhead and Downtown Atlanta**
- **For Sale at \$450,000 Per Acre**



**EXCLUSIVELY MARKETED BY:**

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**C O M M E R C I A L R E A L E S T A T E**

Every effort has been made to obtain accurate information from the owner of the property and sources we believe to be reliable. However, we assume no liability for errors and omissions.

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