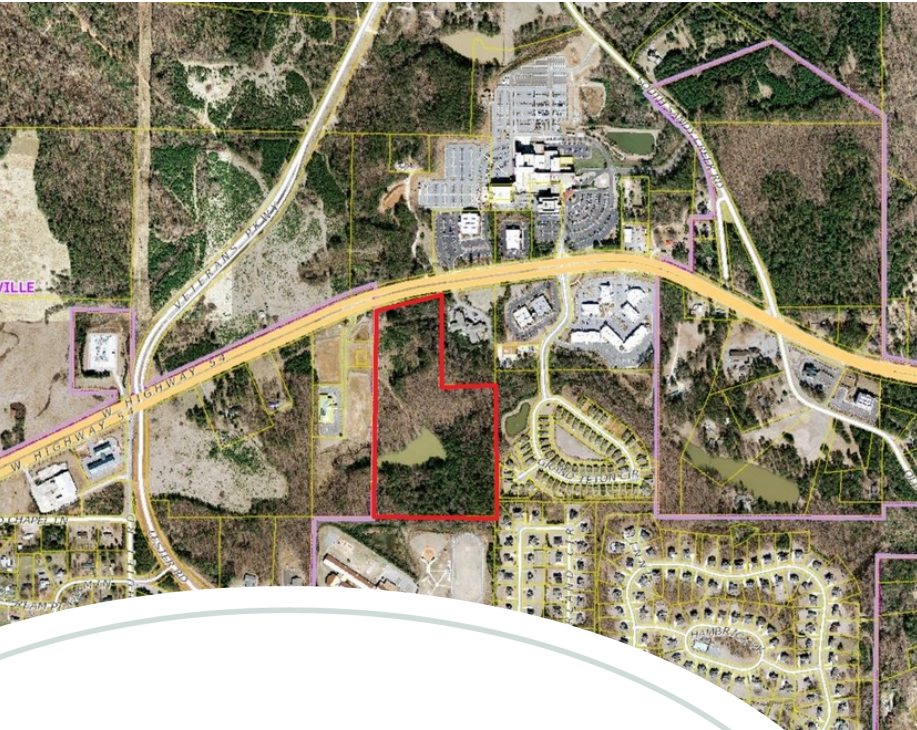


## 31.61+/- Acre Development Tract on Hwy 54 W, Fayetteville, GA

1300 Hwy 54 W • Fayetteville, GA 30214



### Offering Overview

<b>Auction Date:</b>	Thursday, June 25th
<b>Auction Time:</b>	1:00 pm Local Time
<b>Auction Location:</b>	At the property
<b>Lot Size:</b>	31.61+/- Acres
<b>Traffic:</b>	29,200 (2012)
<b>Potential Uses:</b>	Planned for Mixed Uses
<b>Utilities:</b>	All Available
<b>Terms:</b>	10% buyers premium \$50,000 down Close in 30 days

### Property Overview

<b>Property</b>	This 31.61+/- acre development site will be sold at auction on Thursday, June 25th at 1:00 pm. The auction will be held at the property. The site is located across from Piedmont Hospital. All utilities are available to this site. The West Fayetteville Planned Community District Ordinance shows this site as appropriate for mixed-use development. Property adjoins medical office parks. Potential for retail, office, assisted living, apartments, condominiums, and many other uses.	
<b>Location</b>	Located on south side of Hwy 54 W, across from Piedmont Hospital, approximately 3.4 miles west of the square in Fayetteville. Located within city limits of Fayetteville. Close proximity to Pinewood Atlanta Studios, retail centers, and medical offices.	
<b>Terms:</b>	10 % buyers premium; \$50,000 down payment. Close in 30 days. 2% to registered buyers agents. See auction website for complete terms and conditions: <a href="http://www.svniac.com">www.svniac.com</a>	
<b>Presented by</b>	<b>JOHN JOHNSON, CCIM, ALC</b> 404.303.1232 x 16 johnsonj@svn.com AL #000058515-0 GA #155996	<b>TOM HUNTER</b> 770.682.8552 tom.hunter@svn.com