

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR ASSISTED LIVING OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



<b>SALE PRICE:</b>	\$1,600,000
<b>PRICE PER ACRE:</b>	\$427,807
<b>LOT SIZE:</b>	3.74 Acres
<b>APN #:</b>	060368LL0319 ; 060368LL0541
<b>ZONING:</b>	AG-1/A-L (Apartment Limited Dwelling District With Approval For Senior Or Assisted Living)
<b>MARKET:</b>	Sandy Springs
<b>SUB MARKET:</b>	City Of Sandy Springs
<b>CROSS STREETS:</b>	Dunwoody Place
<b>TRAFFIC COUNT:</b>	34,000

## PROPERTY OVERVIEW

Acreage on Roswell Rd with zoning approval for Assisted Living or Condominiums.

## PROPERTY FEATURES

- Large Frontage on Roswell Rd
- Approved Zoning for Assisted Living or Condominiums
- Huge Traffic Counts-34,000
- Directly across from Publix Grocery Shopping Center
- Walking distance to the Chattahoochee River walking trails
- Conceptual designed for 90 Units/73,000 sq Ft

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**SCOTT MORCHOWER**  
Associate  
770.310.9575  
smorchower@kw.com  
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR ASSISTED LIVING OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



<b>PROPERTY NAME:</b>	Sandy Springs Acreage for Assisted Living or Condo Development
<b>STREET ADDRESS:</b>	8730 Roswell Rd
<b>CITY, STATE, ZIP:</b>	Sandy Springs, GA 30350
<b>APN:</b>	060368LL0319 ; 060368LL0541
<b>BUILDING CLASS:</b>	
<b>ZONING:</b>	AG-1/A-L (Apartment Limited Dwelling District with approval for Senior or Assisted Living)
<b>YEAR BUILT:</b>	
<b>NUMBER OF STORIES:</b>	
<b>FOUNDATION:</b>	
<b>WALLS:</b>	



**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**SCOTT MORCHOWER**  
Associate  
770.310.9575  
smorchower@kw.com  
GA #334182

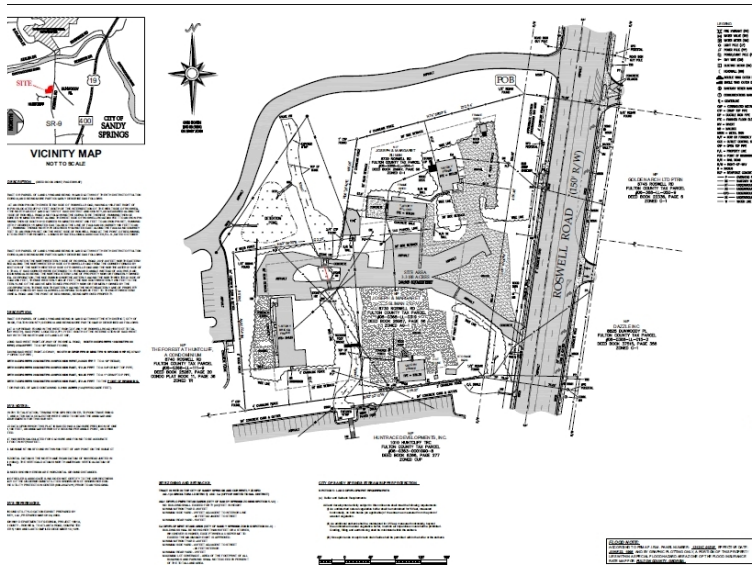
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR ASSISTED LIVING OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



**KW COMMERCIAL**  
 115 Perimeter Center Place,  
 Suite 100  
 Atlanta, GA 30346

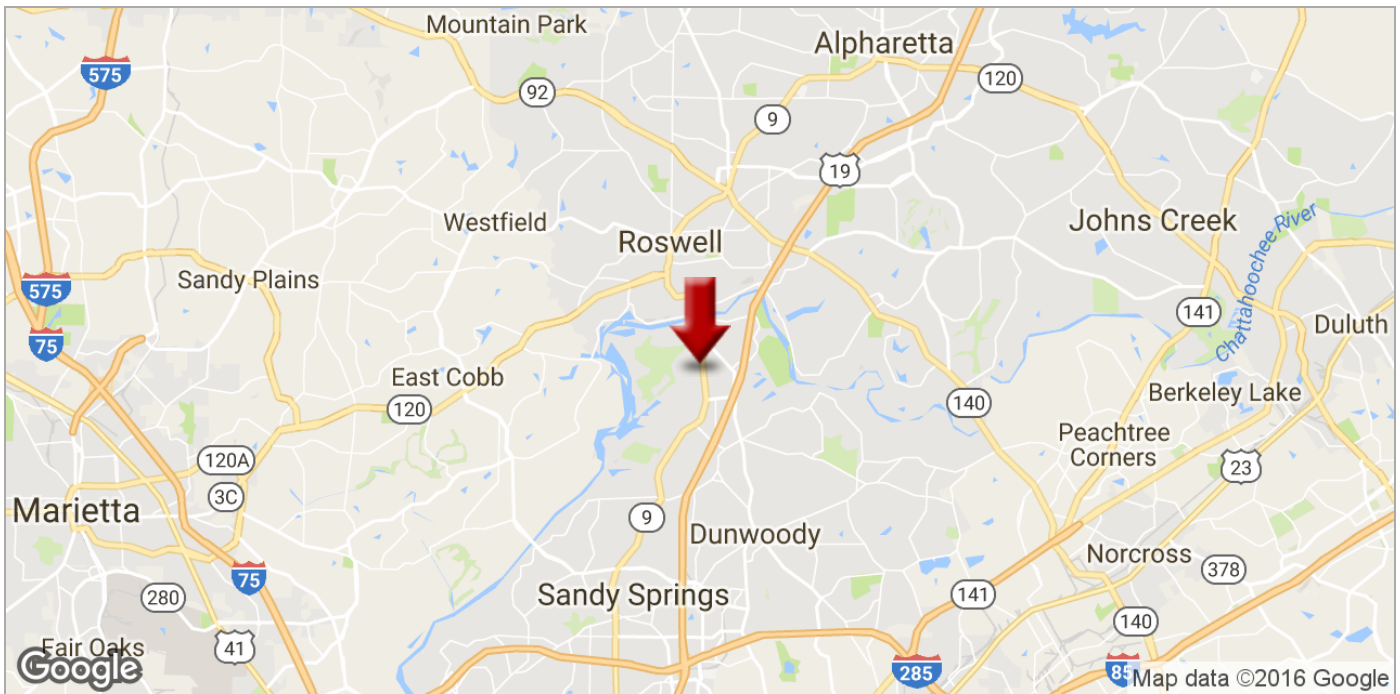
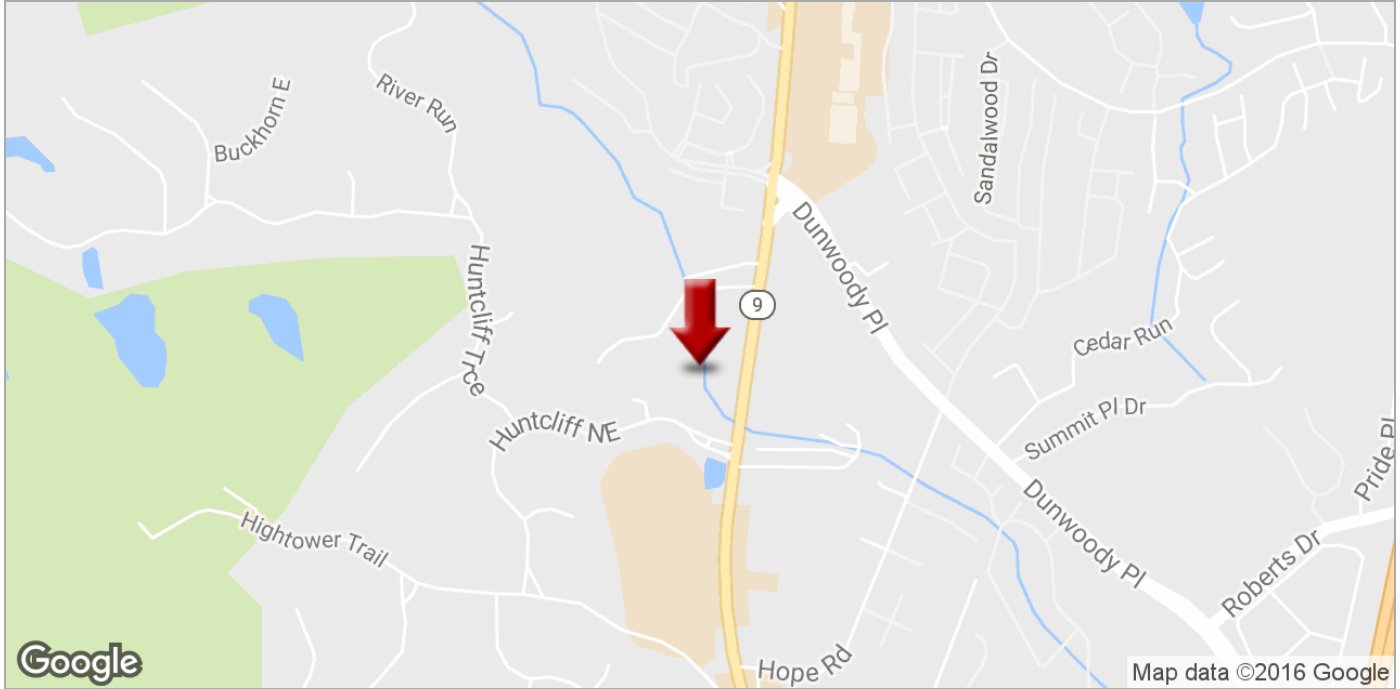
**SCOTT MORCHOWER**  
 Associate  
 770.310.9575  
 smorchower@kw.com  
 GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR ASSISTED LIVING OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

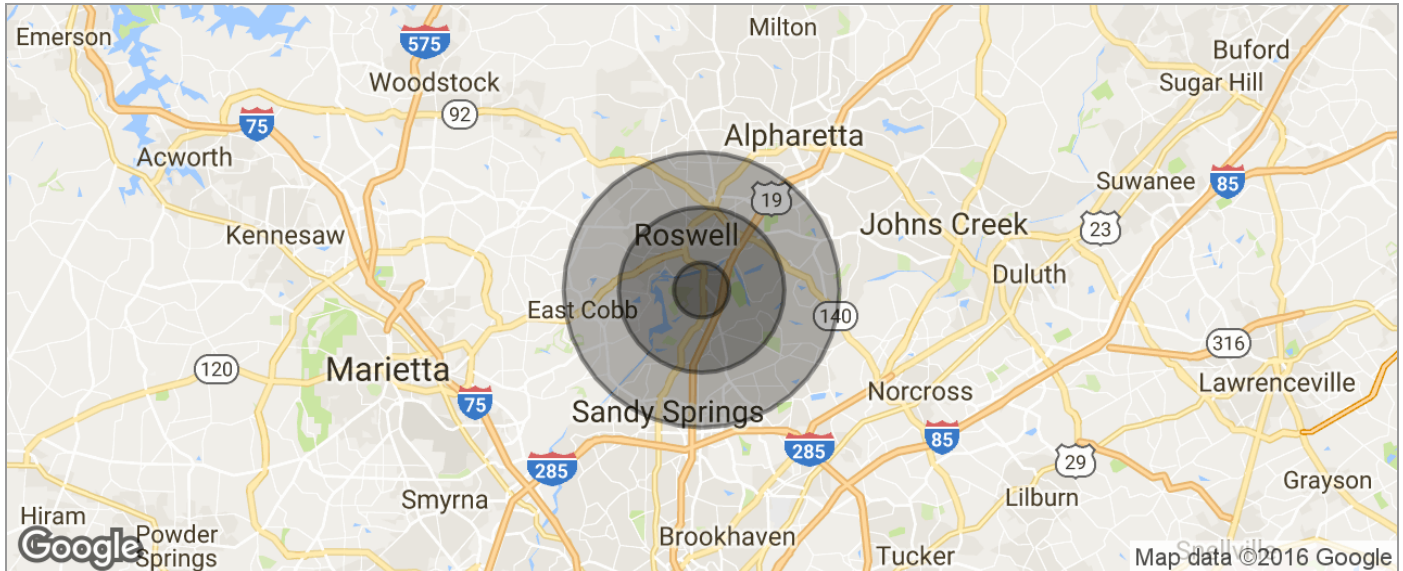
**SCOTT MORCHOWER**  
Associate  
770.310.9575  
smorchower@kw.com  
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PRIME SANDY SPRINGS HIGH DENSITY LAND FOR SALE

SANDY SPRINGS ACREAGE FOR ASSISTED LIVING OR CONDO DEVELOPMENT

8730 Roswell Rd, Sandy Springs, GA 30350



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,429	75,000	190,811
MEDIAN AGE	32.0	35.4	37.5
MEDIAN AGE (MALE)	30.6	34.8	36.7
MEDIAN AGE (FEMALE)	33.5	35.8	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,386	31,955	78,142
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$72,797	\$90,279	\$104,382
AVERAGE HOUSE VALUE	\$220,475	\$336,071	\$375,750
RACE	1 MILE	3 MILES	5 MILES
% WHITE	50.4%	66.9%	75.2%
% BLACK	38.4%	21.3%	13.5%
% ASIAN	3.1%	4.4%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	5.7%	5.4%	4.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.9%	13.4%	11.0%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**SCOTT MORCHOWER**  
Associate  
770.310.9575  
smorchower@kw.com  
GA #334182

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kwcommercial.com](http://www.kwcommercial.com)