

± 8 Acres – Commercial Site
1670 SW Iris Drive
Rockdale County, GA

FOR SALE



This opportunity is for approximately 8 Acres of undeveloped, interstate-visible commercial land in Rockdale County, GA. The site sits on the south side of Iris Drive, having frontage along Iris which runs parallel to the south side of I-20. It is located approximately 1/2 mile west of the I-20 and West Ave/Klondike Road interchange.

Zoning: C2/R1—Rockdale County

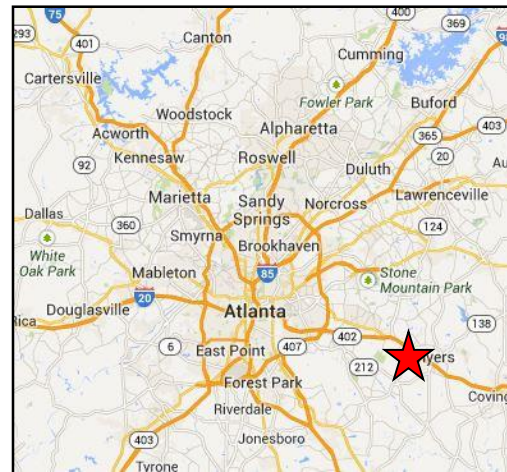
Comprehensive Land Plan Designation: Commercial

Frontage: 300 Feet of Frontage along Iris Drive & I-20

Traffic Data: 103,820 average daily traffic along I-20

Utilities: All available to site. **Subject to independent verification.*

Price: \$70,000.00/Acre



Brent Story
404.504.8793

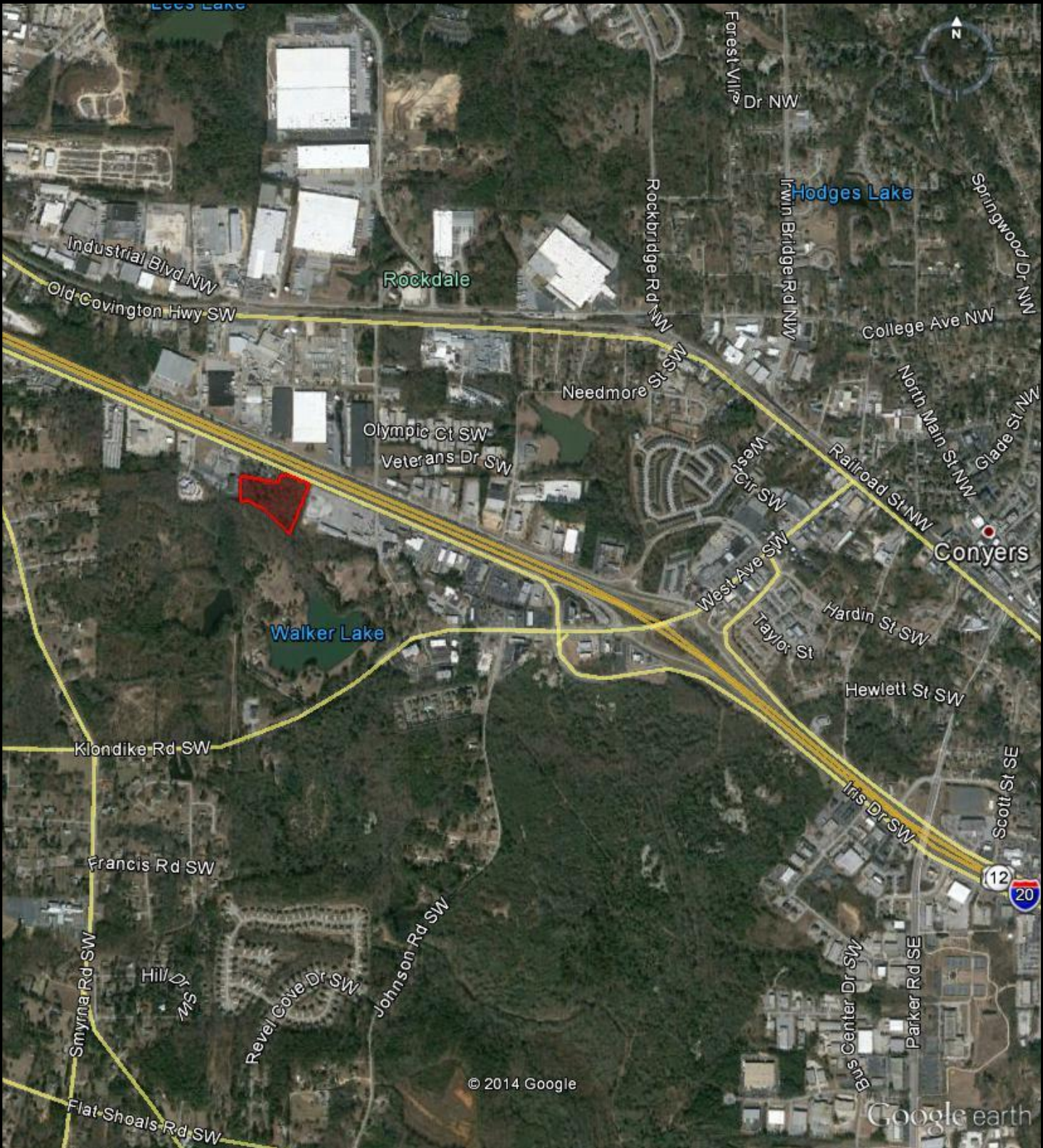
bstory@avalonrepartners.com

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct. All information is subject to independent verification.

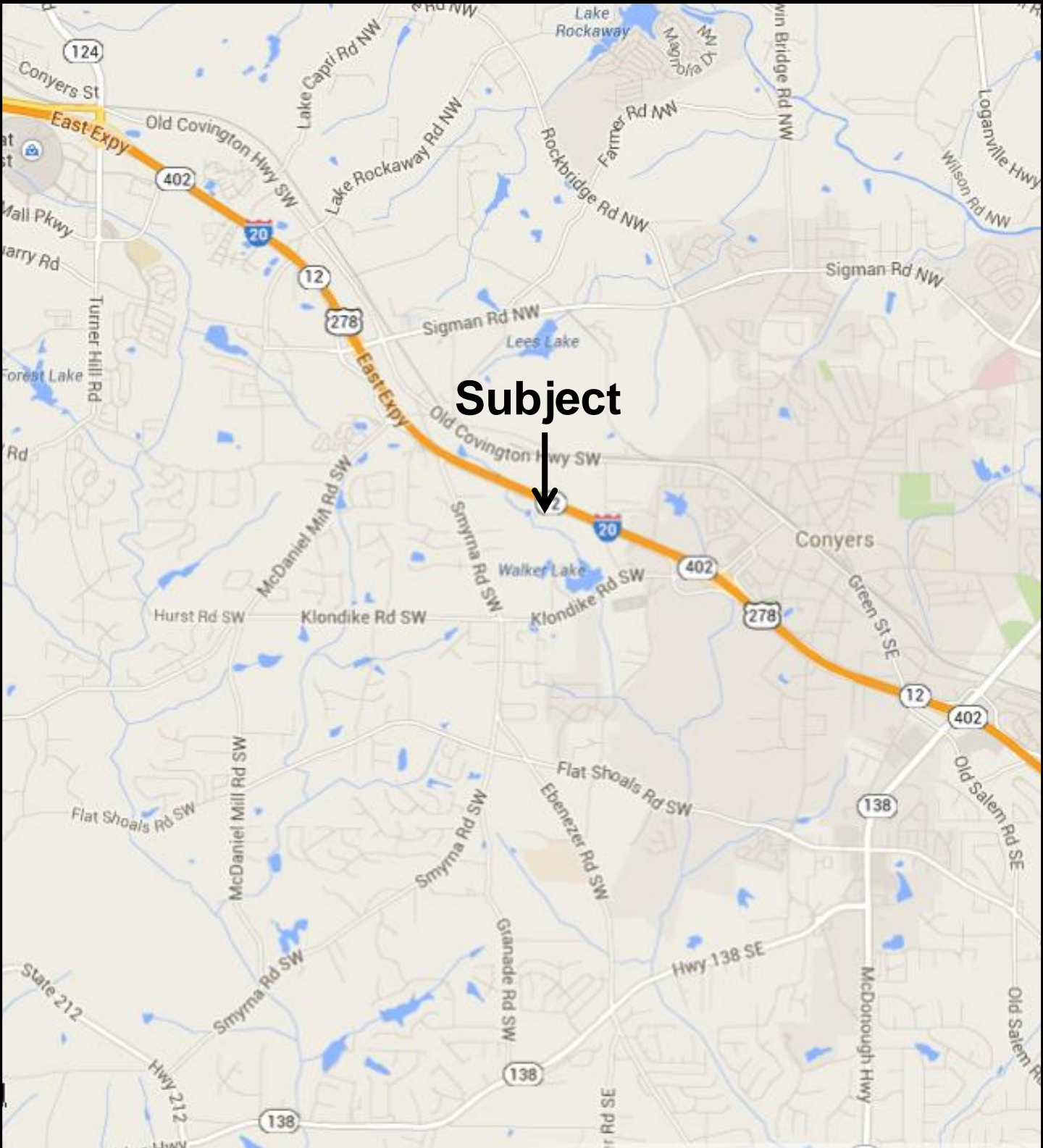
AVALON
Real Estate Partners, LLC

3060 Peachtree Rd, Suite 1565
Atlanta, Georgia 30305
P:404.504.8793 F:404.504.8771
www.avalonrepartners.com

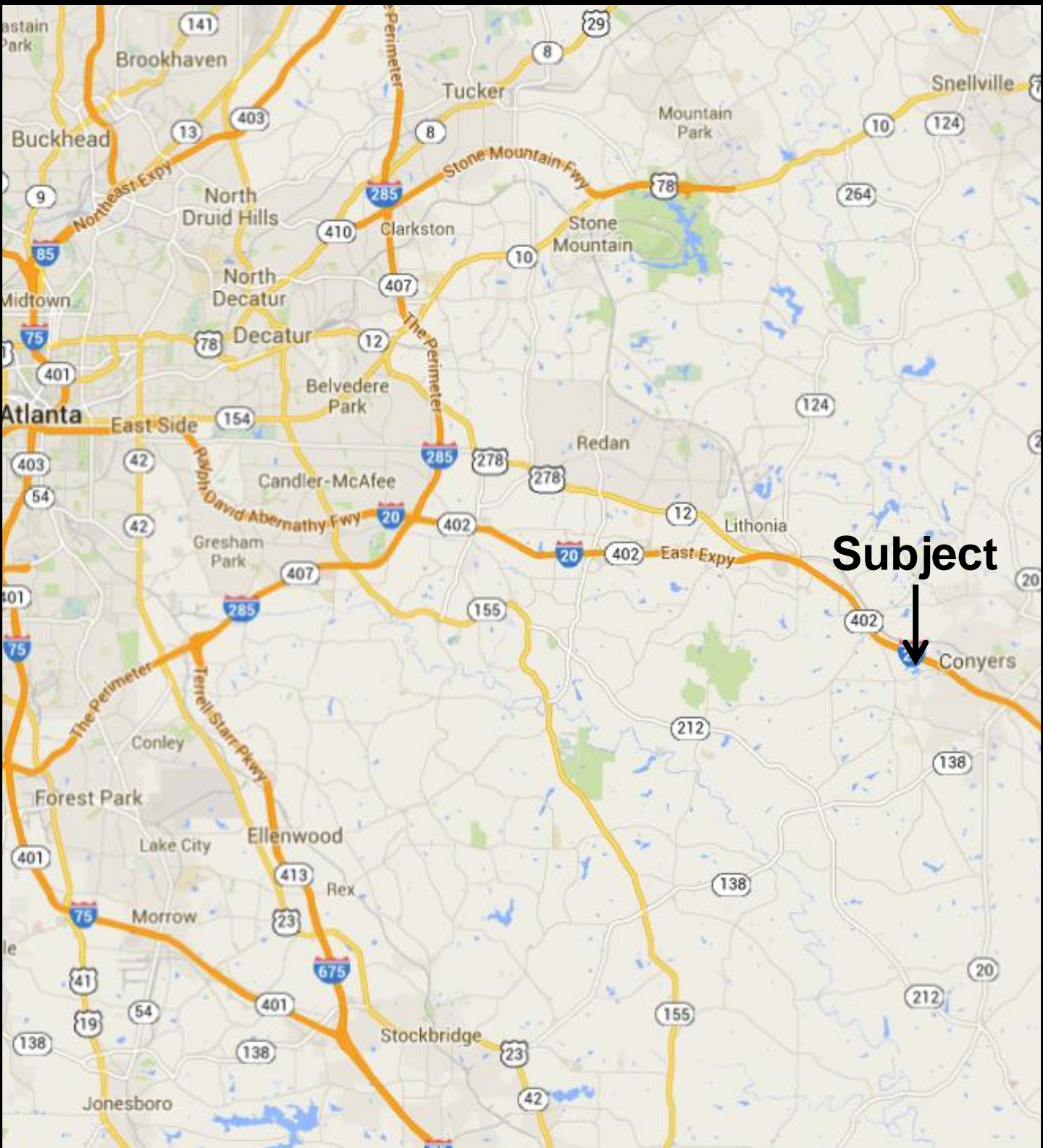
± 8 Acres – Iris Drive – Rockdale County, GA Aerial View



± 8 Acres – Iris Drive – Rockdale County, GA
Location Map



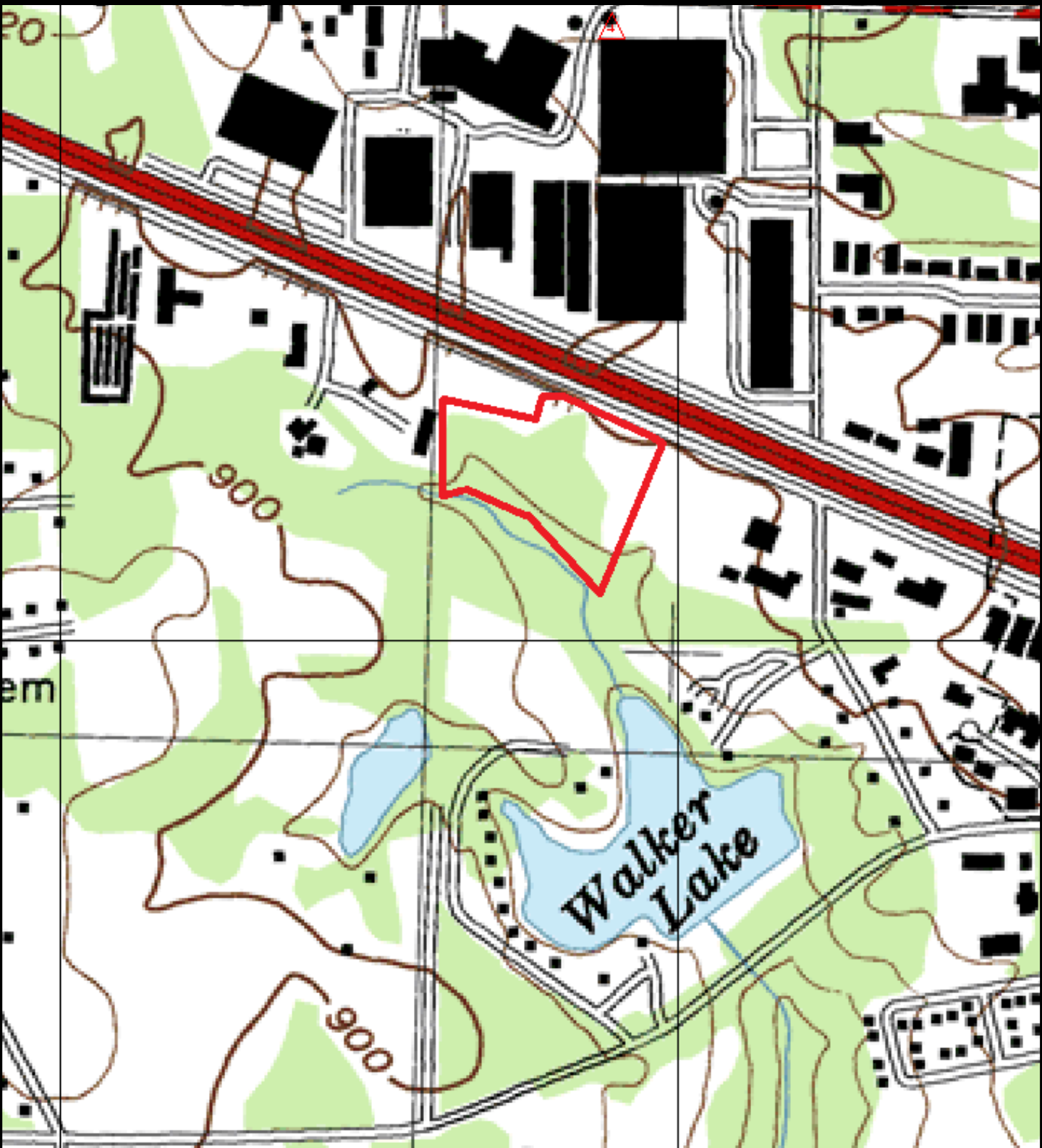
± 8 Acres – Iris Drive – Rockdale County, GA
Location Map



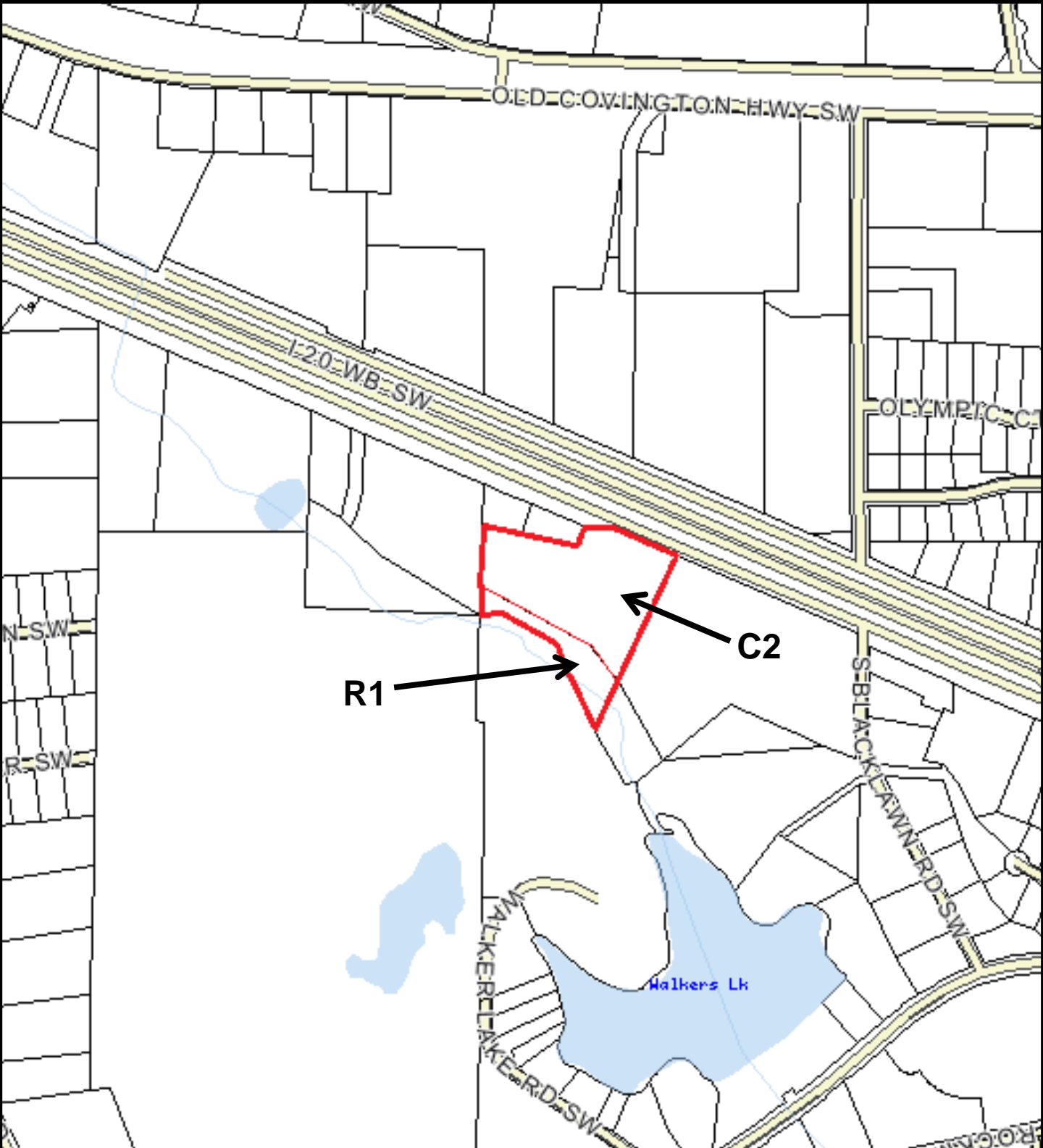
Subject



± 8 Acres – Iris Drive – Rockdale County, GA
Topographic Map



± 8 Acres – Iris Drive – Rockdale County, GA
Tax Plat [w/ Zoning Clarification]



± 8 Acres – Iris Drive – Rockdale County, GA
Rockdale County 2020 Comprehensive Land Plan Map

