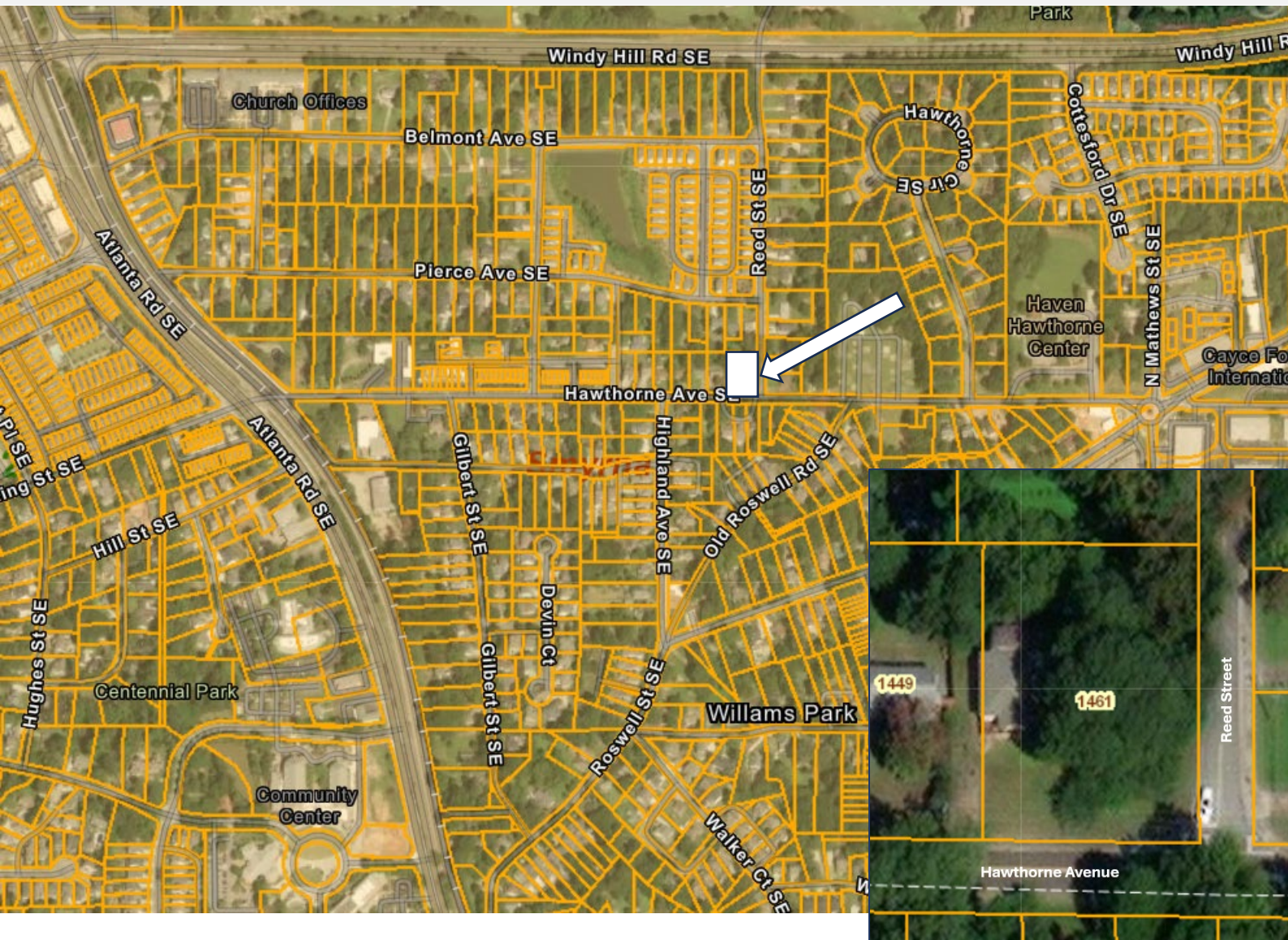


0.385 Acre Residential Development Site - 1461 Hawthorne Avenue, Smyrna, GA 30080



- Phenomenal City of Smyrna location
- Convenient to Smyrna Market Village, The Battery, Cumberland Mall, and I-75/I-285
- All utilities including sewer
- Corner lot with 140' of frontage on Reed Street and 120' of frontage on Hawthorne Avenue
- Potential to rezone for two lots

Offered at \$460,000



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Manion & Company
www.chadmanion.com

0.385 Acre Residential Development Site - 1461 Hawthorne Avenue, Smyrna, GA 30080

Site Information

Location:

1461 Hawthorne Avenue, Smyrna, GA 30080

Located within the city limits of Smyrna

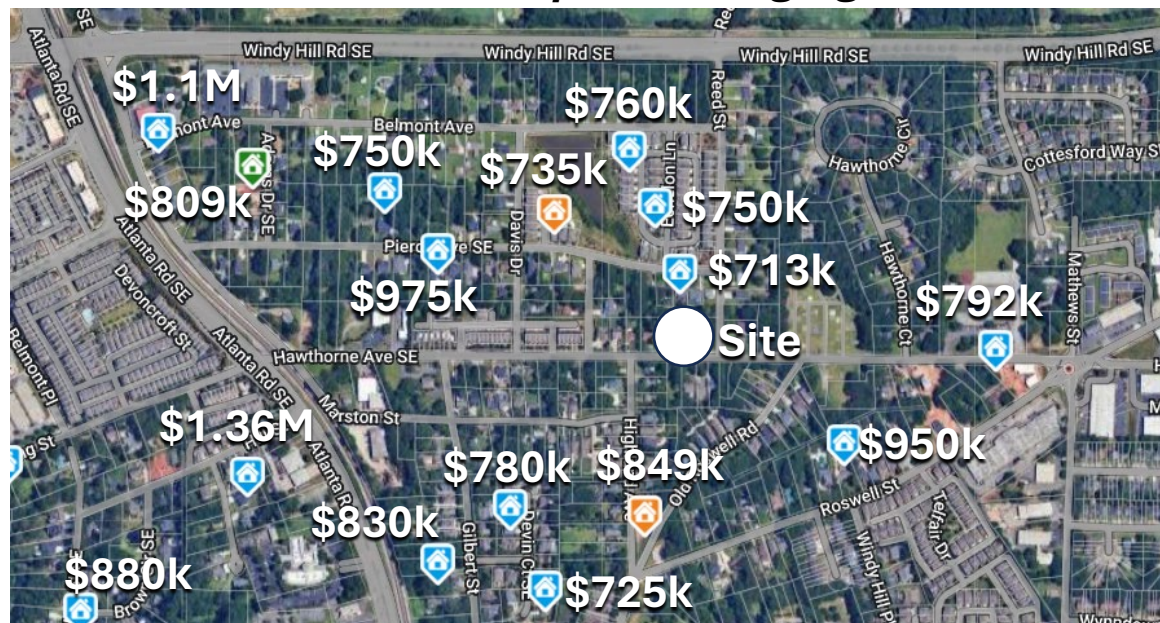
Cobb County tax ID # 17056200530

Site Acreage: +/- 0.385 acres (120' x 140' = 16,800 square feet)

Utilities: All utilities are available including sewer

Site Conditions: Partially wooded with an existing house on property.

New Home Market – Sale prices ranging from low \$700k's to above \$1M

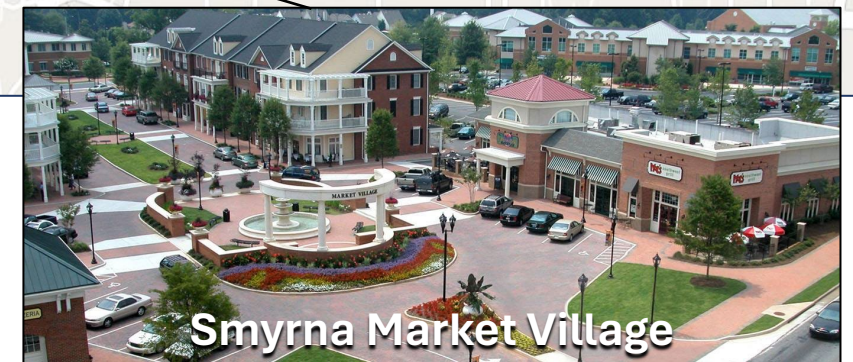
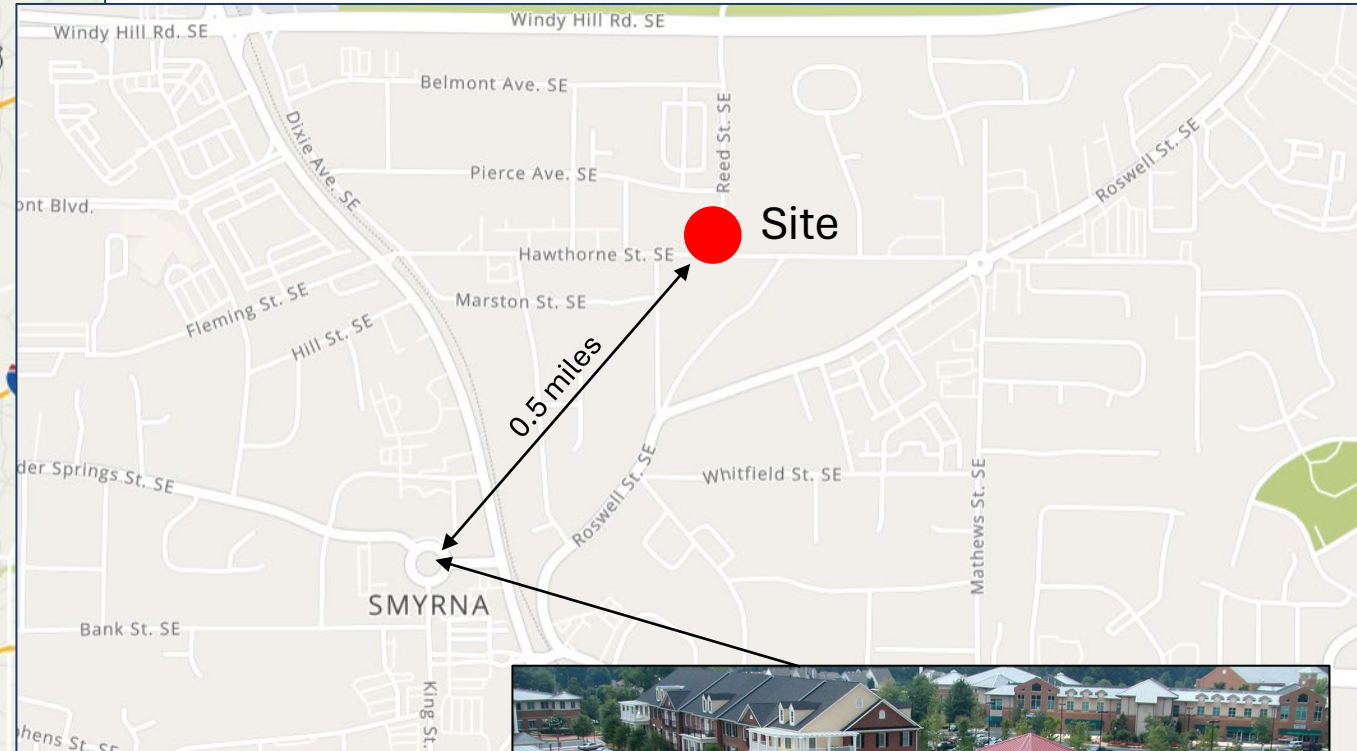
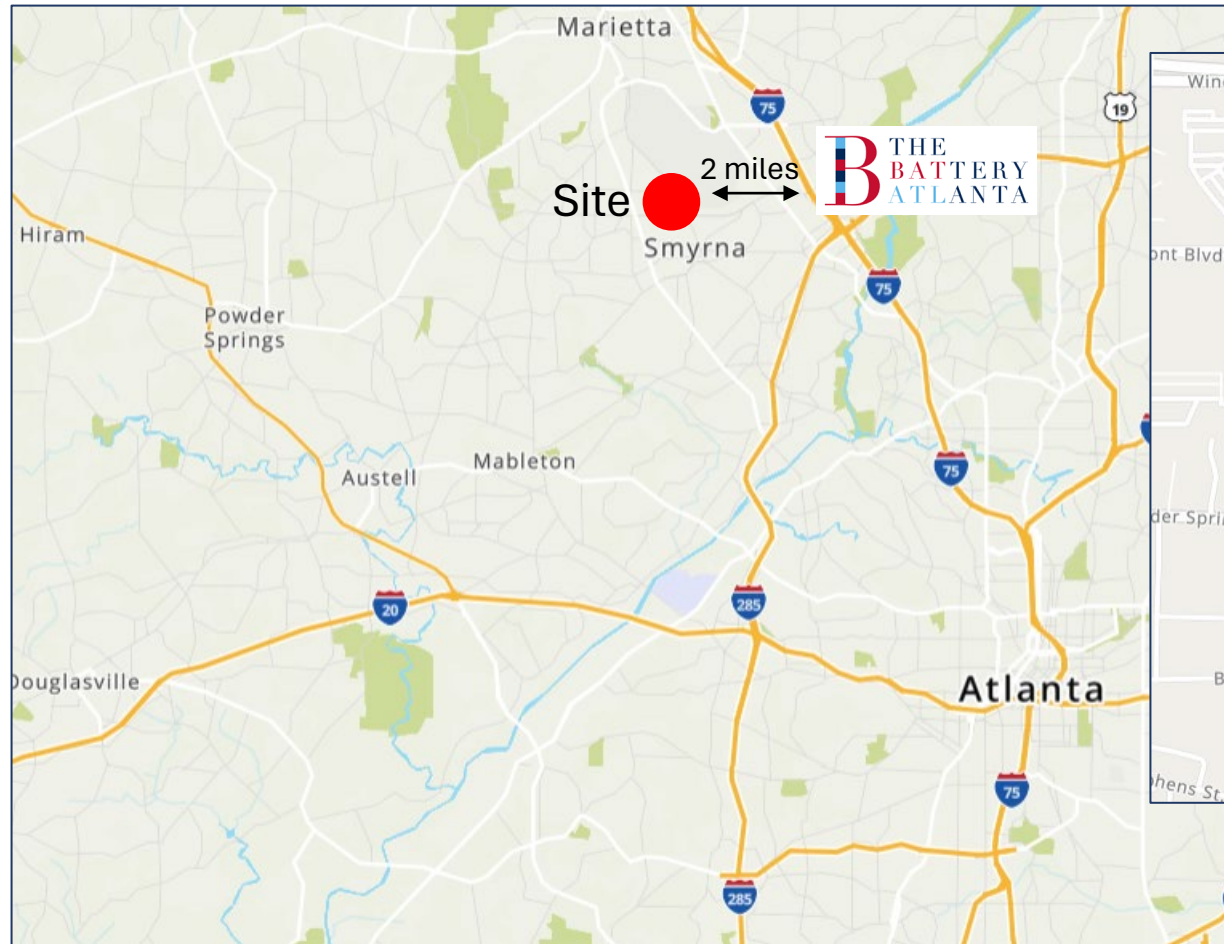


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Area Maps



Directions:

From Atlanta Road in downtown Smyrna, take Hawthorne Avenue eastbound. Travel approximately 0.4 miles. The property is on the left at the northwest corner of Hawthorne Avenue and Reed Street.

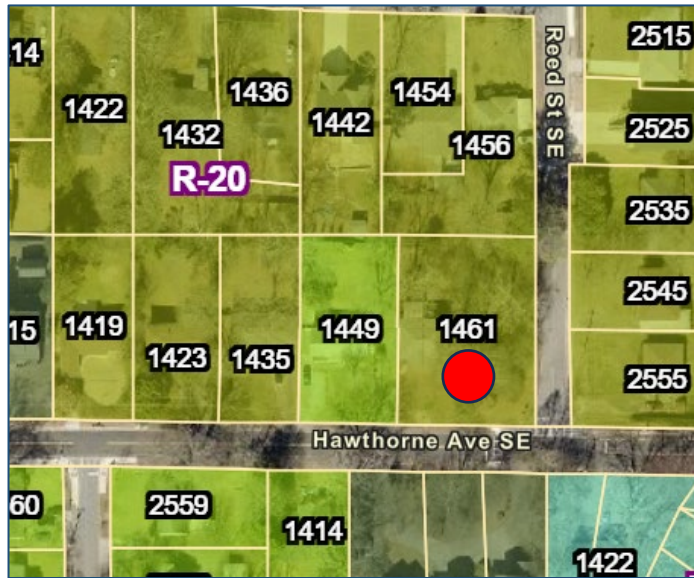
GPS: 33.89109140836769, -84.51097515263797



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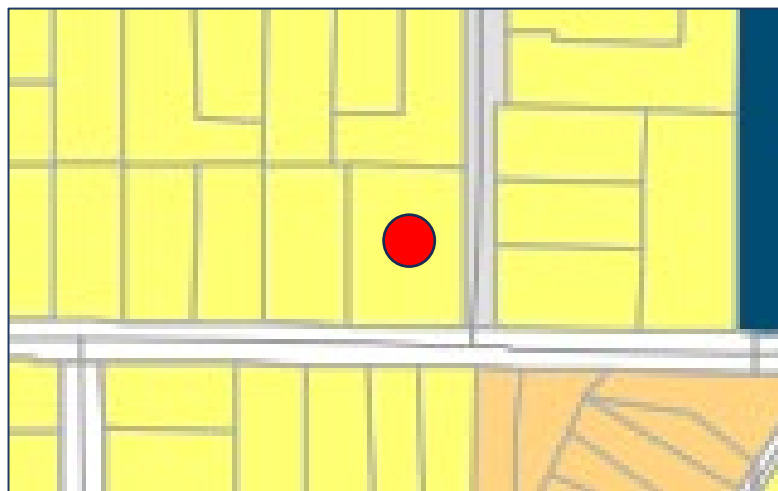
City of Smyrna Zoning



Current Zoning:

The subject property is currently zoned R-20, which requires a minimum lot size of 20,000 square feet for new construction. The subject property is 120' x 140' = 16,800 square feet. Therefore, the lot is considered non-conforming, and a zoning variance would be needed to build one house on the site. The City of Smyrna zoning department indicated that a variance would likely be granted.

Future Land Use Map



Potential Zoning:

The Future Land Use is Moderate Density Residential, which allows up to 4.5 units per acre.

The property is being offered with the intention to allow the purchaser the opportunity to rezone the site for two single-family detached lots.

The zoning categories that could be used for a two-lot subdivision include RDA which allows lots as small as 7,260 sf, or R8 which allows lots as small as 8,000 sf.

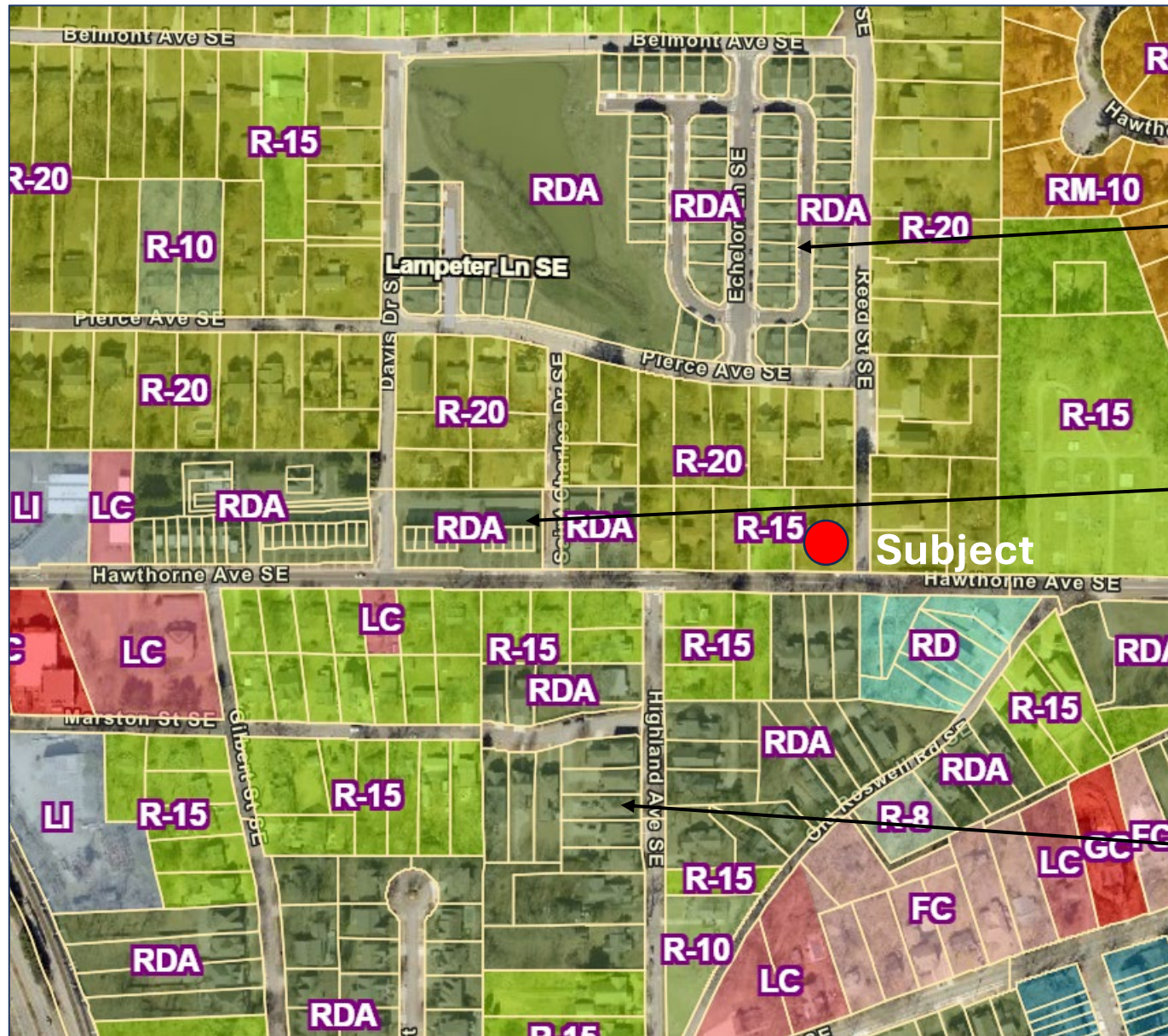
The subject property is 16,800 square feet. Although this square footage is slightly below that target size needed to comply with the future land use density target of 4.5 units per acre, there are multiple sites nearby that were approved for higher density than 4.5 units per acre on the future land use map (see next page).



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City of Smyrna Zoning



Higher Density Developments Near The Subject Property

The Grove at Adam's Pond

Zoned RDA
Minimum lot size of 2,849, but includes large greenspace area, making the overall density only 4.75 units/acre

Hawthorn Gate

Zoned RDA
High density townhouses
32 units on approx. 144,000 sf = approx 9 units/acre

Riley's Walk

Zoned RDA
Lots of 7,000 – 8,000 sf with very little greenspace

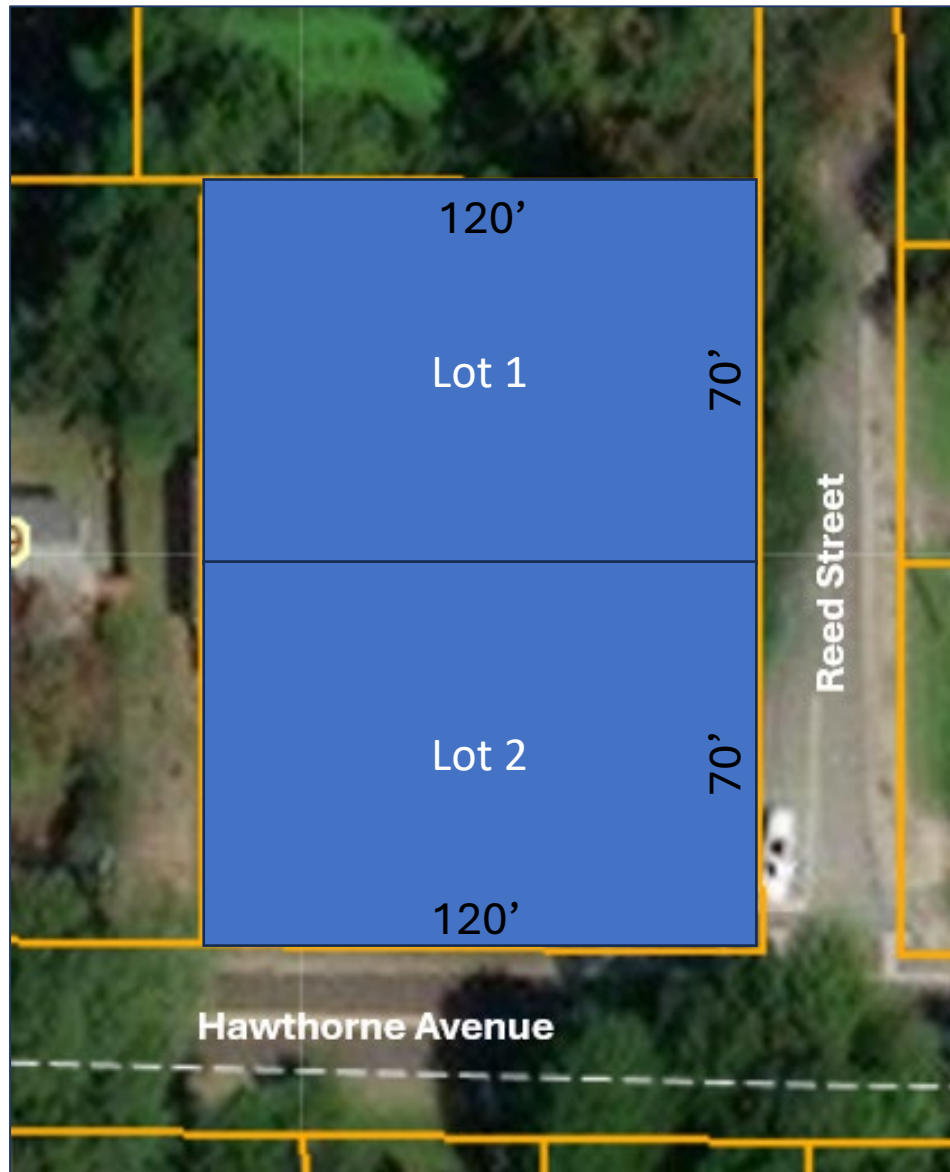


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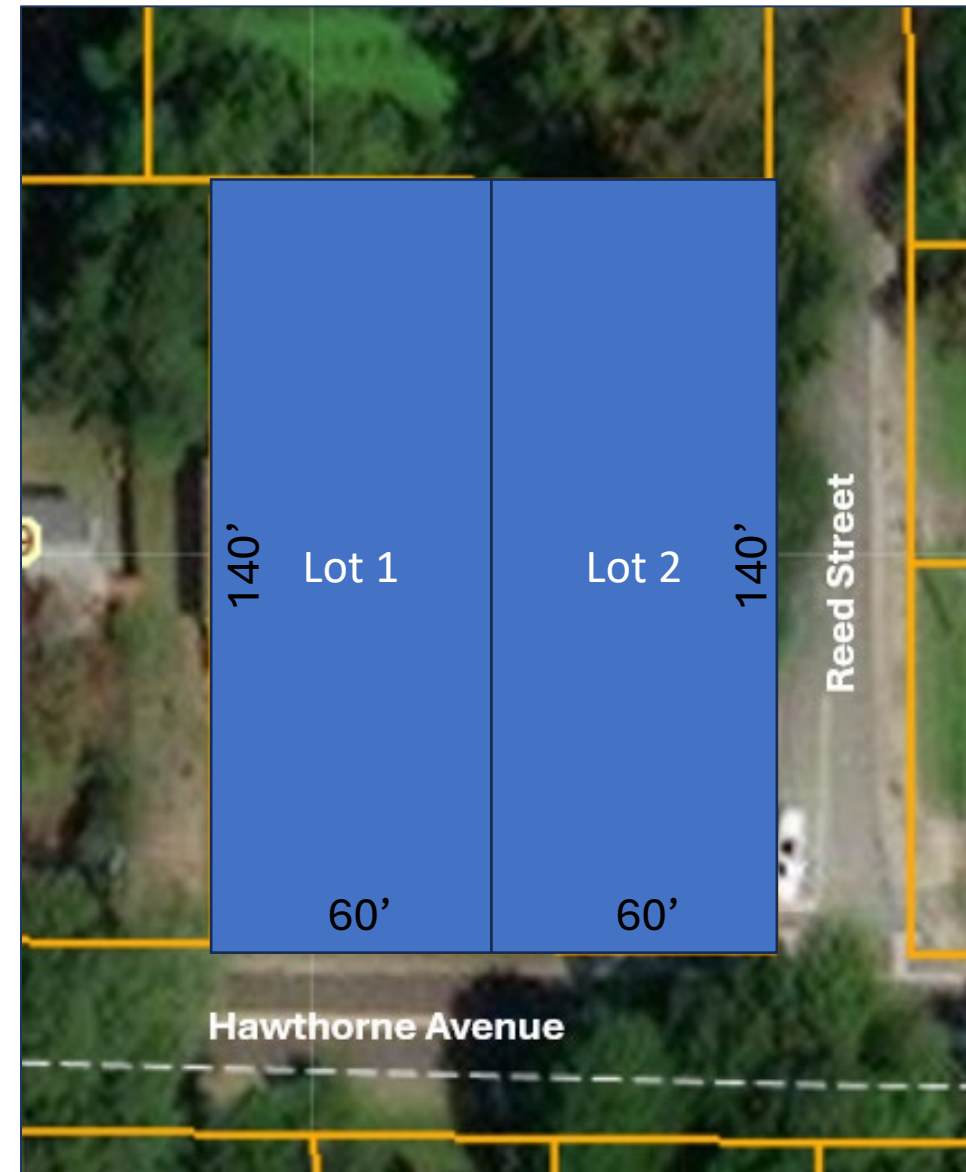
0.385 Acre Residential Development Site - 1461 Hawthorne Avenue, Smyrna, GA 30080

Projected Site Plans

Lots fronting on Reed Street



Lots fronting on Hawthorne Avenue



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Contour Map



The topography is slightly downhill from an elevation of 1057' at Hawthorne Avenue down to 1043' at the rear property line.



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Water & Sewer Map

Smyrna Public Works



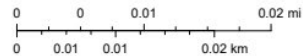
Sewer Line

Water Lines

3/26/2024, 9:30:23 AM

1:564

- Smyrna Parcels
- SEWER - Structure with Labels
- Smyrna
- SEWER - Sewer Pipes
- WATER - Water Line
- 2" (green dashed line)
- 6" (red dashed line)
- 8" (purple dashed line)



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Web AppBuilder for ArcGIS

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Legal Description

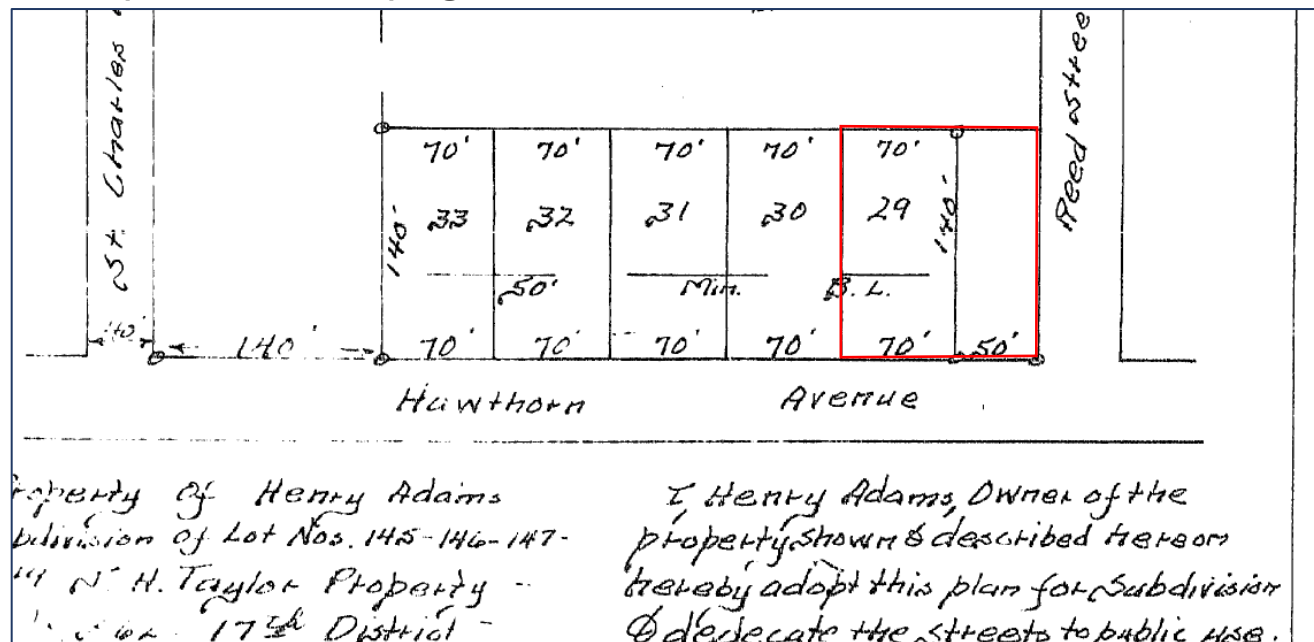
From deed book 14733 page 2998

All that tract or parcel of land lying and being in Land Lot 562 of the 17th District, 2nd Section of Cobb County, Georgia and being Lot 29 of property of Henry Adams and a 50' x 140' strip on the east side of Lot 29, according to a plat recorded in Plat Book 10, Page 52 in the Office of the Clerk of the Superior Court of Cobb County and being more particularly described as follows:

BEGINNING at an iron pin at the corner formed by the intersection of the westerly side of Reed Street with the northerly side of Hawthorne Street and running thence north along the west side of Reed Street 140 feet to an iron pin; running thence west 120 feet to an iron pin; running thence south 140 feet to an iron pin on the north side of Hawthorne Street; running thence east along the north side of Hawthorne Street 120 feet to the west side of Reed Street and the Point of Beginning.

Recorded Plat

From plat book 10 page 52:



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