



- 0.2 acres
- 60' frontage on Lockheed Avenue
- No flood plain or creeks
- Excellent topography slightly above road grade
- All utilities available including sewer
- Zoned Community Retail Commercial (CRC) – City of Marietta

Offered at \$68,000

Owner / agent disclosure: Listing agent owns the subject property.

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com



0.2 Acre Commercial Lot

378 Lockheed Avenue

Marietta, GA 30060

Property Overview

Location:

378 Lockheed Avenue, Marietta, GA 30060

Located inside the city limits of the City of Marietta in Cobb County

Cobb County parcel # 17050400920

- Excellent Marietta location convenient to South Marietta Parkway, Cobb Parkway, I-75 and Cumberland/Galleria/Battery area
- Extremely strong demographics that include a 3-mile population of 74,858 and \$100,229 average household income

Site Acreage: 0.2 acres (60' x 150' = 9,000 square feet = 0.206 acres)

Utilities:

- All utilities available including sewer – see enclosed water and sewer map

Zoning:

The site is zoned Community Retail Commercial (CRC) by the City of Marietta, with a future land use designation of Community Activity Center (CAC). The lot can't be permitted for residential without rezoning, and it's unclear whether the city would allow a rezoning to residential. The lot is also well below the required 20k sf and 100' road frontage requirements in CRC. We've been told by an attorney that it could be grandfathered and buildable as a commercial lot, but the city's zoning department disagrees and says it's too small. The lot is being sold as-is with no contingencies for permitting, variances or rezoning. The lot is a great value as a long-term hold and potential future assemblage with the surrounding properties, or possibly to be used as vacant commercial land for some sort of storage use. Any permitting or zoning changes will have to be done by the buyer after the purchase.

Site Conditions:

- Vacant
- Wooded
- No flood plain
- Topography is mostly level. The site is slightly above road grade and mostly level – see enclosed contour map

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Contour Map

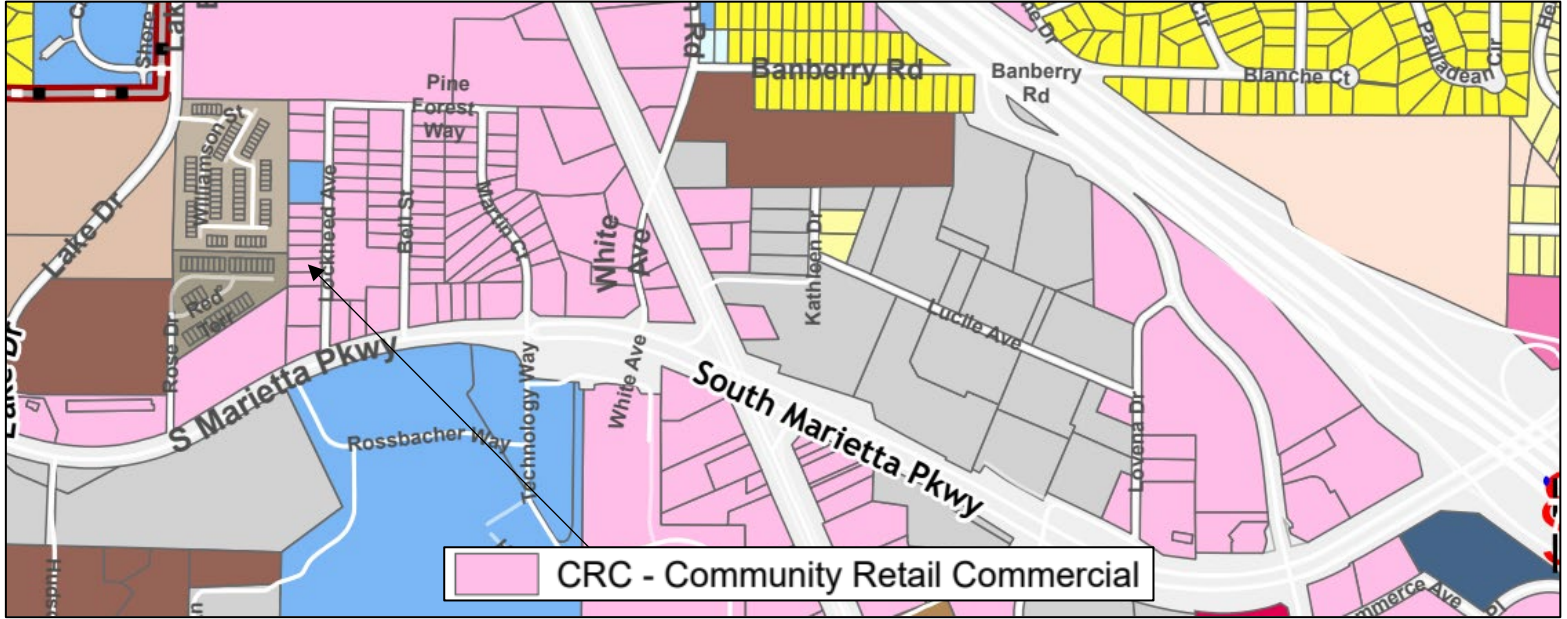


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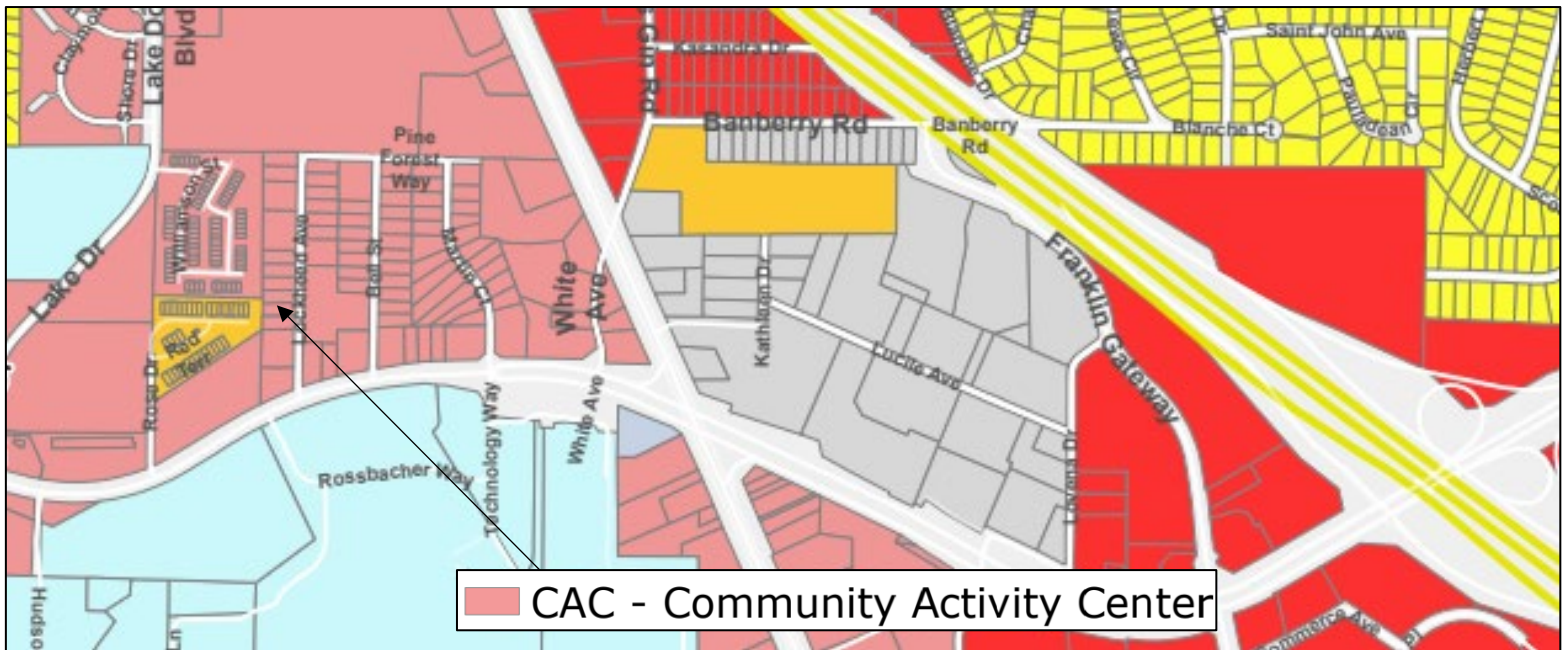
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Zoning Map



Future Land Use Map



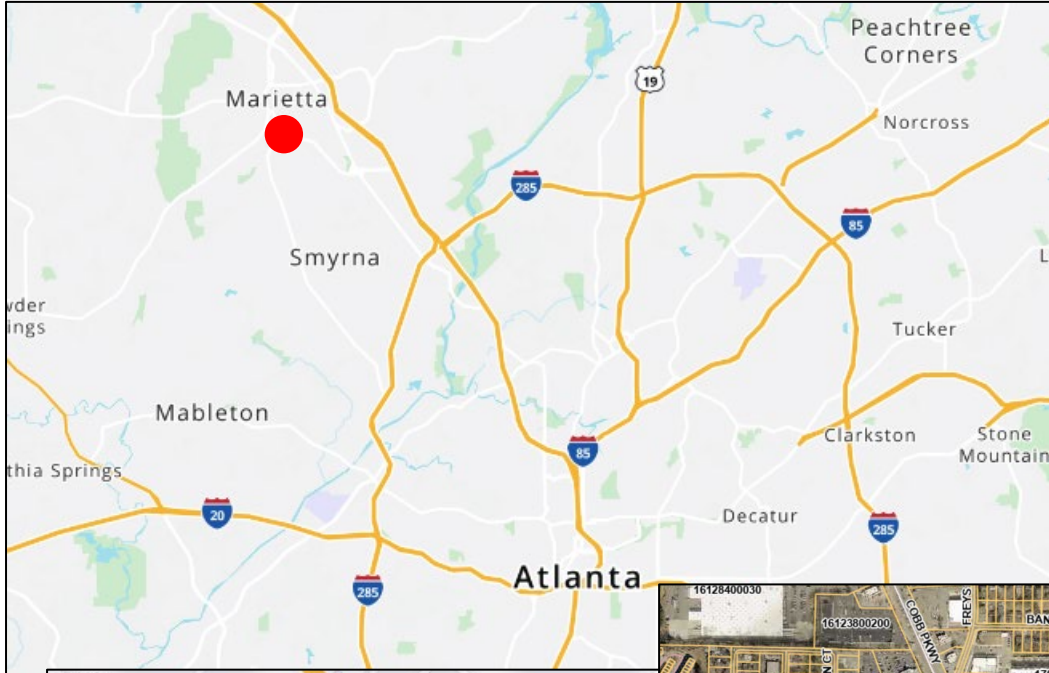
***** Buyer is responsible for all due diligence related to zoning to determine if the site is usable for the buyer's purposes*****

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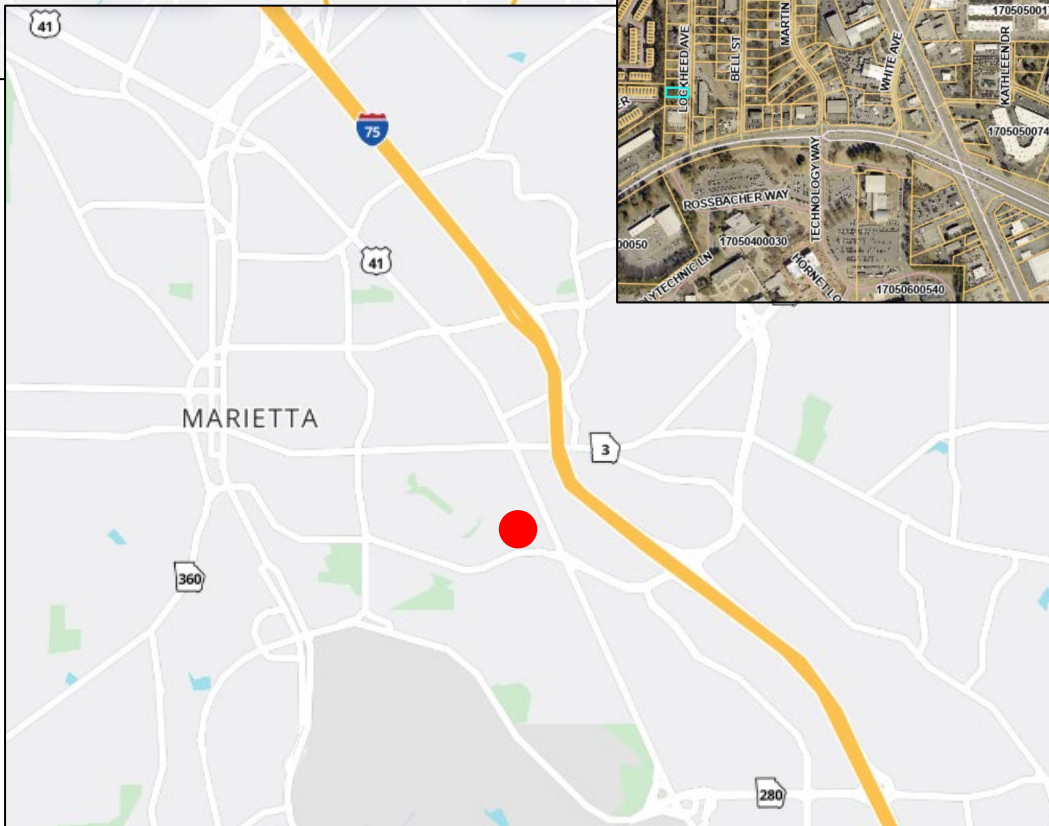
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Location Maps



GPS:
33.94317056969364,
-84.52198364219767

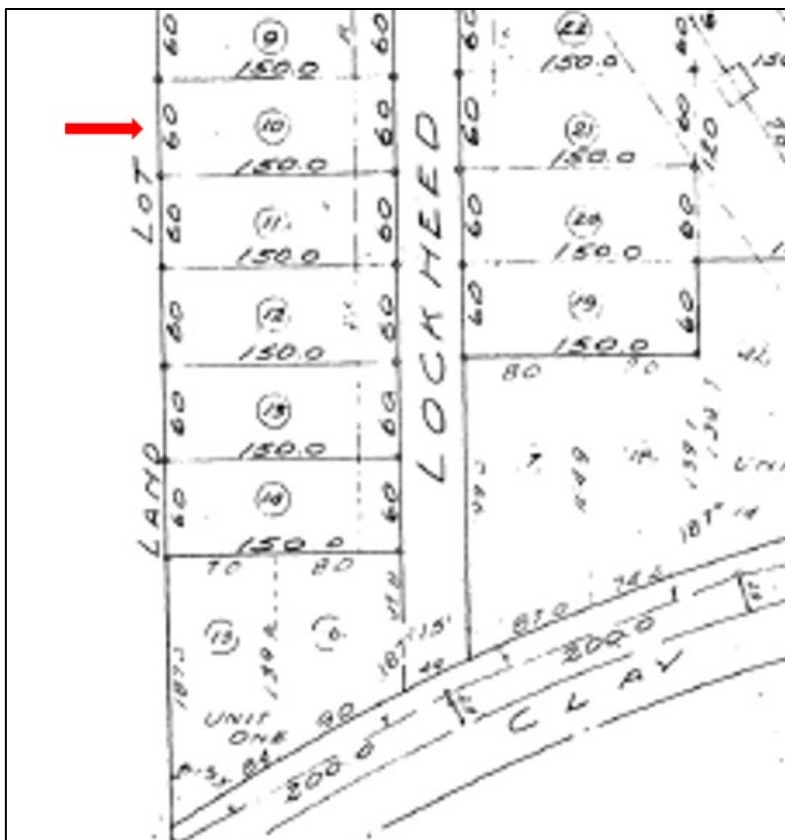


Legal Description

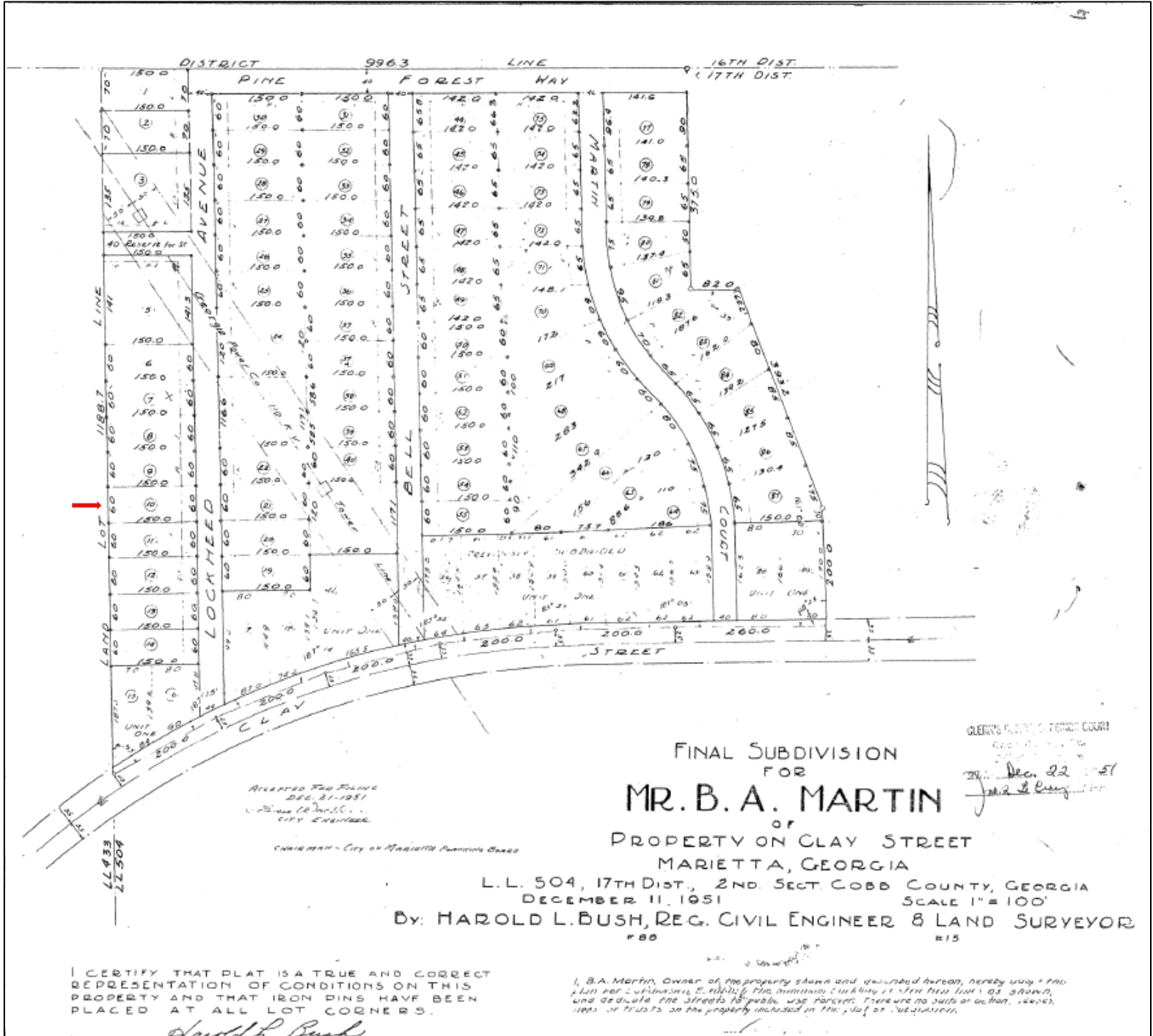
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 504 of the 17th District, Second section of Cobb County, Georgia, and more particularly described as follows:

BEGINNING at a point on the west side of Lockheed Avenue 337.8 feet north from the intersection of Clay Street and Lockheed Avenue; thence north 60 feet; thence west 150 feet; thence south 60 feet; thence east 150 feet to the point of beginning, being Lot 10 of the B.A. Martin Subdivision as shown on plat made by Harold Bush, Civil Engineer, December 11, 1951 and on record in Cobb County Court House, Marietta, Georgia.

This is the same property deeded to Elizabeth H. Alsaker by B.A. Martin in that certain warranty deed dated April 2, 1968, and recorded on January 3, 1969, in Deed Book 1075, page 681, Cobb County records and this is the same property deeded to Edwin T. Alsaker by The Estate of Elizabeth Alsaker in that certain warranty deed dated February 21, 1983, and recorded on March 15, 1983, in Deed Book 2707, page 385, Cobb County records.



Recorded Plat



Water & Sewer Map





**0.2 Acre Commercial Lot
378 Lockheed Avenue
Marietta, GA 30060**

Site Demographics

Site Demographics (2020)			
Radius (miles)	1	3	5
Total Population	6,626	74,858	217,294
Total Households	1,782	30,366	89,203
Median Age	24.7	33.3	34.5
Average Household Income	\$87,523	\$100,229	\$119,266
Median Household Income	\$63,129	\$70,637	\$85,319

Data source: ESRI (complete report available upon request)

Street View



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