

SEW Property Solutions

1.6± Acre Residential Development

Loch Lomond Estates/Niskey Lake

Opportunity



Executive Summary

This is a rare opportunity to acquire approximately 1.6+ acres in the highly desirable Loch Lomond Estates community in southwest Atlanta.

The property offers builders and developers the opportunity to construct a luxury custom residence in one of South Fulton's most established neighborhoods.

Highlights include:

- 1.6+ acres
- Corner location
- Excellent visibility
- Established neighborhood
- Mature hardwoods
- Large building envelope
- No existing residence to demolish
- Existing survey available
- Zoned for residential development
- Easy access to major transportation corridors

Property Description & Highlights

Parcel ID	14F0046 LL1455
County	Fulton
Property Type	Vacant Residential Land
Size	Approximately 1.6 Acres
Zoning	Residential
Current Use	Vacant
Topography	Gently sloping
Road Frontage	Public Road
Survey	Available
Flood Zone	None (per appraisal and prior information)

Why Builders Should Consider This Site:

- ✓ *Large estate-sized homesite*
- ✓ *Existing luxury neighborhood*
- ✓ *Minimal site demolition costs*
- ✓ *Strong surrounding home values*
- ✓ *Excellent corner exposure*
- ✓ *Mature trees create privacy*
- ✓ *Utilities nearby (verification pending)*
- ✓ *Rare infill opportunity*

Why This Property Stands Out:

- **Corner parcel**
- **1.6+ acres**
- **Existing neighborhood**
- **No demolition**
- **Survey available**
- **Rare offering**
- **Build-ready opportunity**

Utilities and Infrastructure

Overhead electric distribution lines are present along the property's road frontage. However, the seller asks all prospective purchasers to verify service availability, connection requirements, and any associated costs directly with Georgia Power during the due diligence period. In addition, the seller asks prospective purchasers to review the following to their satisfaction:

The seller will offer a due diligence period for the buyer/developer to review the following to their satisfaction:

- ✓ Public water main map
- ✓ Public sewer main map
- ✓ Distance from property to nearest sewer connection
- ✓ Fire hydrant map
- ✓ Stormwater infrastructure
- ✓ Georgia Power service availability
- ✓ Atlanta Gas Light availability
- ✓ AT&T Fiber/Xfinity/Google Fiber availability

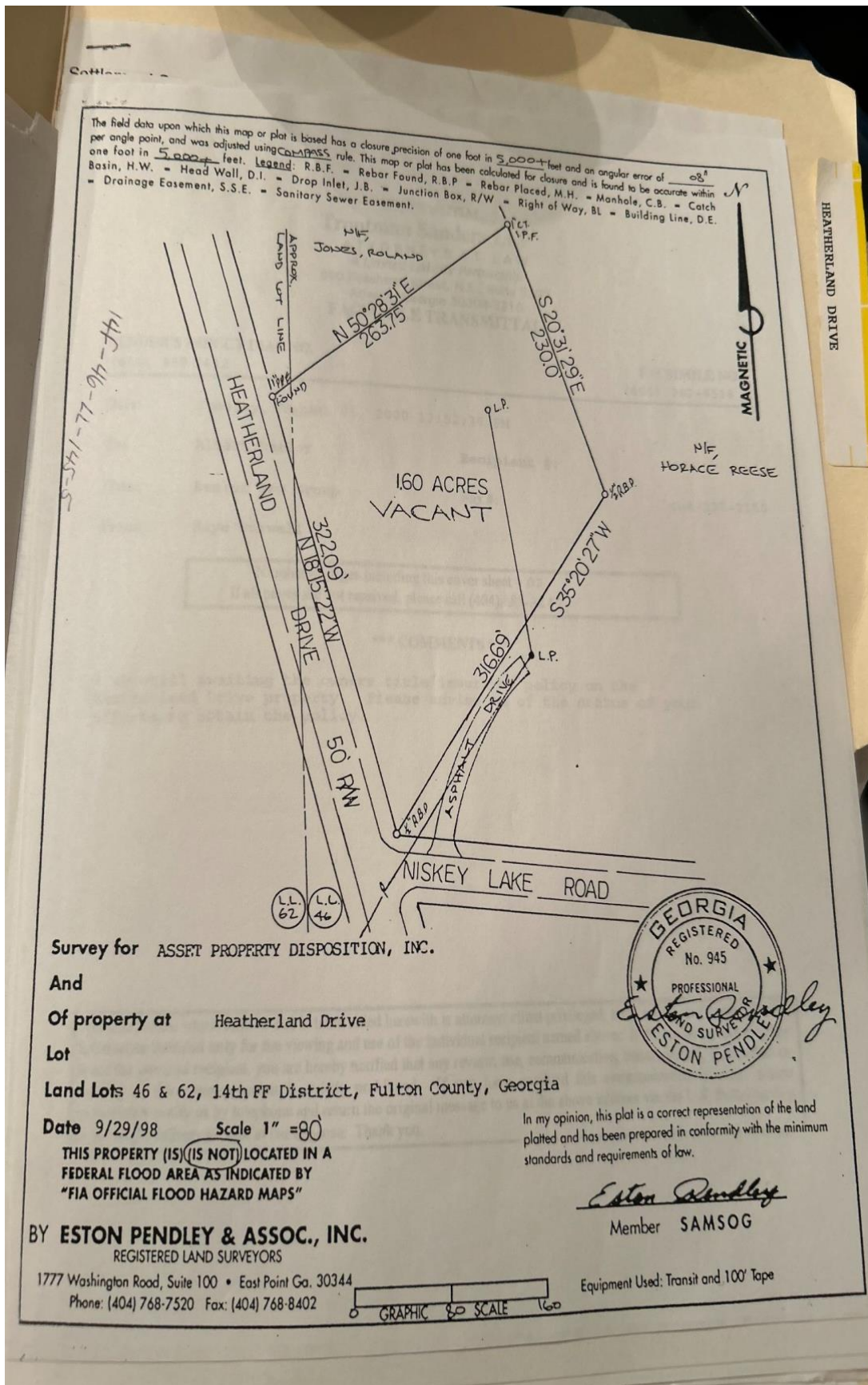
- ✓ Utility easements shown on the recorded subdivision plat

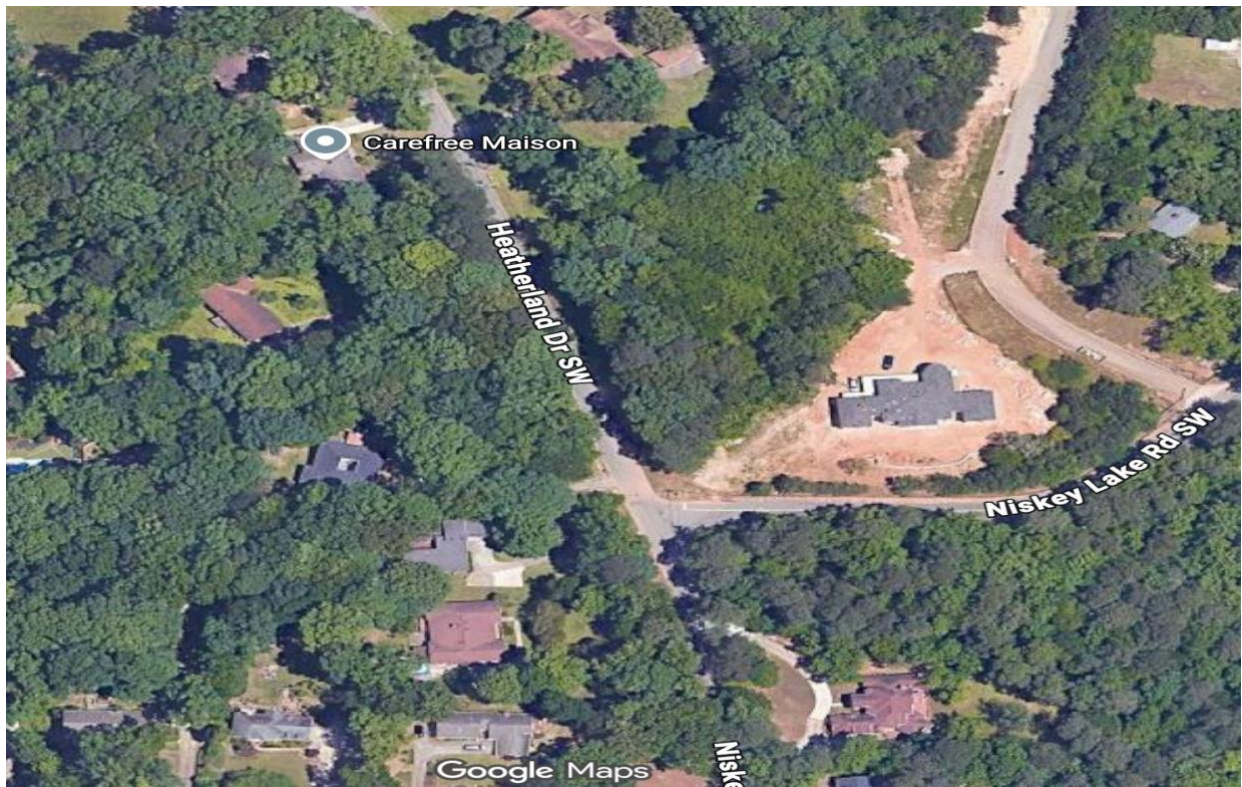
✓ A buildability summary

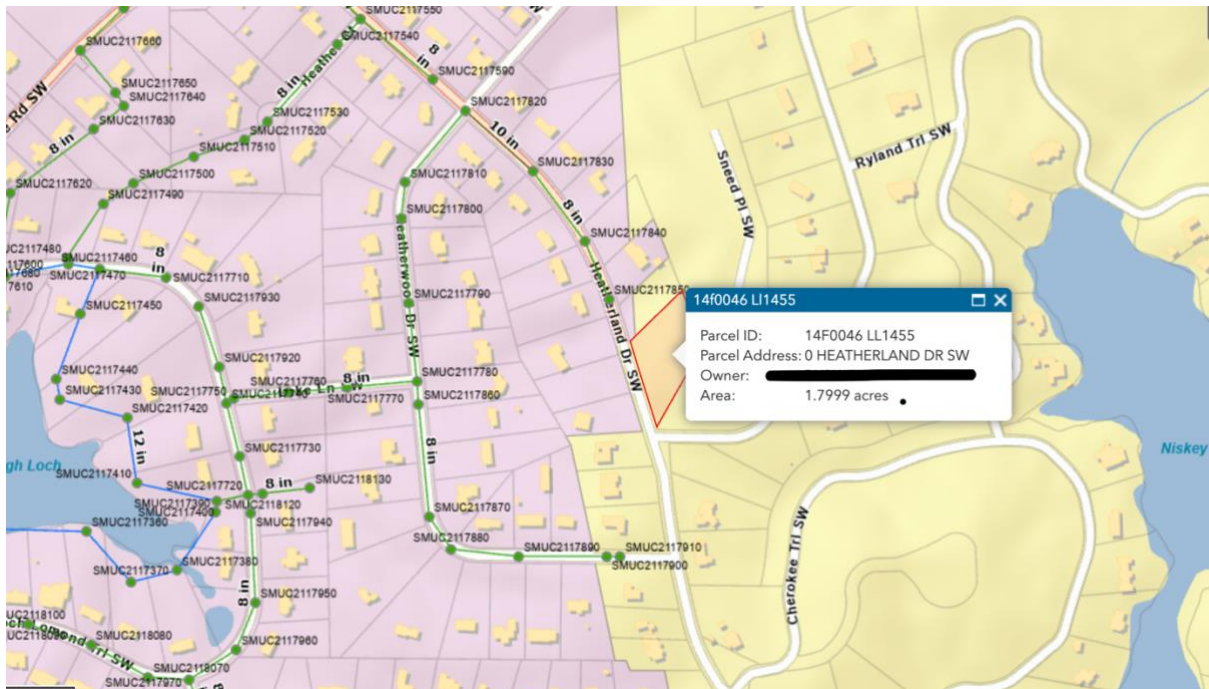
Utilities and Infrastructure Exhibit



Photo Gallery







(Note that Fulton County identifies land as 1.7999 acres)



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