

# Bouldercrest Property

## LAND ASSEMBLAGE FOR SALE

Intersection of Bouldercrest & Cedar Grove Place  
DeKalb County - Ellenwood, GA 30294



**+/- 14.02 ACRES AVAILABLE FOR  
IMMEDIATE DEVELOPMENT**

### PROPERTY ATTRIBUTES

- Excellent location along high traffic corridor in Southeast Dekalb
- Surrounded by residential communities in neighboring Henry & Clayton counties
- Rezoning in process for commercial, business or shopping center development
- Considered prime parcels in Dekalb County's planned district for new commercial development
- Tremendous opportunity for grocery-anchored center, retail shops and restaurants to service the area
- 10-15 minutes from I-285 and airport
- Utilities and sewer readily available
- Level topography, over 50% cleared

### CONTACT

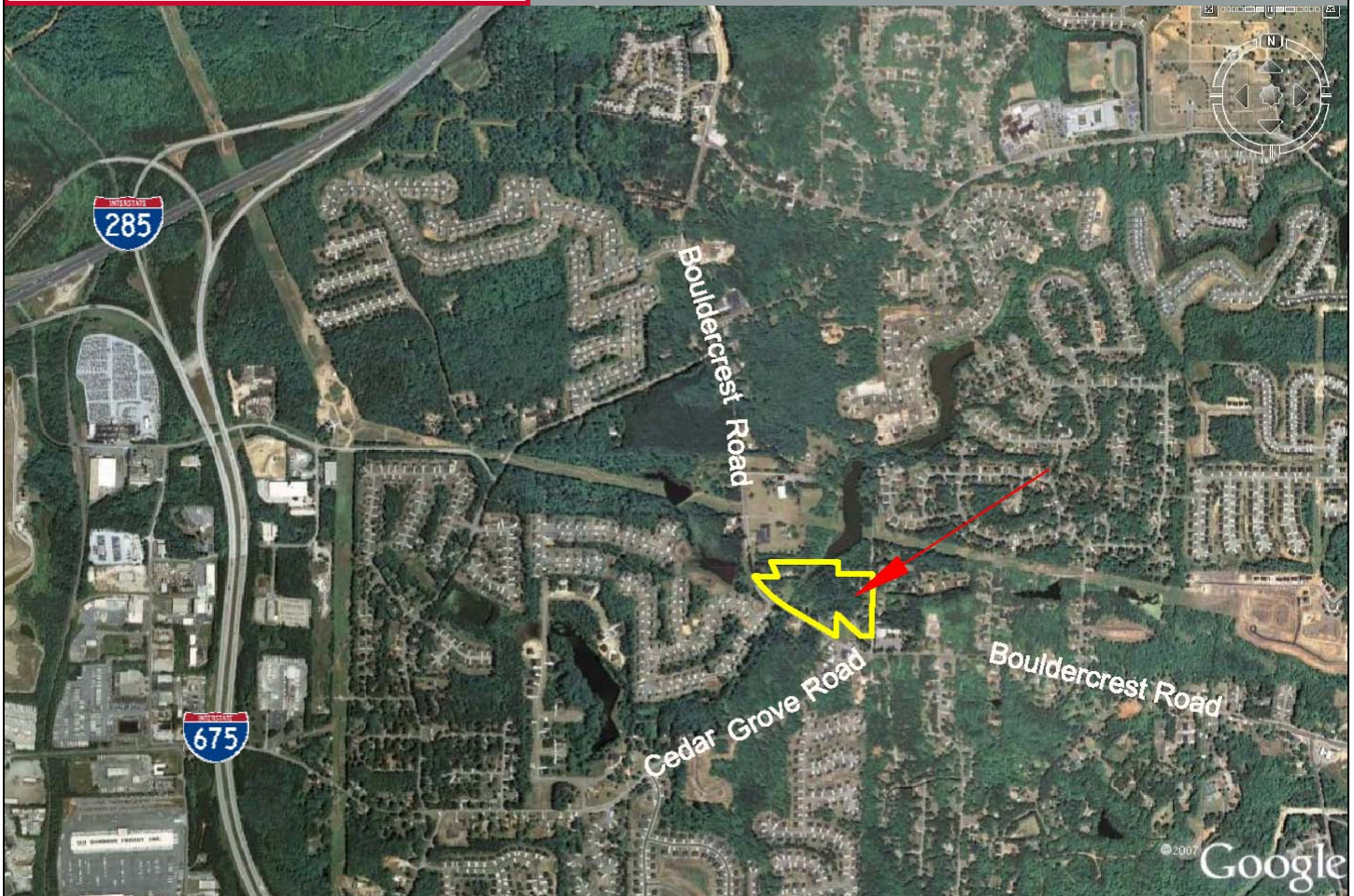
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REAL ESTATE SERVICES COMPANY

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### DEMOGRAPHICS

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Estimated Population 2008	36,279	140,550	325,715
Projected Population 2013	42,539	154,439	352,875
Average Household Income 2008	\$63,920	\$58,216	\$54,629
Households 2008	11,670	45,991	106,424
Median Housing Value 2008	\$145,112	\$137,230	\$132,224

