LAND FOR SALE | 70.52 & 16.95 ACRES

Residential Development Sites

BUTNER RD, STONEWALL TELL RD & E STUBBS RD | ATLANTA, GA, 30349 | FULTON COUNTY

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Ackerman & Co.

South Fulton Residential Development Opportunity

Ackerman & Co. is pleased to present two residential development opportunities located along **Stonewall Tell Road in Fulton County, Georgia**. The offering includes two non-contiguous sites totaling approximately **87.47 acres**, consisting of a **70.52-acre tract** and a **16.95-acre tract**, available for purchase individually or together. Both sites are positioned in the **Langston Hughes High School zone** and are located within the City of South Fulton, one of Metro Atlanta's fastest-growing residential corridors.

The "Suburban Neighborhood" designation **supports housing density of 3 units per acre,** a compelling opportunity for builders to pursue new residential product in a growing South Fulton submarket. With public water available, frontage along Stonewall Tell Road, and convenient access from Butner Road, the sites offer strong development fundamentals for single-family residential communities.

The opportunity is further enhanced by adjacency to the established **Briar Creek residential community** and direct access to the **Wolf Creek Trail**, offering future residents walkable outdoor amenities and connectivity to nearby recreation. The sites also provide the potential to maximize density through a multi-parcel assemblage strategy.

Located less than **3 miles from the new Grady South Emergency Department development**, and minutes from **Camp Creek Marketplace**, **Hartsfield-Jackson Atlanta International Airport**, and **I-285 / I-85**, the properties benefit from proximity to major employment, healthcare, retail, transportation, and lifestyle drivers. Together, the sites represent a rare opportunity to control meaningful residential acreage in a high-growth South Fulton location with strong access and surrounding neighborhood momentum.

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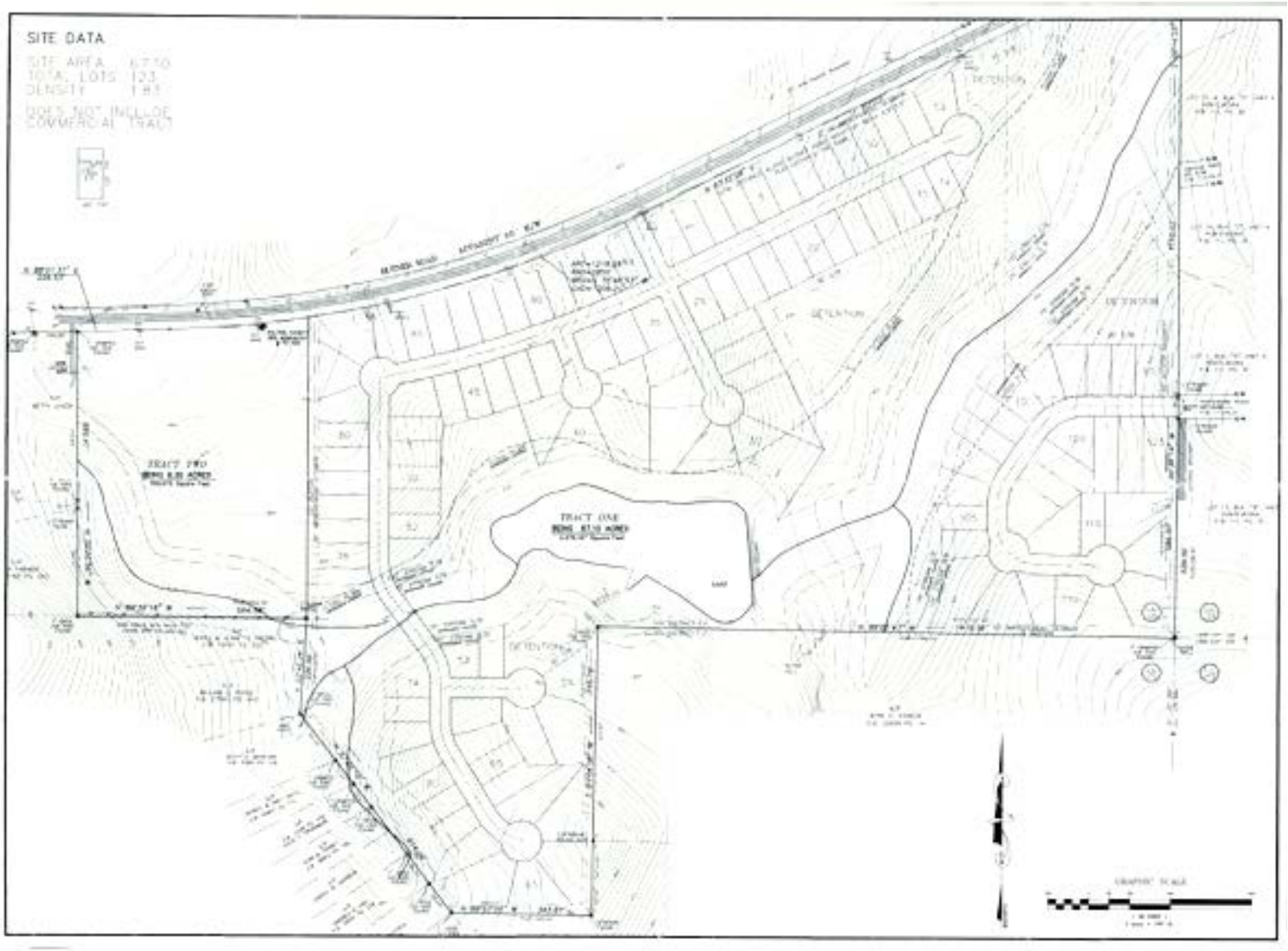
70.52 Acres on Butner Road Conceptual Plan (123 Lots)



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16.95 Acres on East Stubbs Conceptual Plan (41 Lots)

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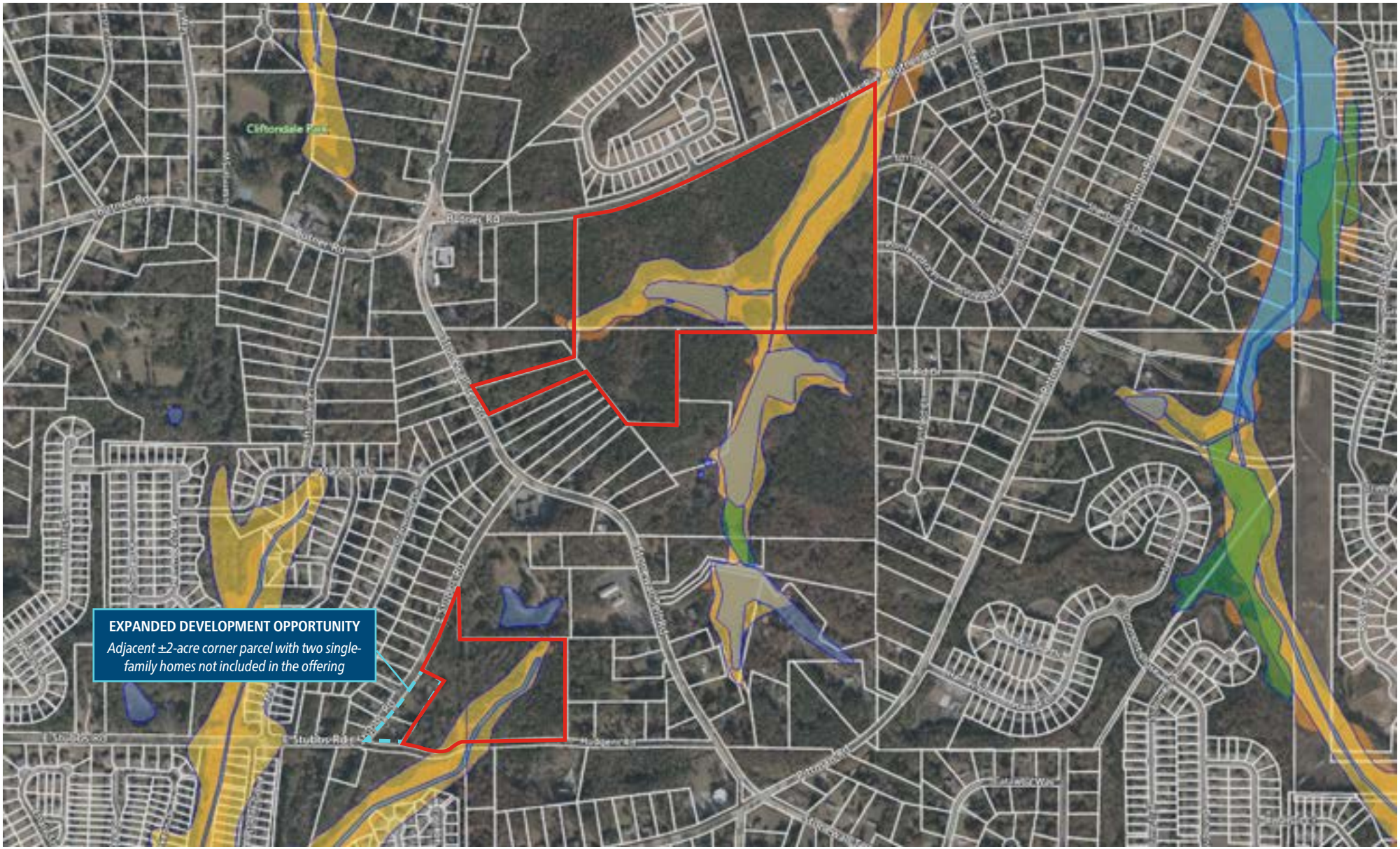

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Surrounding Residential Developments & Amenities

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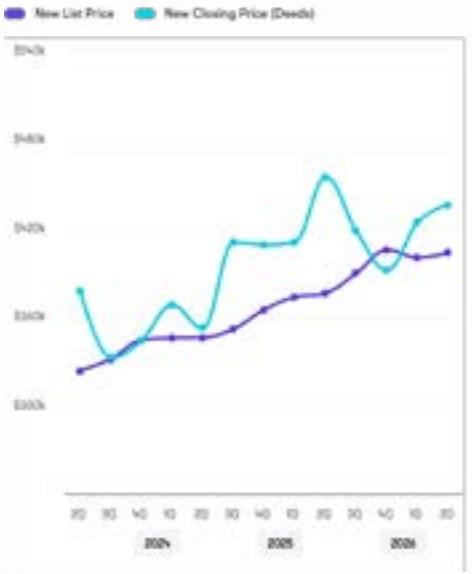
Langston Hughes High School District - Housing Report

Construction & Supply

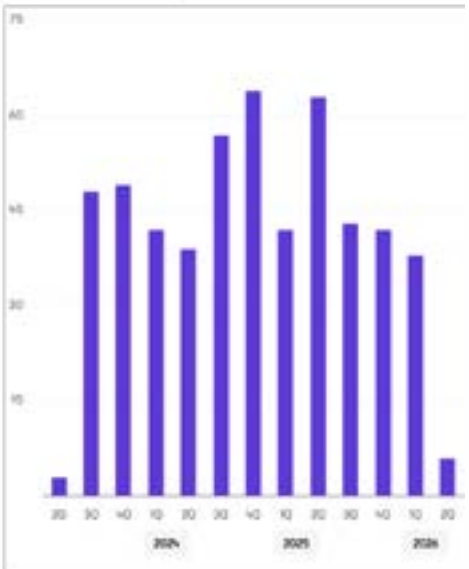
	2Q 2025	3Q 2025	4Q 2025	1Q 2026	2Q 2026	2Q 2025 VS 2Q 2026
Lot Status						
Future Lots	1,702	1,580	1,509	1,509	1,509	-11.34%
Vacant Developed Lots	1,042	1,080	1,103	1,005	939	-9.88%
Vacant Developed Lots Months of Supply	49.23	46.45	51.91	41.73	38.07	-22.67%
Housing Inventory	128	132	92	142	152	18.75%
Housing Inventory Months of Supply	6.37	6.83	3.82	6.93	6.71	5.22%
Future Lots	1,702	1,580	1,509	1,509	1,509	-11.34%
Vacant Land	1,439	1,439	1,283	1,283	1,283	-10.84%
Survey Stakes	0	0	0	0	0	-
Equipment on Site	0	0	0	0	0	-
Excavation	141	141	226	226	226	60.28%
Street Paving	122	0	0	0	0	-100.00%
Streets In	0	0	0	0	0	-
Housing Inventory	128	132	92	142	152	18.75%
Model	5	5	7	7	7	40.00%
Finished Vacant	66	64	35	61	66	0.00%
Under Construction	57	63	50	74	79	38.60%
Community Counts	24	24	-	-	-	-
Future Subdivisions	1	1	-	-	-	-
Active Subdivisions	23	23	24	24	24	4.35%
Pace						
Quarterly VDL Deliveries	112	122	71	0	0	-100.00%
Annual VDL Deliveries	521	543	409	305	193	-62.96%
Quarterly Starts	59	84	48	98	66	11.86%
Annual Starts	254	279	255	289	296	16.54%
Quarterly Observed Closings	30	80	88	48	56	86.67%
Annual Observed Closings	241	232	289	246	272	12.86%

Zonda

Average Price



New Home Closings (Deeds)



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South Fulton Market Overview

South Fulton is one of Metro Atlanta's most dynamic residential growth corridors, offering a compelling combination of affordability, access, employment proximity, healthcare investment, recreation, and quality of life. Located southwest of Atlanta, the area benefits from convenient access to **Hartsfield-Jackson Atlanta International Airport, I-285, I-85**, and major employment centers throughout the Atlanta region.

The market is supported by several important economic drivers, including airport-related employment, logistics, healthcare, education, government, retail, and service-sector activity. Hartsfield-Jackson remains a major regional employment engine, while the new **Grady South healthcare campus** in Union City is expected to significantly enhance medical access and long-term economic activity in South Fulton. The first phase includes a new freestanding emergency department, with future plans calling for a medical office building and a full-service hospital.

South Fulton also offers strong shopping, dining, and daily-needs amenities. Nearby **Camp Creek Marketplace** serves as one of the area's primary retail destinations, offering restaurants, big-box retail, grocery, entertainment, services, and convenient access to surrounding residential communities. The area's retail base continues to support population growth across South Fulton, Union City, College Park, East Point, and the broader southwest Atlanta market.

The quality-of-life offering is anchored by abundant parks, trails, and recreation assets. **Wolf Creek Amphitheater**, located on a 435-acre wooded site, is one of South Fulton's signature entertainment venues, while nearby trails, greenspace, golf, community centers, and sports facilities provide residents with accessible outdoor and cultural amenities. These assets, combined with relative affordability and proximity to Atlanta's major employment and transportation corridors, continue to position South Fulton as an attractive market for new residential development.

AREA DEMOGRAPHICS (2026)

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
ESTIMATED POPULATION	2,539	35,701	83,012
PROJECTED POPULATION (2031)	2,726	38,907	87,661
ESTIMATED HOUSEHOLDS	902	12,963	30,903
PROJECTED HOUSEHOLDS (2031)	964	14,131	32,642
INCOME			
AVERAGE HH INCOME	$135,382	$145,032	$130,352
MEDIAN HH INCOME	$111,511	$117,028	$104,379
DAYTIME			
BUSINESSES	240	2,460	5,868
EMPLOYEES	713	8,396	28,109
HOUSING			
TOTAL HOUSING UNITS	902	12,963	30,903
HOUSING UNITS OCCUPIED	91.2%	91.5%	90.8%
OWNER-OCCUPIED	81.7%	79.1%	72.7%
RENTER OCCUPIED	18.3%	20.9%	27.3%
HOUSING UNITS VACANT	8.8%	8.5%	9.2%
HOME VALUES			
OWNER-OCCUPIED MEDIAN HOME VALUE	$378,938	$403,399	$382,479
RENTER-OCCUPIED MEDIAN RENT	$1,825	$1,672	$1,636

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