

Magnolia Crossing

*Apartment Complex Austell, GA
490 Six Flags Drive
7001 Factory Shoals Road 30168*



Thirty-five acres of multifamily and single family residential zoned property for potential “town center” type mixed-use development. Market demands suggest the need for medium density housing, grocery store, and other retail flanked by new office buildings. The entire site is anticipated to be torn down and rebuilt as part of the redevelopment scenario. The site contains two large parcels located at the northeastern side of the Six Flags Drive and Factory Shoals Road intersection. The parcel along Six Flags Drive is currently an older 120 unit apartment complex built in 1972. The other parcel is undeveloped land owned by Mr. James Yancey. The site is surrounded by apartments, townhomes, and single family homes. The concept for the area includes a mixed-income horizontal mixed-use development, which can help create the critical mass of social and economic activity in the area. The illustrations on the right are the concepts indicating the ideas generated from the market analysis of the site.



Features:

- Location: 490 Six Flags Drive & 7001 Factory Shoals Road, Austell, GA 30168 (north of Six Flags Dr, east of Factory Shoals Rd)
- Zoning: Residential Multifamily (RM-12), Single Family Residential (R-20)
- Land use: High Density Residential (HDR), Medium Density Residential (MDR)
- Parcel: 18059000020, 18049000040
- 34.97 Acres
- Traffic Count: Six Flags Drive (east of Factory Shoals Road) = 20,800
- Incentive: South Cobb Enterprise Zone, Opportunity Zone, Commercial and Industrial Rehabilitation Program

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