

Six Flags Drive

*Austell, GA
Opportunity Zone*



Forty acres located west of Atlanta along Interstate 20. Properties are zoned for commercial, industrial, and residential uses. The site has great potential for tourist, service, and entertainment uses due to its close proximity to Six Flags over Georgia. Future tenants of the site will enjoy ease of access to interstate I-20 to Downtown Atlanta, I-285 to the international and general aviation airports, and area employment centers. The property is located on the south side of Six Flags Drive, between Riverside Parkway and Six Flags Parkway. This property offers great city views of the Atlanta skyline.



Features:

- South side of Six Flags Drive, between Riverside Parkway and Six Flags Parkway
- Zoned: Single Family Residential (R-20), Neighborhood Shopping (NS), Tourist Service (TS), Light Industry (LI), Community Retail Commercial (CRC)
- Parcel: 18059200030, 18059300020, 18060400010, 18060300010
- 40.43 Acres
- Traffic Count: Six Flags Drive (west of Six Flags Parkway) = 5,300 Six Flags Pkwy (South of Six Flags Drive) = 13,200
- Incentives:
 - South Cobb Enterprise Zone
 - Opportunity Zone
 - Commercial and Industrial Rehabilitation Program

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