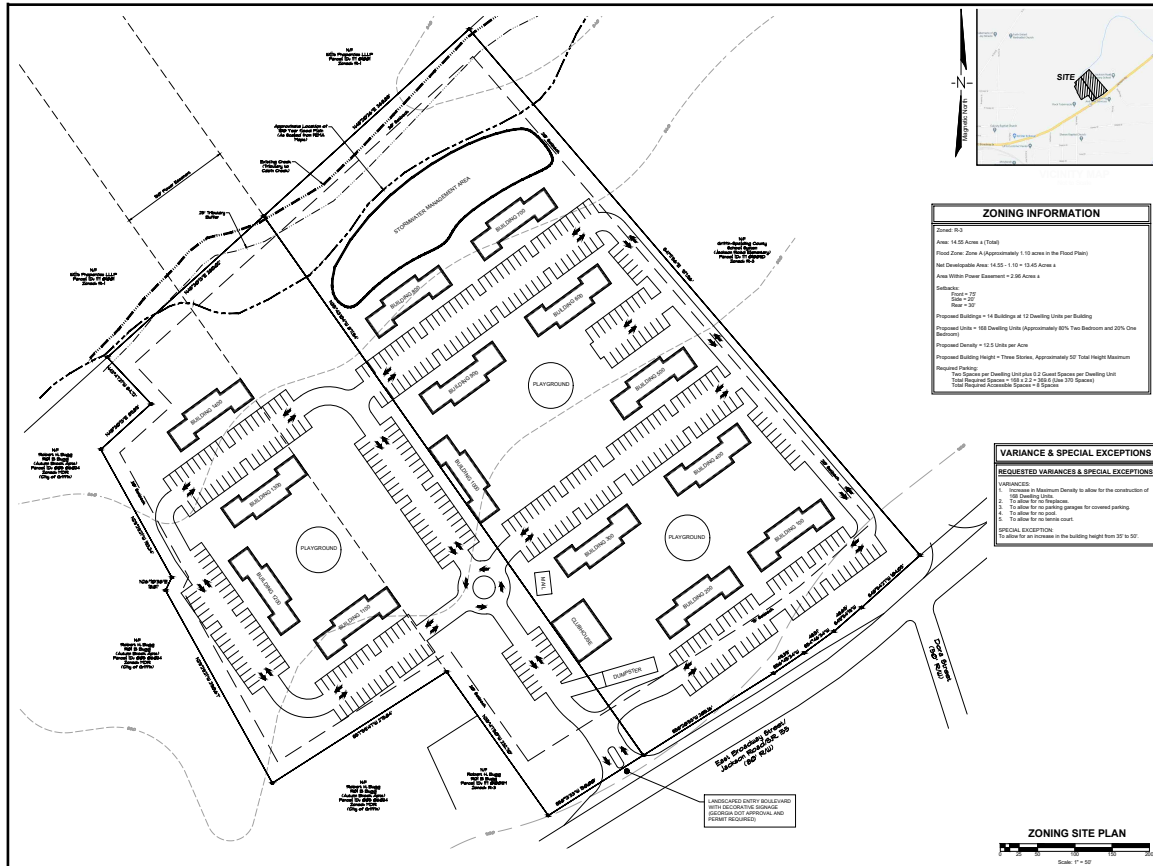


Land For Sale

1155 & 1161 Jackson Road
Griffin, Georgia 30223

14.55 +/- Acres
Multi-Family Development Potential
****Pricing Upon Request***



Exclusive Agents

Ben Walden
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Will Marshall
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MURPHEY TAYLOR & ELLIS

PROPERTY GROUP

3095 Vineville Avenue Macon, GA 31204



MTEpropertygroup.com

Land For Sale

14.55 +/- Acres

**1155 & 1161 Jackson Road
Griffin, Georgia 30223**



Seller Financing Available

- 14.55 +/- Acres
- Zoned R-3
- Possible City Annexation
- Multi-Family Development Potential
- Water & Sewer at Site
- Parcel ID = 11701009J / 11701009A

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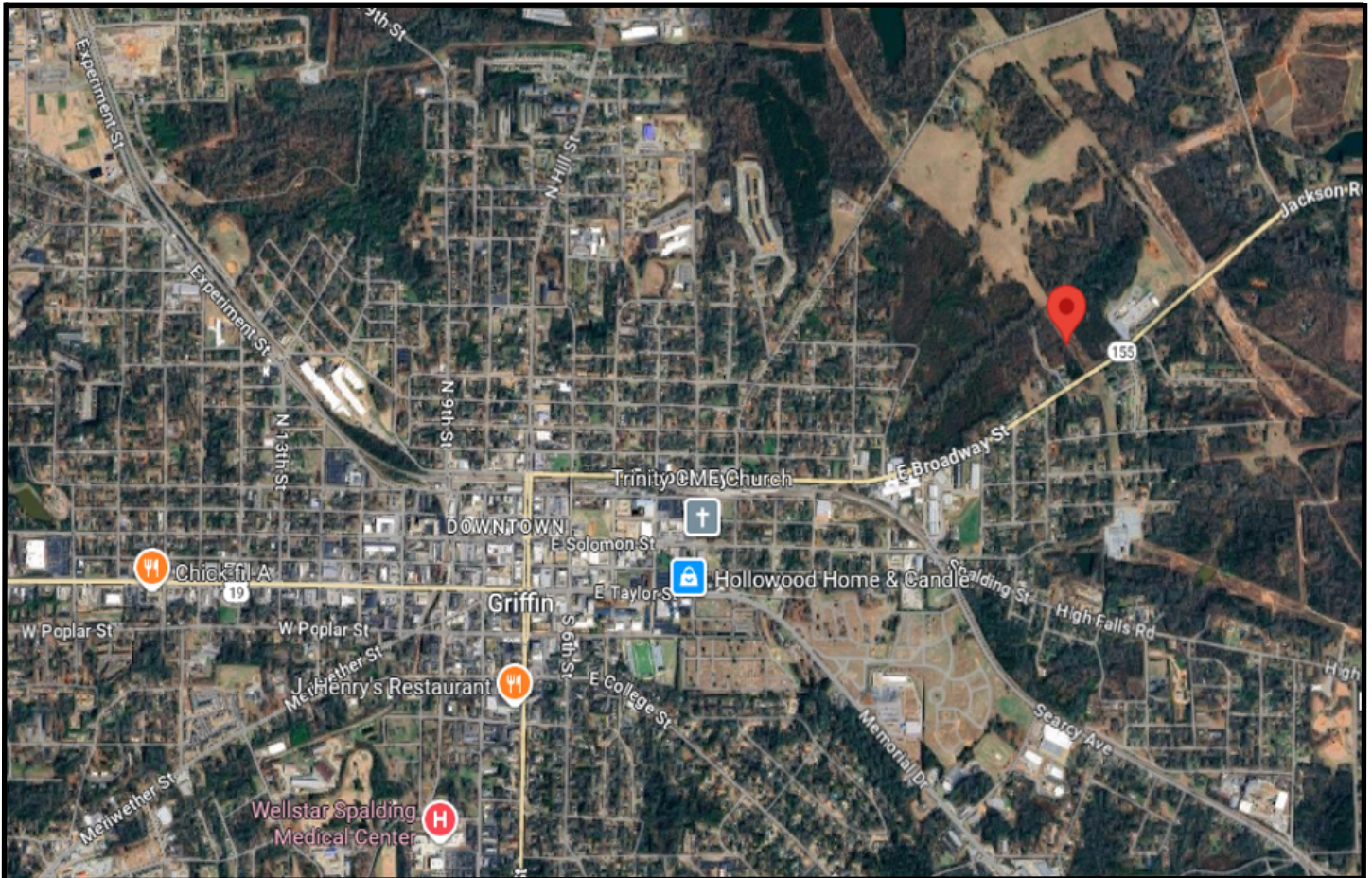


MTEpropertygroup.com

Land For Sale

14.55 +/- Acres

**1155 & 1161 Jackson Road
Griffin, Georgia 30223**



- High-Growth Corridor
- Located Within Minutes of City Center
- Strong Market Demand
- 40 Miles to Atlanta Hartsfield-Jackson International Airport
- 10 Miles to I-75

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14.55 +/- Acres

ZONING INFORMATION

Zone: R-3
 Area: 14.55 Acres ± (Total)
 Flood Zone: Zone A (Approximately 1.10 acres in the Flood Plain)
 Net Developable Area: 14.55 - 1.10 = 13.45 Acres ±
 Area Within Power Easement = 2.96 Acres ±

Setbacks:
 Front = 75'
 Side = 25'
 Rear = 30'

Proposed Buildings = 14 Buildings at 12 Dwelling Units per Building
 Proposed Units = 168 Dwelling Units (Approximately 80% Two Bedroom and 20% One Bedroom)
 Proposed Density = 12.5 Units per Acre

Proposed Building Height = Three Stories, Approximately 50' Total Height Maximum

Required Parking:
 Two Spaces per Dwelling Unit plus 0.2 Guest Spaces per Dwelling Unit
 Total Required Spaces = 168 x 2.2 = 369.6 (Use 370 Spaces)
 Total Required Accessible Spaces = 18 Spaces

VARIANCE & SPECIAL EXCEPTIONS

REQUESTED VARIANCES & SPECIAL EXCEPTIONS

VARIANCES:

- Increase in Maximum Density to allow for the construction of 168 Dwelling Units.
- To allow for no fireplaces.
- To allow for no parking garages for covered parking.
- To allow for no pool.
- To allow for no tennis court.

SPECIAL EXCEPTION:
 To allow for an increase in the building height from 35' to 50'.

ZONING SITE PLAN

Scale: 1" = 32'

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MURPHEY TAYLOR & ELLIS

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