



BERKSHIRE HATHAWAY
Georgia Properties
Commercial Division

FOR SALE

COMMERCIAL LAND

6.5 +/- ACRES

**HIGHWAY 78 &
TOMMY DILLARD RD**

**MONROE
WALTON COUNTY, GEORGIA**

Presented By:

James Hester
Berkshire Hathaway HS Georgia Properties
Commercial Division
Phone: (770) 356-2869
Email: hestercre@gmail.com

Every effort has been made to provide accurate information, but, no liability is assumed for errors and omissions. Offering is subject to change, prior sale, or withdrawal without notice and approval by the owner.

2500 DANIELS BRIDGE ROAD, BUILDING 200, SUITE 1 C, ATHENS, GA 30606

PH: (770) 356-2869 EMAIL: HESTERCRE@GMAIL.COM



BERKSHIRE HATHAWAY
Georgia Properties
Commercial Division

PROPERTY INFORMATION

PROPERTY: 6.5 Acres Commercial Land

LOCATION: Highway 78 & Tommy Dillard Rd

ZONING: B-3 zoning with no restrictions.

UTILITIES: Electricity: Walton EMC
Water: Walton County
Sewer: Septic

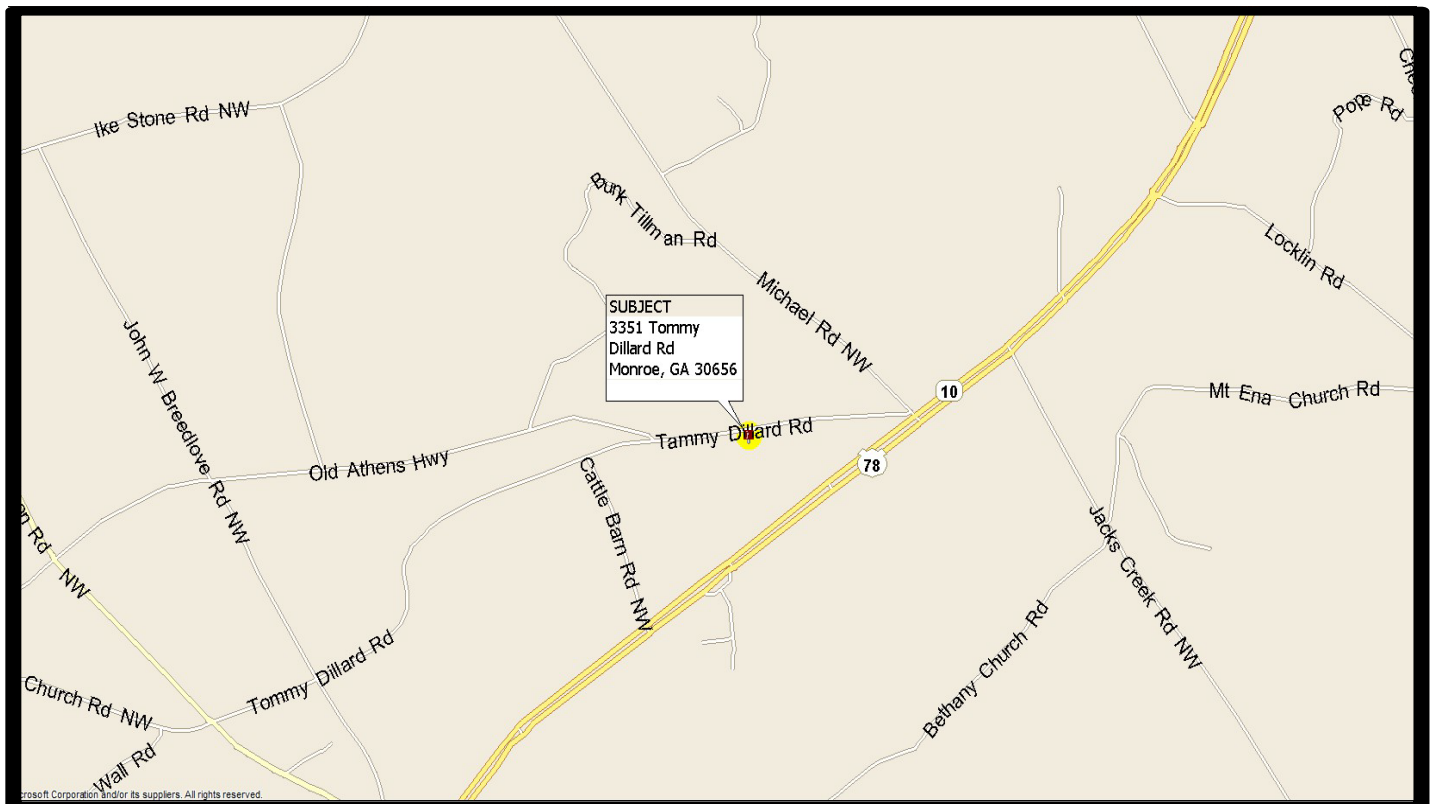
COMMENTS: Great opportunity to buy land and develop into commercial lots/business park, self storage, office/warehouse, truck parking, etc. Perfect for contractors and/or small businesses. Water and Entrance in place off of Tommy Dillard. Excellent visibility along Hwy 78 with potential to put in entrance on Hwy 78. Very well located close to Oconee County line.

PRICE: \$200,000/Acre for all.. Will consider subdividing.

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ATLANTA METRO AREA MAP



SUBJECT
6.5 Acres +/-
Zoned B-3

Y DILLARD RD

HWY 73

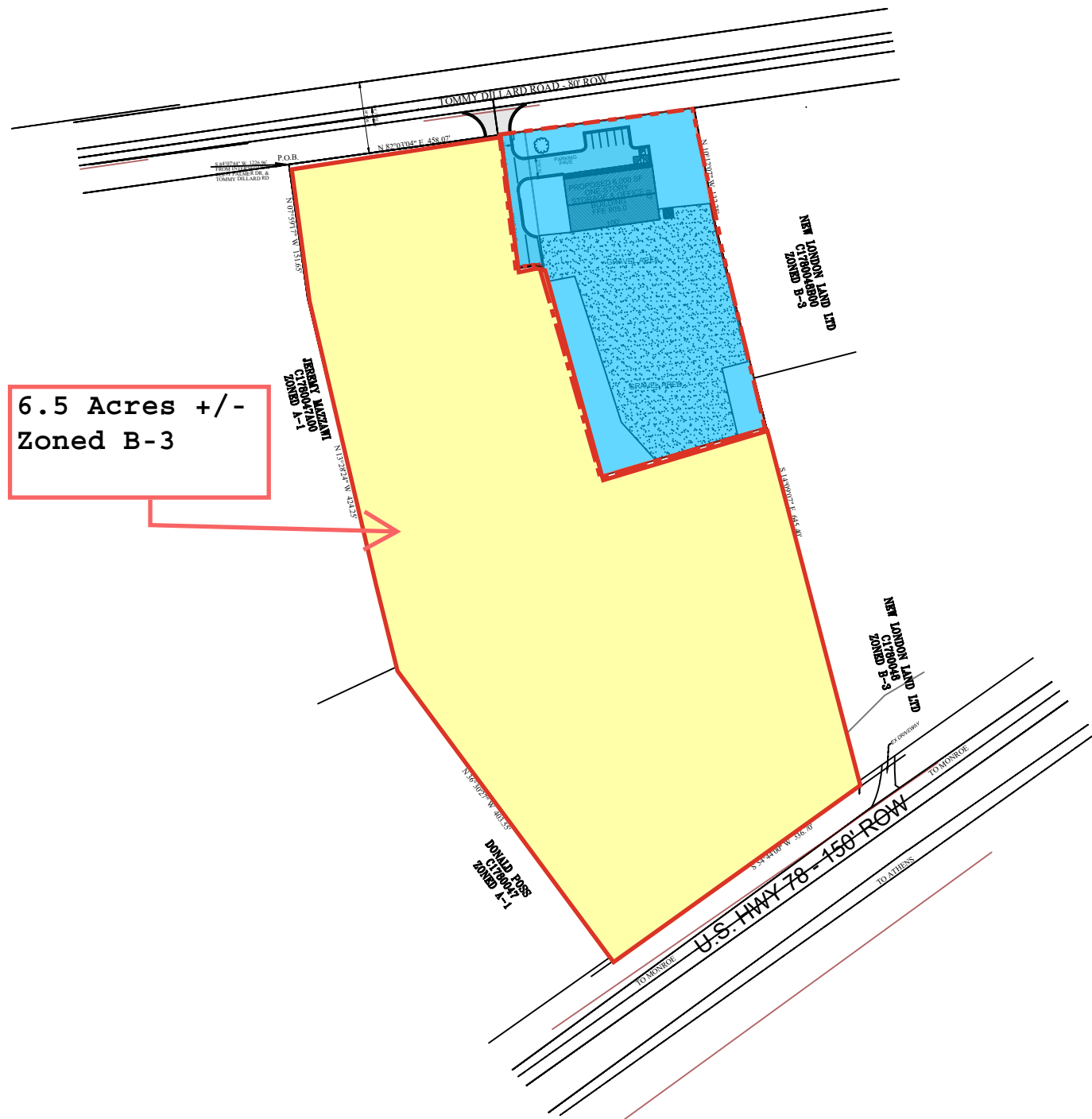
Highway 78

For Sale - B-3
\$200,000/Acre

Legend

-  Hwy 78 & Tommy Dillard
-  Tommy Dillard





1. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN WALTON COUNTY.

2. SIDEWALKS ARE NOT TO BE INSTALLED ALONG TOMMY DILLARD ROAD.
3. GEORGIA O.T. PERMIT AND REVIEW IS REQUIRED ON GEORGIA HIGHWAY 78.
4. APPROVAL OF THESE PLANS BY WALTON COUNTY DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR PRESENT LOCATION IN STATE RIGHTS OF WAY WITHOUT APPROVAL OF GEORGIA O.T. CONTACT CHARLES WILLIAMS AT 770.786.5057.

ALLOCATION TO DOMINANT CONDITIONS 142,230,0004 - AFFILIATION 1 - BILL, MARILEE
OWNERS: JOHN, JEREMY, & JAMES MAZZAWI & DARIN WISLICKI - PROPERTY
LOCATED AT HWY. 78 & TOMMY DILLARD RD. -MAP/PARCEL C 1780047 A00 - DISTRICT

[illegible]

APPROVED TO BE REMOVED CONDITION 2 STILL STANCS WHICH IS NO ON

THE BOARD COMMISSIONERS OF WALTON COUNTY, GEORGIA FURTHER DIRECTS THE COUNTY CLERK TO ENTER UPON THE MINUTES OF THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED THE FOLLOWING: ON THE 8TH DAY OF JUNE, 2023, BY OFFICIAL ACTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY THE FOLLOWING CHANGES WERE MADE TO THE OFFICIAL ZONING MAP OF WALTON COUNTY: THE ZONING CLASSIFICATION OF WALTON COUNTY PARCEL 02180052 WAS CHANGED FROM AL TO B3.

ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A30 PART 6, DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT A LIFTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.

- [illegible]

SPEED LIMIT 1 ON TOMMY DILL ROAD IS 45 MILES PER HOUR. SIGN 1 DISTANCE IN BOTH DIRECTIONS GREATER THAN 450', EXCEEDING MINIMUM REQUIREMENTS FOR THE ENTRY/DRIVE.

NOTE: BUILDING SHALL BE ONE-STORY, AND NO MORE THAN 18' HIGH

NOTE: THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WALTON COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. EXISTING TREES ON PROPERTY OUTSIDE NOTED DISTURBED AREA TO REMAIN.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND

- [illegible]

1. MINIMUM LOT FRONTAGE: THE MINIMUM LOT FRONTAGE SHALL BE ONE HUNDRED (100) FEET.
2. MINIMUM SETBACK REQUIREMENTS
 - A. FRONT: SIXTY (60) FEET WHEN LOCATED ALONG A STREET WHICH FUNCTIONS

- A. AS A PART OF THE COLLECTION, FIFTY (50) FEET WHEN LOOKED ACROSS ALL.
- B. SIZE: FIFTEN (15) FEET.
- C. REAR: FORTY (40) FEET.
3. MINIMUM LOT AREA: 15,000 SQ. FT. WHERE BOTH PUBLIC WATER AND SEWER ARE AVAILABLE, AND 20,000 SQ. FT. WHEN NOT AVAILABLE.
4. MINIMUM FLOOR AREA: THE MINIMUM FLOOR AREA OF ANY USE SHALL BE FOUR (4) TIMES THE MINIMUM LOT AREA.
5. MAXIMIZED OVERLOOK SURFACE COVERAGE: THE MAXIMUM INTERIORS SURFACE IS SEVENTY-FIVE (75) PERCENT OF THE LOT.
6. MAXIMUM HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE THREE (3) TIMES THE MINIMUM LOT AREA.
7. PARKING REQUIREMENTS: OFF-STREET PARKING AND LOADING SPACE SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 1 OF THIS ORDINANCE.
8. FENCING: ANY RESIDENTIAL OR CHANGEOVER LOT IN THE DISTRICT, A BUREAU'S LOT, OR A LOT WITHIN A BUREAU'S LOT, SHALL BE FENCED WITH A FENCE NOT LESS THAN SIX (6) FEET HIGH.
9. OUTSIDE STORAGE IS PERMITTED WHEN COMPLETELY ENCLOSED WITH A SCREENING FENCE OR BUFFER.

PARKING REQUIRED
OFFICES 200 S.F.
5 SP./1000 S.F. / 200 S.F.
1 SPACES

PLAN NUMBER (0)	6,000 S.F.
1" = 1' - 0"	
TREE PROTECTION FENCING	6 SPACES
NOT TO SCALE	
TOTAL WAREHOUSE	
1 SP. / 1000 S.F.	1 SPACES
H.C. SPACES REQ.	

1. THERE ARE SPECIMEN TREES ON SITE. LOCATION, SIZE, SPECIES OF SPECIMEN TREES ARE AS SHOWN ON PLANS.

2. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

3. ALL TREE PROTECTION FENCING TO BE INSPECTED AND MAINTAINED.

TOTAL UNITS REQUIRED

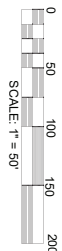
(10" PINE = 160 UNITS
(10" PINE = 225 UNITS
TOTAL = 385 UNITS

- [illegible]

1. THERE ARE SPECIMEN TREES ON SITE. LOCATION, SIZE SPECIES OF SPECIMEN TREES ARE AS SHOWN ON PLANS.
2. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

3. ALL TREE PROTECTION FENCING TO BE INSPECTED DURING CONSTRUCTION AND REPAIRED OR REPLACED AS NEEDED.
4. ALL TREE PROTECTION DEVICES ARE TO BE UNILATATEL
5. START OF LAND DISTURBANCE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.
6. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
7. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR NO AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF COO

"NOT FOR FINAL RECORDING"
ALL PROPOSED ROADS ARE PRIVATE ROADS



REVISIONS	
1/16/2024	WALTON CO DEV. PLAN REVIEW
2/07/2024	GSWCC WALTON CO. PLAN REVIEW

OWNER / DEVELOPER

CATTLE BARN, LLC
3352 TOMMY DILLARD ROAD
MONROE, LA 30656

24 HOUR - EMERGENCY CONTACT
AND PRIMARY PERMITTEE

BILL HARTLEY
BILL@FIRSTENVIRONMENTAL.COM
PHONE O: 478-477-2323
PHONE C: 478-719-6075

ZONED B-3 COMMERCIAL
TAX MAP/PARCEL: C1780052
GMD: 214
TOMMY DILLARD ROAD
WALTON UNINCORPORATED
WALTON CO, GEORGIA
1-16-2024

FIRST ENVIRONMENTAL WAREHOUSE & OFFICE

PROPOSED SITE PLAN

3/19/2024
GSWCC DESIGN LEVEL II
CERT. NUMBER 3018
EXPIRES 11/29/2024

McGee Engineering, Inc.
Civil and Site Engineering
 P.O.C. Mitch McGee
 299 Karen Jane Trail
 Monroe, Georgia 30656
 Phone: 770-231-8669
 Email: mmcgee777@outlook.com

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DIRECTIONS IS

10'

CTIONS AND CODES AND
G DIMENSIONS AND
SOD WITHIN 7 DAYS OF
E TO BE REMOVED.

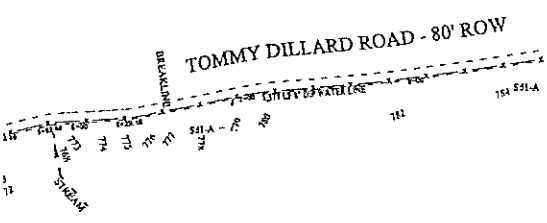
OTHERWISE COVERED

ANALYSIS

100 S.F.	1 SPACES
1,000 S.F.	6 SPACES
	1 SPACES
(ACE)	7 SPACES
(ACE)	7 SPACES

REQUIRED NOTES:

- ON SITE, LOCATION, SIZE, AND AS SHOWN ON PLANS.
- 3 TO BE PROTECTED FROM
- NG TO BE INSPECTED DAILY AND
- ED.
- ES ARE TO BE INSTALLED PRIOR TO
- MAINTAINED UNTIL FINAL.
- OTHER CONSTRUCTION SITE ACTIVITIES
- ECTION AREAS.
- AUST BE MAINTAINED FOR ONE YEAR
- THE CERTIFICATE OF OCCUPANCY.



"NOT FOR FINAL RECORDING"
NOTE - ALL PROPOSED ROADS ARE PRIVATE ROADS

TOMMY DILLARD ROAD - 80' ROW

NOTE:

- A AREA STUDIED WITH SPOTLIGHT @ 15' AT 2' O.C.
- B TYPICAL ACCESSIBLE PARKING SPACE
- C HANDICAP PARKING SIGN (SEE DETAIL SHEET)
- D HANDICAP RAMP
- E 12 X 12 CONCRETE DUMPSTER PAD WITH 6' HIGH CHAIN LINK FENCE
- F PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- G 3" DRAINAGE PLATE
- H PROPOSED PARKING LOT TREES
- I 24" PARKING LOT CURBING
- J 60K



CAUTION
THE USER OF THIS DOCUMENT ASSUMES ALL RESPONSIBILITY FOR THE
USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR THE
LOCATION OF ALL UTILITIES AND FOR THE LOCATION OF ALL
WORK. ALL SHOWN ARE TO BE VERIFIED BY THE USER OF THE
DRAWING. THE USER SHALL BE RESPONSIBLE FOR THE LOCATION
OF ALL UTILITIES AND FOR THE LOCATION OF ALL WORK.

McGee Engineering, Inc.
Civil and Site Engineering
P.O. Box 1000
Montreal, Georgia 30659

FIRST ENVIRONMENTAL
WAREHOUSE & OFFICE

ZONED B-3 COMMERCIAL
TAX MAP PARCEL: C1780052

OWNER / DEVELOPER
CATTLE BARN, LLC
3352 TOMMY DILLARD ROAD

REVISIONS
1/16/2024 WALTON CO DEV. PLAN REVIEW
2/07/2024 GAVIN WALTON CO. PLAN REVIEW

JOE

1. SUFFICIENT BARRICADES, SUFFICIENT LIGHTS, SIGNS AND METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CLOSING OF THE HIGHWAY IN WALTON COUNTY.

- ZONED B-3
 ALTERNATION TO ZONING ORDINANCE 223010004 - APPLICANT: BILL HARTLEY
 OWNERS: JOHN JEREMY, A JAMES MAZAWI & DARIN WADDEBOK - PROPERTY
 LOCATED AT HWY. 78 & TONY DILLARD RD. - MAPPARCEL C 1780047 ADD - DISTRICT 4

APPLICATION FOR ZONING CONDITION A223010004 - APPLICANT: BILL HARTLEY
OWNERS: JOHN JEREMY, & JANEZ MAZAWI & DARIN WABLESON - PROPERTY
LOCATED AT HWY 78 & TOMMY DILLARD RD. MAPPARCEL C 17B0047 ADD - DISTRICT 4

REZONING AMENDMENT CASE # A23010004
 NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, HEREBY ORDAINS THAT THE FOREGOING ALTERATION TO ZONING CONDITIONS WERE REMOVED: 1. FOR ONLY IN CABLE NEWS ONLY AND 2. ENTRANCE & EXIT ON HIGHWAY 71 ONLY IN CABLE NEWS ONLY HEREBY APPROVED TO BE REMOVED. CONDITION 2. STILL STANDS WHICH IS NO ON CITY, CHEMICAL, OR RADIOACTIVE WASTE TREATMENT.

THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA FURTHER DIRECTS THE COUNTY CLERK TO ENTER UPON THE MINUTES OF THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED THE FOLLOWING: "ON THE 01TH DAY OF JUNE, 2023, BY OFFICIAL ACTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, THE FOLLOWING CHANGES WERE MADE TO THE OFFICIAL ZONING MAP OF WALTON COUNTY: THE ZONING CLASSIFICATION OF WALTON COUNTY PARCEL ID# C-770062 WAS CHANGED FROM AL-1 TO D3.

REEF PLANTING NOTES:

DATE OF TREE PLANTING _____

NUMBER OF TREES PLANTED _____

LOCATION OF TREE PLANTING _____

NAME OF TREE PLANTER _____

NAME OF TREE PLANTING ORGANIZATION _____

ALL PLANT MATERIAL IS SMALL, IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A330 PART 2, DUE TO PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 20 PLANTS PER ROW. THE PLANT IS LOCATED 100 CM (1 METER) FROM THE ROW.

EX. WATER VALVES
CLIP PALM

[Handwritten signature]

DATE OF BIRTH: 1944

SPEED LIMIT ON TOMMY DILLARD ROAD IS 45 MILES PER HOUR. SIGHT DISTANCE IN BOTH DIRECTIONS IS GREATER THAN 450', EXCEEDING MINIMUM REQUIREMENTS FOR THE ENTRY/DRIVE.

NOTE: THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT HISTORICAL AREAS ON THE SITE.

ST-80 ROW

[illegible]

MINIMUM LOT FRONTAGE: THE MINIMUM LOT FRONTAGE SHALL BE ONE HUNDRED (100) FEET.

MINIMUM LOT AREA: THE MINIMUM LOT AREA SHALL BE ONE THOUSAND EIGHT HUNDRED (1,800) SQUARE FEET.

A. FRONT DRIVE: 60 FEET WHEN LOCATED ALONG A STREET WHICH FUNCTIONS AS AN ARTERIAL OR COLLECTOR. FIFTY (50) FEET WHEN LOCATED ALONG ALL OTHER STREETS.

B. DEED: FIFTY (50) FEET.

C. REAR: FORTY (40) FEET.

D. MINIMUM LOT AREA: 10,000 SQ. FT. WHERE BOTH PUBLIC WATER AND SEWER SERVICE ARE AVAILABLE AND 15,000 SQ. FT. WHERE ONLY PUBLIC WATER IS AVAILABLE. THE MINIMUM LOT AREA SHALL BE 15,000 SQ. FT. AND BEYOND ON APPROVAL OF THE HEAT IN DEPT.

E. MINIMUM FLOOR AREA: THE MINIMUM FLOOR AREA OF ANY USE SHALL BE FOUR THOUSAND (4,000) SQUARE FEET.

F. MINIMUM IMPERVIOUS SURFACE COVERAGE: THE MAXIMUM IMPERVIOUS SURFACE IN TWENTY-FIVE (25%) PERCENT OF THE LOT.

G. MINIMUM HEIGHT: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE THREE (3) STOREYS.

H. PARKING REQUIREMENTS: OFF-STREET PARKING AND LOADING SPACE SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ORDINANCE.

I. SIGNAGE REQUIREMENTS: SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ORDINANCE.

J. OUTCUTS: SIGNAGE IS PERMITTED WHEN COMPLETELY ENCLOSED WITH A

[illegible][illegible]

(2) TRAILIS REQUIRED AT END OF PARKING

ARM ROAD - 80' ROW

"NO
NOTE - ALL

1-16-2024	WALTON CO, GEORGIA	WALTON UNINCORPORATED	TOWNY DILLARD ROAD	CRD: 214	TAX MAP PARCEL: C170055	ZONED B-3 COMMERCIAL
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CATTLE BARN, LLC
3352 TOMMY DILLARD ROAD
MONROE, GA 30656

24 HOUR - EMERGENCY CONTACT
AND PRIMARY PRACTICE
BILL HARTLEY
BILL@FIRSTSTONEMOUNTAIN.COM
PHONE C: 478-477-2323
PHONE C: 478-219-6025

[illegible]

C-2

