

0 ATLANTA HWY NW

AUBURN, BARROW COUNTY, GA 30011

FOR SALE

±19.44 ACRES

COMMERCIAL/INDUSTRIAL DEVELOPMENT OPPORTUNITY

Tommy Watkins, SVP, SIOR

Hailey Realty Company, Inc.

Direct: 678-904-6803

Cell: 912-536-6412

twatkins@HaileyRealty.com

Michael Beck, SVP, SIOR

Hailey Realty Company, Inc.

Direct: 678-904-6804

Cell: 404-933-7938

mbeck@HaileyRealty.com

HAILEY

REALTY COMPANY

SINCE 1969

900 Circle 75 Parkway, Suite 525

Atlanta, GA 30339

www.HaileyRealty.com

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Exclusive Listing Agents



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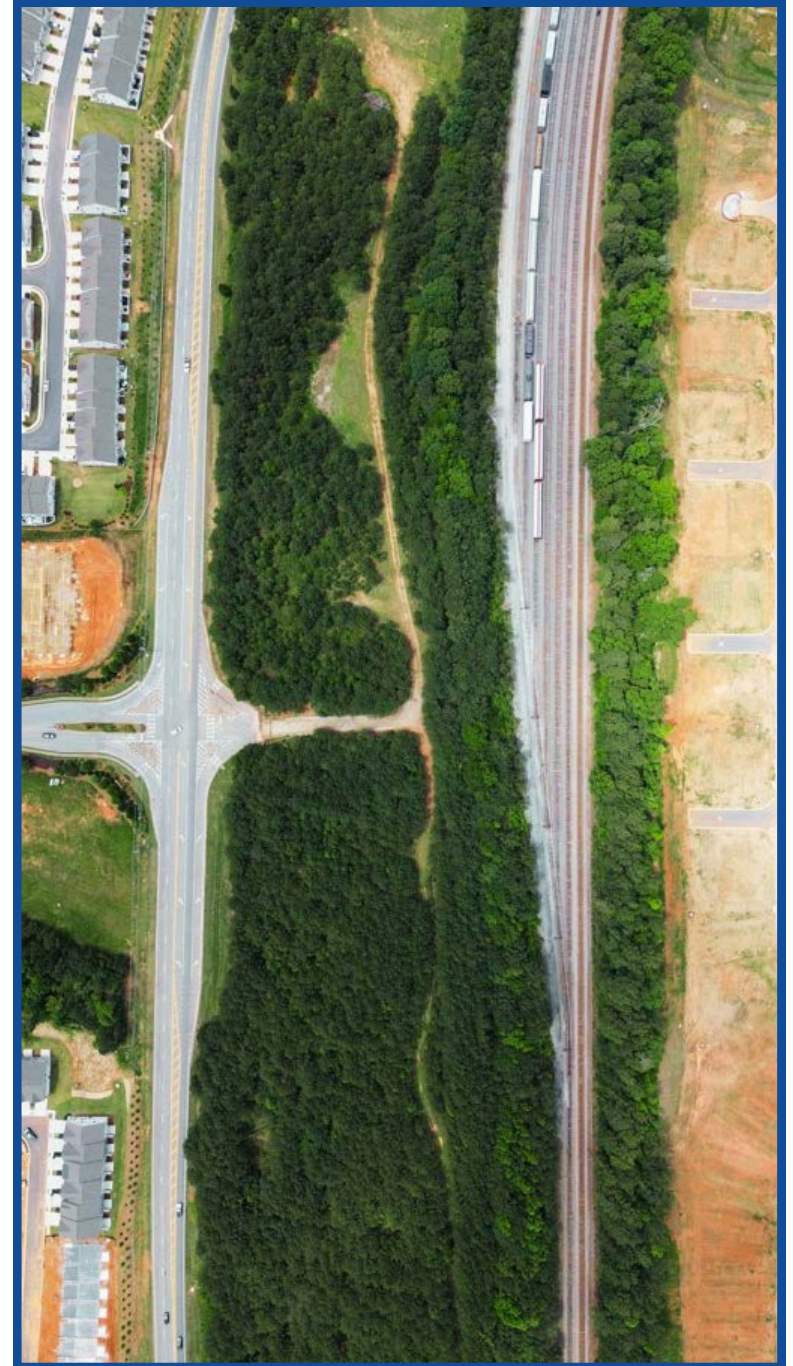
mbeck@HaileyRealty.com

www.HaileyRealty.com



Property Overview

FEATURE	DESCRIPTION
LAND AREA:	±19.44 Acres
MUNICIPALITY:	City of Auburn
PARCEL #:	AU05 035
ZONING:	Central Business & Hwy Commercial (C3)
ZONING DISTRICT:	2
FLOODPLAIN:	No
INGRESS/EGRESS:	Existing Curb Cut with Full Access to Atlanta Hwy NW and Decel Lanes
TOPOGRAPHY:	Flat (previously rough graded)
UTILITIES:	All available on site
DISTANCE TO HWY 316:	3.5 Miles
LOCATION:	Adjacent to The Rowen development Close proximity to downtown Auburn Across from Auburn Station residential development



Aerial Photos



NORTH VIEW

AUBURN STATION DEVELOPMENT ACCESS



Aerial Photos



NORTHEAST VIEW TOWARDS DOWNTOWN AUBURN

SOUTHEAST VIEW TOWARDS LAWRENCEVILLE



Aerial Photos



INTERSECTION AERIAL

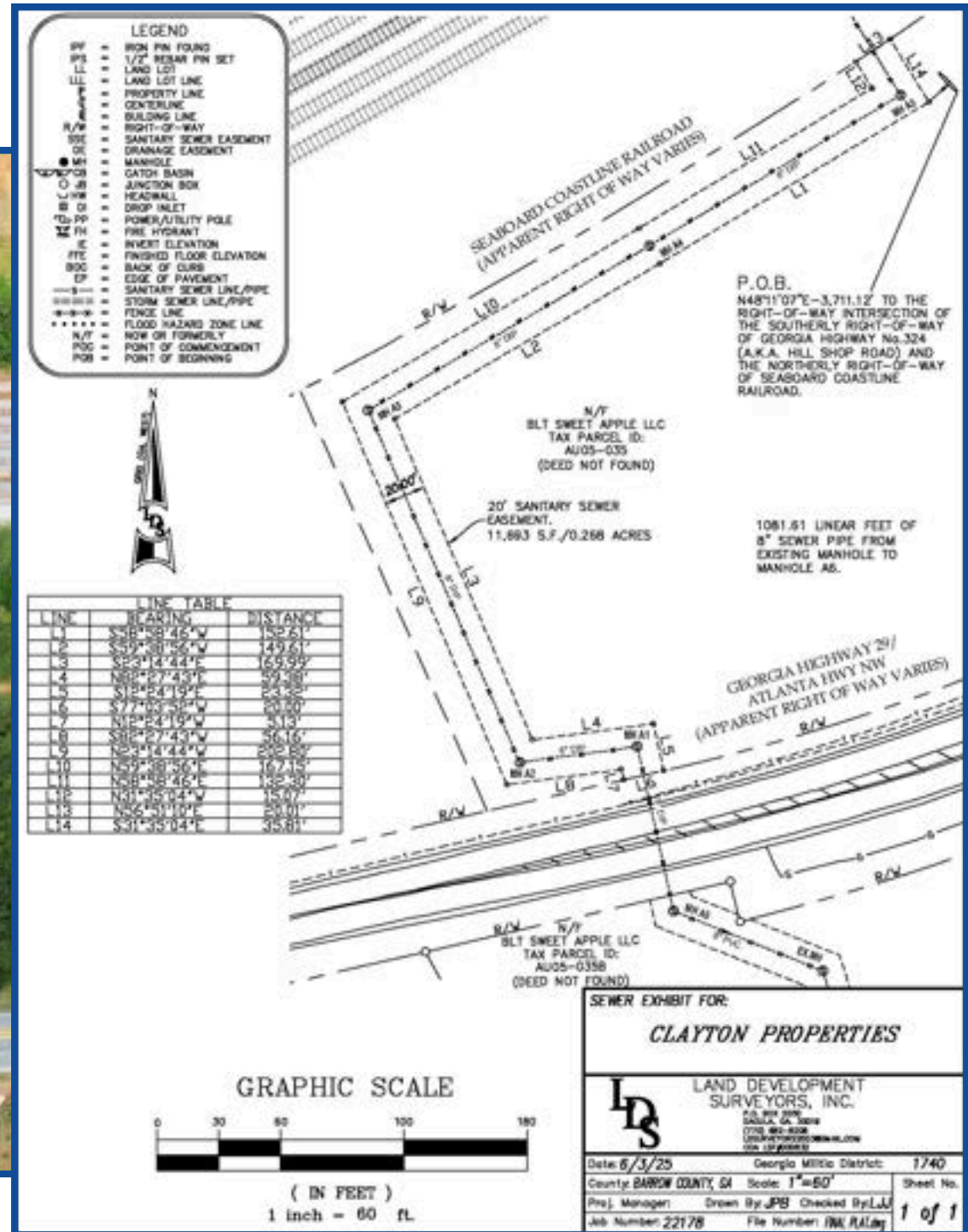


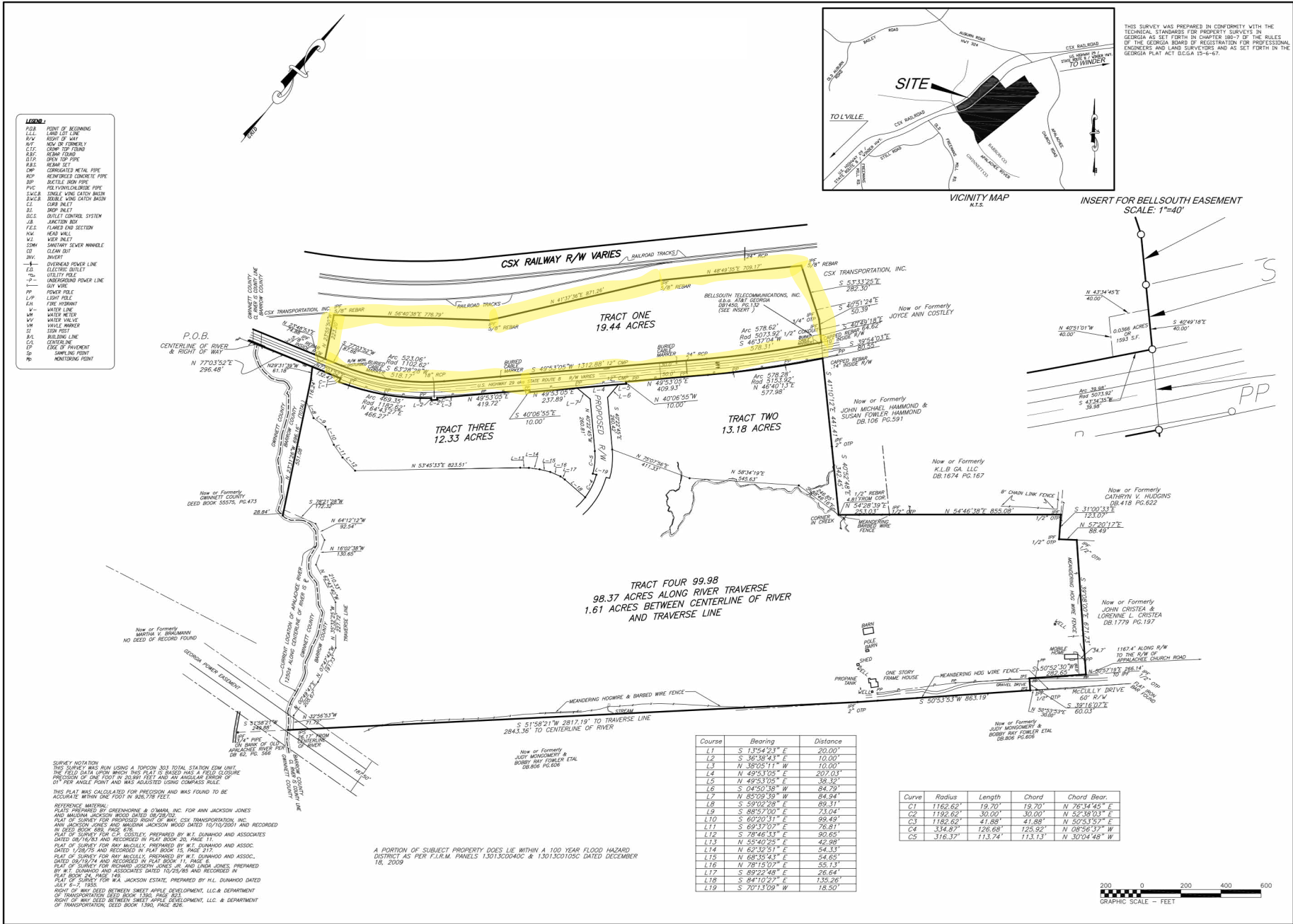
WESTERN HALF AERIAL

Aerial Map



Sewer Line Map





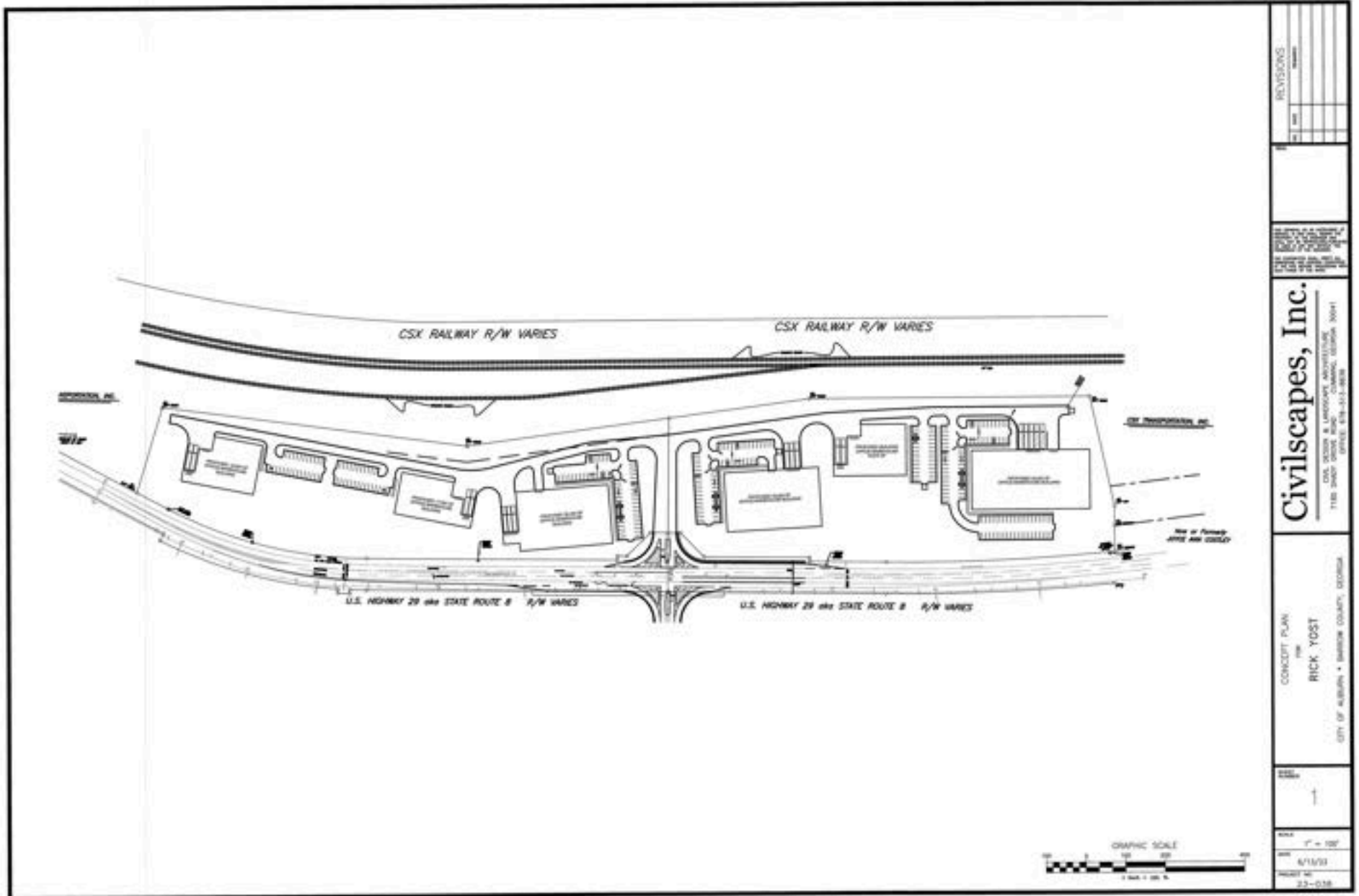
RINGO CONSULTANTS SURVEYORS & PLANNERS
ABERNATHY & ASSOCIATES
174 DACULA ROAD - DACULA, GA 30019
Phone (770) 382-8628 - Fax (770) 272-3881

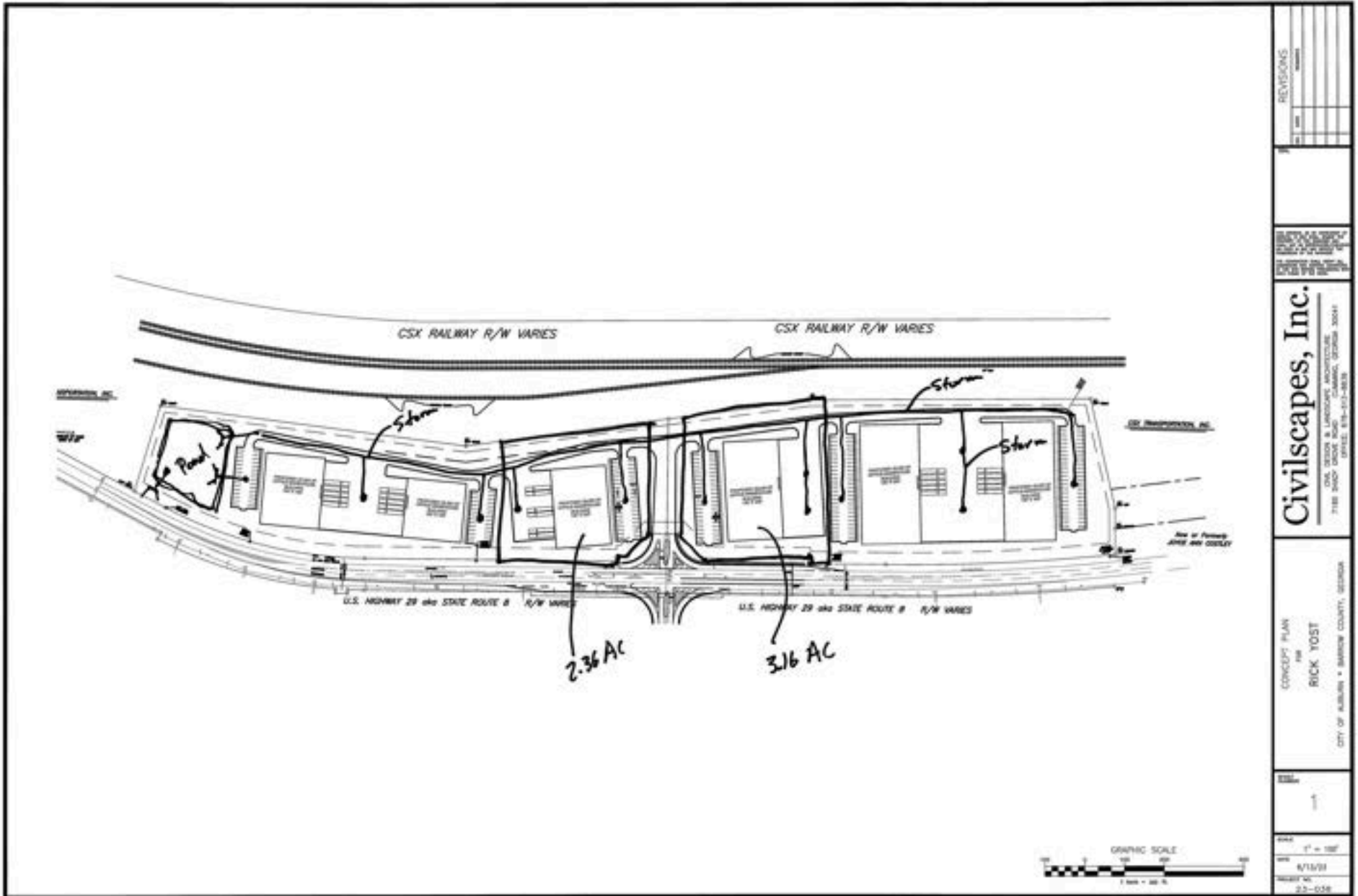
COUNTY: BARROW
DISTRICT/PARCEL: GMD 1740
LAND LOTS: 04, 20, 18
DATE: 04/20/18
SCALE: 1" = 200'
JOB NO.: 05040

BOUNDARY SURVEY FOR:
YOST COMMUNITIES @ AUBURN STATION, LLC

REVISIONS	NO.	DATE	DESCRIPTION

SHEET **1**





REVISIONS	
NO. DESCRIPTION	
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Civilscapes, Inc.
ONE CENTER & LINDSEY AVENUES
7180 SANDY CREEK ROAD CANNONWOOD, GEORGIA 30041
PHONE: 678-973-8878

CONCEPT PLAN
FOR
RICK YOST
CITY OF AUBURN • BARROW COUNTY, GEORGIA

DATE: 11/16/21
SCALE: 1" = 100'
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 22-058

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