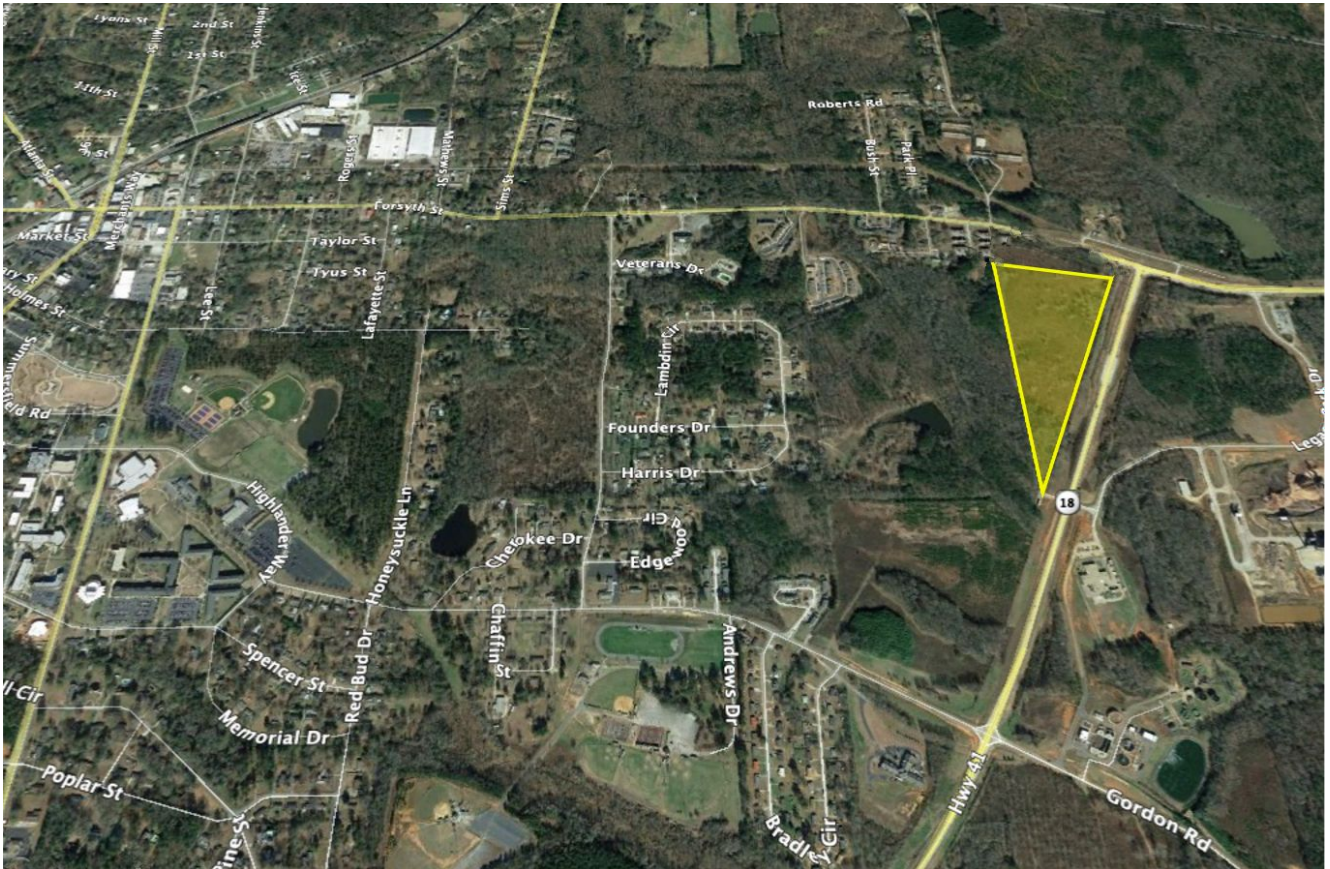


Offered at: \$766,500

22.15 Acres Commercial Land

0 Hwy 41  
Barnesville GA 30204

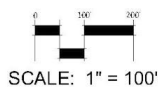


Multi Family Development Parcel  
Ready to Build  
Great Location Near Town  
All Utilities Available



A CONCEPTUAL MASTER PLAN  
FOR  
**GEORGIA HWY 41**  
MIXED USE DEVELOPMENT

DEVELOPMENTAL DATA	
TOTAL AREA OF SITE #021 ACRES (274,014 S.F.)	
COMMERCIAL DEVELOPMENT 27.15 ACRES (2,348,740 S.F.)	APARTMENTS 122.25 ACRES (974,083 S.F.)
15.5 ACRES PER LOT	410 UNITS/ACRE
RETRACTED FRONT= 80 80'-0"	190 UNITS TOTAL TWO STORY BUILDINGS
REAR=MIN/25' AT APARTMENTS	PARKING= 2 SPACES PER UNIT
30' BUFFER REQUIRED	GREENSPACE=4.98 AC (524,129 S.F.) 22% GREENSPACE



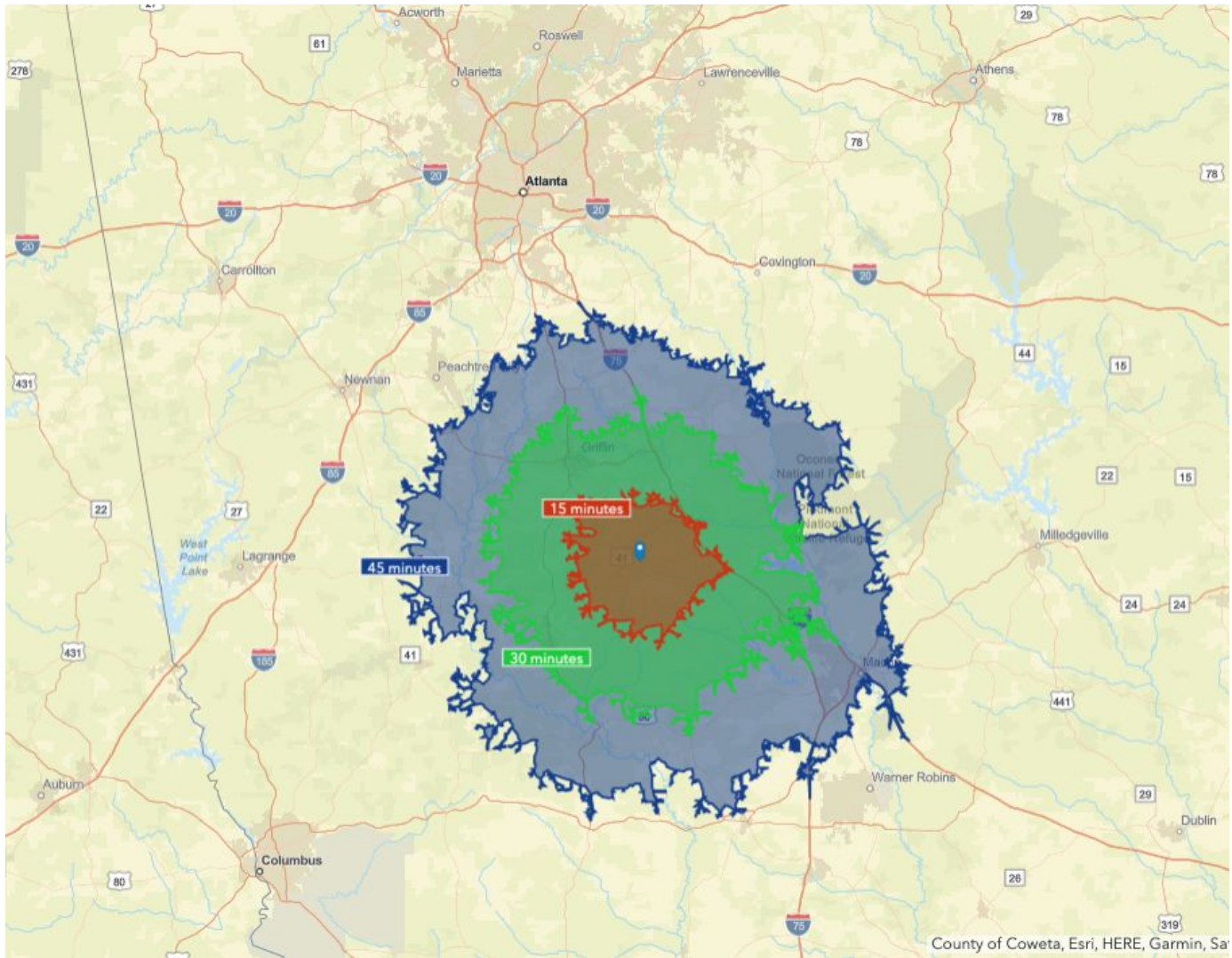
**Widner & Associates, Inc.**

PH: (478) 746-2010 P.O. BOX 102 MADISON, GEORGIA 31212  
EMAIL: widner@widner-astro.com WEBSITE: www.widner-astro.com

®

Drive Times From Property

15 min, 30 min, 45 min



### Traffic Count Map - Close Up

575 Forsyth St, Barnesville, Georgia, 30204  
Drive Time: 15, 30, 45 minute radii

Latitude: 33.05233  
Longitude: -84.12796



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

