

# **LAND FOR SALE**

**POTENTIAL INDUSTRIAL OR COMMERCIAL USE**



**+/- 39.44 ACRES**

**NW Corner of Ga Hwy 83 (Good Hope Road)  
& Unisia Drive (Monroe By-Pass)**

**1230 Good Hope Road, Monroe, Georgia 30655**

**Walton County, Georgia**

**LIST PRICE: \$2,187,031**  
**(Shown by Appointment Only)**

**CONTACT INFORMATION:**

Neal Jackson, broker  
Mobile Phone: 770-601-2729  
Email: rnealjackson@aol.com

Kevin Witcher, CCIM  
Mobile Phone: 770-778-7188  
Email: kwitcher14@yahoo.com

Jackson Realty  
Office Phone: 770-267-7557  
316 North Broad Street,  
Monroe, GA 30655



**[www.JacksonRealtySellsGA.com](http://www.JacksonRealtySellsGA.com)**

Contents

HIGHLIGHTS ..... 1

SUMMARY DESCRIPTION OF PROPERTY ..... 2

PROPERTY OVERVIEW ..... 3

DIRECTIONS ..... 3

PROPERTY LOCATION MAPS ..... 4

MAP OF SURROUNDING INDUSTRIAL PROPERTIES ..... 7

MAP OF RECENTLY CONSTRUCTED MONROE-BYPASS ..... 8

PROPERTY TAX PLAT ..... 9

TOPOGRAPHY TAX MAP..... 10

FUTURE LAND USE MAP ..... 11

RECORDED SURVEY (Plat Book 128 – Page 278) ..... 12

PROPERTY PHOTOGRAPHS ..... 13

## HIGHLIGHTS

- +/- 39.44 acres.
- Located in unincorporated Walton County, Georgia, which is a portion of the metropolitan Atlanta, Georgia, area. Adjacent to the city limits of Monroe, Georgia
- Potential industrial or commercial use site (located in area designated as Employment Center by the Walton County future land use plan). Currently zoned A-1, rural estate, and R-1, single family residential
- Corner site along 4-way intersection of the recently constructed Monroe By-Pass and GA Hwy 83
- Adjoining 4-way intersection controlled by traffic signal
- Approximately 2,742 linear feet of road frontage  
Unisia Dr (aka Monroe By-Pass): 1,583 linear ft  
GA Hwy 83: 1,159 linear ft
- Adjacent to industrial district with national distribution and manufacturing companies
- Close proximity to U.S. Highway 78 which provides access to Atlanta and Athens. Easy access to Ga Hwy 11 via recently constructed Monroe By-Pass

## SUMMARY DESCRIPTION OF PROPERTY

Property Description: A  $\pm$  39.44-acre tract of land.  
Corner location along 4-way  
intersection controlled by  
traffic signal

Address: 1230 Good Hope Road,  
Monroe, Georgia 30655

Legal Description: NW corner of GA Highway 83  
(aka Good Hope Rd) & Unisia  
Drive (aka Monroe By-Pass) in  
Land Lot 107 of the 3rd  
District, Walton County,  
Georgia. Shown in Plat Book  
128 - Page 278

Tax Parcel Number: C1650079

Land Area:  $\pm$  39.44 acres

Zoning: Future land use plan  
designates property as  
**EMPLOYMENT CENTER**  
Currently zoned A-1, rural  
estate, & R-1, single family  
residential

Utilities: Public water, gas, and  
electric service (possible  
sewer service - subject to  
annexation into city of Monroe  
and subject to city approval)

Buildings and  
improvements: Older dwelling, detached  
garage with apartment, barn,  
and a utility building

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for  
omissions and/or errors

## PROPERTY OVERVIEW

POTENTIAL INDUSTRIAL OR COMMERCIAL. This listing consists of a (+/-) 39.44-acre tract of land located on the northwest corner of a 4-way intersection of Georgia Highway 83 (also known as Good Hope Road) and Unisia Drive (also known as Monroe By-Pass). The recently constructed Monroe By-Pass connects into Unisia Drive along the subject site at the adjoining 4-way intersection which is controlled by a traffic signal. The recently constructed adjoining Monroe By-Pass provides an alternate route around the downtown historic district of the city of Monroe and connects Georgia Highway 11, Georgia Highway 83, and U.S. Highway 78. The site contains (+/-) 1,159-linear feet of frontage along the north side of Georgia Highway 83 (also known as Good Hope Road) and has (+/-) 1,583-linear feet frontage along the west side of Unisia Drive (also known as Monroe By-Pass). The (+/-) 1,583-linear foot section of Unisia Drive connects the Monroe-Bypass at the adjoining 4-way intersection. The Walton County future use plan designates the area surrounding the Monroe-Bypass, including the property, as **Employment Center**. The future use plan designation of **Employment Center** includes industrial and commercial uses. The site is currently zoned for A-2, rural estate, and R-1, single-family residential, use. The property is on the south boundary of an existing industrial district that contains several major industrial employers including a Walmart distribution center, a Hitachi manufacturing facility, a Tucker Door & Trim manufacturing facility, a Novolex-Doro Bag manufacturing facility, and a commercial greenhouse facility. The Georgia Department of Transportation reports that the average daily traffic count along the section of Georgia Highway 83 (Good Hope Road) adjoining the property is 5,600 vehicles per day, and the average daily traffic count along the section of Unisia Drive adjacent to the property is 9,230 vehicles per day (traffic counts were gathered prior to the construction of the Monroe By-Pass). The property has good visibility from all adjacent lanes of traffic. The property is located (+/-) 2.25 miles east of the historic central business district in the city of Monroe, (+/-) 41 miles east of downtown Atlanta, and (+/-) 21 miles southwest of Athens, Georgia. The site has easy access to U.S. Highway 78 via Unisia Drive which intersects U.S. Highway 78 (+/-) 1.1 miles north of the subject site (intersection controlled by a traffic signal). U.S. Highway 78 provides Walton County and the property with access to Atlanta and Athens, Georgia. The recently constructed Monroe By-Pass also provides the site with easy access to Georgia Highway 11. The property contains an older (+/-) 2,014-square-foot single-family dwelling unit, a detached garage with a second-level apartment, a utility building, and a barn. The property is shown by appointment only.

## DIRECTIONS

From South Broad Street in downtown Monroe travel east on Church Street (Church Street transforms into Good Hope Rd and GA Hwy 83) approximately 2.25 miles. The property is located on the left (north side of Good Hope Road) along the northwest intersection with Unisia Drive and the recently constructed Monroe By-Pass.

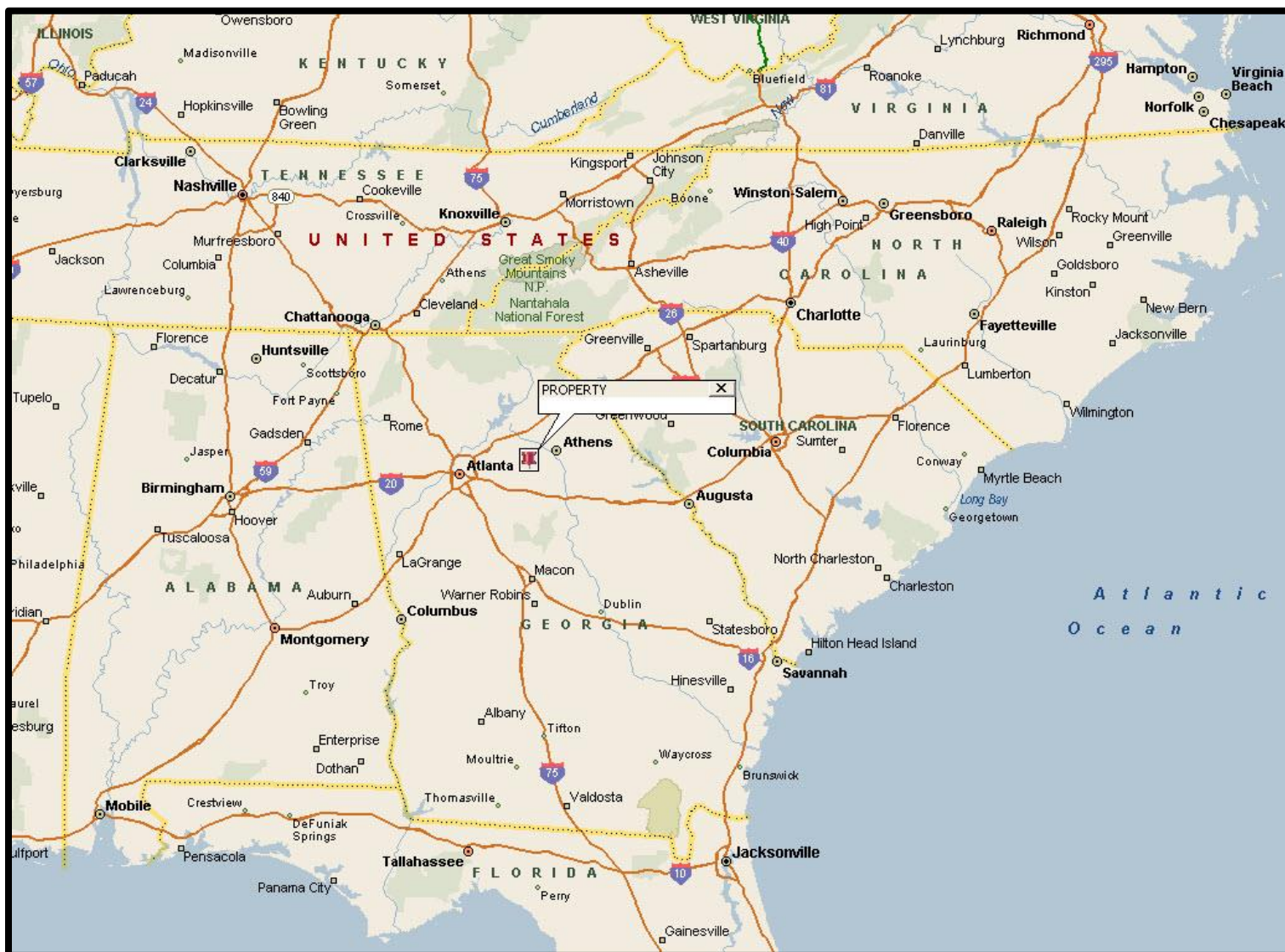
Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors

## PROPERTY LOCATION MAPS



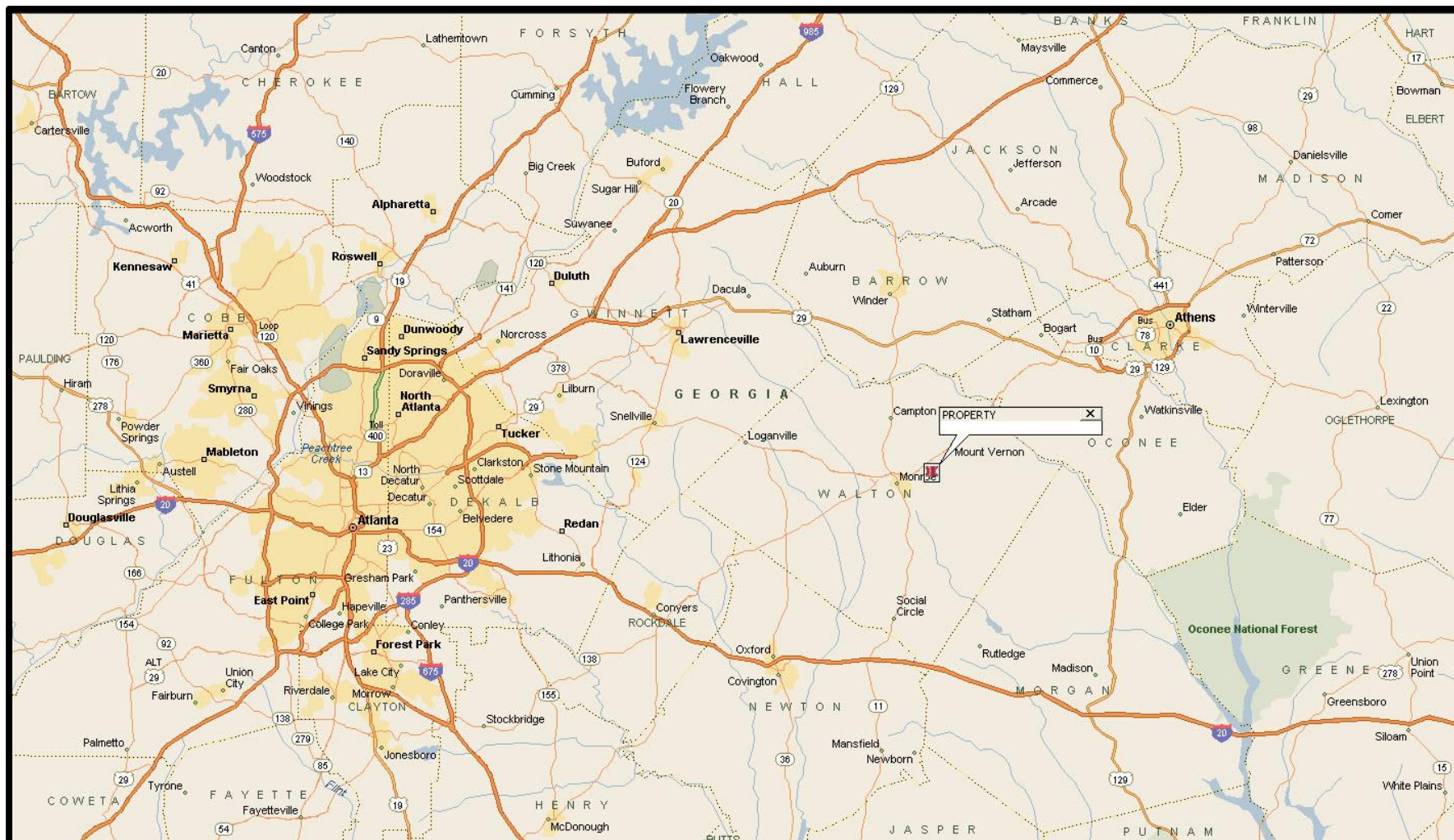
Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



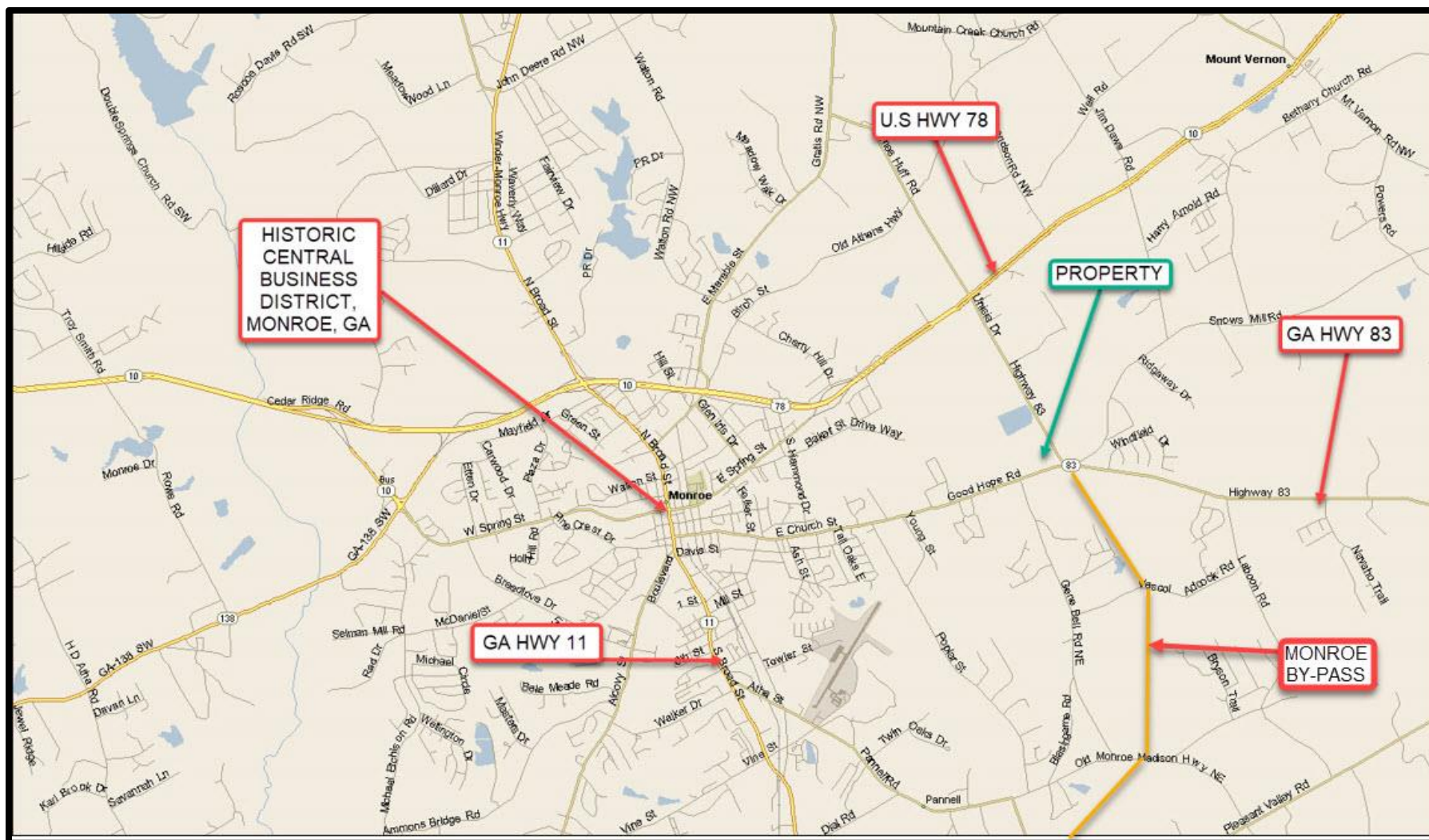


Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



Neal Jackson (770-601-2729)

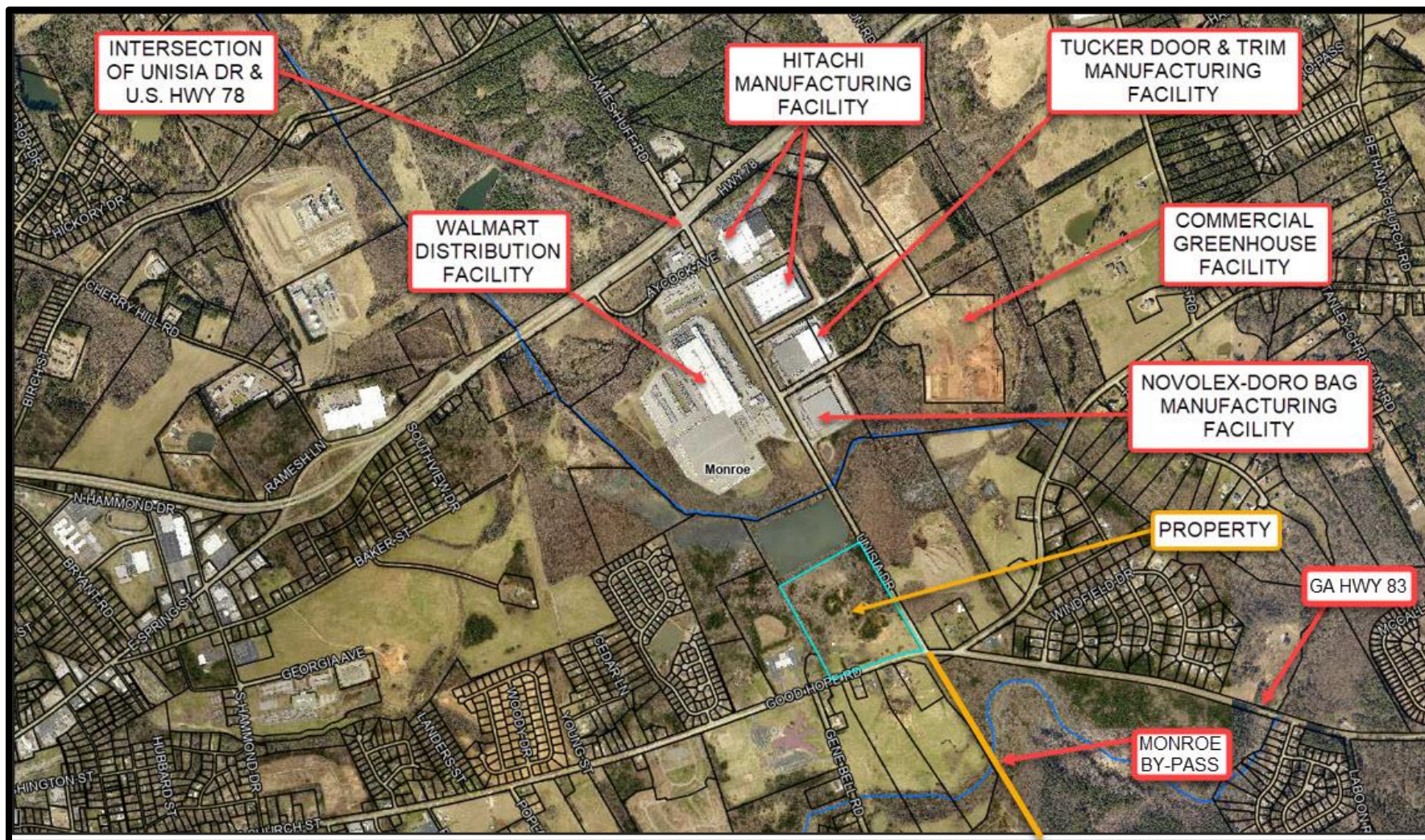
Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



## MAP OF SURROUNDING INDUSTRIAL PROPERTIES



Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

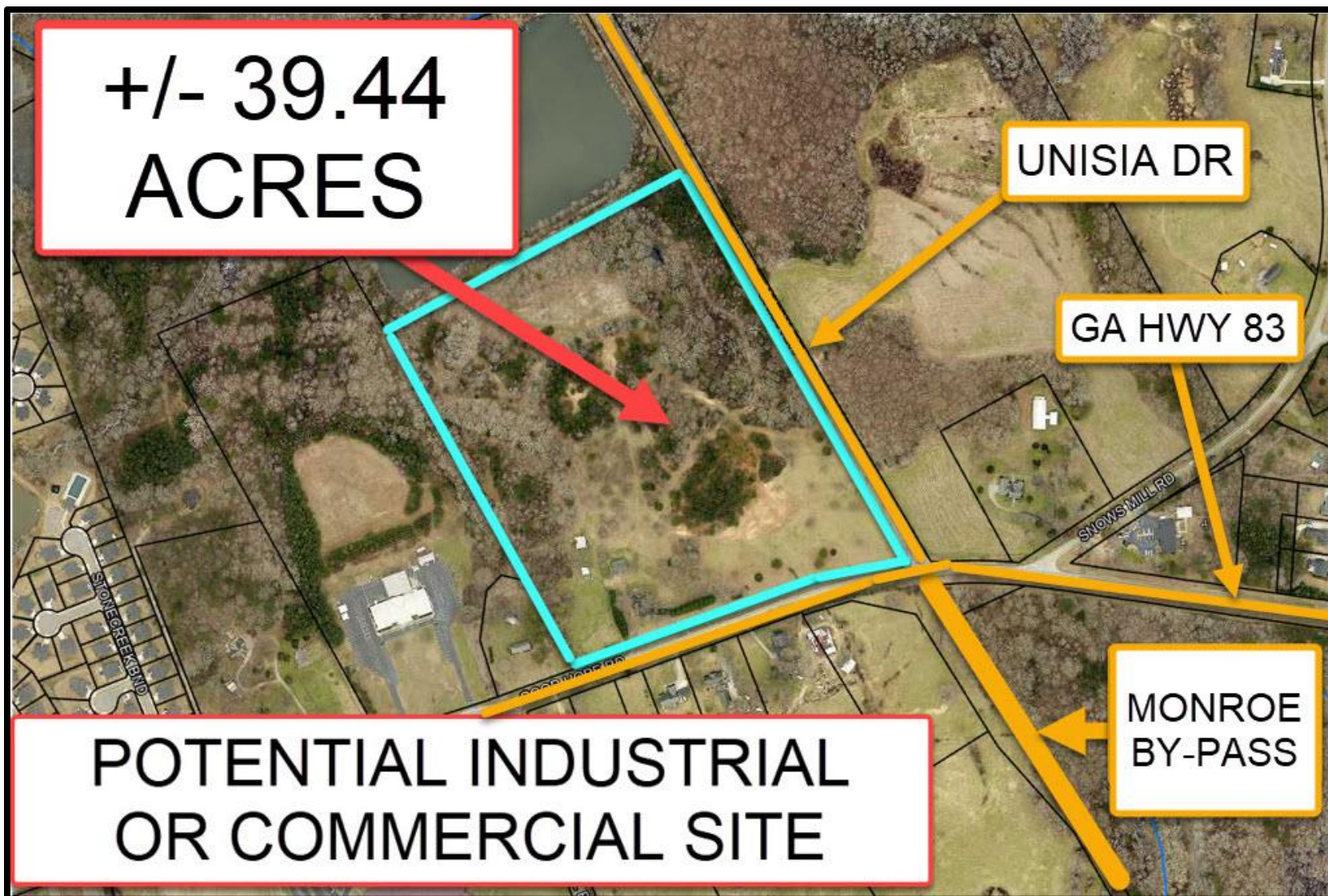
Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors







PROPERTY TAX PLAT



Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



## TOPOGRAPHY TAX MAP



Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors



## FUTURE LAND USE MAP



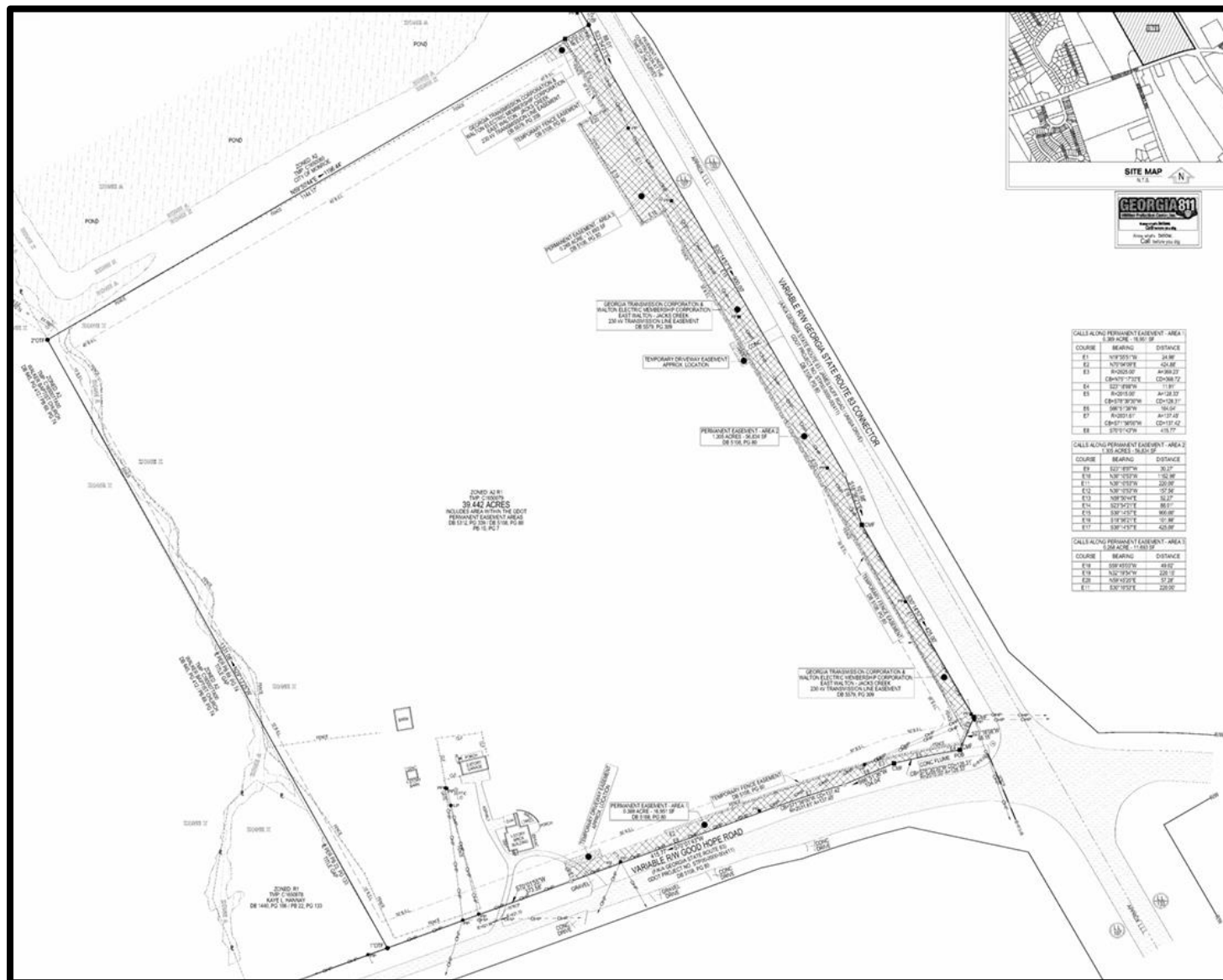
Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors

## RECORDED SURVEY (Plat Book 128 – Page 278)



Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors

## PROPERTY PHOTOGRAPHS



PHOTO 1 - Property from GA Hwy 83 and Unisia Drive (Monroe By-Pass)

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





PHOTO 2 - Property from Georgia Highway 83 and Unisia Drive

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 3 - Subject site from Unisia Drive facing NW**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 4 - Property from GA Hwy 83 (Good Hope Rd) facing NE**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 5 - Property along GA Hwy 83 (Good Hope Rd) facing NW**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 6 – Property from GA Hwy 83 (Good Hope Rd) facing north**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 7 - South Section of Property**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 8 - Central Section of Property**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 9 - Central-Section of Property**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 10 – NORTH SECTION OF PROPERTY**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 11 - NORTH SECTION OF PROPERTY**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors





**PHOTO 12 - DWELLING, DETACHED GARAGE, AND STORAGE STRUCTURES**

Neal Jackson (770-601-2729)

Kevin Witcher (770-778-7188)

Jackson Realty

Information in this report is believed to be accurate; however, no liability is assumed for omissions and/or errors