

LAND FOR SALE

0 Spring Street / Austell, GA / Douglas County
1.826 Acres +/- Zoned (GC) General Commercial
High Visibility Area



Offered at \$190,000



Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



Viars & Co.

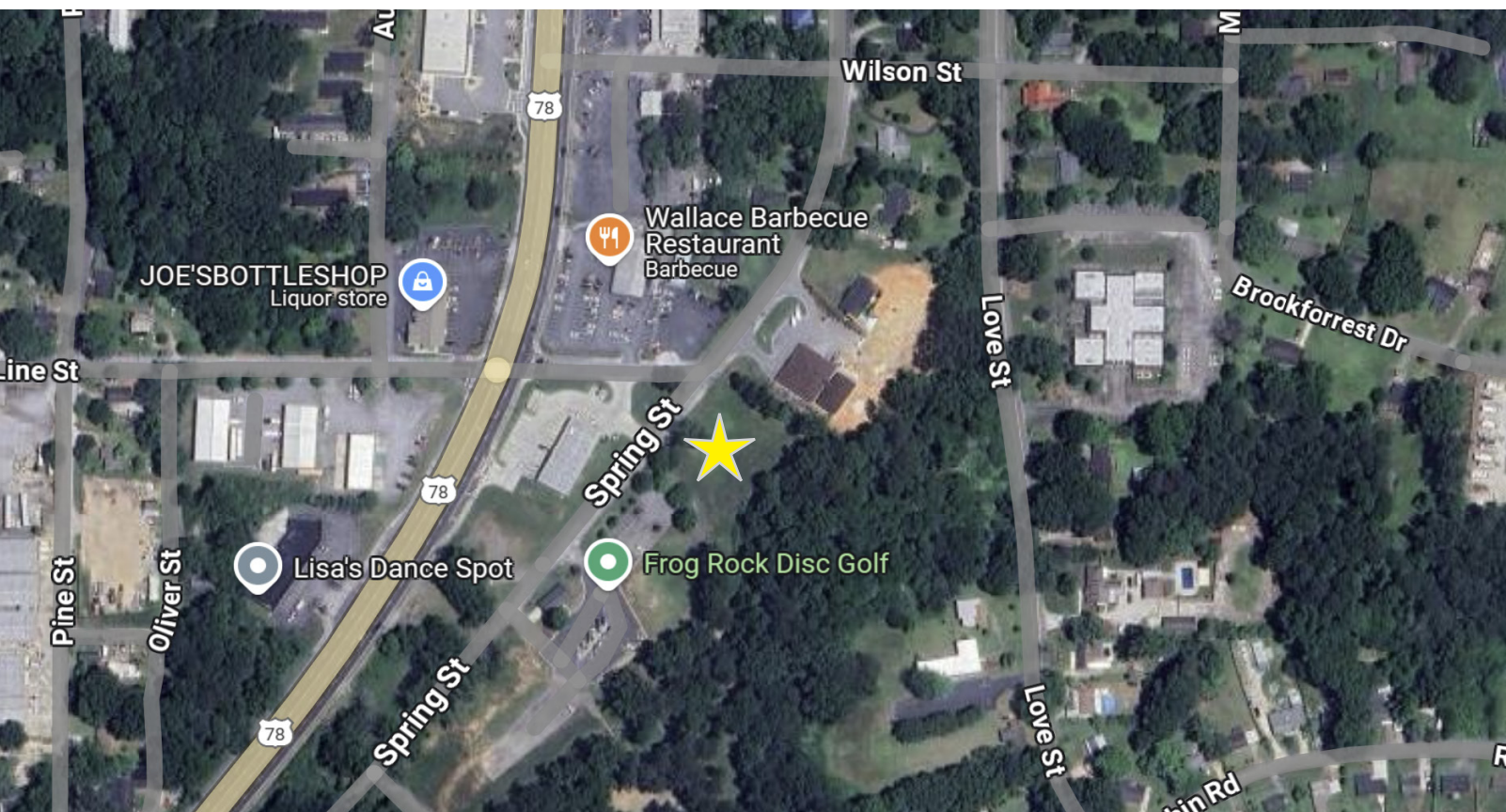
Real Estate Brokers

3070 N Main Street
Kennesaw, GA 30144

Property Highlights

Take advantage of this exciting opportunity to own this ready to develop property in a high visibility location within the City limits of Austell as the city experiences revitalization by both residential and commercial growth

- Zoned General Commercial (GC) within the City of Austell (Douglas County) right near the Cobb County border
- Allows for visibility from Veterans Memorial Highway
- Property sits between Suggs Park and Kid's World Preschool and behind the popular Wallace BBQ Restaurant and the heavily shopped O'Reilley Auto Parts location
- 98.73 Feet of frontage on Spring Street and closely aligned within an area poised for walkable mixed-use redevelopment within the city's future land use plans
- Property is largely cleared, flat and ready for development with all utilities and one curb cut at the site



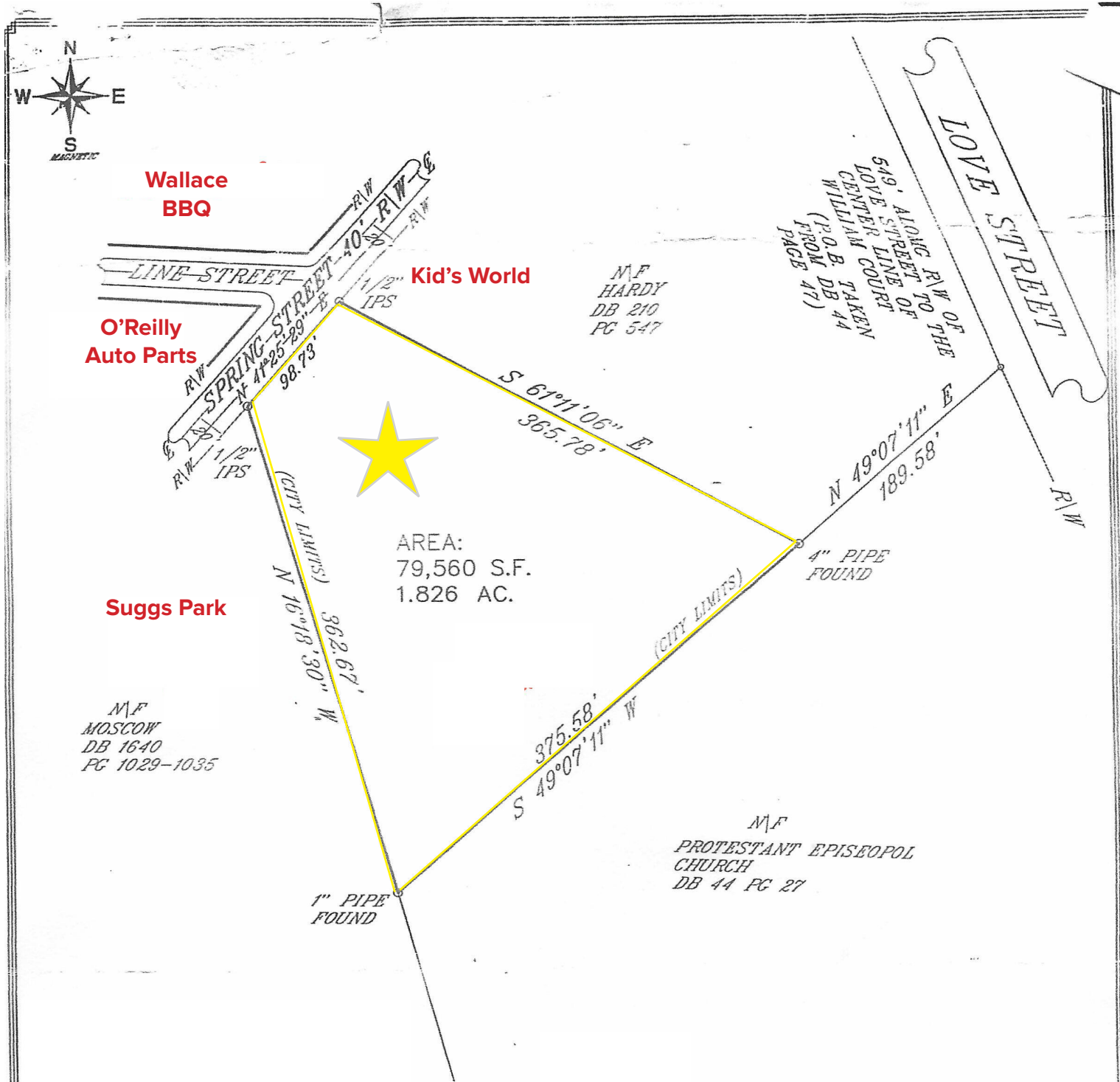
Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



3070 N Main Street
Kennesaw, GA 30144



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

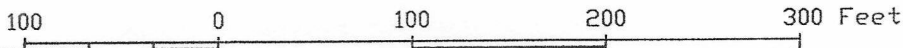
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

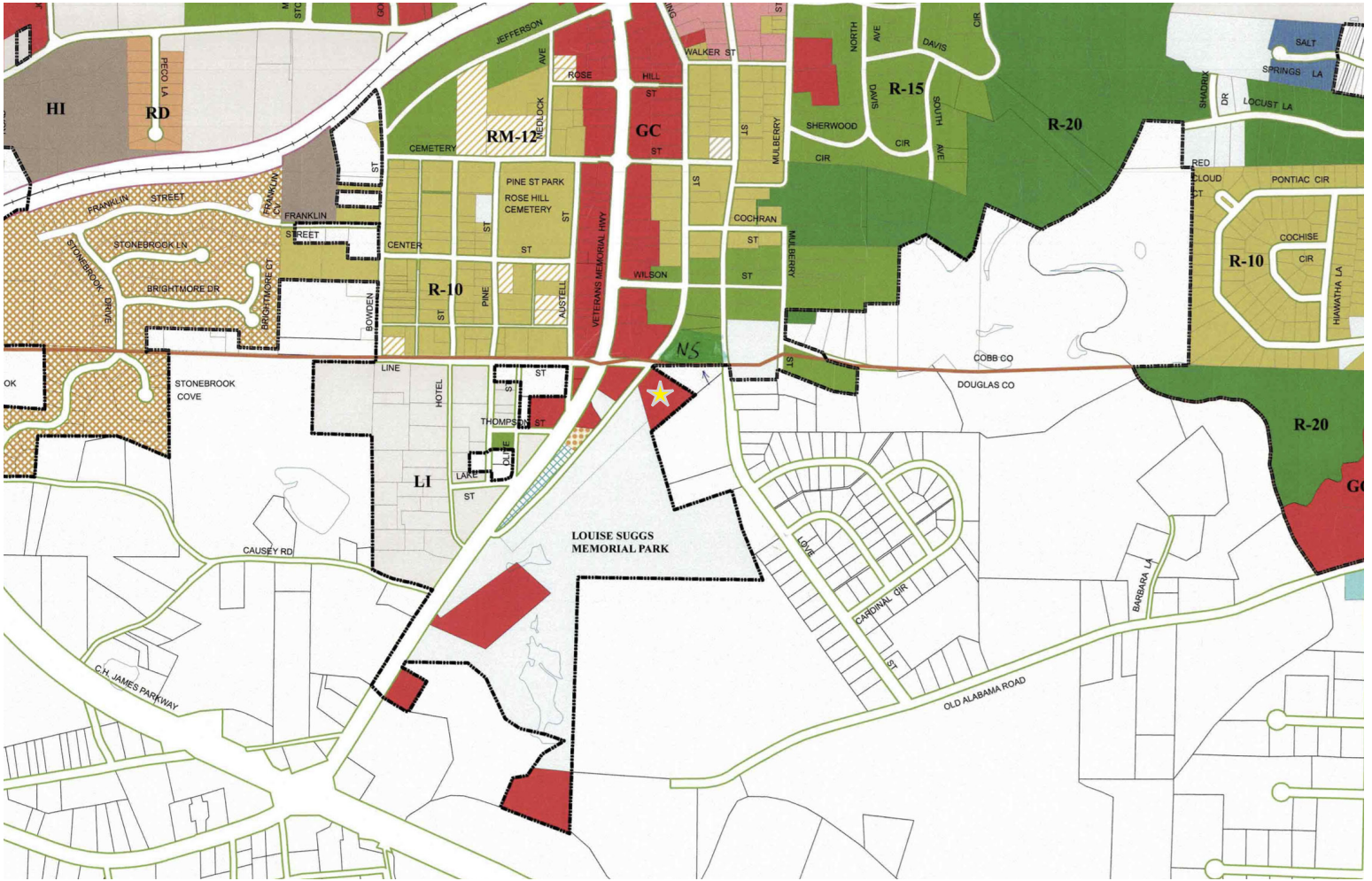
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND

- IPF=IRON PIN FOUND
- IPS=IRON PIN SET
- R/W=RIGHT OF WAY
- MAG= MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINE
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY

UTILITIES PROTECTION CENTER
 Call FREE
 IN METRO ATLANTA
 325-5000
 THROUGHOUT GEORGIA
 1-800-282-7411
 THREE WORKING DAYS BEFORE YOU DIG

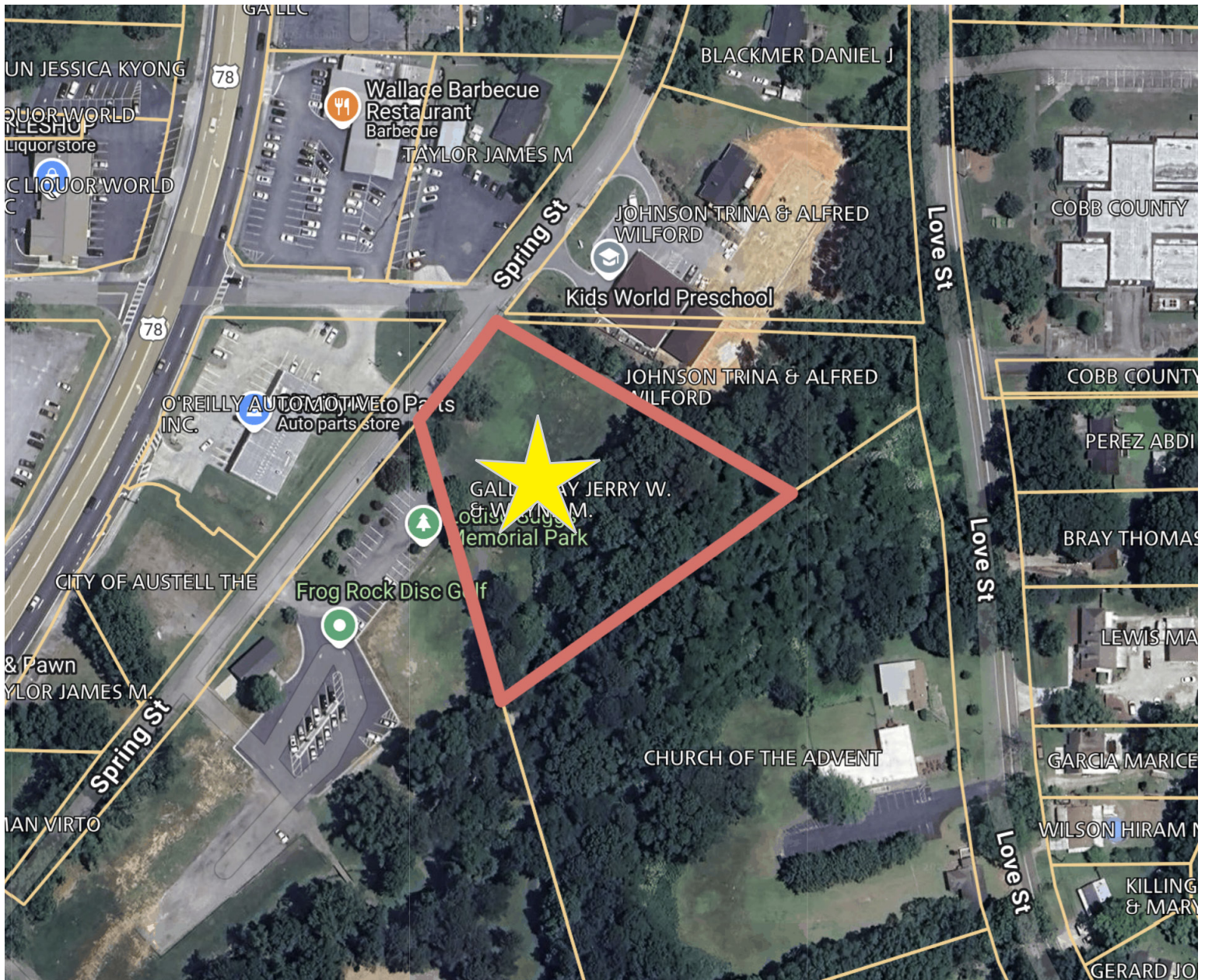




Zoned General Commercial (GC) in the City of Austell (Denoted in Red)

To see allowable uses and restrictions for the City of Austell's General Commercial Zoning Category follow this link:

https://library.municode.com/ga/austell/codes/code_of_ordinances?nodeId=PTIICOOR_CH48ZO_ARTIV-DIRE_S48-157GCGECODI



Offered at \$190,000



Tracey Viars
Managing Broker

678.467.1326

Tracey@VCOBrokers.com



Viars & Co.

Real Estate Brokers

3070 N Main Street
Kennesaw, GA 30144