



## Development opportunity



Land size  
**3.68 AC**



Zoning  
**GB**



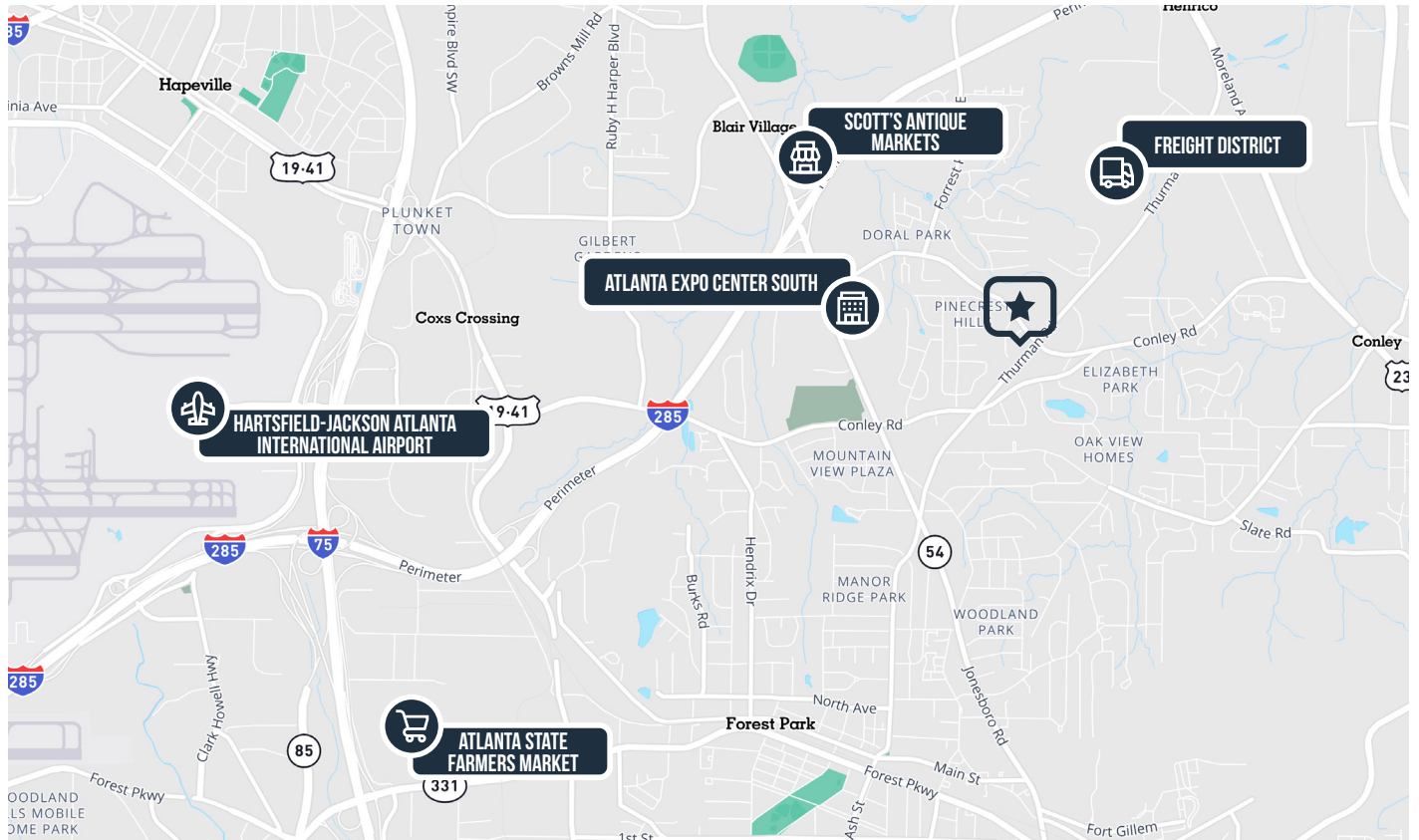
Pricing  
**Subject to offer**



Avg. Daily Traffic Count  
**5,440**

## Get more information

**Chris Hoag**  
Sr. Associate  
o: 770.532.9911  
c: 770.714.4472  
[chris.hoag@avisonyoung.com](mailto:chris.hoag@avisonyoung.com)



**Drive times** 

**5.8 miles**  
Atlanta Airport

**14 miles**  
Midtown

**20 miles**  
Buckhead

**9.8 miles**  
Downtown

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SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

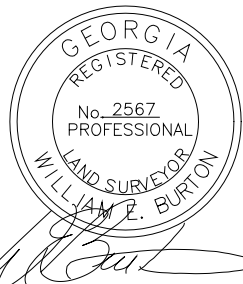
PLAT ERROR OF CLOSURE =  $\frac{1'}{630,267'}$   
 FIELD ERROR OF CLOSURE = N/A - OPEN END  
 EQUIPMENT USED TOPCON-GTS  
 FIELD WORK COMPLETED 1-20-2023

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

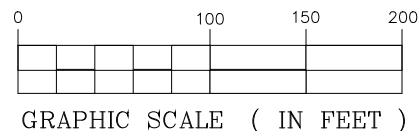
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

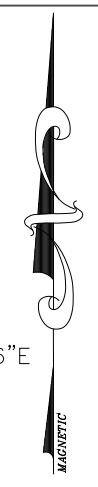
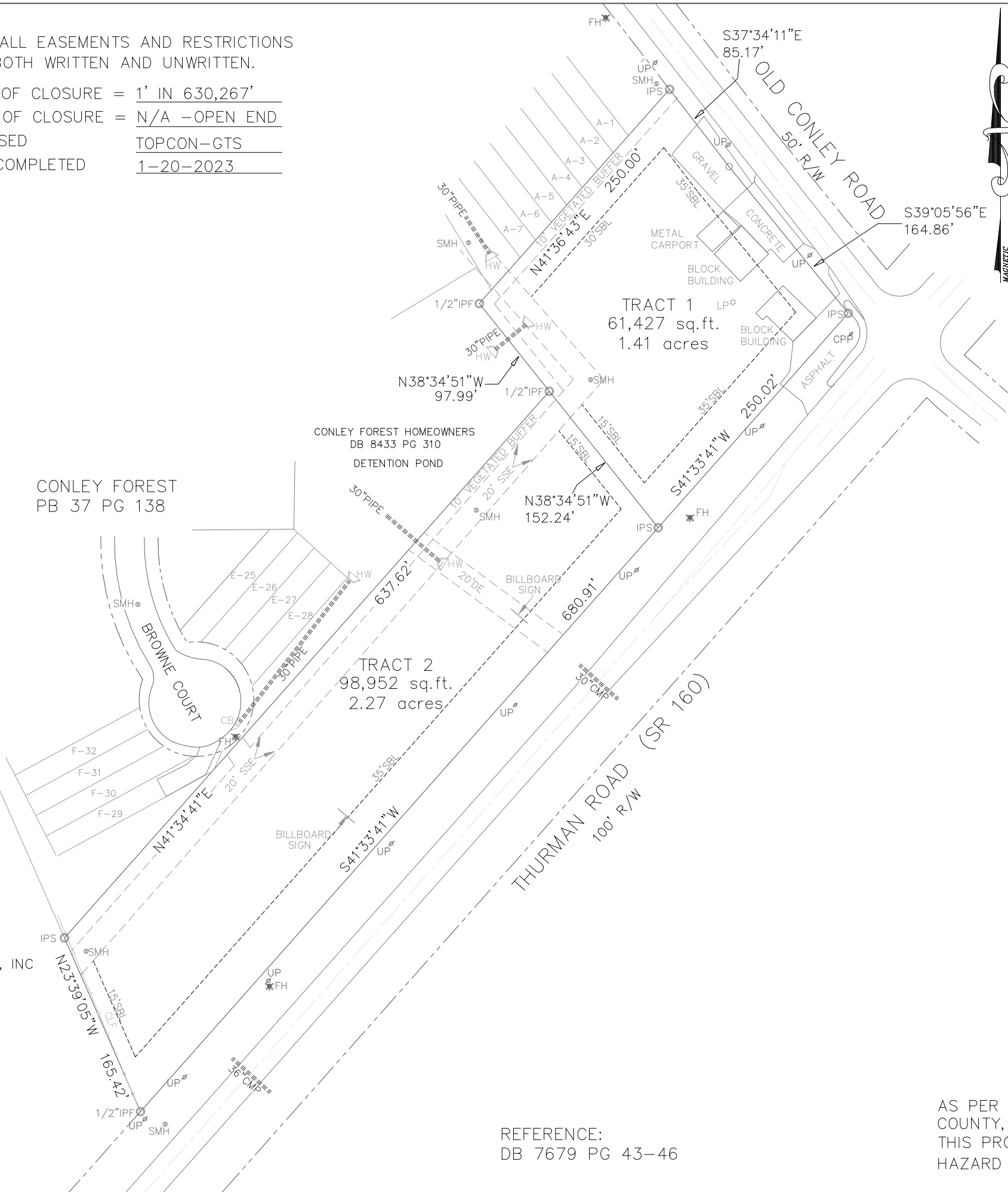


GSWCC LEVEL II -0000011202

N/F  
 GA TRUCK PARTS CO., INC  
 DB 5953 PG 52



GRAPHIC SCALE ( IN FEET )



BURTON & ASSOCIATES  
 1740 Hudson Bridge Rd  
 Box 1226  
 Stockbridge, GA. 30281  
 TEL (404)867-8332  
 bdainc@bellsouth.net



MINOR PROPERTY DIVISION  
 1197 OLD CONLEY ROAD  
 PARCEL ID #13016B B001  
 PROPERTY OF  
 JOHN & PHYLLIS CAGES

LAND LOT	COUNTY	DATE
16	CLAYTON	1-27-2023
DISTRICT	SCALE	JOB NO.
13	1"=100'	12023CA

TOTAL AREA  
 160,379 sq.ft.  
 3.68 acres  
 ZONED GB

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT OF WAY
- SMH SANITARY MANHOLE
- SBL SET BACK LINE
- FH FIRE HYDRANT
- CB CATCH BASIN
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- UP UTILITY POLE
- CPP CONCRETE POWER POLE
- LP LIGHT POLE
- SSE SANITARY SEWER EASEMENT
- DE DRAINAGE EASEMENT

REFERENCE:  
 DB 7679 PG 43-46

AS PER FLOOD INSURANCE RATE MAP OF CLAYTON COUNTY, GA. COMMUNITY PANEL NO. 13063C0038F THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE, DATED 6-07-2017