
FOR SALE

COMMERCIAL LAND

4.5 +/- ACRES

**ZION CHURCH ROAD &
HIGHWAY 124
(AKA LEWIS BRASELTON BLVD)**

**BRASELTON
JACKSON COUNTY**

Presented By:

James Hester
Berkshire Hathaway HS Georgia Properties
Commercial Division
<https://jameshester.bhhsgeorgia.com>
Phone: (770) 356-2869
Email: hestercre@gmail.com

*Every effort has been made to provide accurate information, but, no liability is assumed for errors and omissions.
Offering is subject to change, prior sale, or withdrawal without notice and approval by the owner.*

PROPERTY INFORMATION

PROPERTY:	4.5+/- Acres Commercial Land
LOCATION:	Hwy 124 (Lewis Braselton Blvd) & Zion Church Rd Braselton, Jackson County
ZONING:	GC (General Commercial)
FRONTAGE:	Highway 124 (Lewis Braselton Blvd) – 658.04 FT Zion Church Road – 300.35 FT
ACCESS:	1 GDOT Full Access Curb Cut on property w/median cut & Access to another GDOT full curb cut & median break
UTILITIES:	All underground utilities on Hwy 124 City of Braselton – Water & Sewer Jackson EMC - Power
COMMENTS:	Great opportunity to buy or invest in commercial zoned tract located in the city limits of Braselton just off I-85 on- ramp. Low development costs with all underground utilities and access to 2 GDOT installed full curb cuts and 2 median cuts on Hwy 124 make this a great site for small office park, medical use, hospitality, retail, hotel. Adjacent property available.
PRICE:	\$1,499,900 https://buildout.com/website/hwy124-zion-ch-braselton-sale
PRESENTED BY:	James Hester Berkshire Hathaway HomeServices Georgia Properties - Commercial Division https://jameshester.bhhsgeorgia.com (770) 356-2869 Hestercre@gmail.com

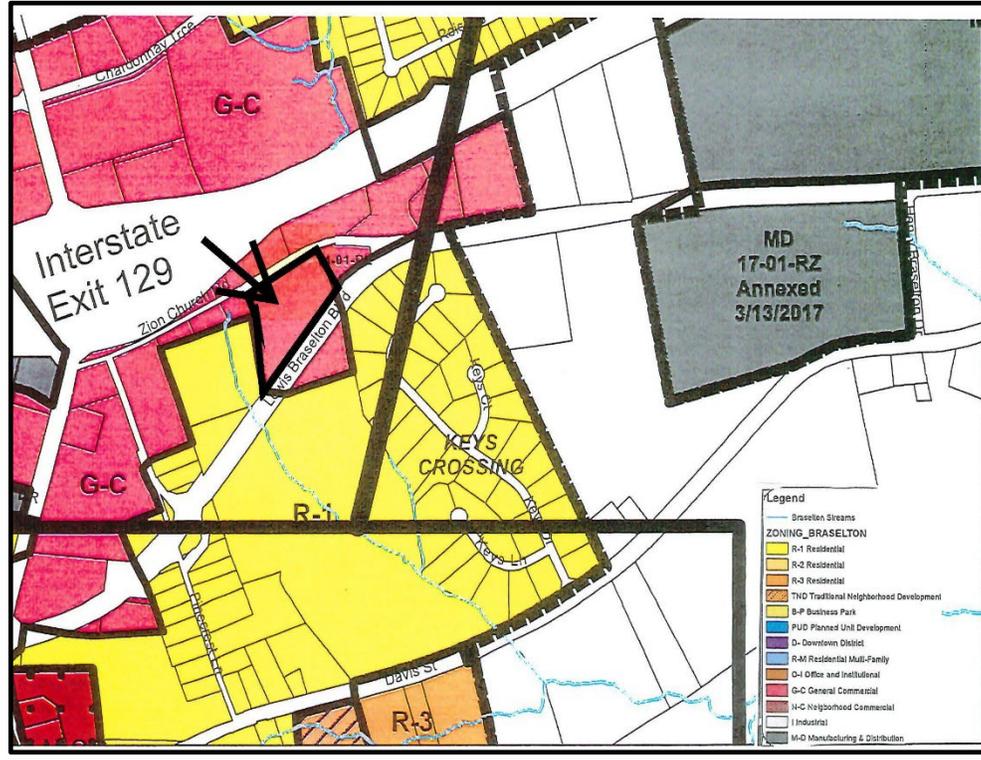
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Aerial Maps:

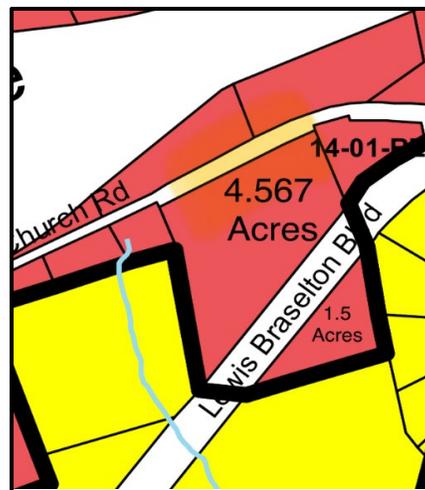
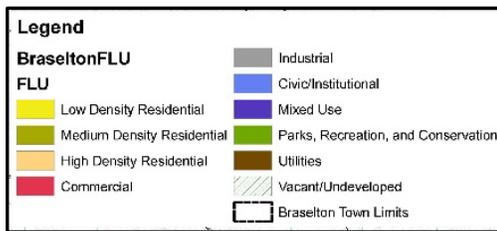


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CURRENT ZONING MAP



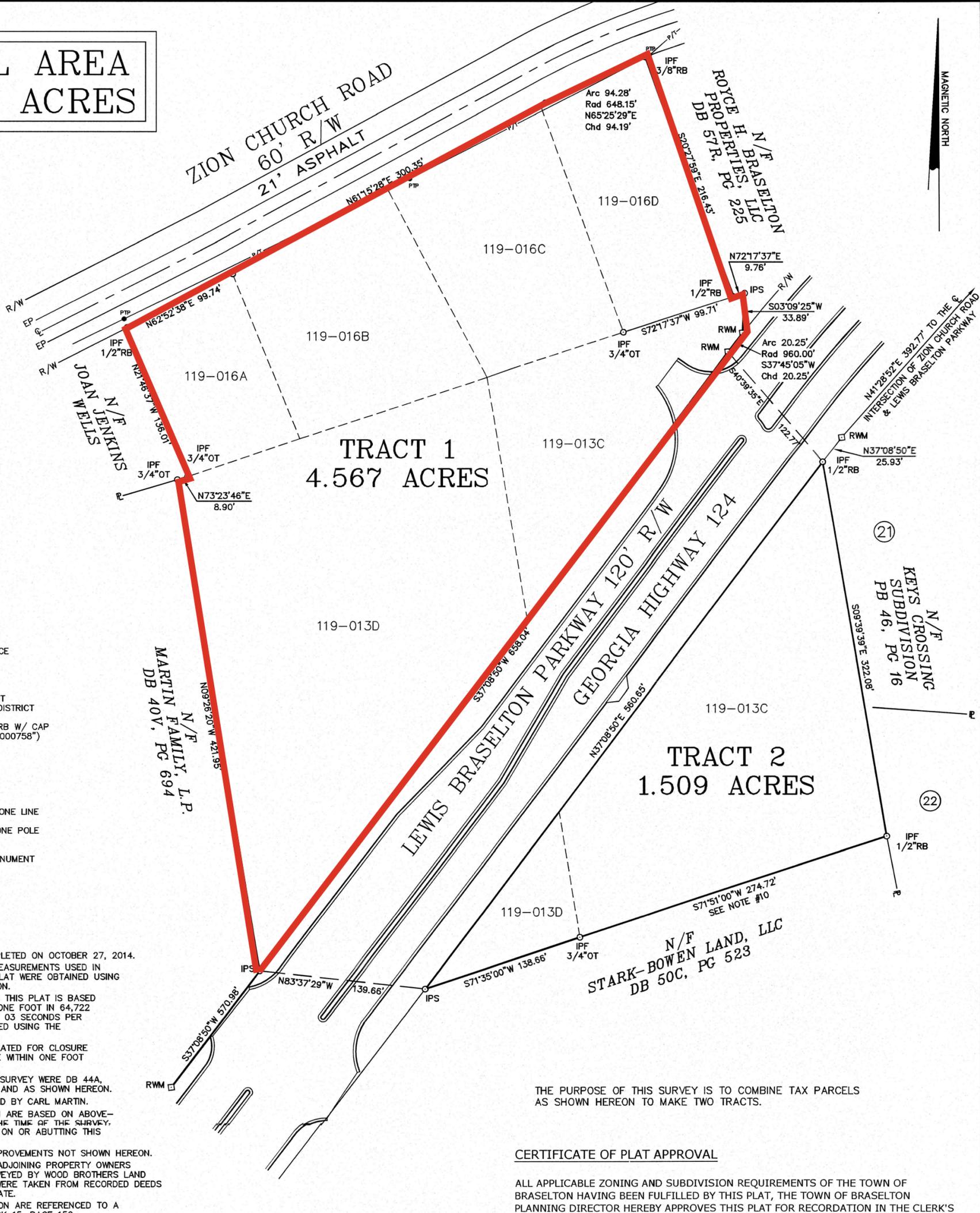
FUTURE LAND USE MAP



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Survey

**TOTAL AREA
6.076 ACRES**



- LEGEND**
- BWF - BARBED WIRE FENCE
 - C&G - CURB & GUTTER
 - CLF - CHAIN LINK FENCE
 - ⊙ - CENTERLINE
 - DB - DEED BOOK
 - EP - EDGE OF PAVEMENT
 - G.M.D. - GEORGIA MILITIA DISTRICT
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET(1/2"RB W/ CAP STAMPED "WOOD BROS LSF000758")
 - MNS - MAG NAIL SET
 - N/F - NOW OR FORMERLY
 - OT - OPEN TOP PIPE
 - PB - PLAT BOOK
 - PG - PAGE
 - R - PROPERTY LINE
 - P- - POWER LINE
 - PT- - POWER & TELEPHONE LINE
 - PP - POWER POLE
 - PTP - POWER & TELEPHONE POLE
 - RB - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - RWM - RIGHT-OF-WAY MONUMENT

- NOTES:**
1. THE FIELD SURVEY WAS COMPLETED ON OCTOBER 27, 2014.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT WERE OBTAINED USING A NIKON DTM-521 TOTAL STATION.
 3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 64,722 FEET, AN ANGULAR CLOSURE OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,442 FEET.
 5. REFERENCES USED FOR THIS SURVEY WERE DB 44A, PG 384-395, DB 56A, PG 344, AND AS SHOWN HEREON.
 6. THIS SURVEY WAS AUTHORIZED BY CARL MARTIN.
 7. THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE-GROUND EVIDENCE VISIBLE AT THE TIME OF THE SURVEY. THERE MAY BE OTHER UTILITIES ON OR ABUTTING THIS PROPERTY NOT SHOWN HEREON.
 8. THIS PROPERTY CONTAINS IMPROVEMENTS NOT SHOWN HEREON.
 9. THE LINES SEPARATING THE ADJOINING PROPERTY OWNERS SHOWN HEREON WERE NOT SURVEYED BY WOOD BROTHERS LAND SURVEYORS, INC. THESE LINES WERE TAKEN FROM RECORDED DEEDS AND PLATS AND ARE APPROXIMATE.
 10. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING TAKEN FROM PLAT BOOK 15, PAGE 150.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT/TITLE POLICY. THEREFORE EXCEPTION IS MADE FOR ANY MATTERS WHICH WOULD BE REVEALED BY SAME.
 12. THE RIGHT-OF-WAY OF ZION CHURCH ROAD SHOWN HEREON IS BASED ON USAGE AND/OR OLD PLATS AND DEEDS. NO RIGHT-OF-WAY DEEDS WERE FOUND.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

THE PURPOSE OF THIS SURVEY IS TO COMBINE TAX PARCELS AS SHOWN HEREON TO MAKE TWO TRACTS.

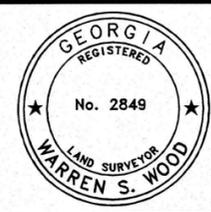
CERTIFICATE OF PLAT APPROVAL

ALL APPLICABLE ZONING AND SUBDIVISION REQUIREMENTS OF THE TOWN OF BRASELTON HAVING BEEN FULFILLED BY THIS PLAT, THE TOWN OF BRASELTON PLANNING DIRECTOR HEREBY APPROVES THIS PLAT FOR RECORDATION IN THE CLERK'S OFFICE, JACKSON COUNTY SUPERIOR COURT.

PLANNING DIRECTOR _____ DATE _____

COMBINATION SURVEY FOR
**INTERSTATE INVESTMENT
PROPERTIES, INC.**
LOCATED IN
TOWN OF BRASELTON
G.M.D. 1765
JACKSON COUNTY, GEORGIA
THIS PLAT WAS PREPARED ON OCTOBER 27, 2014.

THIS PLAT IS VALID ONLY IF IT BEARS THE REGISTRANT'S ORIGINAL SIGNATURE, IN BLUE INK, ACROSS THE REGISTRANT'S SEAL.
WARREN S. WOOD GA. RLS #2849
MY REGISTRATION EXPIRES ON DECEMBER 31, 2014.



PREPARED BY
WOOD BROTHERS
LAND SURVEYORS, INC.
LSF000758
P.O. BOX 477
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