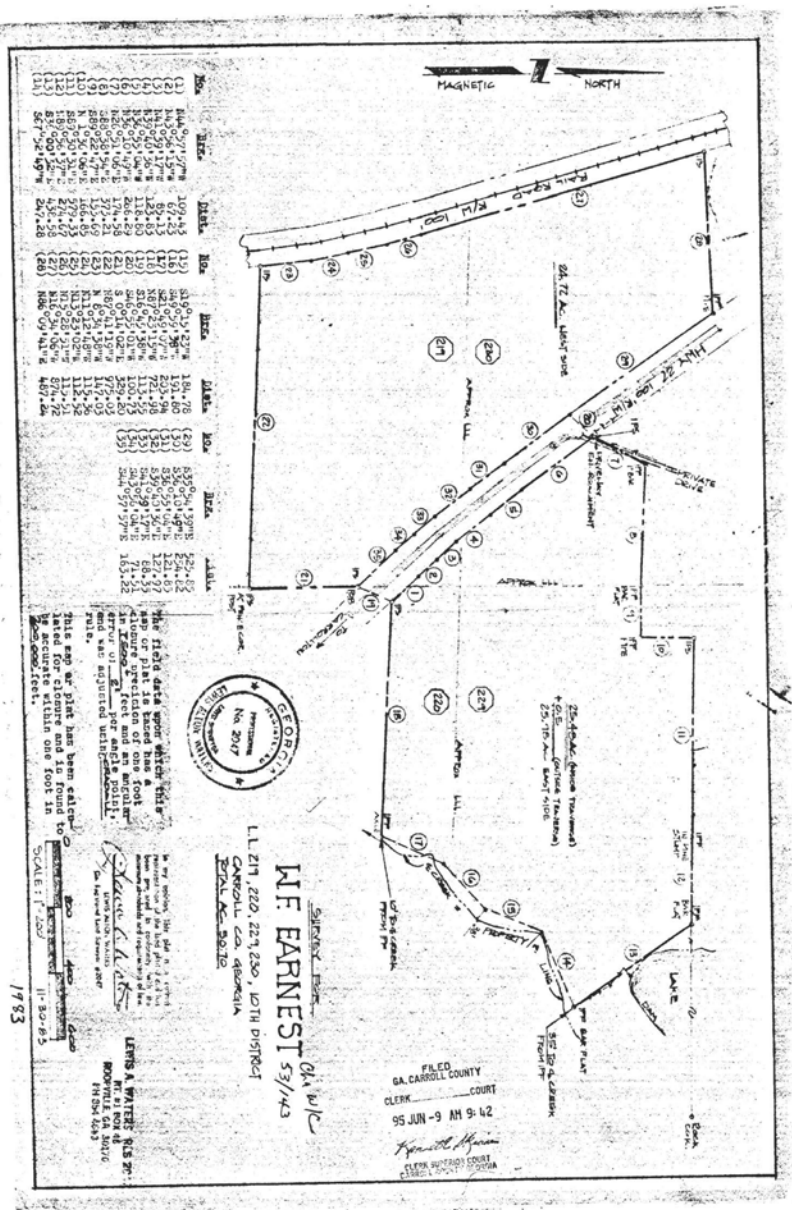


Potential Industrial Sites Available
US Hwy 27 N
Carrollton, Georgia



- 49+ acres in two tracts with US 27 dividing
- Additional 10.25 acres may be acquired adjacent south for access to cross street
- Tracts are designated as industrial development on Carroll County future use
- Re-zoning would be necessary but should encounter minimum resistance
- 3.5 miles to Interstate 20, Exit 11
- Carrollton City sewer on East Tract with upgrade of forced main lift station
- Sewer for West Tract would require directional bore under US 27
- Public water available on both tracts
- Sellers will allow plenty of time to secure zoning and complete due diligence
- West Tract has great topo and no water issues
- East Tract has some setbacks for creek and topo but still has 16+ usable acres
- \$60,000/surveyed acre. Will sell one or both tracts.

Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com
www.westgeorgiacommercial.com



NO.	BEARING	DIST.	NO.	BEARING	DIST.	NO.	BEARING	DIST.
(1)	S 89° 17' 27" W	1097.43	(18)	S 89° 17' 27" W	1097.43	(35)	S 89° 17' 27" W	1097.43
(2)	S 89° 17' 27" W	1097.43	(19)	S 89° 17' 27" W	1097.43	(36)	S 89° 17' 27" W	1097.43
(3)	S 89° 17' 27" W	1097.43	(20)	S 89° 17' 27" W	1097.43	(37)	S 89° 17' 27" W	1097.43
(4)	S 89° 17' 27" W	1097.43	(21)	S 89° 17' 27" W	1097.43	(38)	S 89° 17' 27" W	1097.43
(5)	S 89° 17' 27" W	1097.43	(22)	S 89° 17' 27" W	1097.43	(39)	S 89° 17' 27" W	1097.43
(6)	S 89° 17' 27" W	1097.43	(23)	S 89° 17' 27" W	1097.43	(40)	S 89° 17' 27" W	1097.43
(7)	S 89° 17' 27" W	1097.43	(24)	S 89° 17' 27" W	1097.43	(41)	S 89° 17' 27" W	1097.43
(8)	S 89° 17' 27" W	1097.43	(25)	S 89° 17' 27" W	1097.43	(42)	S 89° 17' 27" W	1097.43
(9)	S 89° 17' 27" W	1097.43	(26)	S 89° 17' 27" W	1097.43	(43)	S 89° 17' 27" W	1097.43
(10)	S 89° 17' 27" W	1097.43	(27)	S 89° 17' 27" W	1097.43	(44)	S 89° 17' 27" W	1097.43
(11)	S 89° 17' 27" W	1097.43	(28)	S 89° 17' 27" W	1097.43	(45)	S 89° 17' 27" W	1097.43
(12)	S 89° 17' 27" W	1097.43	(29)	S 89° 17' 27" W	1097.43	(46)	S 89° 17' 27" W	1097.43
(13)	S 89° 17' 27" W	1097.43	(30)	S 89° 17' 27" W	1097.43	(47)	S 89° 17' 27" W	1097.43
(14)	S 89° 17' 27" W	1097.43	(31)	S 89° 17' 27" W	1097.43	(48)	S 89° 17' 27" W	1097.43
(15)	S 89° 17' 27" W	1097.43	(32)	S 89° 17' 27" W	1097.43	(49)	S 89° 17' 27" W	1097.43
(16)	S 89° 17' 27" W	1097.43	(33)	S 89° 17' 27" W	1097.43	(50)	S 89° 17' 27" W	1097.43
(17)	S 89° 17' 27" W	1097.43	(34)	S 89° 17' 27" W	1097.43	(51)	S 89° 17' 27" W	1097.43

THE STATE DEPT. OF REVENUE HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE ACCURATE WITHIN ONE FOOT IN EACH BEARING AND DISTANCE.

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CARROLL COUNTY, GEORGIA, ON JUNE 9, 1942.

LEWIS A. WATERS, CLERK

1942



W.F. EARNEST
 222, 221, 220, 107th DISTRICT
 CARROLL CO., GEORGIA
 SCALE AS SHOWN

FILED
 GA. CARROLL COUNTY
 CLERK'S COURT
 95 JUN - 9 AM 9:42
 Kenneth H. Hannon
 CLERK SUPERIOR COURT
 CARROLL COUNTY, GEORGIA