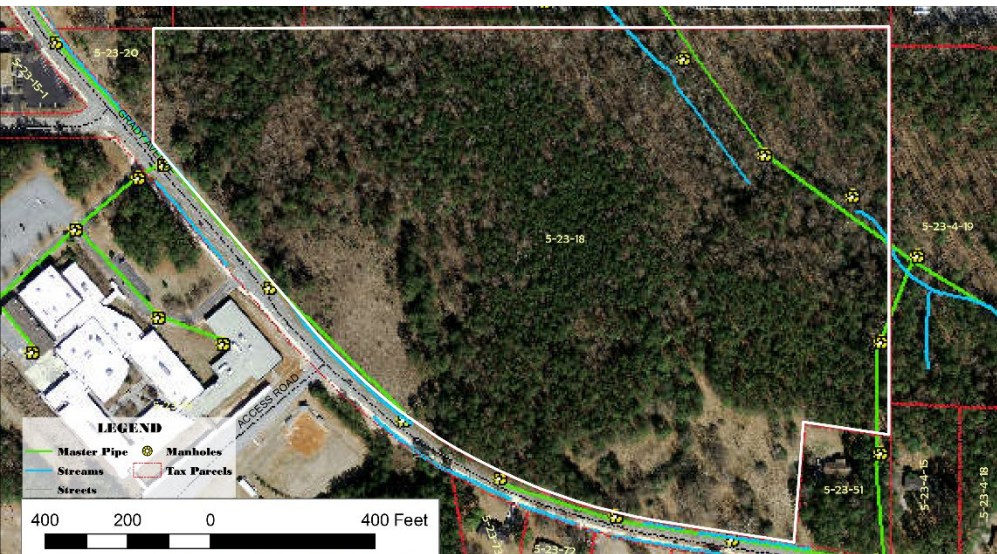
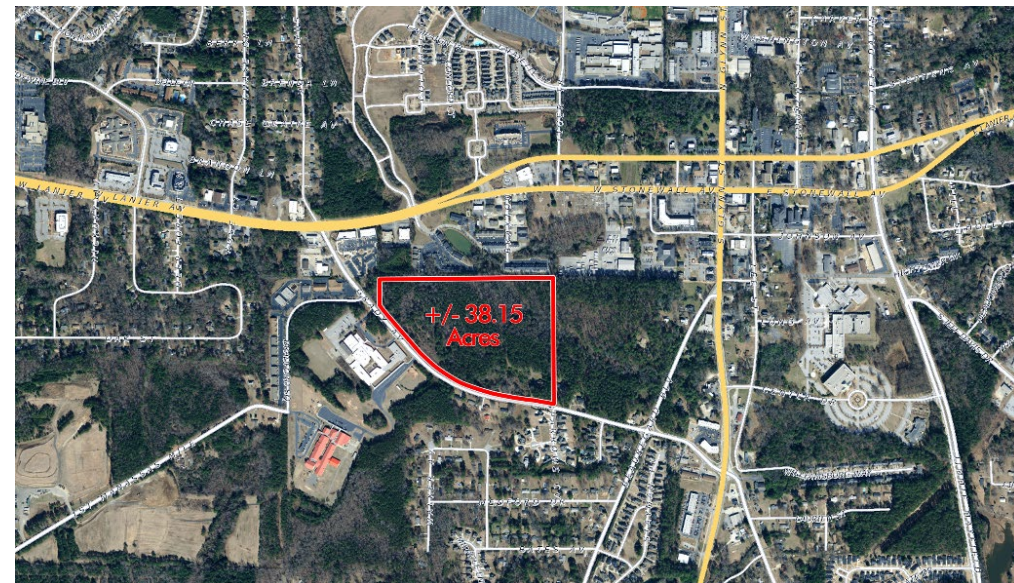


PRIME DEVELOPMENT LOCATION – LAND FOR SALE

335 Grady Avenue, Fayetteville, GA



Property Profile



- +/- 38.15 Acres
- Price: ~~\$149,900/AC~~
\$119,900/AC
- Prime Location for Development
- All Utilities including Sewer at Property Line
- Great Access to GA HWY 54 and GA HWY 85/92
- Zoned: MO
- Located next to Fayette Waterfall Center and Truett's Luau
- City: Fayetteville
- In Close Proximity to Restaurants and Retail
- County: Fayette



For more information please contact:
Brent Randolph Cell: 770.318.6815

770.632.4000 | rwcre.net

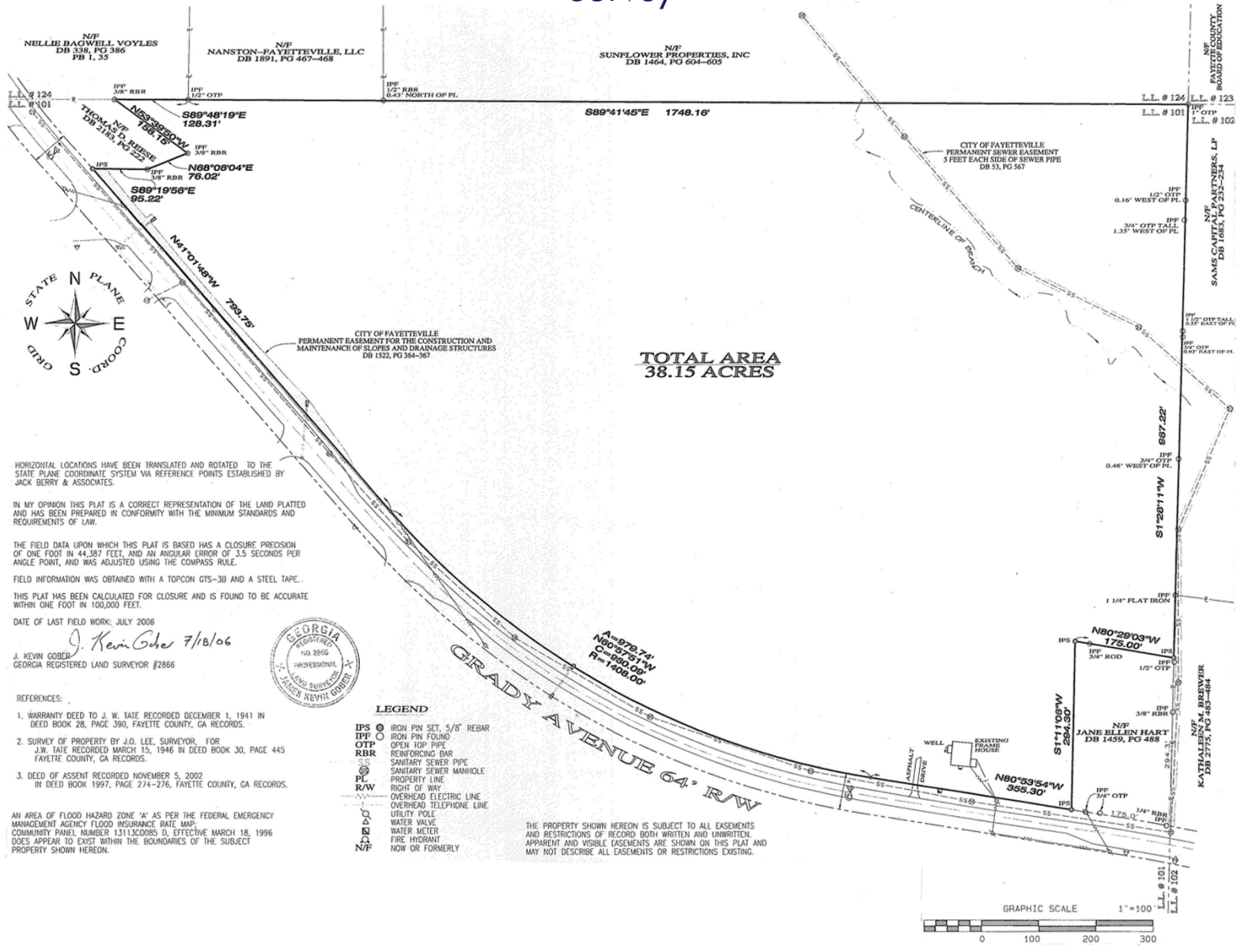
900 Westpark Drive, Suite 300 | Peachtree City, GA 30269

PRIME DEVELOPMENT LOCATION – LAND FOR SALE

335 Grady Avenue, Fayetteville, GA



Survey



HORIZONTAL LOCATIONS HAVE BEEN TRANSLATED AND ROTATED TO THE STATE PLANE COORDINATE SYSTEM VIA REFERENCE POINTS ESTABLISHED BY JACK BERRY & ASSOCIATES.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,387 FEET, AND AN ANGULAR ERROR OF 3.5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

FIELD INFORMATION WAS OBTAINED WITH A TOPCON GTS-3B AND A STEEL TAPE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

DATE OF LAST FIELD WORK: JULY 2006

J. Kevin Cober 7/18/06
 J. KEVIN COBER
 GEORGIA REGISTERED LAND SURVEYOR #2866

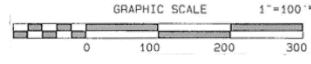


- REFERENCES:
1. WARRANTY DEED TO J. W. TATE RECORDED DECEMBER 1, 1941 IN DEED BOOK 28, PAGE 390, FAYETTE COUNTY, GA RECORDS.
 2. SURVEY OF PROPERTY BY J.O. LEE, SURVEYOR, FOR J.W. TATE RECORDED MARCH 15, 1946 IN DEED BOOK 30, PAGE 445 FAYETTE COUNTY, GA RECORDS.
 3. DEED OF ASSENT RECORDED NOVEMBER 5, 2002 IN DEED BOOK 1997, PAGE 274-276, FAYETTE COUNTY, GA RECORDS.

AN AREA OF FLOOD HAZARD ZONE 'A' AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13115C0085 D, EFFECTIVE MARCH 18, 1996 DOES APPEAR TO EXIST WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY SHOWN HEREON.

- LEGEND**
- IPS ○ IRON PIN SET, 5/8" REBAR
 - IPF ○ IRON PIN FOUND
 - OTP ○ OPEN TOP PIPE
 - RBR ○ REINFORCING BAR
 - SS ○ SANITARY SEWER PIPE
 - SM ○ SANITARY SEWER MANHOLE
 - PL ○ PROPERTY LINE
 - R/W ○ RIGHT OF WAY
 - EL ○ OVERHEAD ELECTRIC LINE
 - UT ○ UTILITY POLE
 - WV ○ WATER VALVE
 - WM ○ WATER METER
 - FD ○ FIRE HYDRANT
 - N/F ○ NOW OR FORMERLY

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN. APPARENT AND VISIBLE EASEMENTS ARE SHOWN ON THIS PLAT AND MAY NOT DESCRIBE ALL EASEMENTS OR RESTRICTIONS EXISTING.



For more information please contact:
 Brent Randolph Cell: 770.318.6815

770.632.4000 | rwcre.net
 900 Westpark Drive, Suite 300 | Peachtree City, GA 30269

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

PRIME DEVELOPMENT LOCATION – LAND FOR SALE

335 Grady Avenue, Fayetteville, GA



Demographics

	1 Mile	3 Mile	5 Mile
2020 Total Population:	4,580	28,154	51,527
2025 Population:	4,826	29,444	53,917
Pop Growth 2020-2025:	5.37%	4.58%	4.64%
Average Age:	41.70	41.50	41.10
2020 Total Households:	1,757	10,441	18,656
HH Growth 2020-2025:	5.63%	4.61%	4.65%
Median Household Inc:	\$72,705	\$82,030	\$83,260
Avg Household Size:	2.50	2.70	2.70
2020 Avg HH Vehicles:	2.00	2.00	2.00

For more information please contact:
Brent Randolph Cell: 770.318.6815

770.632.4000 | rwcre.net
900 Westpark Drive, Suite 300 | Peachtree City, GA 30269

This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.