



For Sale

INDUSTRIAL DEVELOPMENT SITE

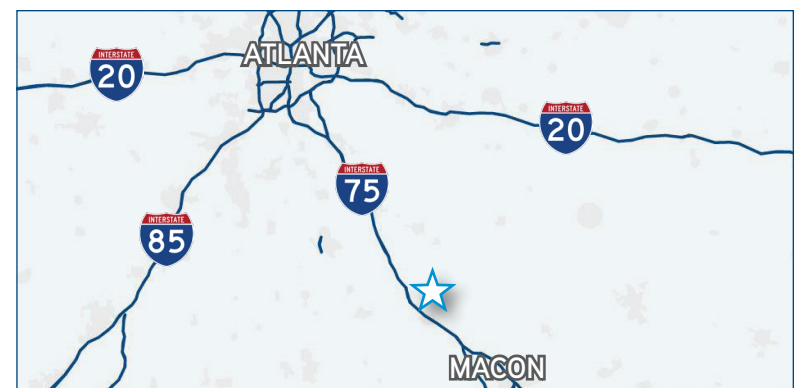
±288 ACRES

FORSYTH, MONROE COUNTY, GA



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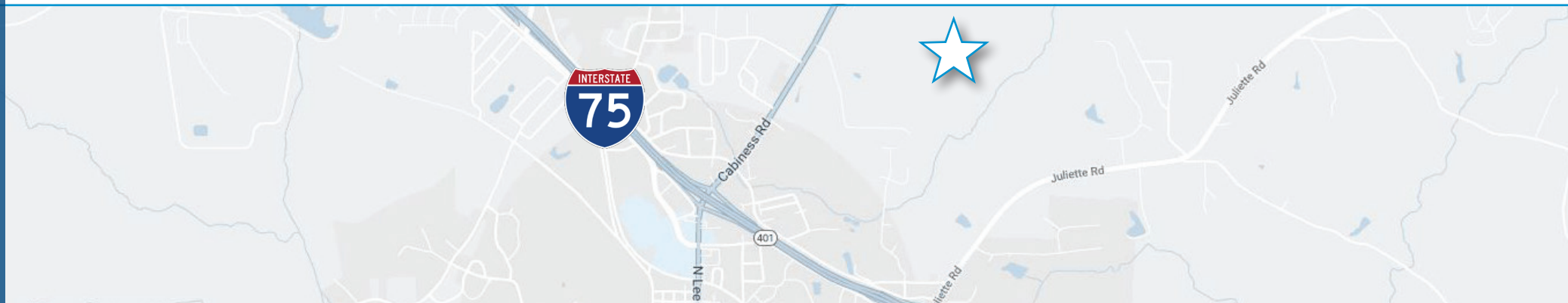
LEE CARDWELL | +1 404 877 9277
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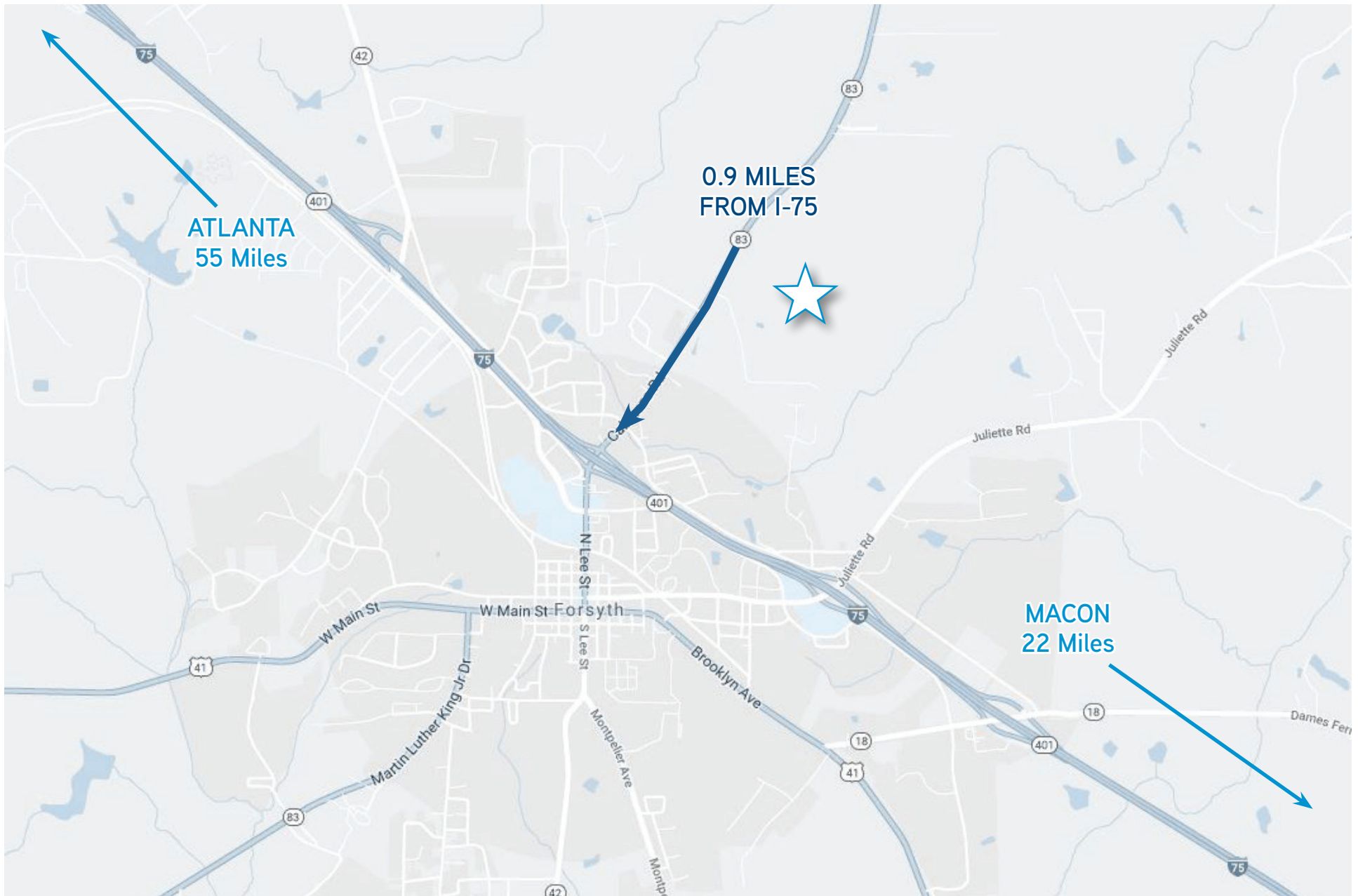


PROPERTY DETAILS

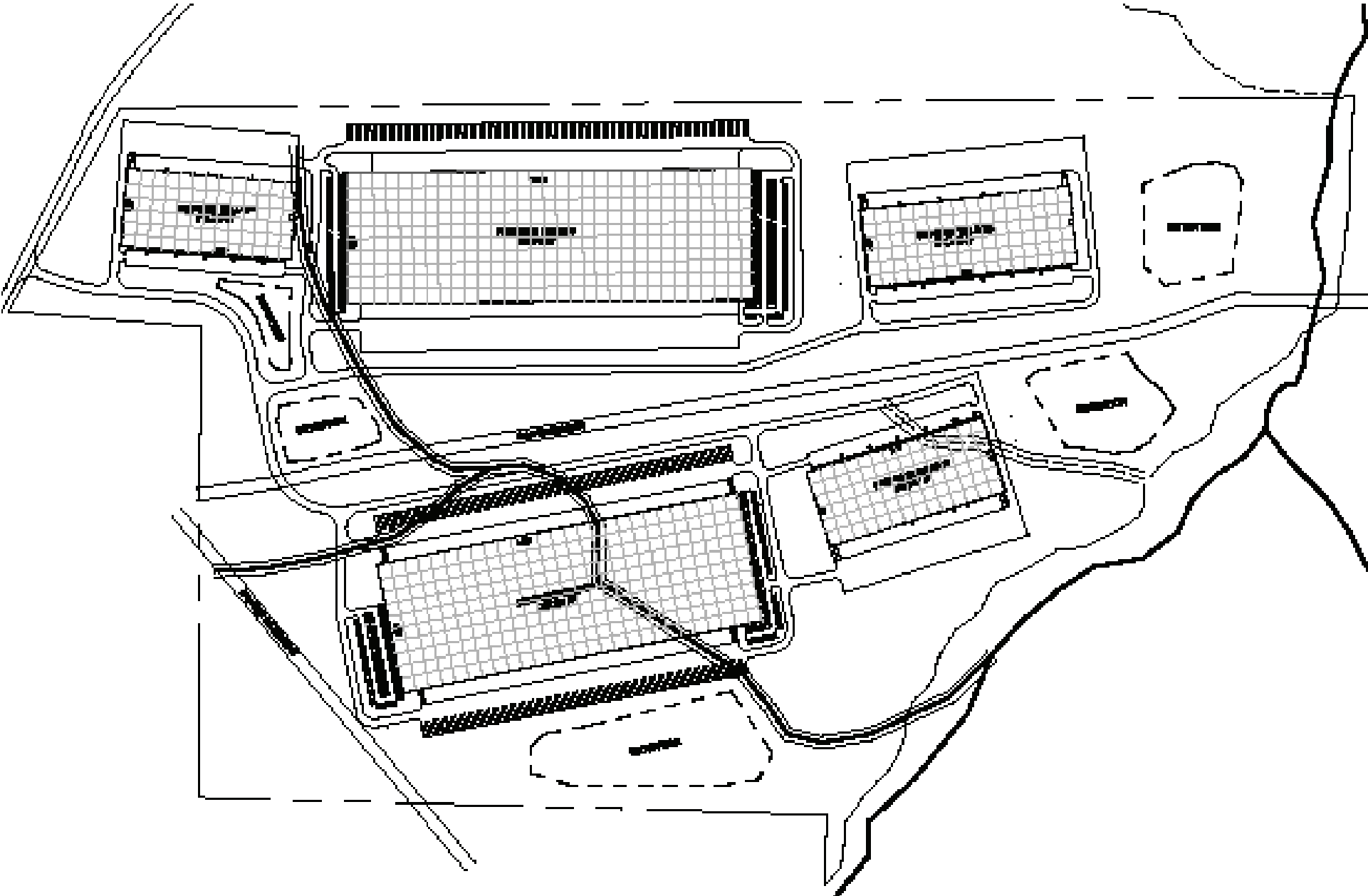
TOTAL SIZE (ACRES)	±288.5
JURISDICTION	Unincorporated Monroe County
ZONING	Industrial
UTILITIES	Water and electricity available to site. Sewer available at Hwy 83/Town Creek Rd.
CONDITION	Vacant, wooded land used as timber farm
TOPOGRAPHY	2% grade change from NW to SE
ACCESS	Via GA-Hwy 83 N
PRICE	\$23,500/acre (\$6,780,000)



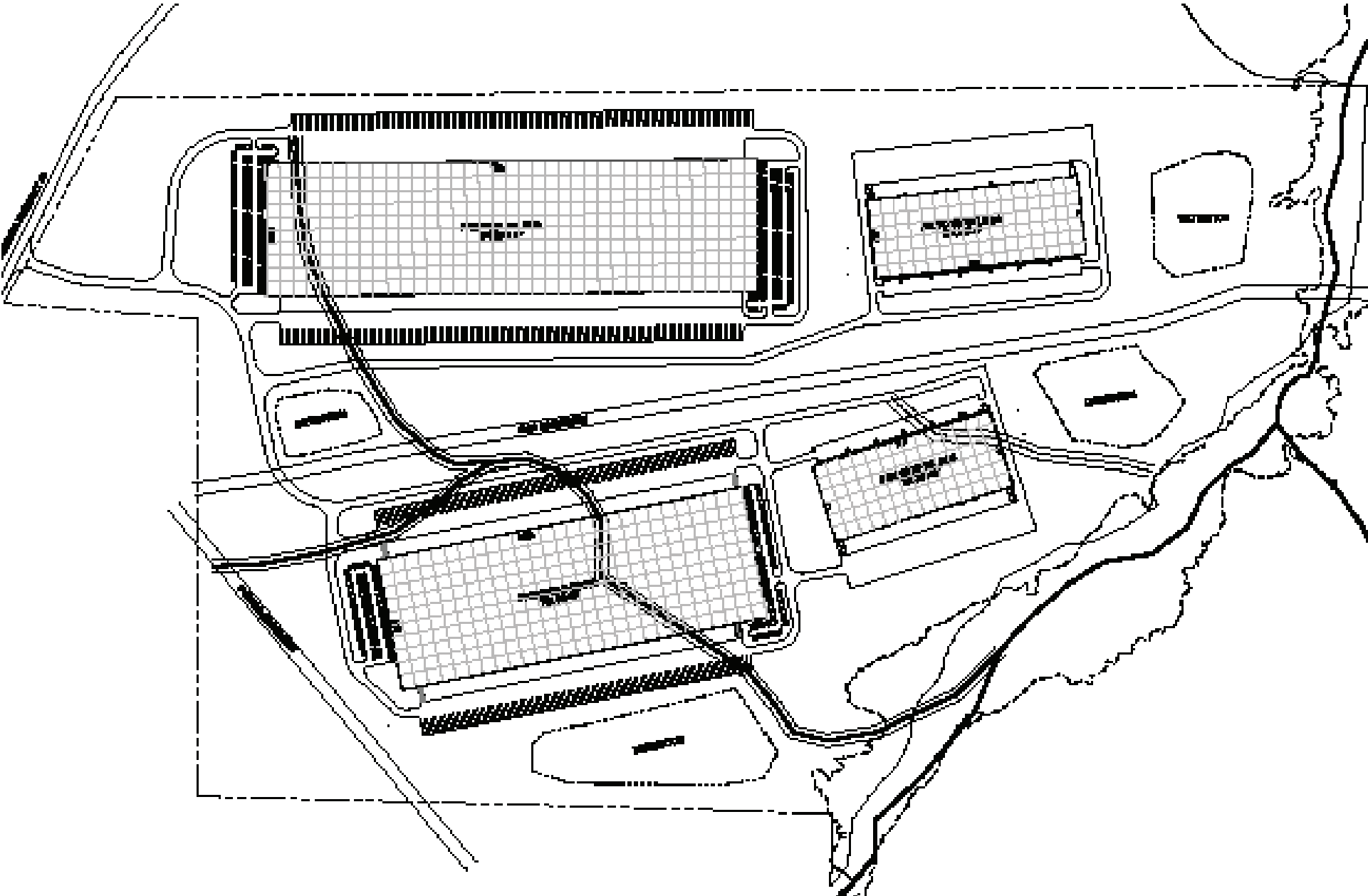
LOCATION



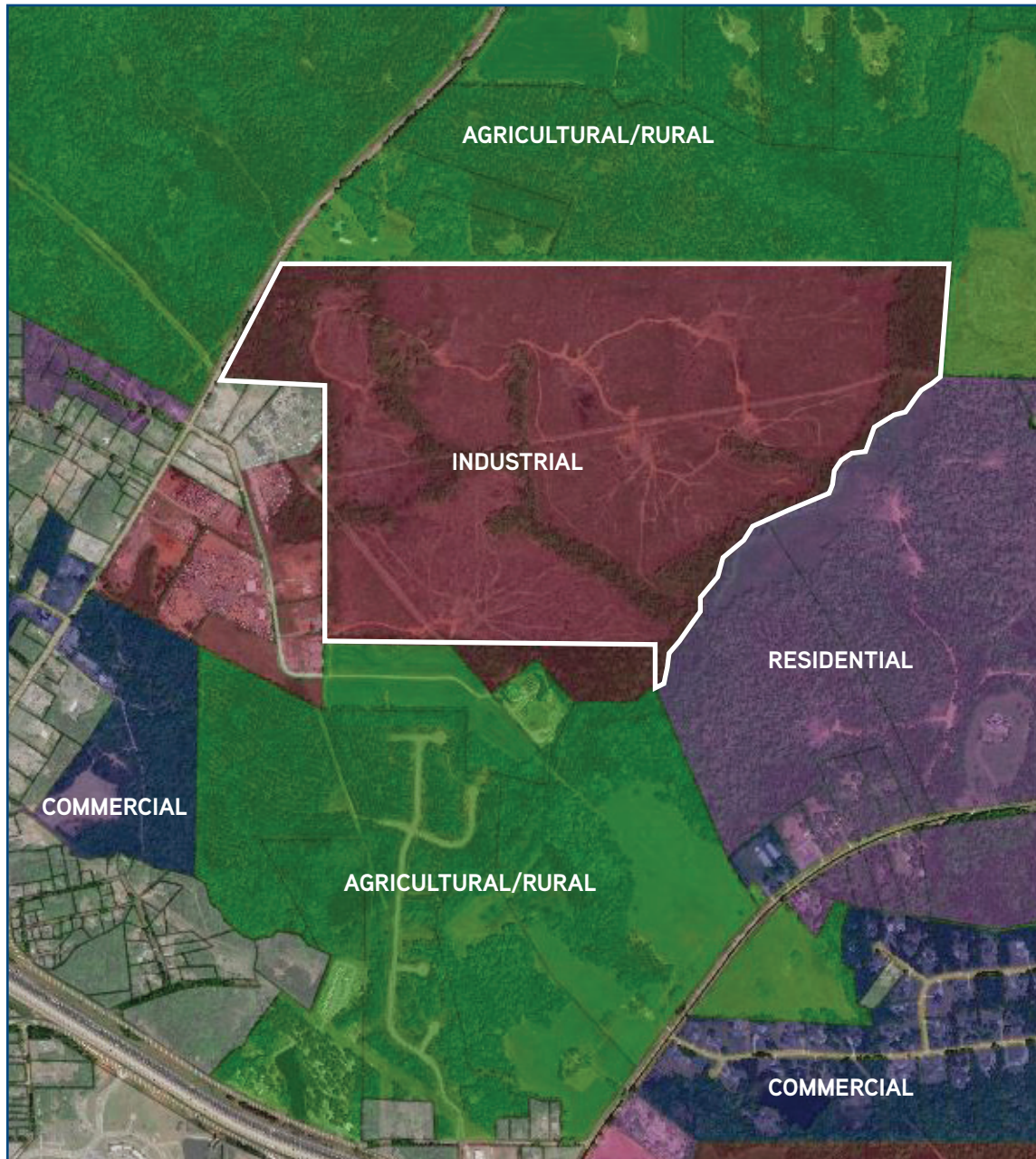
CONCEPTUAL PLAN



CONCEPTUAL PLAN



ZONING



Industrial Zoning District

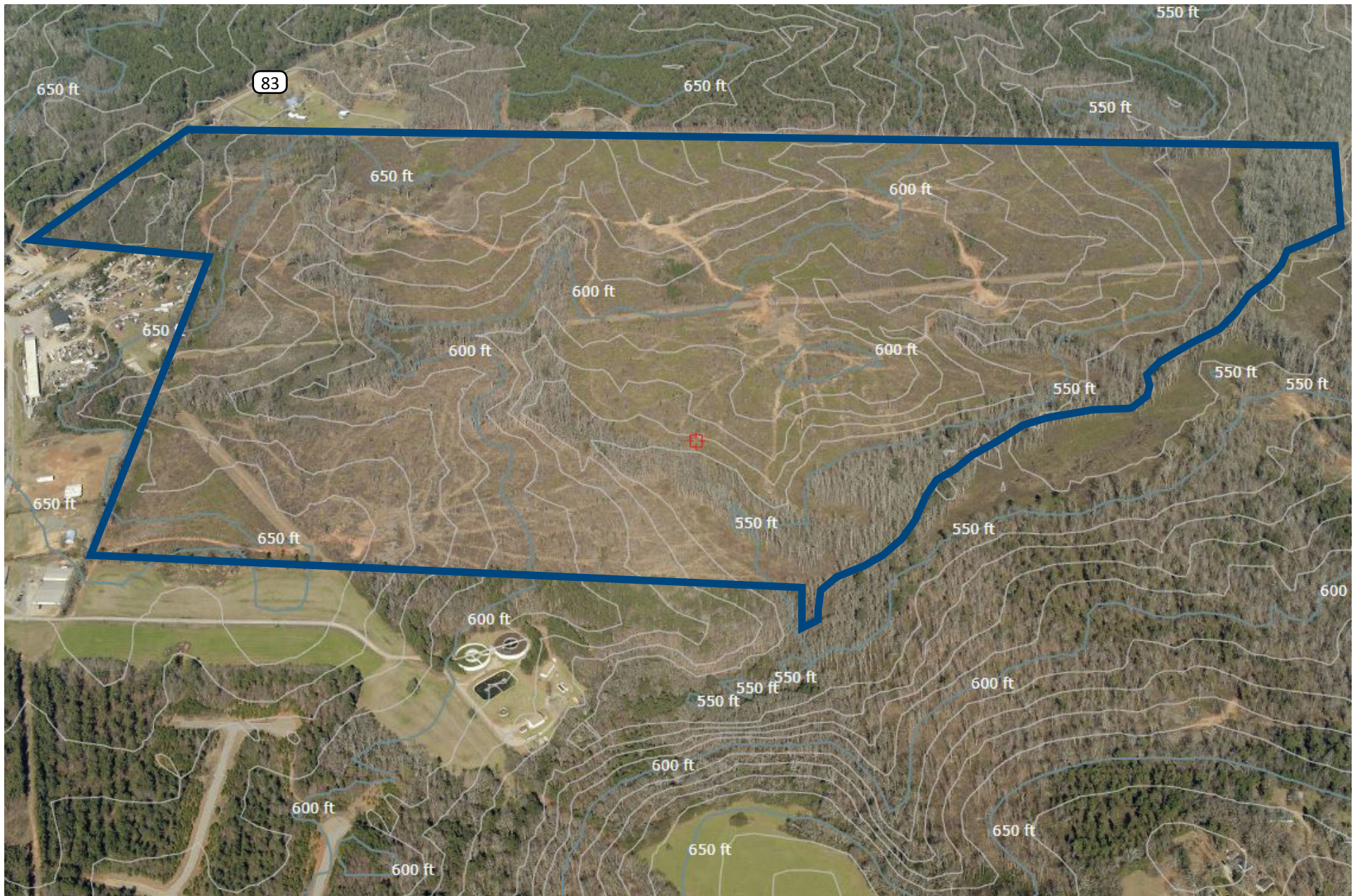
Permitted Uses: Crematories; Wholesale and storage warehouses and distribution centers; Agricultural uses; Auto auctions; Retail selling products manufactured on site; All uses permitted in C and C-1 zonings
Full list available upon request

Conditional Uses: Airport; Junk and salvage yards; Landfills
Full list available upon request

Future Land Use Designations

- Industrial
- Highway Corridor
- Forest/Open Space

TOPOGRAPHY



FLOODPLAIN

