



LAND FOR SALE

**1225 GA Hwy 138
Riverdale, Georgia**

- Size: 7.14 acres
- Currently Zoned: Mixed Use
- Adjacent to Signalized Intersection with Great Visibility and Frontage on GA Hwy 138
- Existing Retail Across the Street
- Traffic Counts on Hwy 138
East of Site: 27,600 VPD
West of Site: 26,110 VPD
- All Utilities Available with Sewer at Front and Rear of Site
- Price: \$800,000
- County: Clayton

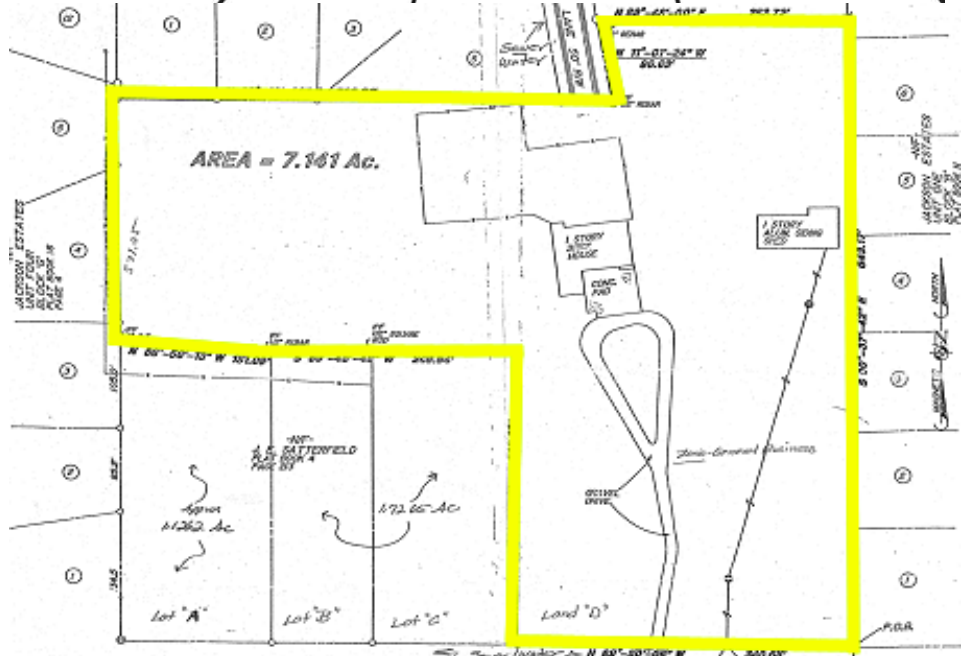
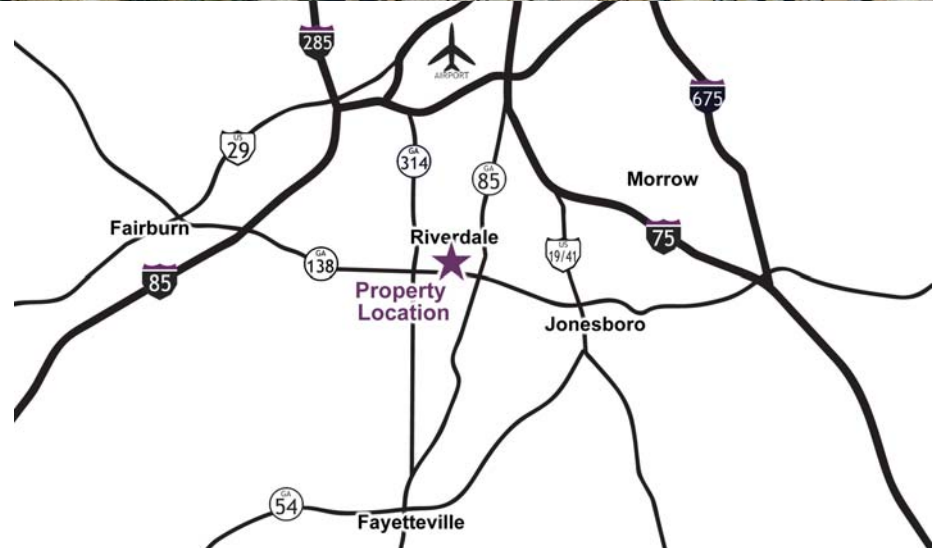
For more information

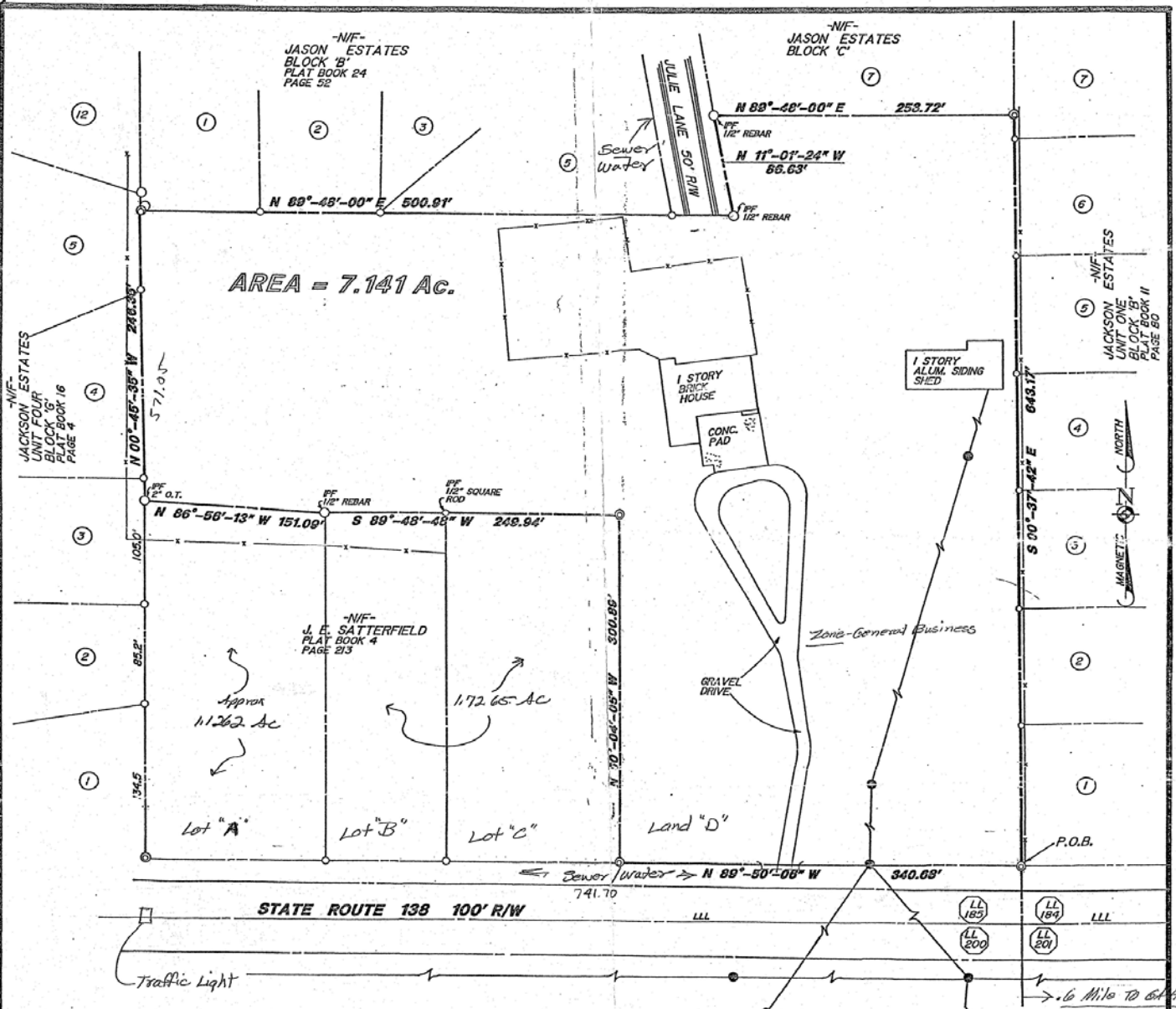
**Brent Randolph
James K. Clark, Jr.
770-389-9100**

**Group Six Real Estate, LLC
900 Westpark Dr, Suite 300
Peachtree City, GA 30269
P 770-389-9100
F 770-631-7274**

www.groupvi.com

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.





© IRON PIN SET: ALL IRON PINS SET TO BE 1/2" REBAR.

- POWER POLE
- 4" CHAIN LINK FENCE
- OVERHEAD POWER
- LLL APPROXIMATE LOCATION OF LAND LOT LINE

P.O.B. & P.O.B. REFERENCE POINT:
 SAID POINT BEING 1/2" REBAR SET ON EAST LINE OF LL 185, 13th DISTRICT, CLAYTON COUNTY, NORTHERN R/W OF STATE ROUTE 138, APPROXIMATELY 50' NORTH OF COMMON LAND LOT CORNER, SAID LAND LOT CORNER BEING APPROXIMATELY LOCATED IN E OF STATE ROUTE 138.

Property Tax - 13175.D AD88
 1225 Hwy 138
 Riverdale, GA

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

ALL MATTERS OF TITLE EXCEPTED.

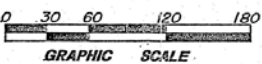
THIS SITE IS NOT WITHIN A FLOOD HAZARD AREA AS DEFINED BY THE F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 130041 0001 A DATED OR REVISED JUNE 15, 1978

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,401 FEET AND AN ANGULAR ERROR OF 0°-00'-06" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,397 FEET.

EQUIPMENT UTILIZED -
 ANGULAR - TOPCON GTS-2
 LINEAR - TOPCON GTS-2 EDM

DATE OF SURVEY = 10-04-88



A BOUNDARY SURVEY FOR:

Don Z Hughes & Terry L Hughes

LAND LOT 185 13th DIST. CLAYTON COUNTY, GEORGIA

P. T. & B. ENGINEERING
 2470 CHESHIRE BRIDGE ROAD SUITE 108 ATLANTA, GEORGIA 30324 (404) 321-3411
 8402 CHURCH STREET DOUGLASVILLE, GEORGIA 30134 (404) 949-3411

DATE: OCTOBER 6, 1988
 SCALE: 1" = 60'

JOB NO. = 88-201

