

LAND FOR SALE



9.0 Acres

**1973 West McIntosh Road
(Highway 92)
Griffin, GA 30223**

PRESENTED BY

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SUMMARY



1973 West McIntosh Road, Griffin, GA 30223

An excellent opportunity to acquire a tract for development on a major highway. The property is priced below a recent appraisal. The nine (9) acre tract is located at the intersection of GA Highway 92 and Cowan Road. Located on the northwest corner with a traffic light this site provides a great opportunity for commercial development. The site is less than .8 miles west of the Hwy 92 and Highway 19/41 intersection.

This Spalding County property is located on the artery connecting Griffin and Fayetteville. Traffic counts in excess of 11,140 VPD east of the site and 6,620 VPD West of the site.

Currently, the property is zoned R-1 and R-2 by the county; however, the Spalding County Future Land Use Plan shows the property planned for a commercial use.

PROPERTY OVERVIEW

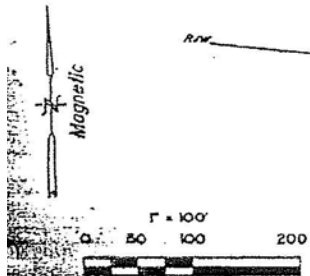
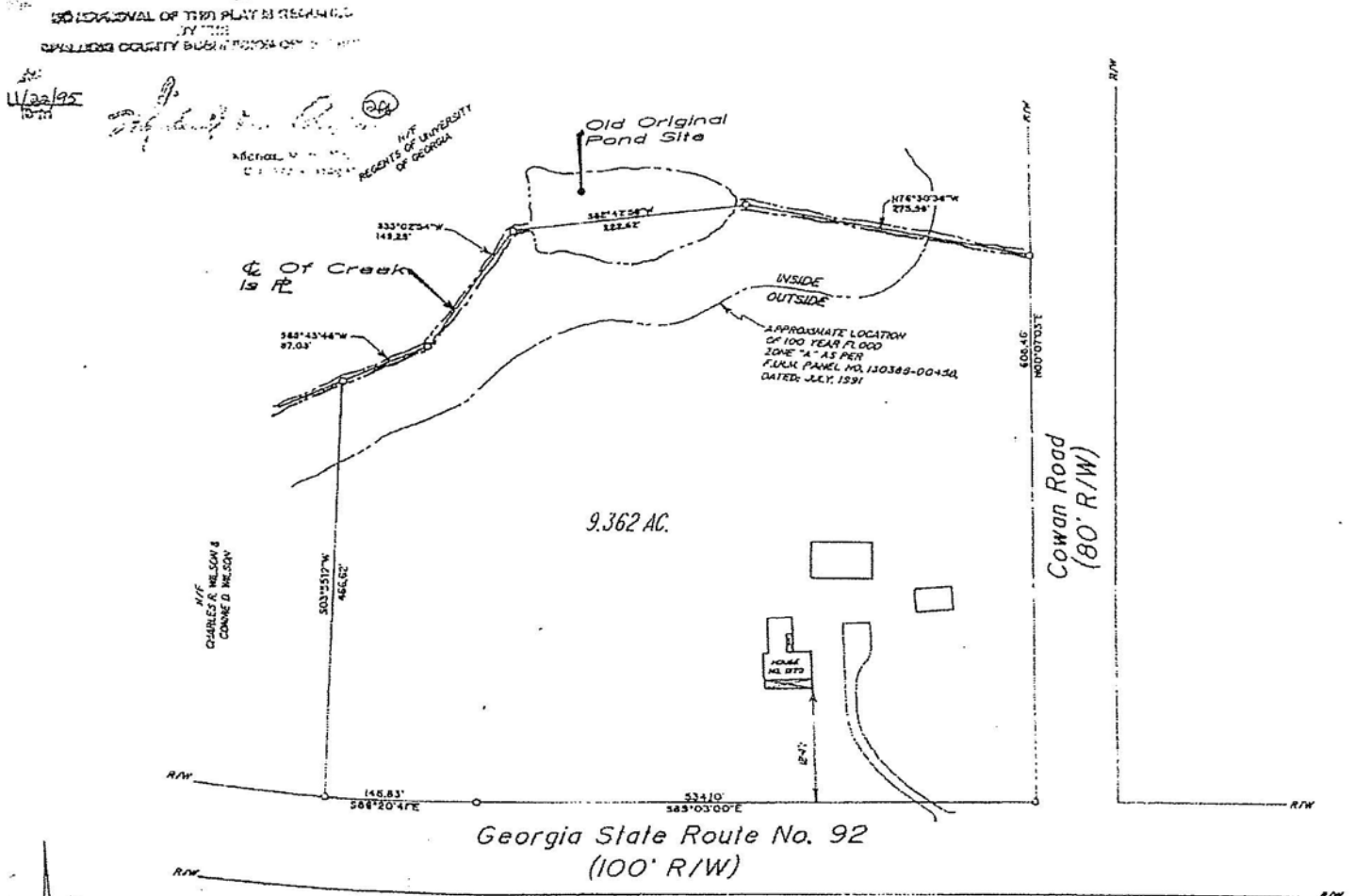


City / County	Griffin / Spalding
Parcel Size	9.049 Acres
Road Frontage	680 feet on Hwy 92 600 feet on Cowan Rd.
Topography	Gently rolling and sloping towards the rear
Utilities	All utilities are available including sewer
Zoning	R-1 and R-2
Traffic Count	East of Site 11,140 VPD West of Site 6,620 VPD
Asking Price	\$132,500 per acre

AERIAL



SURVEY



NOTE:
WEST PROPERTY LINE SHOWN ON PLAT IS THE SAME LINE AS SHOWN ON PLAT FOR CHARLES R. & CONNOR D. WILSON DATED: JUNE 9, 1986



PROPERTY SURVEY FOR

PATRICIA G. JACK

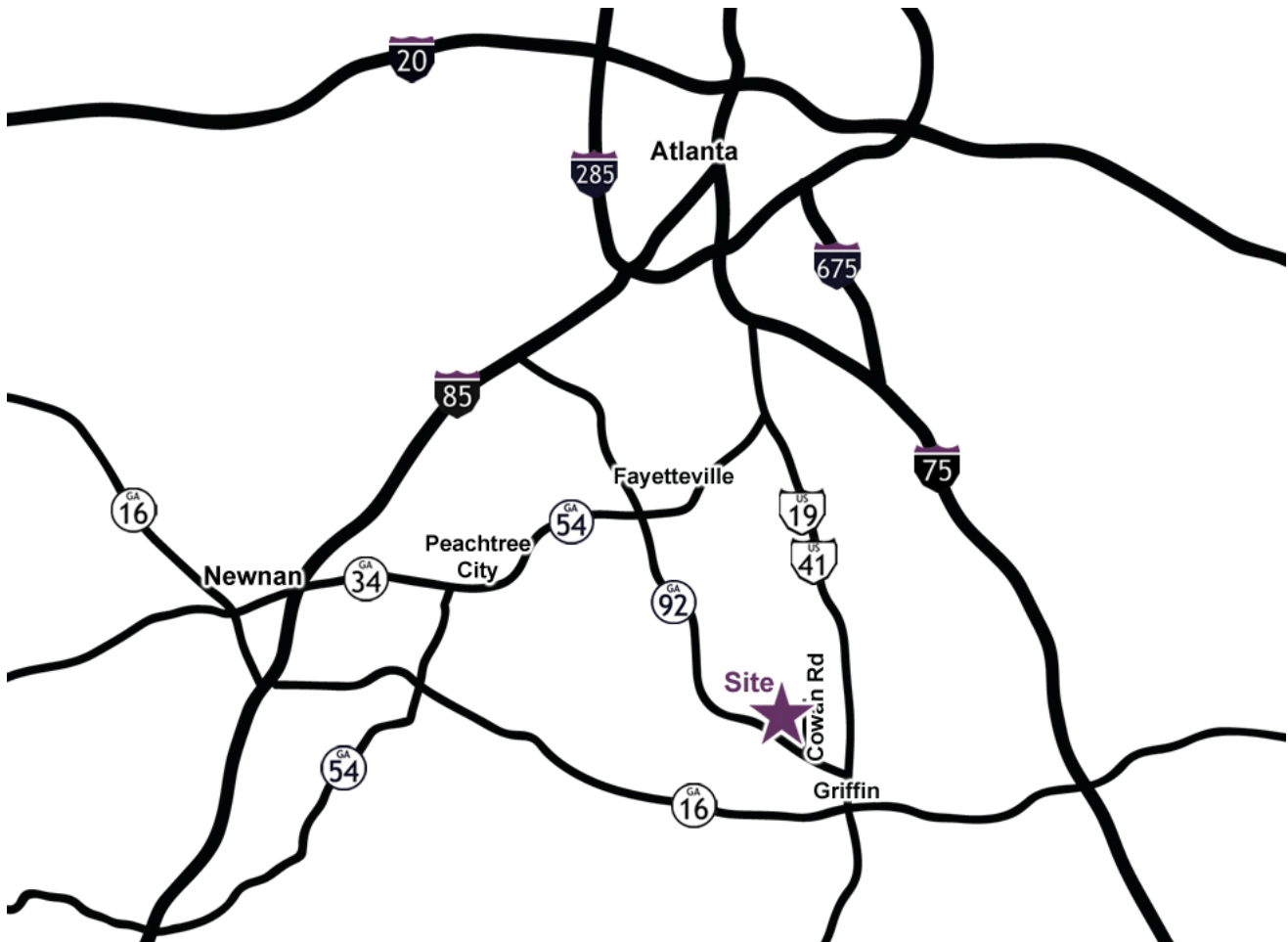
LOCATED IN LANDLOT 1 OF THE 3RD LAND DISTRICT

prepared by:
Conkle, Lane & Associates
Professional Land Surveyors

In my opinion this is a correct representation of the land plotted, and was prepared in conformity with the minimum requirements of the law from a survey of the property under my supervision.
G. Tim Conkle

Level measurements made with 1/2" level
angular measurements made with 10"
inadmissible necessary angle error of 0.1
per angle 00-00-00 adjustment made
Error of closure 1/2"

MAP



DEMOGRAPHIC INFORMATION



	<u>1.0</u> <u>MILES</u>	<u>3.0</u> <u>MILES</u>	<u>5.0</u> <u>MILES</u>
2007 Population	3,966	25,842	46,233
Population Growth (2007 – 2012)	7.07%	3.63%	3.52%
Per Capita Income	\$19,089	\$15,671	\$18,565
2007 Households	1,390	9,145	16,679
HH Growth (2007 – 2012)	7.7%	4.06%	4.05%
Med. Household Income	\$50,257	\$41,634	\$48,708

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.