

LAND FOR SALE



9.14 Acres
Highway 74 and Thompson Road
Tyrone, GA 30290

PRESENTED BY

Brent Randolph

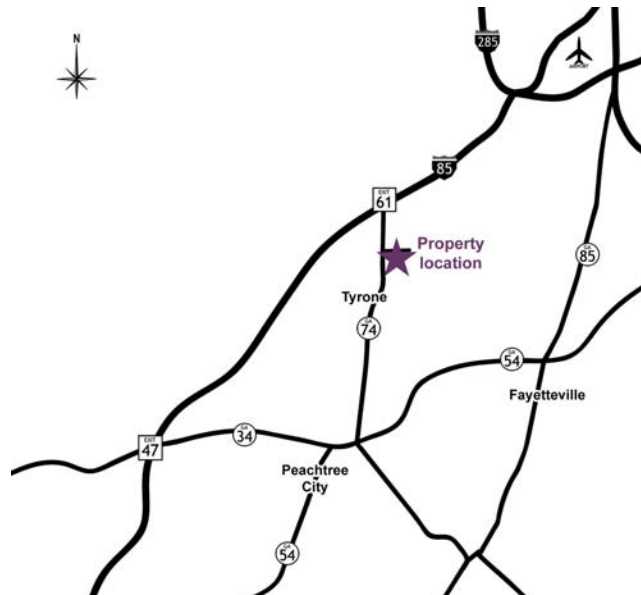
Group Six Real Estate, LLC

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SUMMARY
9.14 Acres Hwy 74/Thompson Rd



9.14 acres located at the SE corner of GA Hwy 74 and Thompson Road

An excellent opportunity to acquire a tract for development on a major highway with nearby interstate access. The property is priced below recent comparable sales. Located on the southeast corner of Hwy 74 and Thompson Road, this site provides a great opportunity for commercial development. Sewer is controlled by the City of Fairburn, but is in the right-of-way along Hwy 74. The site is less than .8 miles south of the Hwy 74 entrance/exit to Interstate 85.

The tract is located on the main arterial highway connecting all of Peachtree City and West Fayette County to Interstate 85. Traffic counts in excess of 33,700 VPD south of the site and 29,2200 VPD north of the site on Hwy 74.

Currently, the property is zoned R-70 zoning; however, Fayette County is recommending the property be considered for a Special Development District and used for Office Development.

PROPERTY OVERVIEW
9.14 Acres Hwy 74/Thompson Rd

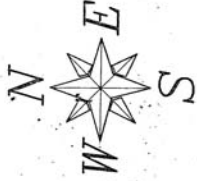


County	Fayette
Parcel Size	9.14 Acres
Road Frontage	681 feet on Hwy 74 662 feet on Thompson Road
Topography	Gently rolling and sloping towards the rear
Utilities	All utilities are available excluding sewer, which is located along the Hwy 74 right-of-way, but controlled by the City of Fairburn
Zoning	R-70
Traffic Count	Hwy 74 North of Site 29,220 VPD Hwy 74 South of Site 33,700 VPD
Asking Price	\$130,000 per acre

AERIALS
9.14 Acres Hwy 74/Thompson Rd

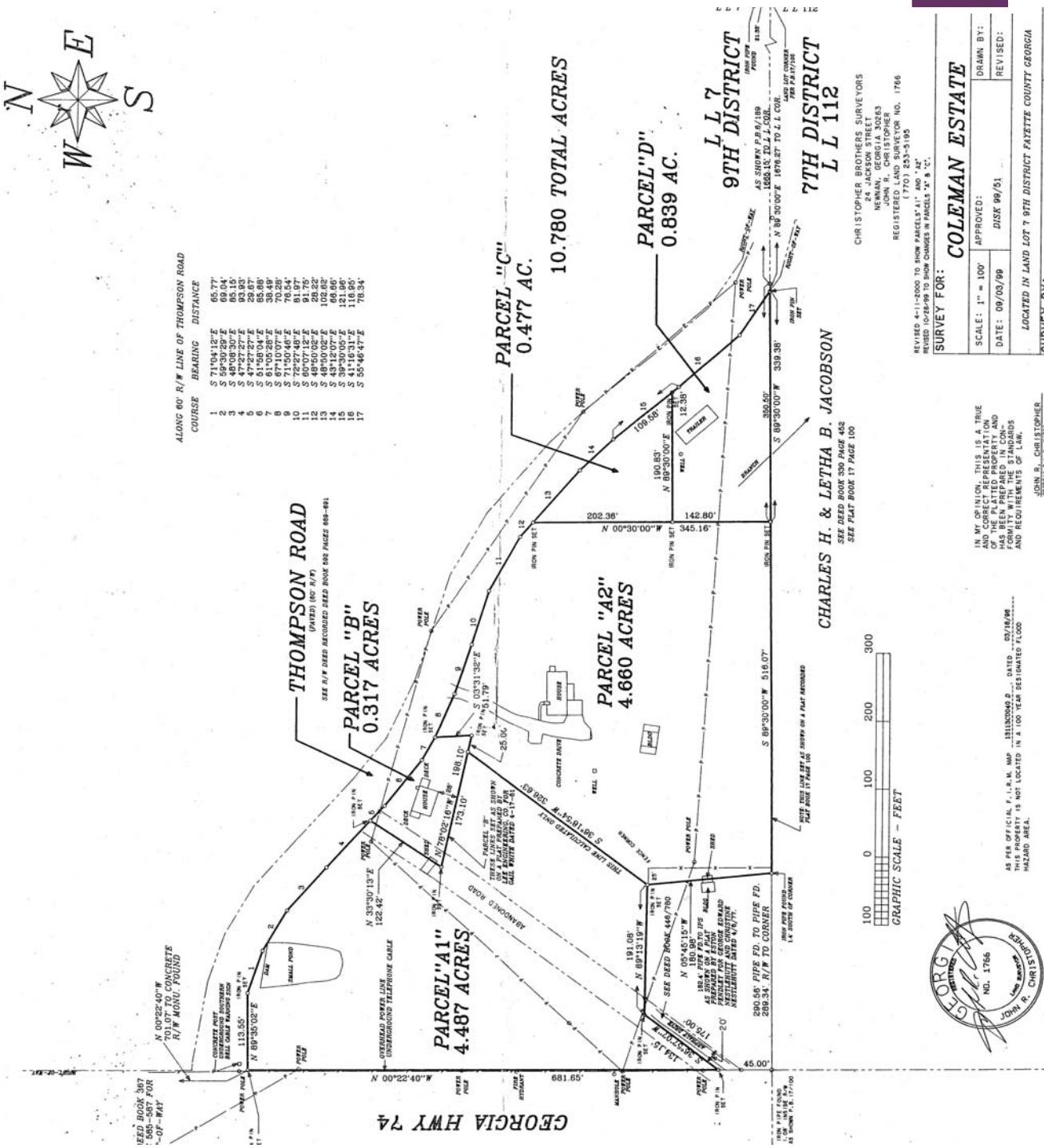


SURVEY
9.14 Acres Hwy 74/Thompson Rd



ALONG 60' R/W LINE OF THOMPSON ROAD

COURSE	BEARING	DISTANCE
1	S 71°04'12"E	65.77'
2	S 59°30'29"E	69.04'
3	S 48°08'30"E	85.15'
4	S 37°27'27"E	29.87'
5	S 47°27'27"E	29.87'
6	S 51°58'04"E	85.48'
7	S 61°10'27"E	30.38'
8	S 67°10'27"E	30.38'
9	S 71°50'46"E	76.54'
10	S 72°27'48"E	81.97'
11	S 72°27'48"E	81.97'
12	S 48°50'02"E	20.22'
13	S 48°50'02"E	102.82'
14	S 39°43'05"E	88.89'
15	S 39°43'05"E	152.89'
16	S 41°18'31"E	116.90'
17	S 55°46'47"E	78.34'



CHRISTOPHER BROTHERS SURVEYORS
 100 WESTPARK DRIVE, SUITE 300
 PEACHTREE CITY, GEORGIA 30283
 JOHN R. CHRISTOPHER
 REGISTERED LAND SURVEYOR NO. 1766
 REVISED 4-11-2000 TO SHOW PARCELS "A1" AND "A2"
 REVISED 10/24/99 TO SHOW CHANGES IN PARCELS "A" & "C"

SURVEY FOR: COLEMAN ESTATE

SCALE: 1" = 100'
 DATE: 09/05/99
 DISK #9/51

APPROVED: _____
 DRAWN BY: _____
 REVISED: _____

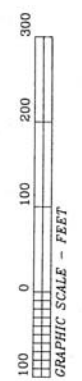
LOCATED IN LAND LOT 7 9TH DISTRICT FAYETTE COUNTY GEORGIA

SURVEY BY: _____

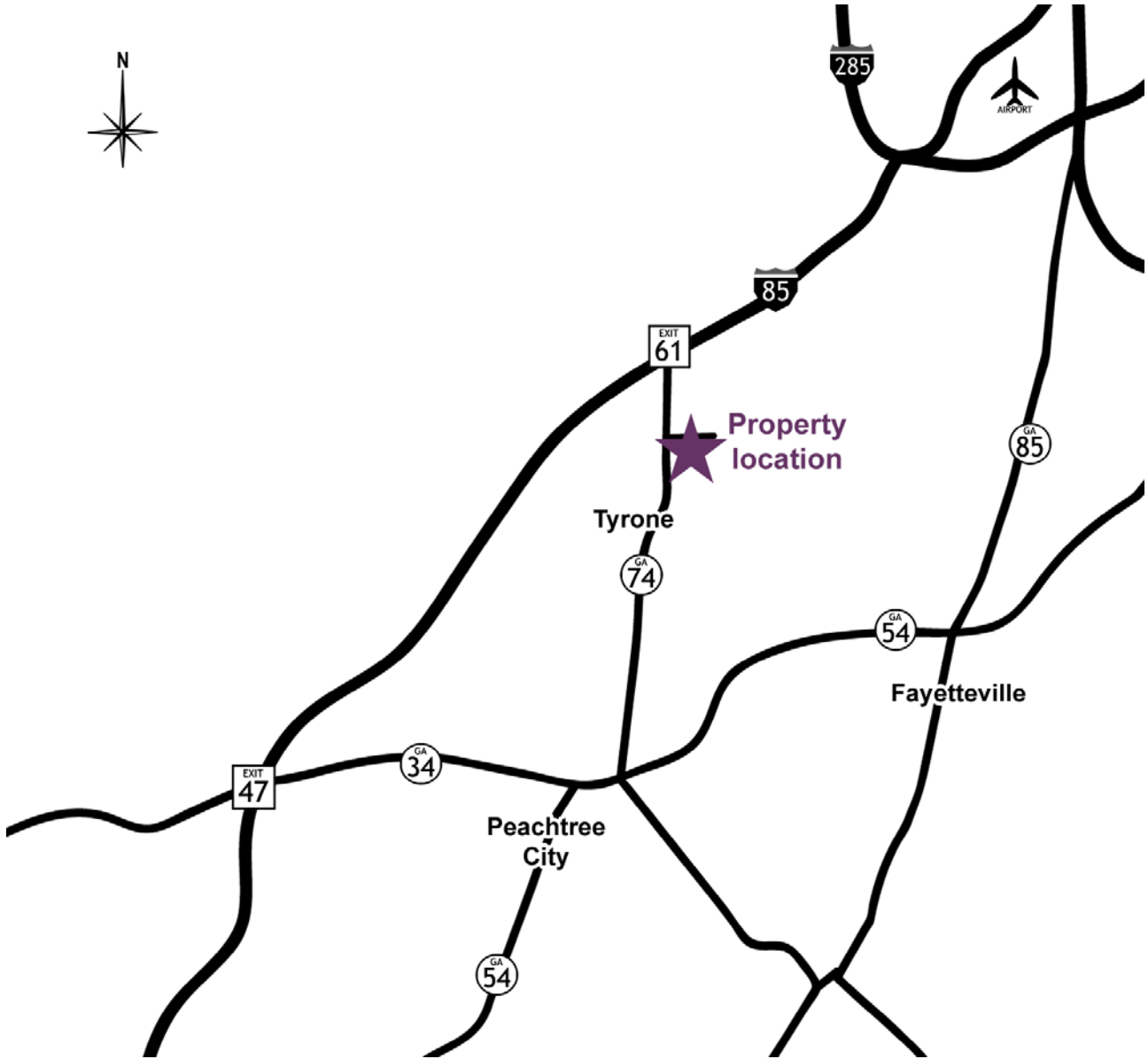
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND REQUIREMENTS OF LAW.

AS PER OFFICIAL P.L. 86-360, THIS PROPERTY IS NOT LOCATED IN A 100-YEAR DESIGNATED FLOOD HAZARD AREA.

JOHN R. CHRISTOPHER
 SURVEYOR



LOCATION
9.14 Acres Hwy 74/Thompson Rd



DEMOGRAPHIC INFORMATION
9.14 Acres Hwy 74/Thompson Rd



	<u>1.0</u> <u>MILES</u>	<u>3.0</u> <u>MILES</u>	<u>5.0</u> <u>MILES</u>
2007 Population	2,788	13,911	52,981
Population Growth (2008 – 2013)	16.68%	21.24%	21.25%
Per Capita Income	\$19,376	\$22,114	\$23,008
2007 Households	1,069	5,151	19,227
HH Growth (2008 – 2013)	17.96%	20.36%	20.02%
Med. Household Income	\$42,083	\$46,467	\$48,824

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.