



# LAND FOR SALE

## SOUTHCREST Stockbridge, GA

- 8.229 Acres
- Zoned C-3
- Excellent Visibility from Interstate-75
- Convenient Access to Interstate-75 at Exit 228
- Close to Amenities
- \$350,000 per Acre (for Entire Site) Plus \$255,000 for In Place Infrastructure
- Full Construction Drawings Available for Office Buildings
- Geotechnical Studies Available at Commencement of Study Period

### Infrastructure in Place

- Off Site Detention
- Storm Sewer
- Man Holes
- Fire Line and Vault
- Some Paving Completed
- Pre Paid Sewer Impact Fee

### Easements In Place For

- Ingress and Egress
- Parking
- Utilities
- Irrigation and Water
- Dumpster
- Signage

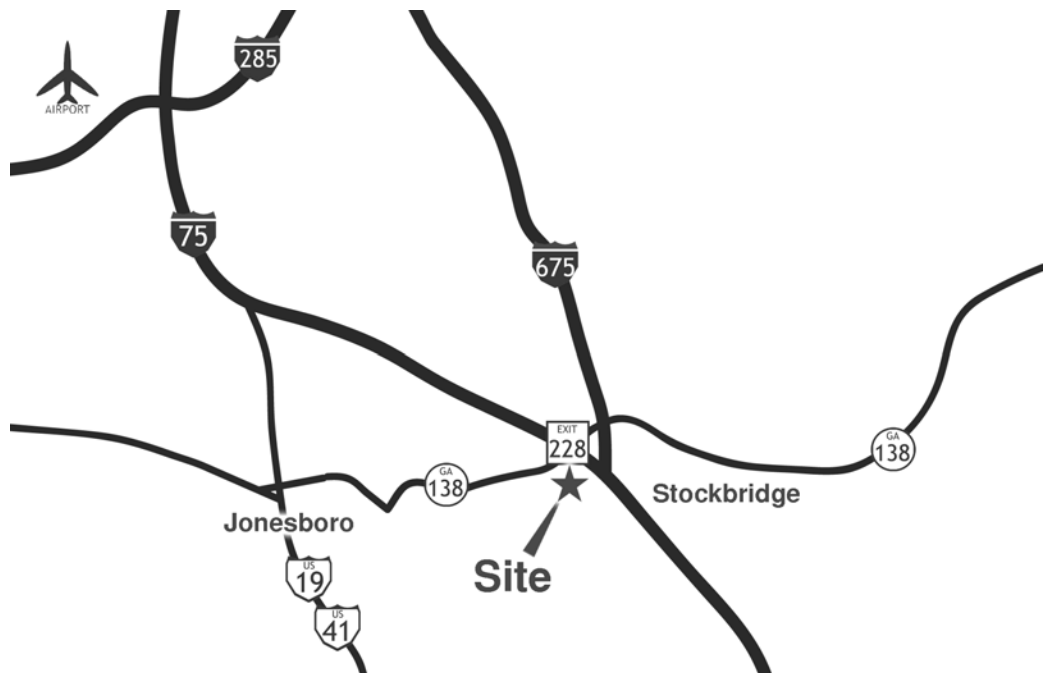
For more information

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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.

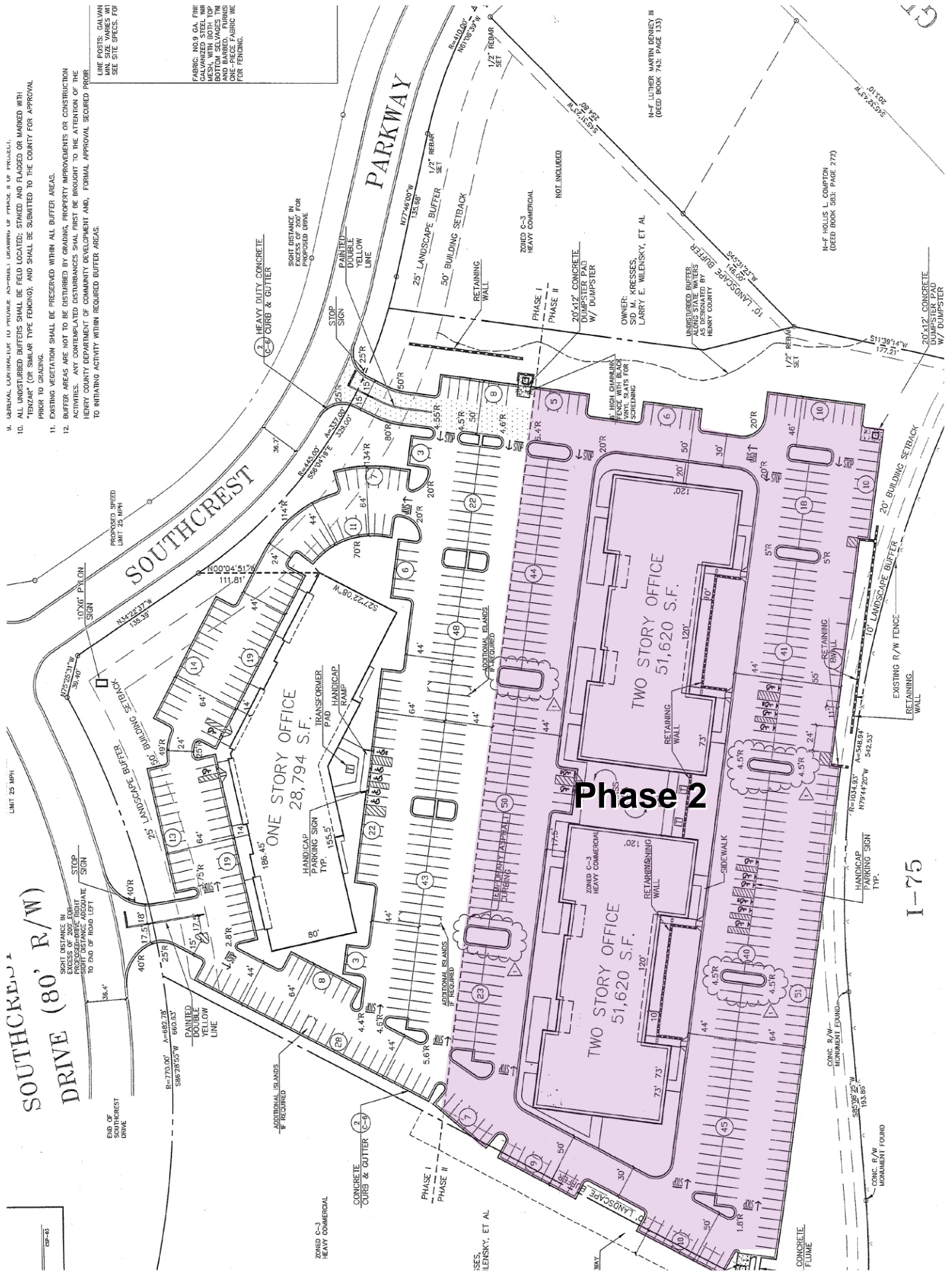
Or visit us at  
[www.groupvi.com](http://www.groupvi.com)



6. GENERAL CONTRACTOR TO PROVIDE ANNUAL MAINTENANCE OF PHASE I & II UTILITIES.
10. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED OR FLAGGED OR MARKED WITH "PENZAR" (OR SIMILAR TYPE FENCING); AND SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO GRADING.
11. EXISTING VEGETATION SHALL BE PRESERVED WITHIN ALL BUFFER AREAS.
12. BUFFER AREAS ARE NOT TO BE DISTURBED BY GRADING, PROPERTY IMPROVEMENTS OR CONSTRUCTION ACTIVITIES. ANY CONTINGENT DISTURBANCES SHALL FIRST BE BROUGHT TO THE ATTENTION OF THE HENRY COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND, FORMAL APPROVAL SECURED PRIOR TO INITIATING ACTIVITY WITHIN REQUIRED BUFFER AREAS.

LINE POSTS: GALVANIZED STEEL W/ MIN. SIZE WARES W/ SEE SITE SPECS. FOR

FABRIC: NO. 9 GA. FINE GALVANIZED STEEL W/ MIN. SIZE WARES W/ SEE SITE SPECS. FOR BOTTOM SELVAGES TM AND BARRED, FIRING AND BARRED FABRIC W/ FOR FENCING.



# Phase 2



North

Interstate 675

Interstate 75

SouthCrest

Suntrust

Speer Rd

State Route 138

Mt. Zion Pkwy