

**7.25 +/- Acres, with House
231' on State Route 20
West Forsyth County**

*Land bordering SR20 in General Commercial
Zone on Land Use Map*

Sewer - Coming Soon

Potential Mixed Use

***Front Acreage:**

House & 1.5 Acres – Retail or Highway Business

***Back Acreage:**

Townhomes?

Single Family Residential?

2 +/- Acres Built in Greenspace!

**\$910,000 total - \$173,333 per
Buildable Acre**

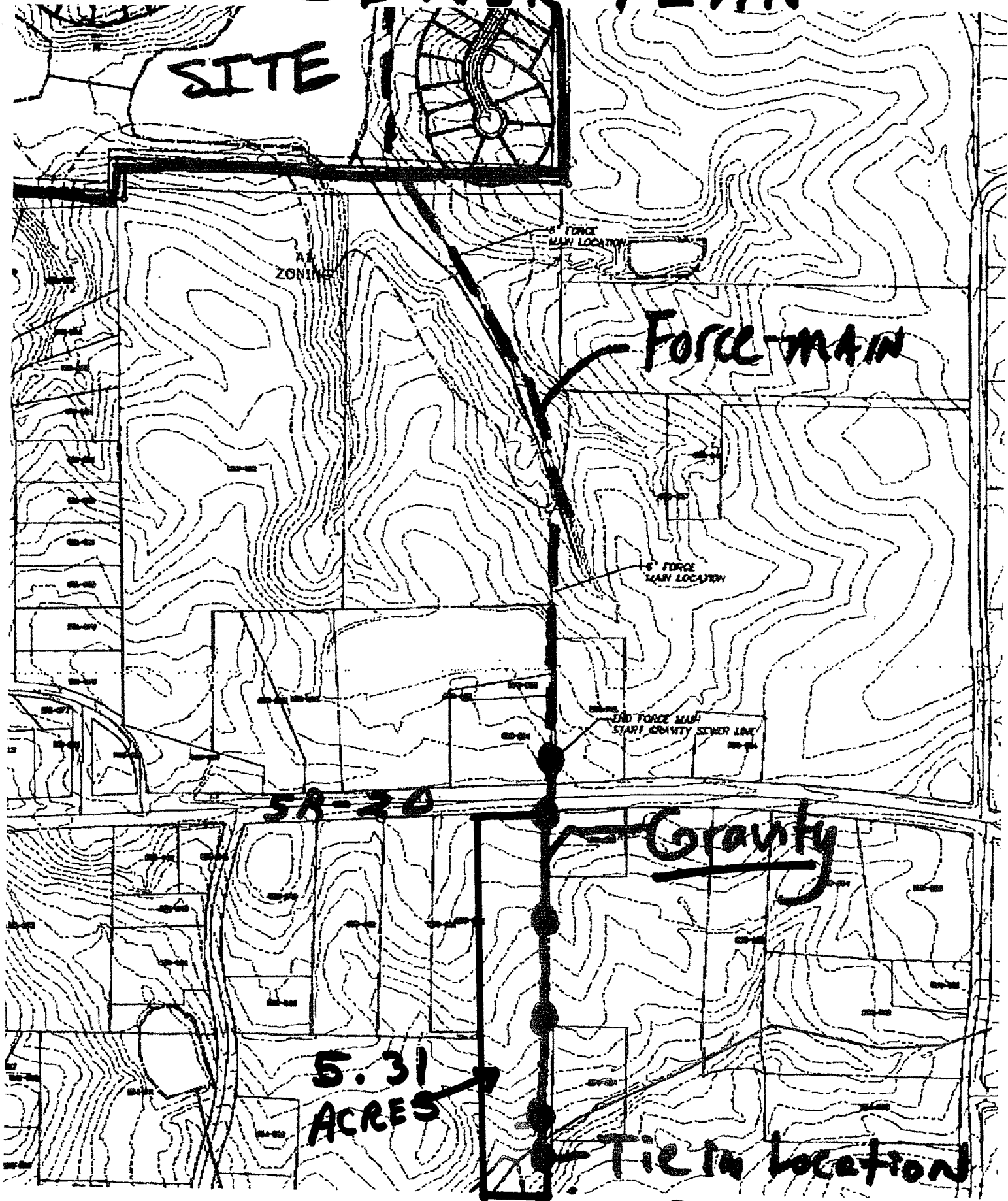


770-888-8889

APPROXIMATELY 2.2 +/- ACRES ON SOUTH END OF PROPERTY WOULD BE USED FOR GREEN-SPACE REQUIREMENTS. NORTH END OF PROPERTY FRONTING S.R. 20 IS VERY BUILDABLE/USABLE.

SEWER PLAN

SITE



AA ZONING

5" FORCE MAIN LOCATION

Force main

8" FORCE MAIN LOCATION

END FORCE MAIN START GRAVITY SEWER LINE

5A-30

Gravity

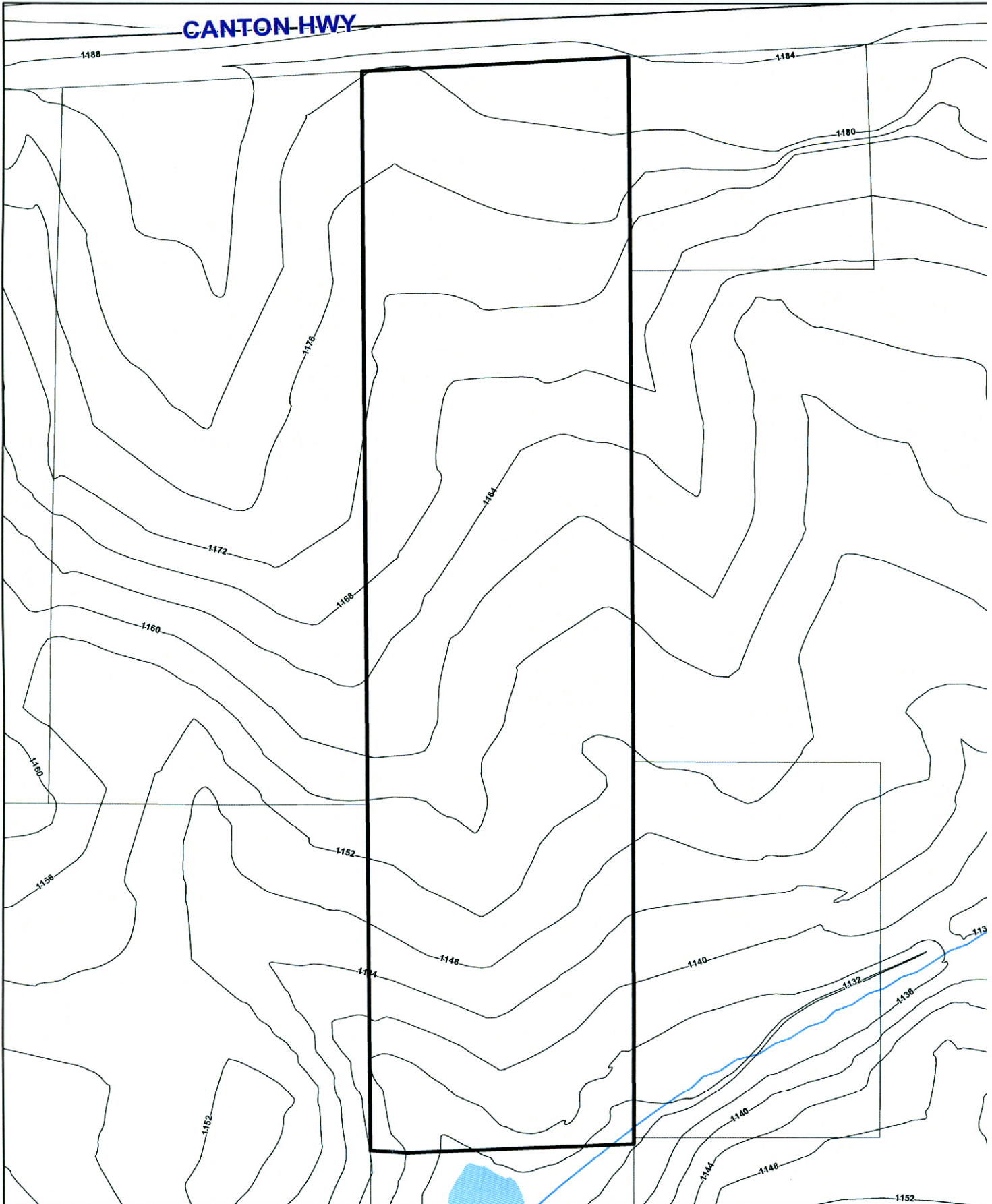
5.31 ACRES

Tie in location

150 ACRE RES SD

Forsyth County Selected Parcels

CANTON-HWY



Legend

- ROADS
- ROADS
- CONTOURS
- PARCELS
- STREAMS



PROJECT BY THE DEPARTMENT OF GIS,
 FORSYTH COUNTY, GEORGIA
 MAP DATE: 04/2011
 COUNTY: FORSYTH COUNTY, GA 30084
 COUNTY: FORSYTH COUNTY, GA 30084

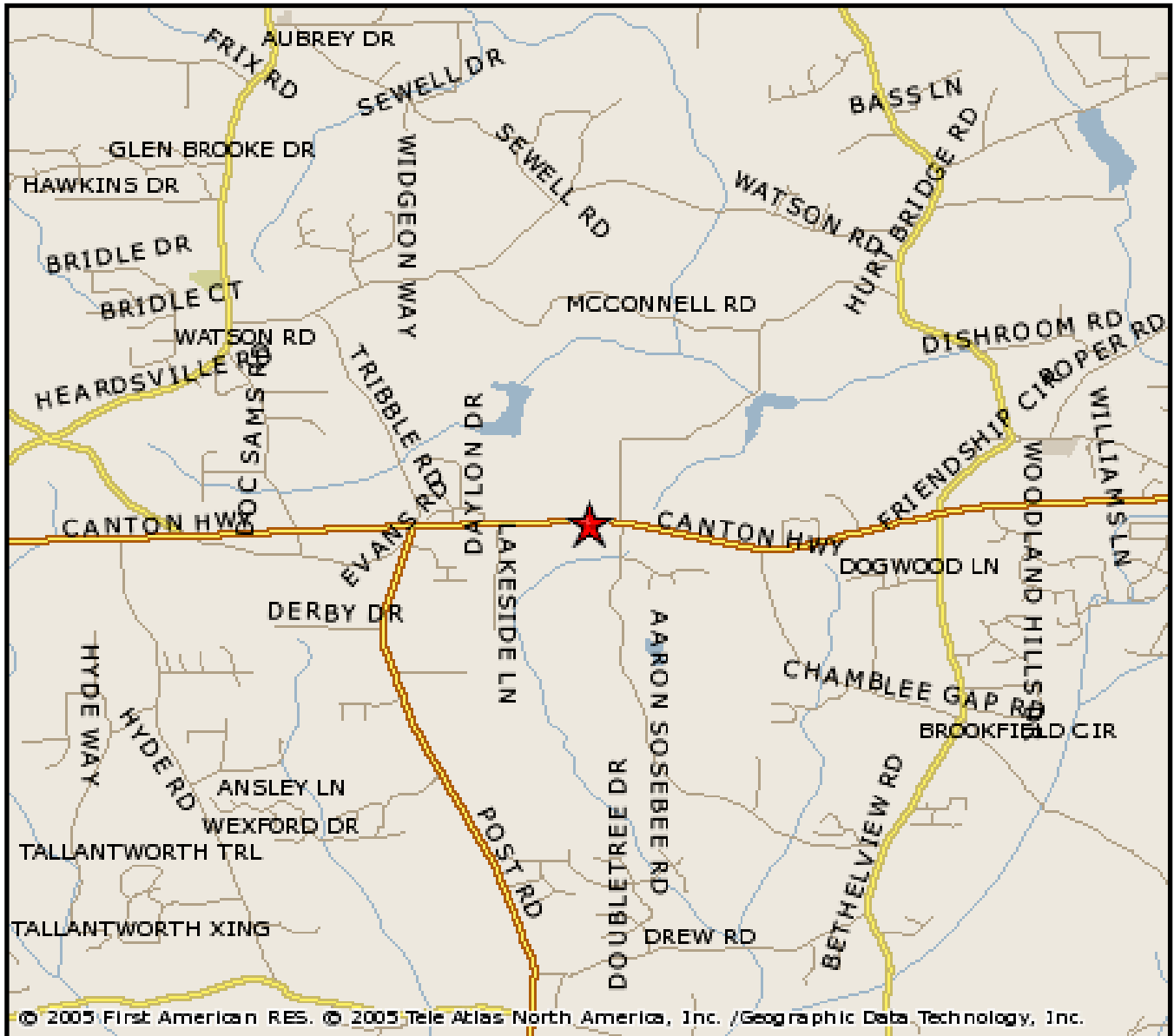
Forsyth County Georgia
 GIS Department

Coordinate System:
 State Plane, Georgia West FIPS 1002
 Feet, U.S. Survey
 Projection:
 Transverse Mercator
 Datum:
 North American Datum of 1983
 1 inch equals 118 feet

The information published on this map has been compiled by Forsyth County staff from a variety of sources and is subject to change without notice. Forsyth County makes no representation or warranty, expressed or implied, as to accuracy, completeness, timeliness, or rights in the use of such information. Forsyth County shall not be liable for any errors, omissions, or damages, including consequential damages, arising from the use of this information. The user assumes all responsibility for the use of this information. The user agrees to hold Forsyth County harmless from any and all claims, damages, or liabilities arising from the use of this information.



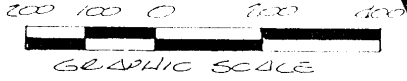
Street Map for 5.3 +/- Acres SR20-West Forsyth County



5.3 ± ACRES

FIELD E.C. 1741 10000"
 PLAT E.C. 1741 10000"
 ADJUSTED BY COMPASS
 RULE.

A: 231.56 - N. 88° 00' 00" E.
 B: 155.23 - S. 88° 00' 00" W.



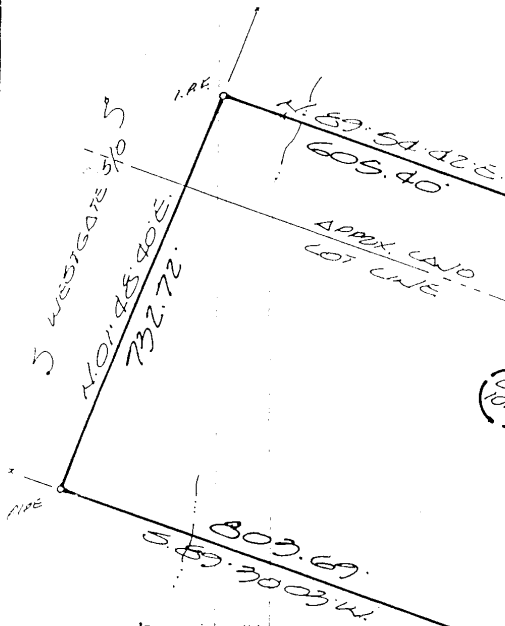
ACCORDING TO HUD FLOOD MAPS
 THIS PROPERTY IS NOT IN A SPECIAL
 FLOOD HAZARD AREA

APPROX. LAKE

MAGNETIC

N 1/4 S
 ATL - FOURTH
 ADJUTEMENT

TOTAL AREA: 22.16 AC.



In my opinion, this plat is a
 correct representation of the land platted and
 has been prepared in conformity with the
 minimum standards and requirements of law.

J. A. PAGE, JR.
 8810 OAK OUNCE
 GAINESVILLE, GA. 30506
 PHONE: (404) 889-0281

SURVEY FOR:
GEORGE G. COCHRAN, JR.
 AND
SHERI D. COCHRAN
 LOTS 945, 1000 & 1017 - 3RD 01ST.
 1ST SECTION
 FOURTH COUNTY, GEORGIA
 AUG. 21, 1991 - SCALE: 1:200