

+/- 199 Acres - Union City, GA - Zoned TCMU

7840 CEDAR GROVE ROAD, UNION CITY, GA 30213



OFFERING SUMMARY

Sale Price: Call Broker

Lot Size: 199.63 Acres

Zoning: TCMU - Town Center
Mixed Use

Road Frontage

S Fulton Pkwy: +/- 4100 ft

Cedar Grove Rd: +/- 520 ft

Sardis Rd: +/- 1400 ft

Traffic Counts On S Fulton Pkwy: 20,200 VPD

Distance To

Hartsfield-Jackson Airport: 12.4 Mi. (+/- 14 Mins)

Distance To

Downtown Atlanta: 22.8 Mi. (+/- 28 Mins)

PROPERTY OVERVIEW

Over 4,100 feet of road frontage on South Fulton Parkway and nearly 500 feet on Cedar Grove Road. Property is gentle rolling mix of wooded and pasture land. All utilities available including sewer. Excellent opportunity for Mixed Use Development. The TCMU zoning is the most inclusive designation for large development with multiple access point and uses. Lush vegetation and sizable lake may offer a soft transition from Residential to Commercial component.

LOCATION OVERVIEW

Site is a very short 12 mile / 14 minute drive to Hartsfield-Jackson International Airport, the Busiest airport in the world and just 22 miles / 28 minutes from Downtown Atlanta. Located, just off the NW intersection of South Fulton Parkway and Cedar Grove Road. Over 20,000 cars per day on South Fulton Parkway. Over 540 homes built within 5 miles of property in last 12 months.

Fulton Industrial District continues its 50 year tradition as one of the premiere business districts in the southeast. It is home to a diverse group of industries that has been a corner stone in Metro Atlanta's growth. The infrastructure attributes and key location to the airport and interstates will keep the district competitive for new business on a global level.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

Matt McCord

770.718.5102

matt@nortoncommercial.com

NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

PRICING BREAKDOWN

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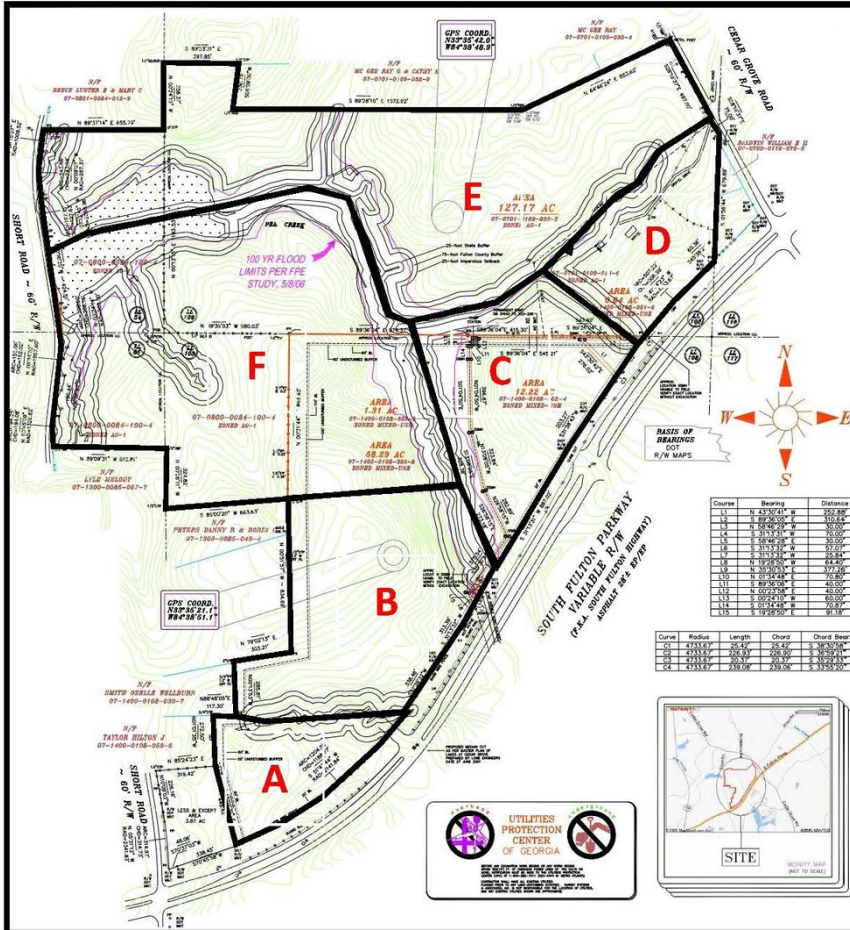


Exhibit "A"

Asking Price Breakdown

Map ID	Size (AC)	Proposed Use	Pricing per AC	Total Pricing
A	+/- 11.2	Commercial	\$380,000	\$4,256,000
B	+/- 31.0	Multi-family/ Commercial	\$325,000	\$10,075,000
C	+/- 26.4	Commercial	\$380,000	\$10,032,000
D	+/- 14.4	BTR / Commercial	\$400,000	\$5,760,000
E	+/- 63.5	SFR	\$82,500	\$5,238,750
F	+/- 53.1	SFR/TH	\$87,500	\$4,646,250
ALL	+/- 199.6	Mixed	\$200,441	\$40,008,000

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ADDITIONAL PHOTOS

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Center of parcel is open pasture



Sewer Lift Station



Internal Road Way

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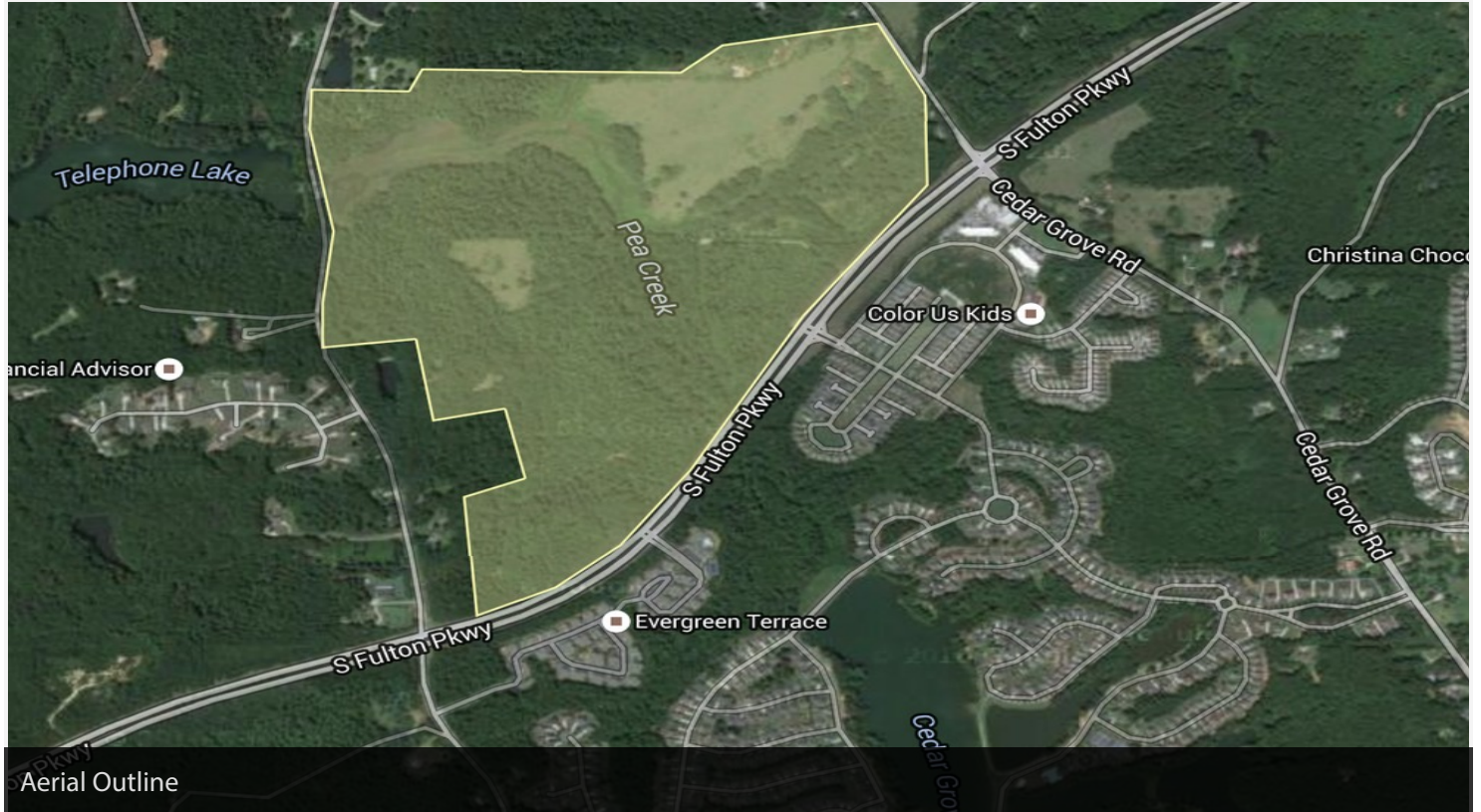
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AERIALS

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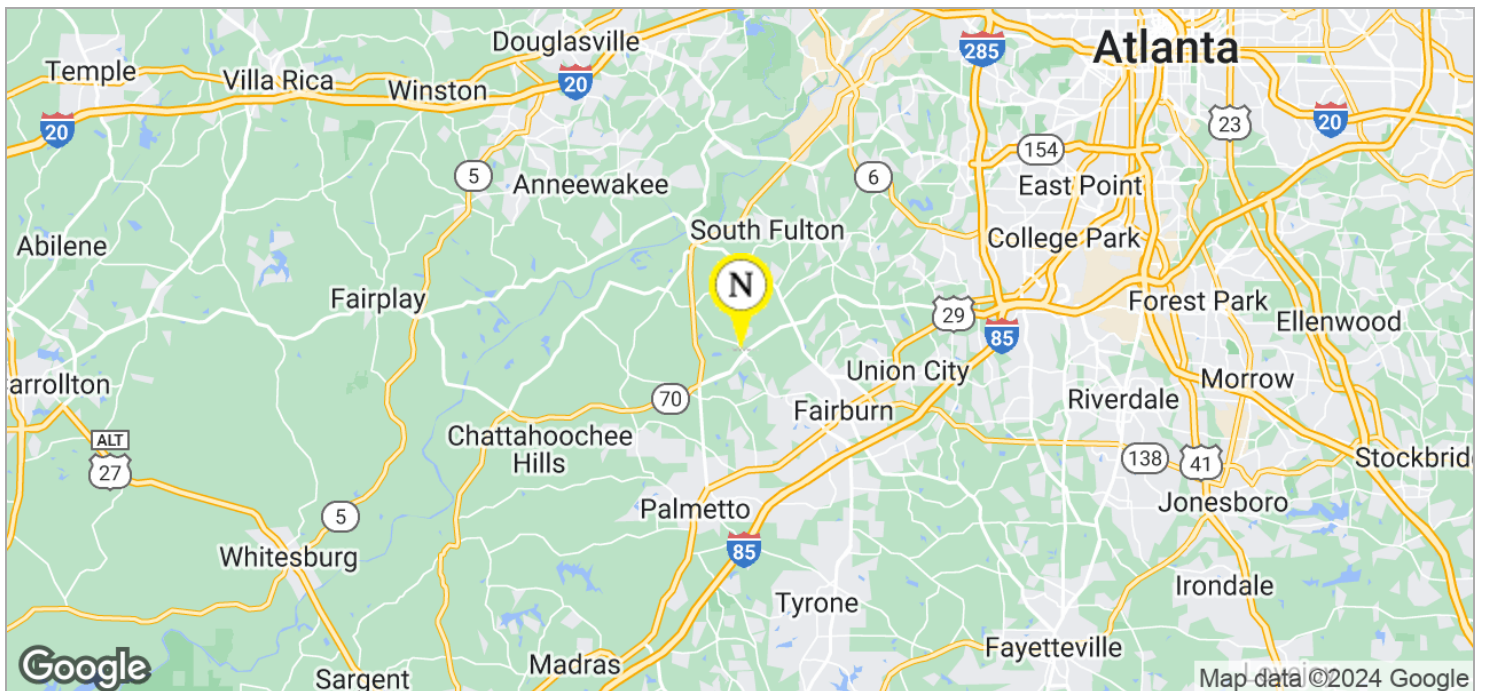
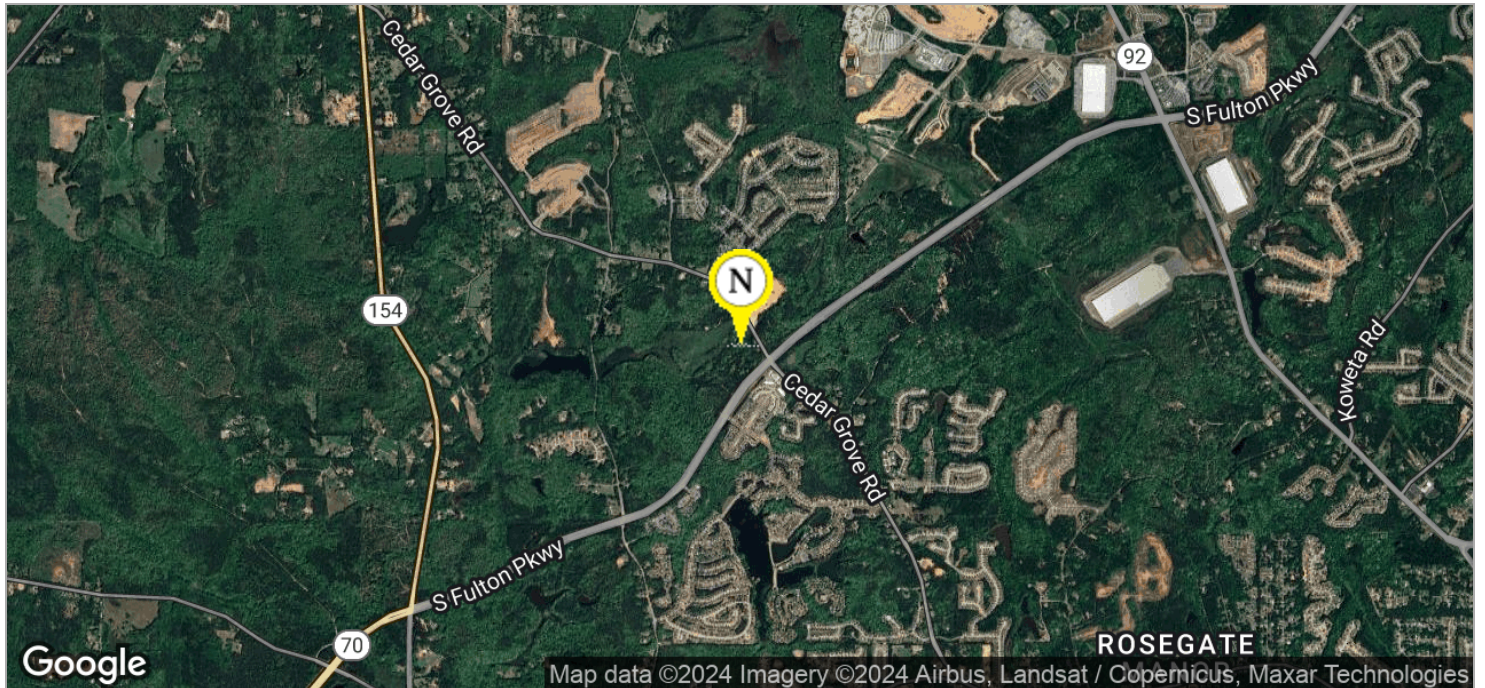
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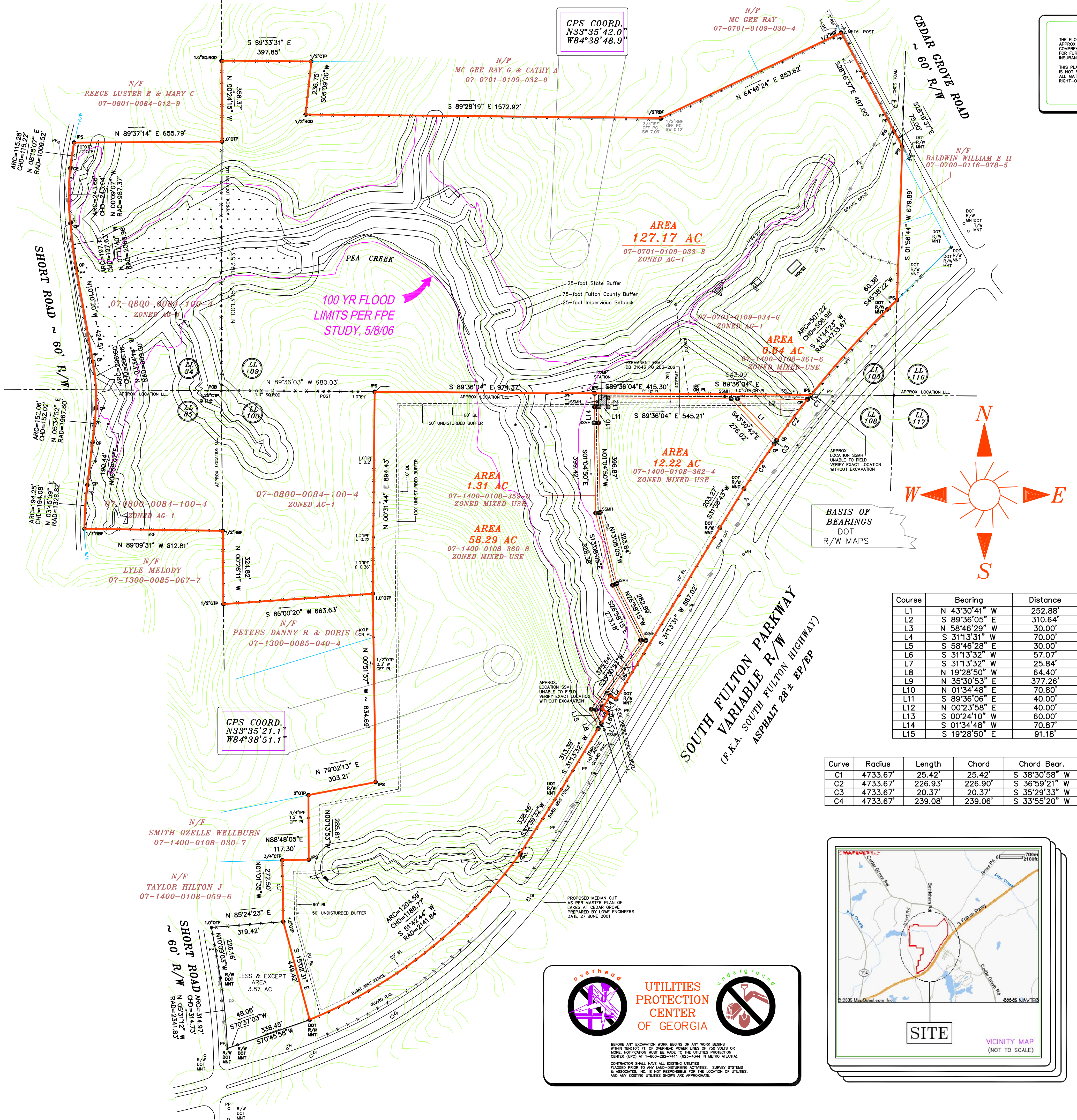
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THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS (0 00) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA

MAP ID 13121C0432E EFFECTIVE DATE: JUNE 22, 1998

ZONE: X

GENERAL NOTES:

1. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE OF 1/8" PER 100' FEET. THE SECOND PLAT, PLAT 100, WAS PREPARED FROM THE FIRST PLAT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CURVATURE AND FOUND TO BE ACCURATE TO 1/16" PER 100' FEET. FIELD ELEVATIONS TO THE CORNERS OF THE 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
2. THE PUBLIC RECORDS AS SHOWN HEREIN RELATE TO THOSE RECORDS WHICH HAVE BEEN FILED IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES AND TO WHICH NO PERSON IS ENTITLED TO MAKE ANY CLAIM OR DEMAND TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE THE TITLE SEARCH OR TITLE OPINION.
3. THIS DRAWING IS NOT A FIELD PROPERTY OF SURVEY SYSTEMS & ASSOC., INC. UNAUTHORIZED USE FOR REPRODUCTION AND/OR REPERIFICATION TO ANY DIFFERENT PARTY IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF SURVEY SYSTEMS & ASSOC., INC.
4. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES THAT MAY AFFECT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO SANITARY SEWER LINES, GAS PIPES OR LINES, WATER PIPES OR LINES, ELECTRICAL OR ANY OTHER UTILITIES ABOVE OR BELOW THE SURFACE OF THE EARTH.
5. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY. RECORDED EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD ARE SUBJECT TO PUBLIC RECORDS.
6. LOCATION AND DESCRIPTION OF EASEMENTS, UTILITIES AND BUILDING SETBACK LINES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLATS WHERE APPLICABLE.
7. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEY SYSTEMS AND ASSOC., INC. FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, TO BE USED FOR SURVEYING, ENGINEERING, OR PROPERTY, OR TO ANY OTHER PERSON NOT USED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
8. PROPERTY IS ZONED _____ MIXED-USE _____
9. THE FIELD SURVEY SYSTEMS & ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT. THE INFORMATION ON THIS FORM SHOWN HEREON, CONTACT THE UTILITY PROTECTION CENTER AT 1-800-368-5888 FOR FURTHER INFORMATION.
10. NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. SURVEY SYSTEMS & ASSOCIATES, INC. HAS NOT RESEARCHED THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IN THIS AREA. THE EXISTENCE OF ANY SUCH UTILITIES OR OTHER MATTERS OF RECORD AND ANY SURVEY SYSTEMS & ASSOCIATES, INC. IS UNABLE TO CERTIFY TO THE EXISTENCE OF ANY SUCH UTILITIES OR OTHER MATTERS OF RECORD. SUCH MATTERS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES AND/OR THE LOCAL GOVERNMENT'S RECORDS DEPARTMENT.
11. IF WETLANDS EXIST, WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS, SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. SUCH WETLANDS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PERMIT AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS.
12. THE DEPTHS OF THE SANITARY SEWER SYSTEMS THAT MAY BE SHOWN AS WELL AS 100' FLOOR LINES ARE APPROXIMATE.
13. ALL ELEVATIONS, CORNERS, BRANCHES, FLOOD AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT HAVE BEEN OBTAINED FROM THE PLAT OF THE FULTON COUNTY GIS TPOO MAPS. THIS SURVEYOR HAS MADE NO ATTEMPT TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT.
14. THIS SURVEY/PLAT IS SUBJECT TO ABOVE AS INFORMATION AS SHOWN ON PLAT/SURVEY.
15. NO CORRECTION TO BE MADE TO ALL EASEMENTS AND RESTRICTIONS OF RECORD NOT EVIDENT FROM A VISIBLE INSPECTION OF THE PROPERTY.
16. EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE SHOWN AS SHOWN ON THE NATURAL RESOURCES DEPARTMENT'S DEPTHS AND LOCATION OF SEWER LATERALS PRIOR TO CONSTRUCTION.
17. STORM DRAINAGE AND SANITARY SEWER EASEMENT SHOWN HEREON ARE BASED ON THE INFORMATION SHOWN ON THE PLAT AND THE FIELD SURVEY.

SPECIAL NOTES

- [illegible]

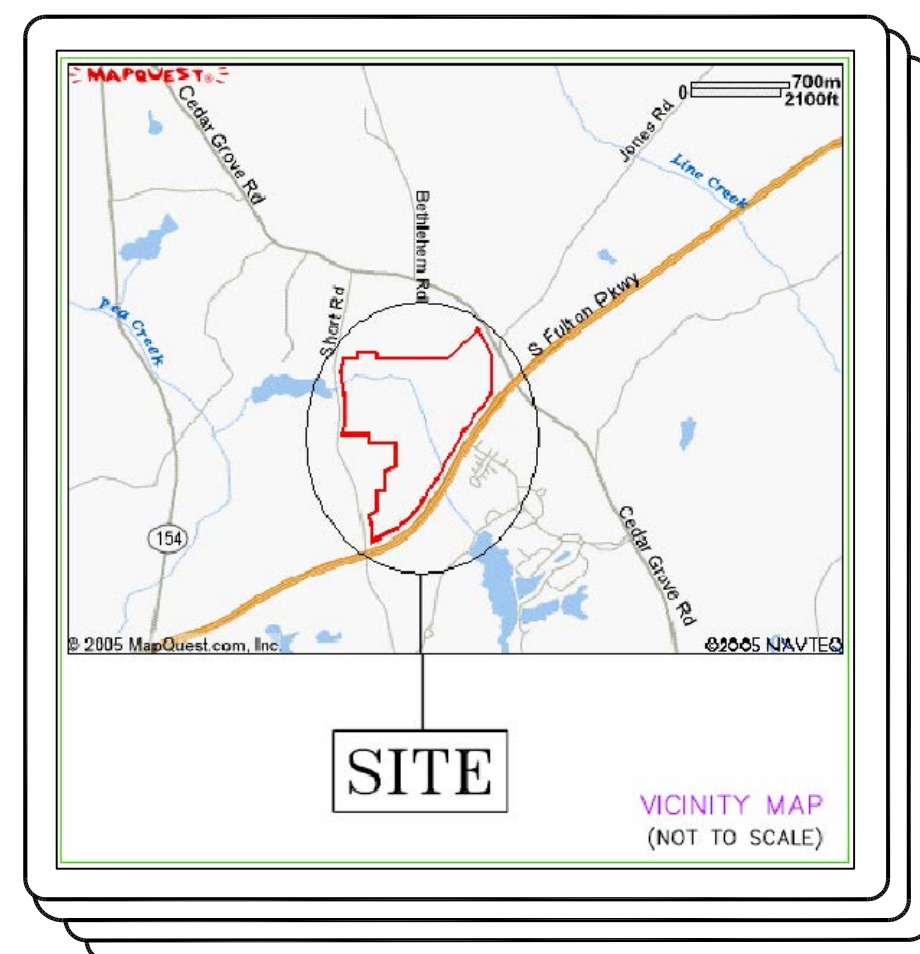
REFERENCES

1. DEED BOOK 3064# PAGE 513 512-525-526
2. DEED BOOK 372# PAGE 533
3. DEED BOOK 1413# PAGE 481
4. DEED BOOK 1707# PAGE 49-51
5. DEED BOOK 14457# PAGE 185-186
6. DEED BOOK 14802# PAGE 248
7. DEED BOOK 3164# PAGE 185-186-205
8. DEED BOOK 3381# PAGE 419
9. DEED BOOK 1803# PAGE 472-482
10. DEED BOOK 189# PAGE 142
11. DEED BOOK 189# PAGE 142
12. DEED BOOK 375# PAGE 268
13. DEED BOOK 18721# PAGE 268
14. BY
CHARLES C. JONES
AG REGISTERED LAND
SURRENDER #RESD
DATE MAY 17, 1988
15. DEED OF WAYS MAP
DEPARTMENT OF TRANSPORTATION
STATE OF MISSISSIPPI
COUNTY OF HANCOCK
DATE 10 MARCH 1988
SHEET 24-25
16. DEED BOOK 788# PAGE 454-456
17. DEED BOOK 821# PAGE 162
18. DEED BOOK 1035# PAGE 318
19. DEED BOOK 310# PAGE 308
20. DEED BOOK 3747# PAGE 325-325
21. DEED BOOK 3064# PAGE 525-526
22. DEED BOOK 783# PAGE 454-456
23. DEED BOOK 199# PAGE 198
24. DEED BOOK 750# PAGE 479
25. DEED BOOK 14037# PAGE 211-213
26. DEED BOOK 4452# PAGE 327
27. DEED BOOK 11327# PAGE 327
28. DEED BOOK 157# PAGE 123
29. DEED BOOK 11327# PAGE 327-328

* L E G E N D *

PF	IRON PIN FOUNDED	POB	POINT OF BEGINNING
PI	IRON PIN SET	LLL	LAND LOT LINE
PI	OPEN TOP PIPE FOUND	LL	LAND LOT
CR	CRIMP TOP PIPE FOUND	SSL	SEWER SINKER LINE
RF	REINFORCING BAR FOUND	CB	CATCH BASIN
A	ANGLE FROM INLET	BO	BOX
CA	CALCULATED POINT	DI	DRAINAGE INLET
W	WIDE FENCE	HI	HEAD
CF	CHAIN LINE INLET	HW	HEAD WALL
W	WIDE FENCE	BL	BURIED
RF	REINFORCE FENCE	FW	POWER LINE
BC	FENCE CORNER	SE	SEWER SINKER
BL	BURIED	ES	ENGINEERING SAKEMEN
R/W	RIGHT-OF-WAY	UE	UTILITY EASEMENT
CA	CALCULATED POINT	AD	ADJACENT EASEMENT
CP	CORNER PROPERTY CORNER	TO	TO
CP	CORNER PROPERTY CORNER	TO	TO BANK
CP	CORNER PROPERTY CORNER	TO	CORROGATED METAL PIPE
CP	CORNER PROPERTY CORNER	TO	REINFORCED CONC. PIPE
CP	CORNER PROPERTY CORNER	TO	PERMANENT
BR	BRIK	AS	AS PER DEED
CR	CRIMP	AS	AS PER DEED
WO	WOOD	AS	AS PER DEED
U	UP	AS	AS PER DEED
D	DEED	BC	BANK OF CURB
F	FENCE	ED	EDGE OF PAVEMENT
F	FENCE	OW	OWNER'S UNCLER
		OR	OVERHANG

COORD 31679
DWG 31679ALL



**TOTAL LAND
AREA
199.63 A**

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.

SURVEY SYSTEMS & ASSOC.
I N C O R P O R A T E D
Land Surveyors
70c Lenox Pointe • Atlanta, Georgia 30324
Phone: (404) 760-0010 • Fax: (404) 760-0011
SURVEYSYSTEMS@BELL.SOUTH.NET

BOUNDARY SURVEY PREPARED FOR:

SFP-CGrove LLC
LAND LOT 84, 85, 108, 109 7TH DISTRICT
FULTON COUNTY, GEORGIA
MAY 10, 2005

[illegible]