0 DERRICK ROAD, UNION CITY, GA 30291





OFFERING SUMMARY

\$1,525,000

PROPERTY OVERVIEW

Approximately 8 acres of land located just off South Fulton Parkway on Derrick Road. This provides privacy with convenience. The site has 484 feet of frontage on Derrick Road and over 1,100 feet along the Big Branch Creek. This site lays very well and would be ideal for a small business or residential development.

Price / Potential TH

Unit:

Sale Price:

\$25,000

LOCATION OVERVIEW

Just North of the South Fulton Parkway and Derrick Road Intersection on left. You will pass the Wal Mart Distribution Facility's entrance on the right, continue straight and property is on the left. Just South of the New Derrick Road Elementary School.

Of Potential TH

Units:

61 Townhomes

Union City

Zoned TCMU

Public Water

Sewer on Site

Lot Size: 7.94 Acres

Ready for Development

For More Information:

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

Matt McCord
770.718.5102
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Stephen Lovett
770.297.4807
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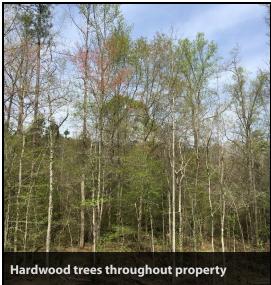


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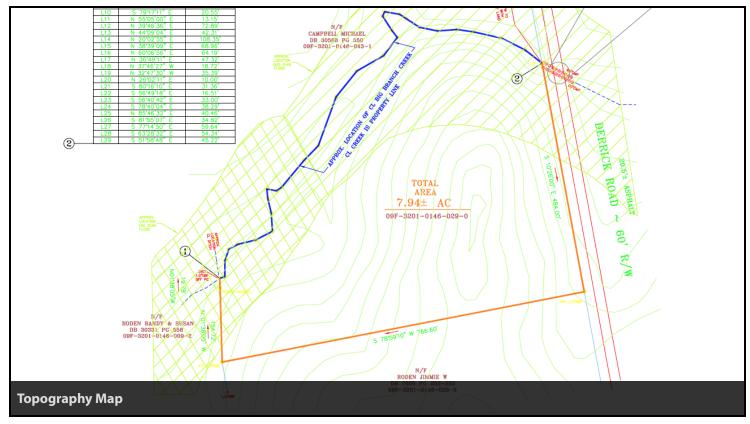


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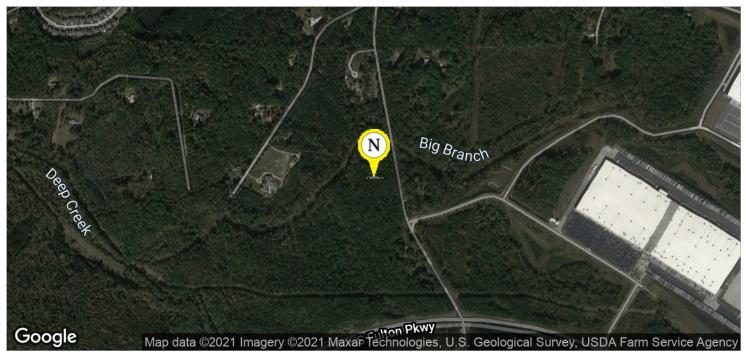
Course	Bearing	Distance				
L1	N 71"28"22" E	11.02				
L2	N 00'42'09" E	33.66			The second second second	
L3	N 18'52'59" E	24.42'				/
L4	N 60'39'03" E	21.56'			745	/ GPS
L5 L6	N 76°21'34" E N 62°57'57" E	37.26' 40.14'		Ď	NO. DE SE	GPS N33 W84
L7	N 03'55'11" W	38.65'		1	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	/ W84
L8	N 13'11'25" W	30.76			E88	
L9	N 06'21'28" W	19.83'			Ago A	/
L10	S 79"17"11" E	20.55			243	
L11	N 55'05'00" E	13.15'		1	820	
L12	N 39°46'36" E	72.89	N/F			
L13	N 44"09'04" E	42.31	CAMPBELL MICHAEL			
L14	N 20'02'55" E	108.35	DB 30588 PG 550			
L15 L16	N 38'39'09" E N 60'06'56" E	68.96' 64.19'	09F-3201-0146-043-1	7.7		
L17	N 36'49'11" E	47.32		B		
L18	N 37'46'27" W	18.72		E. C.	CO TOTAL	
L19	N 32'47'30" W	35.39'	A		69000	
L20	N 26'02'11" E	10.00'	30		2	
L21	S 80"16"10" E	31.36	Physical Sept.		6000	-
L22	S 56'49'18" E	16.51	1 1 1			
L23	S 56'40'42" E	33.00'			///////////////////////////////////////	1
L24	S 78'40'04" E N 85'46'32" E	38.29' 40.46'			111111	
L25 L26	S 81*55'07" E	34.82	DB 30588 PG 550 09F-3201-0146-043-1		1111111	
L27	S 77"14"50" E	59.64	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			D
L28	S 63'28'32" E	54.34	1 2 3			E
L29	S 51*58'48" E	45.22	3 5			70
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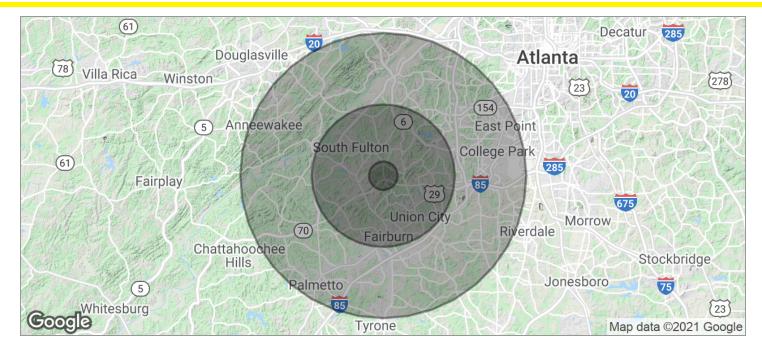


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POPULATION	1 MILE	5 MILES	10 MILES	
TOTAL POPULATION	1,754	55,938	270,415	
MEDIAN AGE	34.0	31.9	33.7	
MEDIAN AGE (MALE)	33.1	30.0	31.3	
MEDIAN AGE (FEMALE)	34.3	33.5	35.2	
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES	
TOTAL HOUSEHOLDS	617	19,820	100,317	
# OF PERSONS PER HH	2.8	2.8	2.7	
AVERAGE HH INCOME	\$88,421	\$71,450	\$61,605	
AVERAGE HOUSE VALUE	\$222,793	\$173,666	\$185,937	

For More Information: Norton Co

Matt McCord 770.718.5102 matt@nortoncommercial.com **Stephen Lovett** 770.297.4807 slovett@nortoncommercial.com



^{*} Demographic data derived from 2010 US Census