



State Hwy 9



LAND FOR SALE
+/- 1.94 Acres on Hwy 9
Milton, GA 30004

Jim Hobbs
404.219.6736
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PROPERTY OVERVIEW



- +/- 1.94 Acres – 1 Parcel
- Fulton County – City of Milton
- Zoned T-4
- 16,000 ATD (20)
- Adjacent to Crook Creek Club
- 4.5 miles to Halcyon & GA-400

Offering Price - \$950,000





TOPOGRAPHY





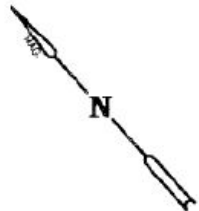
SURVEY



- LEGEND
- I.P.S. IRON PIN SET (1/2" RE. BAR)
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - M.H. MANHOLE
 - X- FENCE
 - L.L.L. LINE OF LINE
 - D.E. DRAINAGE BASIN
 - S.E. SURVEY EASMENT
 - C.L. CHAIN LINK

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES & DEPARTURES & FOUND ACCURATE TO WITHIN ONE FOOT IN _____ FEET.

NOTE: FENCE SHOULD NOT BE PLACED LONGER SIDE DIMENSIONS FROM HOUSE OR STRUCTURE



THIS PROPERTY DOES NOT LIE IN A FIRM FLOOD HAZARD AREA ACCORDING TO THE FIRM FLOOD PLAN MAPS.

8138

SURVEY FOR
SAEID SADRI

LOT: 6 BLOCK "B"
 SUBDIVISION: FIVE ACRE ESTATE
 LAND LOT 759 2nd DIST. 2nd SECT.
 FULTON COUNTY, GEORGIA
 SCALE: 1" = 60'
 REC. IN DEED BOOK 13211, PG. 274

ARC = 230.80'
 CH. = 230.39'
 S 10°51'21" W
 RAD. = 1002.54'



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 CONCEPTS, INC.

6121 OAKBROOK PARKWAY
 NORCROSS, GEORGIA 30093

FAX (404) 729-9243

(404) 449-6623



SUBMARKET AERIAL



Cogburn Rd



SUBJECT

16,000 ATD

Brandywine EMS

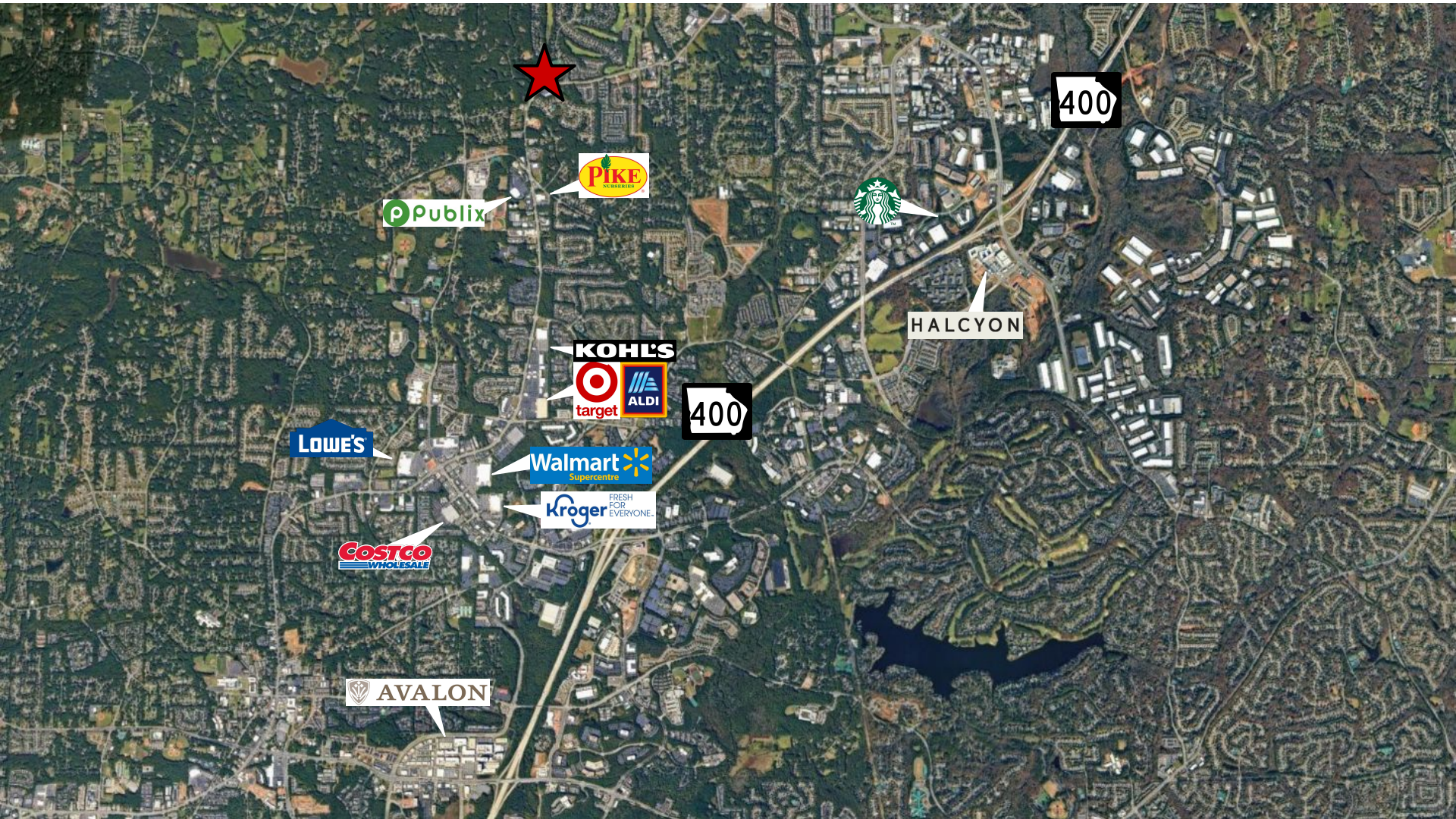
Hwy 9

Cambridge HS



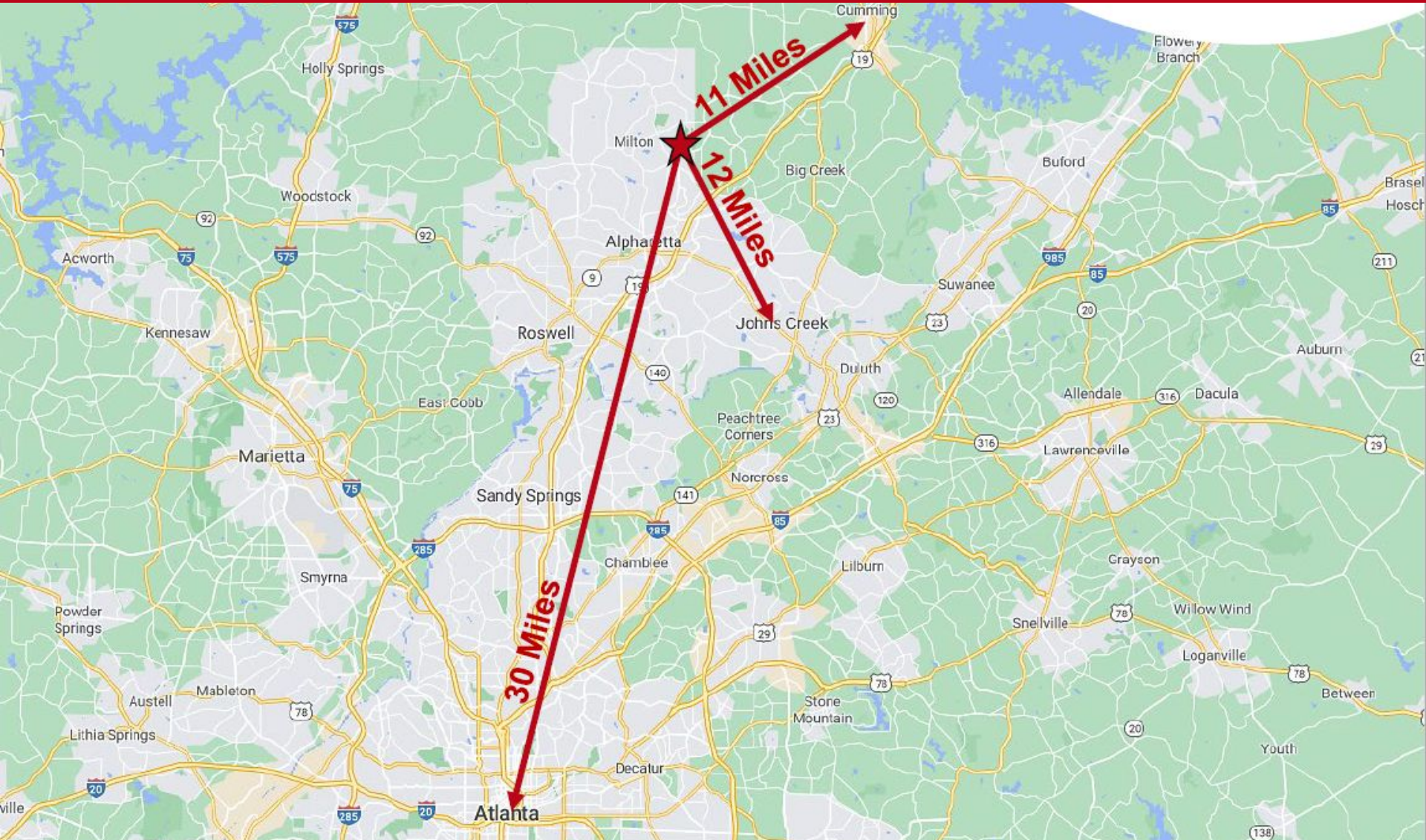


RETAIL AERIAL





DISTANCE MAP

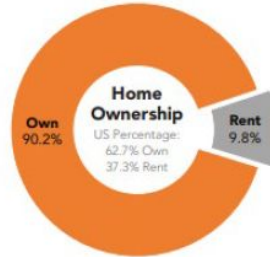
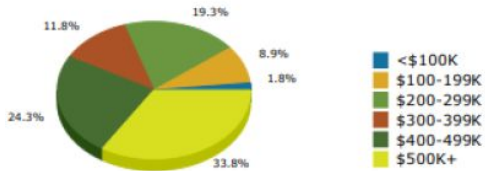




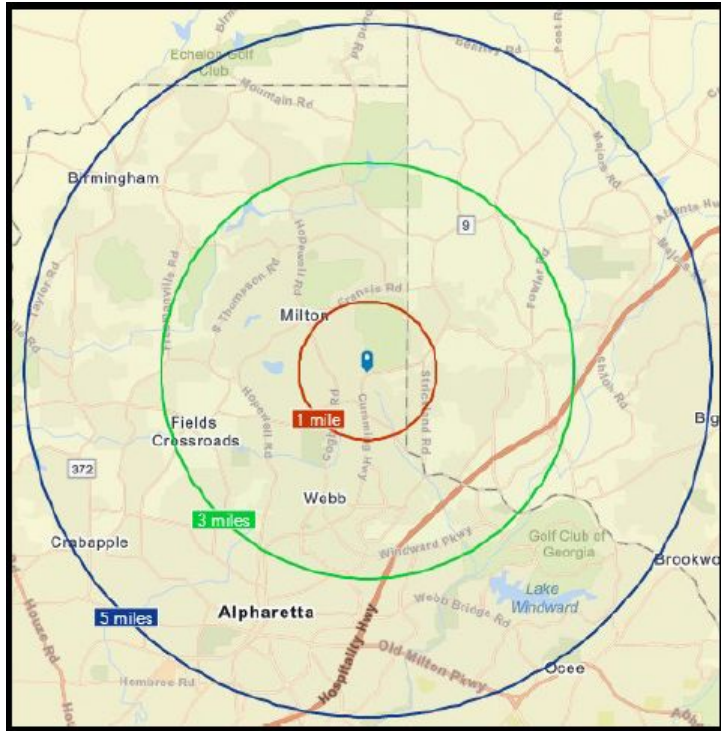
DEMOGRAPHICS



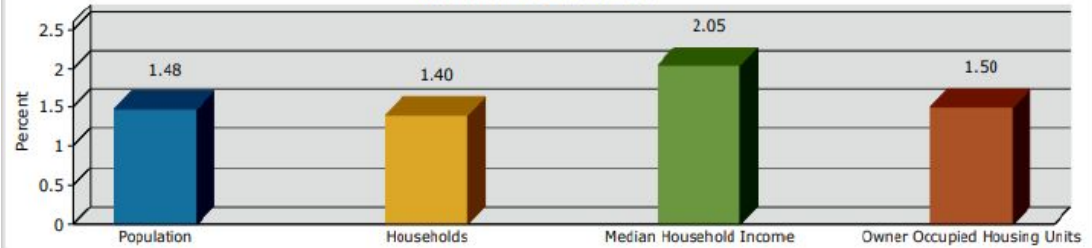
2020 Home Value



	Population	# of Households	Avg Household Income	Median Age
1 Mile	7,184	2,116	\$168,331	35
1-3 Miles	45,006	16,667	\$143,054	37
3-5 Miles	124,292	44,517	\$158,431	37



2020-2025 Annual Growth Rate



Trends 2020-2025

