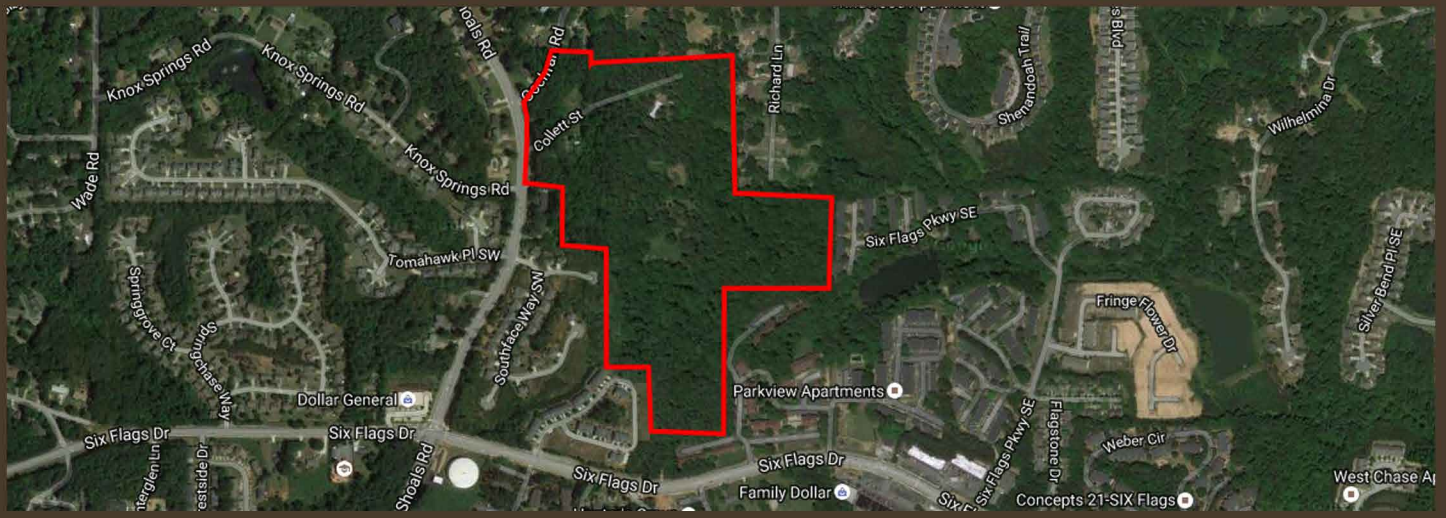


# 39.8+/- ACRES FACTORY SHOALS RD COBB COUNTY, GEORGIA

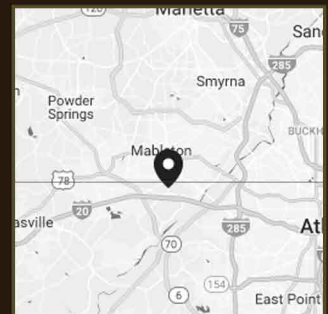


## COMMENTS

This opportunity consists of 39.8+/- acres zoned R-20 Residential Cobb County, Georgia. The Subject Property has frontage along Factory Shoals Road and Cochran Road. This Property adjoins a 12.42+/- acre site with frontage along Six Flags Drive that is being offered for sale by others which could allow for a 50+/- acre development. Six Flags Over Georgia theme park is within walking distance and portions of this property have incredible views of the Atlanta Skyline.

## PROPERTY HIGHLIGHTS

- LOCATION:** The Subject Property has good visibility along Factory Shoals Road and is located approximately .6 miles from the I-20 Exit 46A (Six Flags Drive), being located in Land Lots 490, 491, 511, & 512 of the 18th District, 2nd Section, Cobb County, Georgia.
- SIZE:** 39.8+/- Acres. Additional 12.42+/- acres adjoining this site is available for sale by others, making this **an opportunity for a 50+/- acre development** with additional access on Six Flags Drive.
- ZONING:** This Property is zoned PVC (Planned Village Community) which allows for mixed uses including detached and attached Residential, Commercial, and Office. The Subject Property is located in the Medium Density Category of the Cobb County Future Land Use Map. The contiguous 12.42+/- acre site being offered for sale by others is zoned PVC and is located in the High Density category of the Cobb County Future Land Use Map.
- POSSIBLE USES:** Medium and High Density Residential, Senior Residential, Medical, Office/Institutional, and Mixed Use.
- UTILITIES:** All utilities are available to this property subject to independent verification.
- ADDITIONAL INFORMATION:** For additional information click on the LINK below:  
  
- PVC Zoning Conditions (PDF)
- PRICE:** \$125,000 per acre

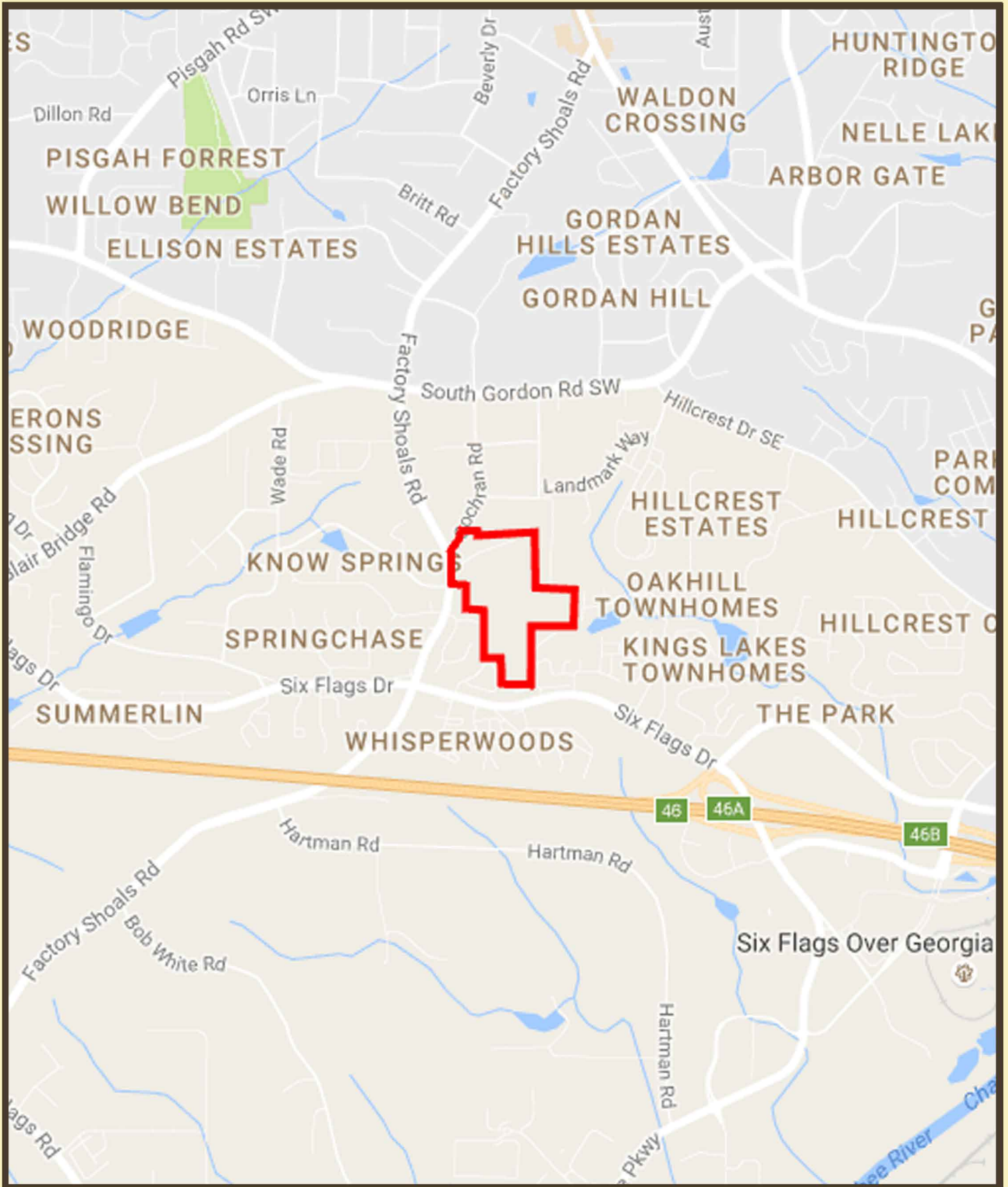


## PRESENTED BY:

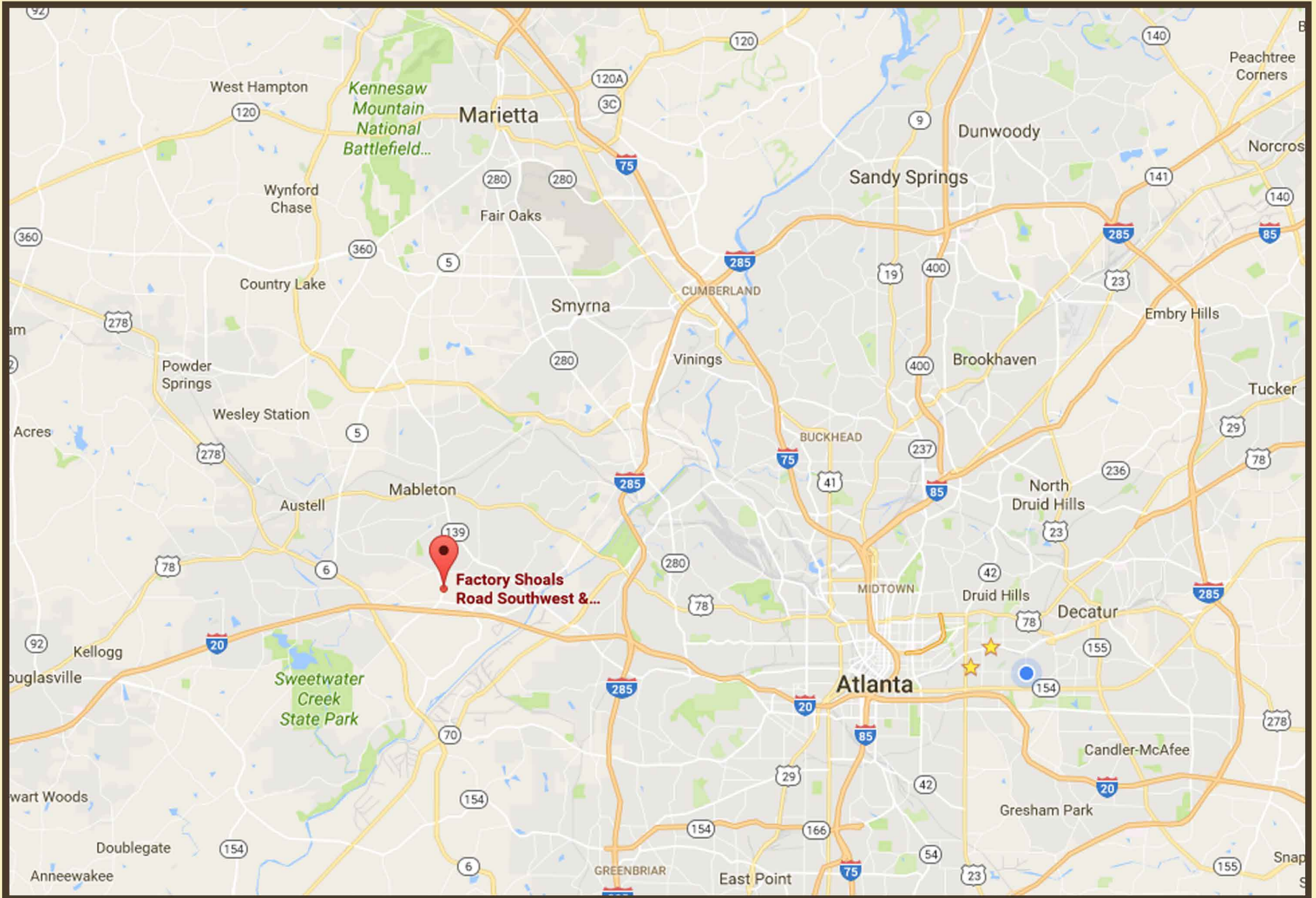
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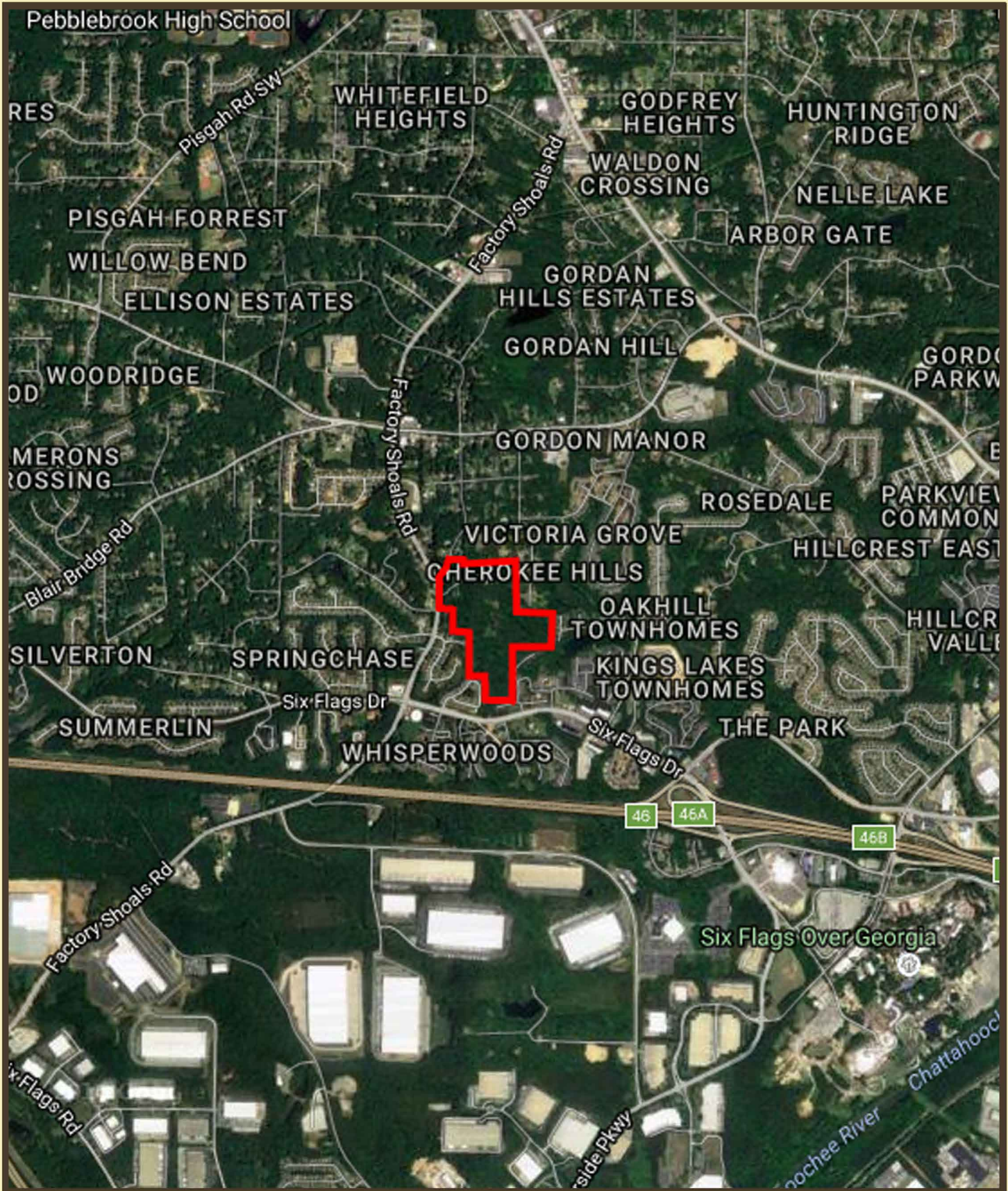
# LOCATION MAP



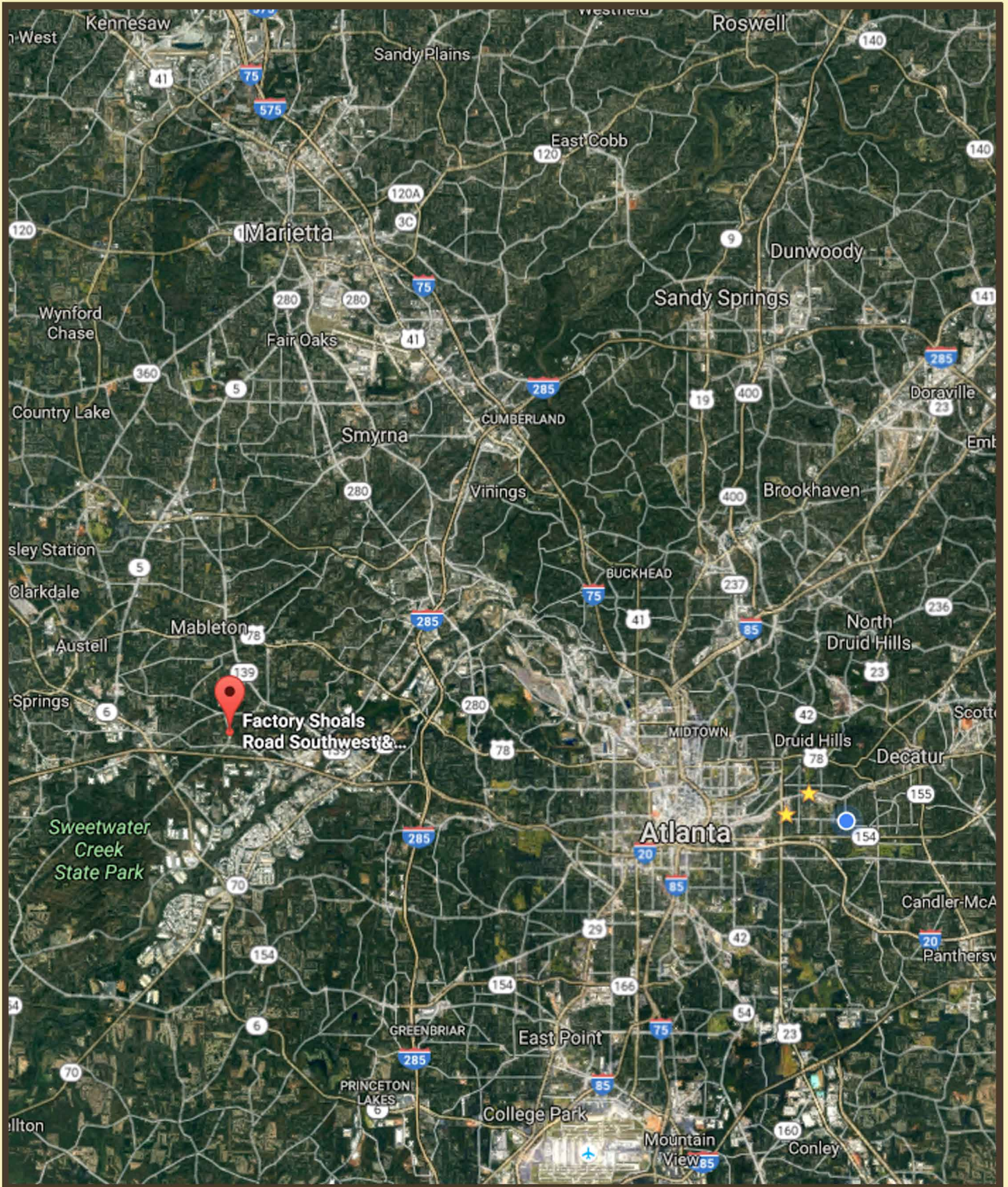
# LOCATION MAP



# AERIAL



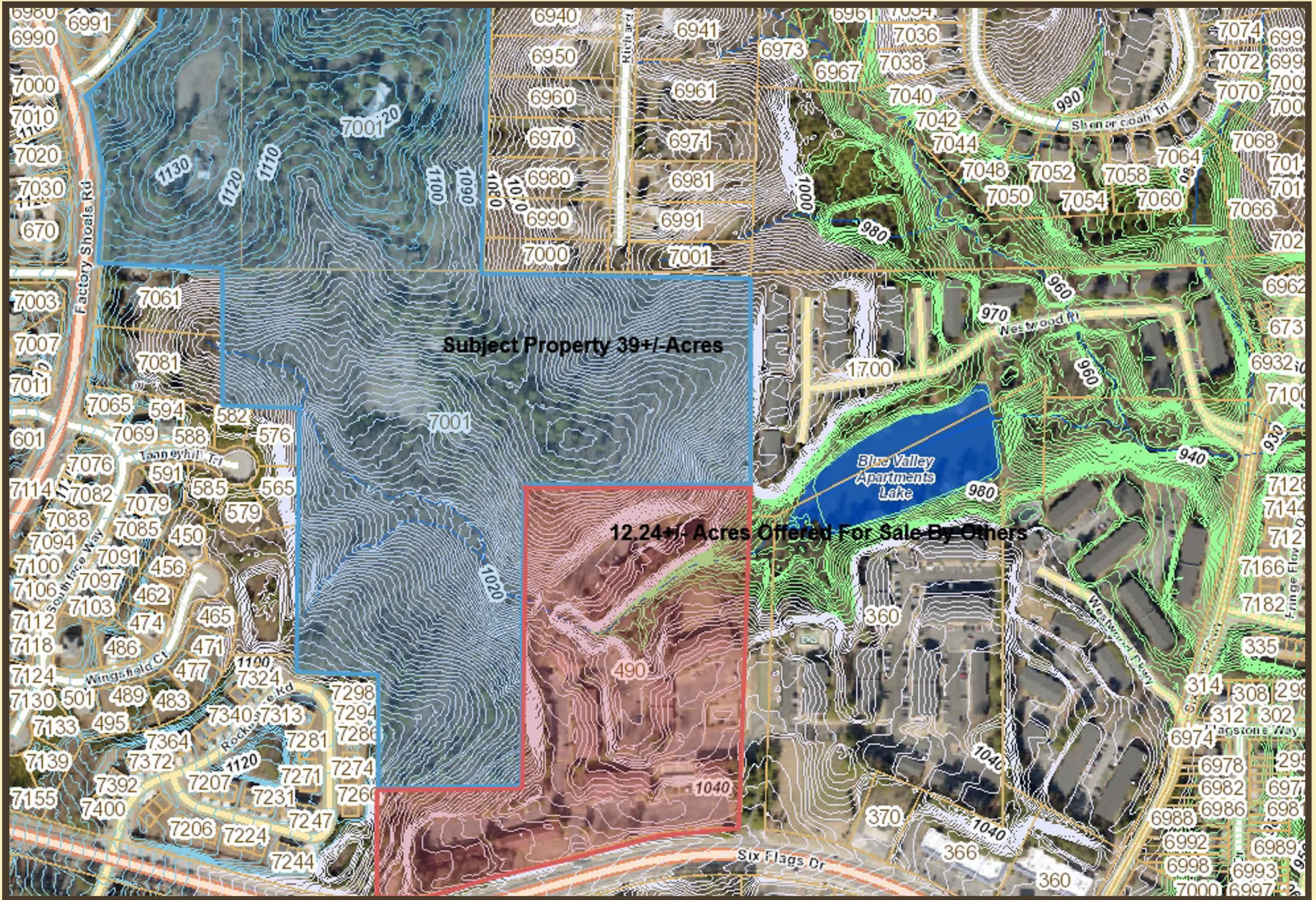
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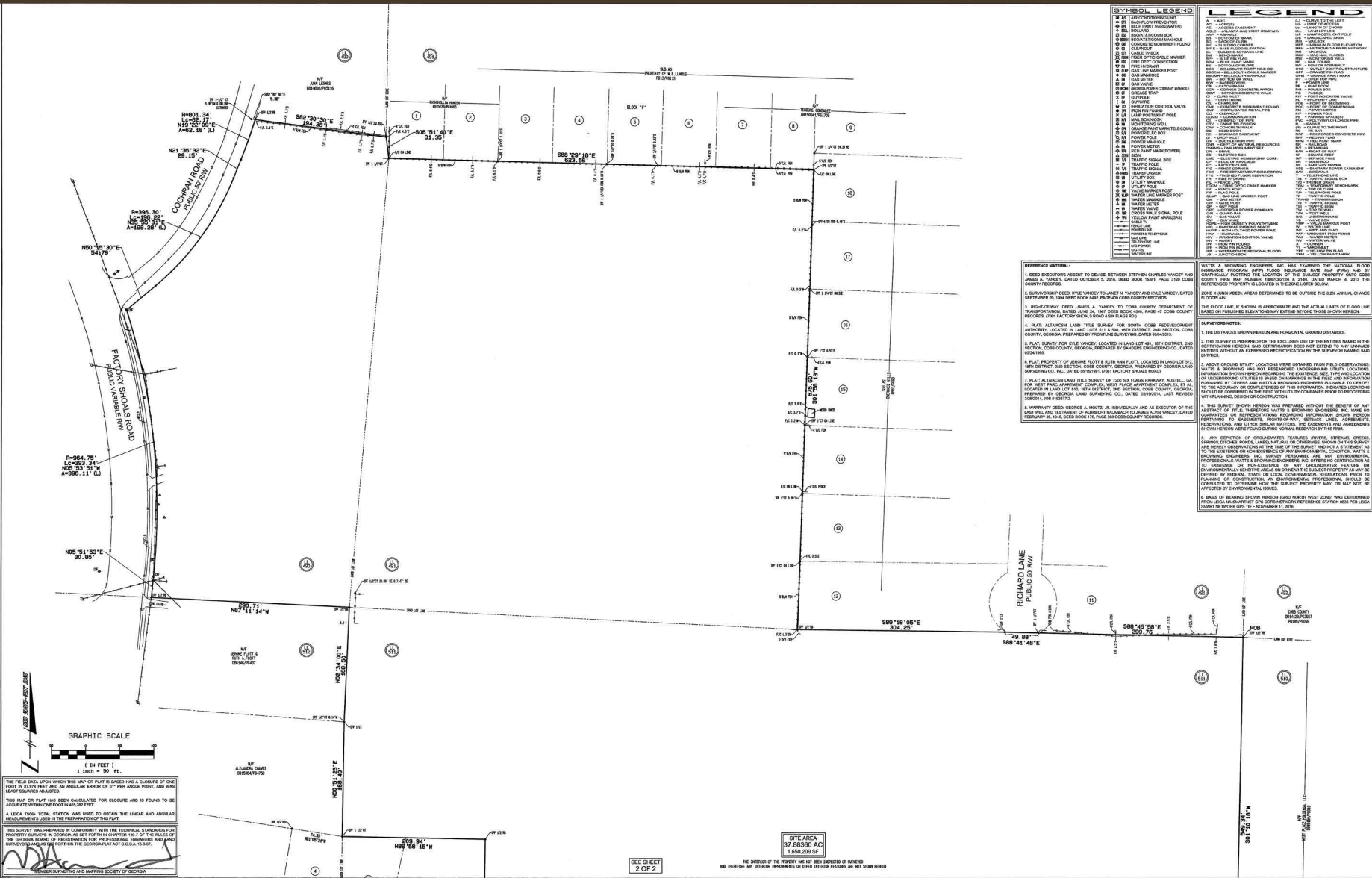
# AERIAL



# TOPOGRAPHY



# SURVEY



SYMBOL LEGEND		LEGEND	
1	1" X 1" CONCRETE	11	1" X 1" CONCRETE
2	2" X 2" CONCRETE	12	2" X 2" CONCRETE
3	3" X 3" CONCRETE	13	3" X 3" CONCRETE
4	4" X 4" CONCRETE	14	4" X 4" CONCRETE
5	5" X 5" CONCRETE	15	5" X 5" CONCRETE
6	6" X 6" CONCRETE	16	6" X 6" CONCRETE
7	7" X 7" CONCRETE	17	7" X 7" CONCRETE
8	8" X 8" CONCRETE	18	8" X 8" CONCRETE
9	9" X 9" CONCRETE	19	9" X 9" CONCRETE
10	10" X 10" CONCRETE	20	10" X 10" CONCRETE
11	11" X 11" CONCRETE	21	11" X 11" CONCRETE
12	12" X 12" CONCRETE	22	12" X 12" CONCRETE
13	13" X 13" CONCRETE	23	13" X 13" CONCRETE
14	14" X 14" CONCRETE	24	14" X 14" CONCRETE
15	15" X 15" CONCRETE	25	15" X 15" CONCRETE
16	16" X 16" CONCRETE	26	16" X 16" CONCRETE
17	17" X 17" CONCRETE	27	17" X 17" CONCRETE
18	18" X 18" CONCRETE	28	18" X 18" CONCRETE
19	19" X 19" CONCRETE	29	19" X 19" CONCRETE
20	20" X 20" CONCRETE	30	20" X 20" CONCRETE
21	21" X 21" CONCRETE	31	21" X 21" CONCRETE
22	22" X 22" CONCRETE	32	22" X 22" CONCRETE
23	23" X 23" CONCRETE	33	23" X 23" CONCRETE
24	24" X 24" CONCRETE	34	24" X 24" CONCRETE
25	25" X 25" CONCRETE	35	25" X 25" CONCRETE
26	26" X 26" CONCRETE	36	26" X 26" CONCRETE
27	27" X 27" CONCRETE	37	27" X 27" CONCRETE
28	28" X 28" CONCRETE	38	28" X 28" CONCRETE
29	29" X 29" CONCRETE	39	29" X 29" CONCRETE
30	30" X 30" CONCRETE	40	30" X 30" CONCRETE
31	31" X 31" CONCRETE	41	31" X 31" CONCRETE
32	32" X 32" CONCRETE	42	32" X 32" CONCRETE
33	33" X 33" CONCRETE	43	33" X 33" CONCRETE
34	34" X 34" CONCRETE	44	34" X 34" CONCRETE
35	35" X 35" CONCRETE	45	35" X 35" CONCRETE
36	36" X 36" CONCRETE	46	36" X 36" CONCRETE
37	37" X 37" CONCRETE	47	37" X 37" CONCRETE
38	38" X 38" CONCRETE	48	38" X 38" CONCRETE
39	39" X 39" CONCRETE	49	39" X 39" CONCRETE
40	40" X 40" CONCRETE	50	40" X 40" CONCRETE

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED WAS A COMBINATION OF ONE FOOT TO SIXTY FEET AND AN ANGULAR ERROR OF 51" PER ANGLE POINT, AND WAS MOST RECENTLY ACQUIRED.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500 FEET.

A LEICA TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 1607 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND AS AMENDED THEREIN IN THE GEORGIA PLAT ACT O.C.G.A. 1967.

WATTS & BROWNING ENGINEERS, INC.

BOUNDARY SURVEY FOR  
**STEPHEN YANCEY**  
 LOCATED IN  
**LAND LOTS 490, 491 & 511**  
**18TH DISTRICT, 2ND SECTION**  
**COBB COUNTY, GEORGIA**

SEE SHEET 2 OF 2

THE INTERIOR OF THE PROPERTY HAS NOT BEEN SURVEYED OR THEREFORE ANY INTERIOR IMPROVEMENTS OR OTHER INTERIOR FEATURES ARE NOT SHOWN HEREIN

	SCALE: 1" = 50' DATE SURVEYED: 12/20/2024 DATE SHIPPED: N/A SURVEYED BY: J.E. DATE PRINTED: 12/20/2024 PAPER SHIPPED: N/A JOB NO.: 2024-001 FIELD BOOK NO.: 2024 JOB NUMBER: 00101 PLOTTED NUMBER: 00101 JOB FILE: 00101 CHECKED BY: J.E. DATE CHECKED: 12/20/2024 PLOTTED BY: J.E. DATE PLOTTED: 12/20/2024 COUNTER/COPY: 00101/00101 PLAT FILE: 00101
	<p><b>WATTS &amp; BROWNING ENGINEERS, INC.</b>                  CIVIL ENGINEERS &amp; LAND SURVEYORS                  1180 BELLS FERRY ROAD                  MARIETTA, GEORGIA 30067-9030                  PHONE: 770-224-1180                  FAX: 770-224-1181                  WWW.WATTSB.COM</p>



