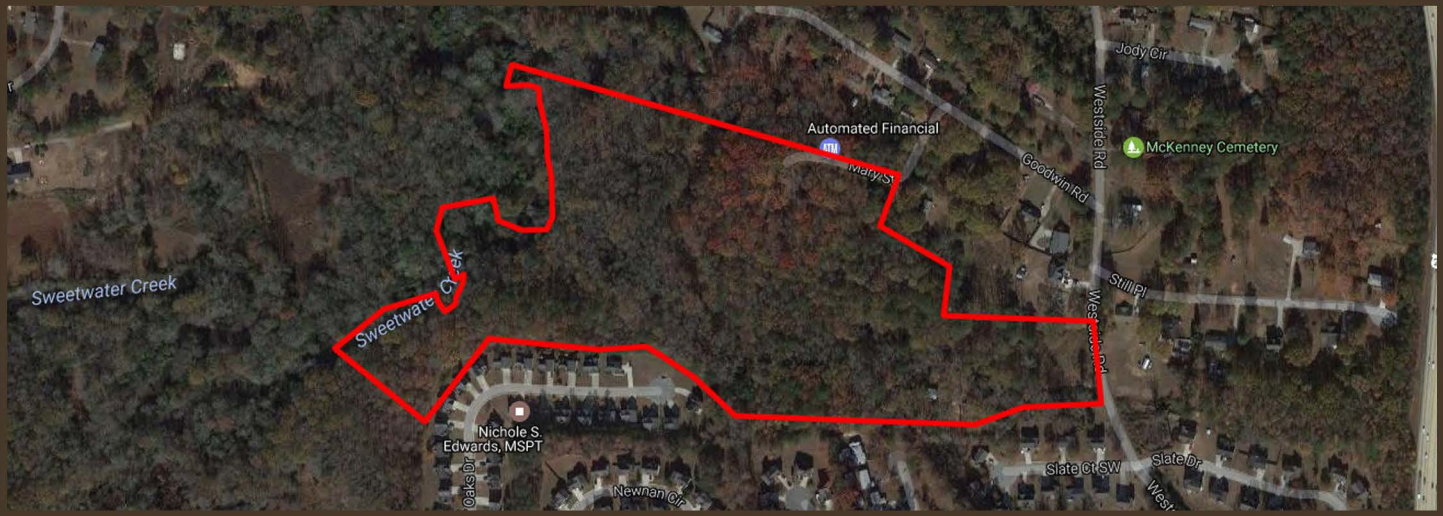


FOR SALE - 30.17+/- ACRES, ZONED FOR 48 LOTS

CITY OF AUSTELL, COBB COUNTY, GEORGIA

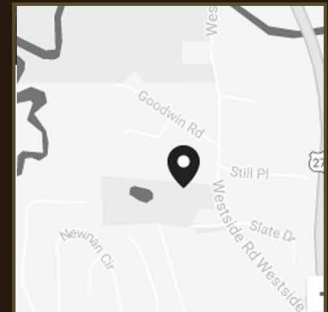


COMMENTS

This opportunity consists of 30.17+/- acres zoned PUD, City of Austell, allowing up to 48 residential lots. The Subject Property is located on Westside Road with convenient access to CH James Parkway, Bankhead Highway and Interstate 285.

PROPERTY HIGHLIGHTS

- LOCATION:** The Subject Property is located on the West side of Westside Road, and also has frontage on Mary Street.
- SIZE:** Total Site is 30.17 +/- Acres. Useable Land is 17.2+/- Acres
- ZONING:** The Subject Property is zoned PUD, City of Austell, allowing up to 48 single family building lots.
- Average Lot Width: 70' or greater
Setbacks: 25' front, 30' rear, 7.5' side
Min. House Size: 1,600 sq. ft heated space
- ADDITIONAL INFORMATION:** For additional information click on the following tabs below:
Preliminary Plats
Zoning Conditions
- PRICE:** \$700,000.00

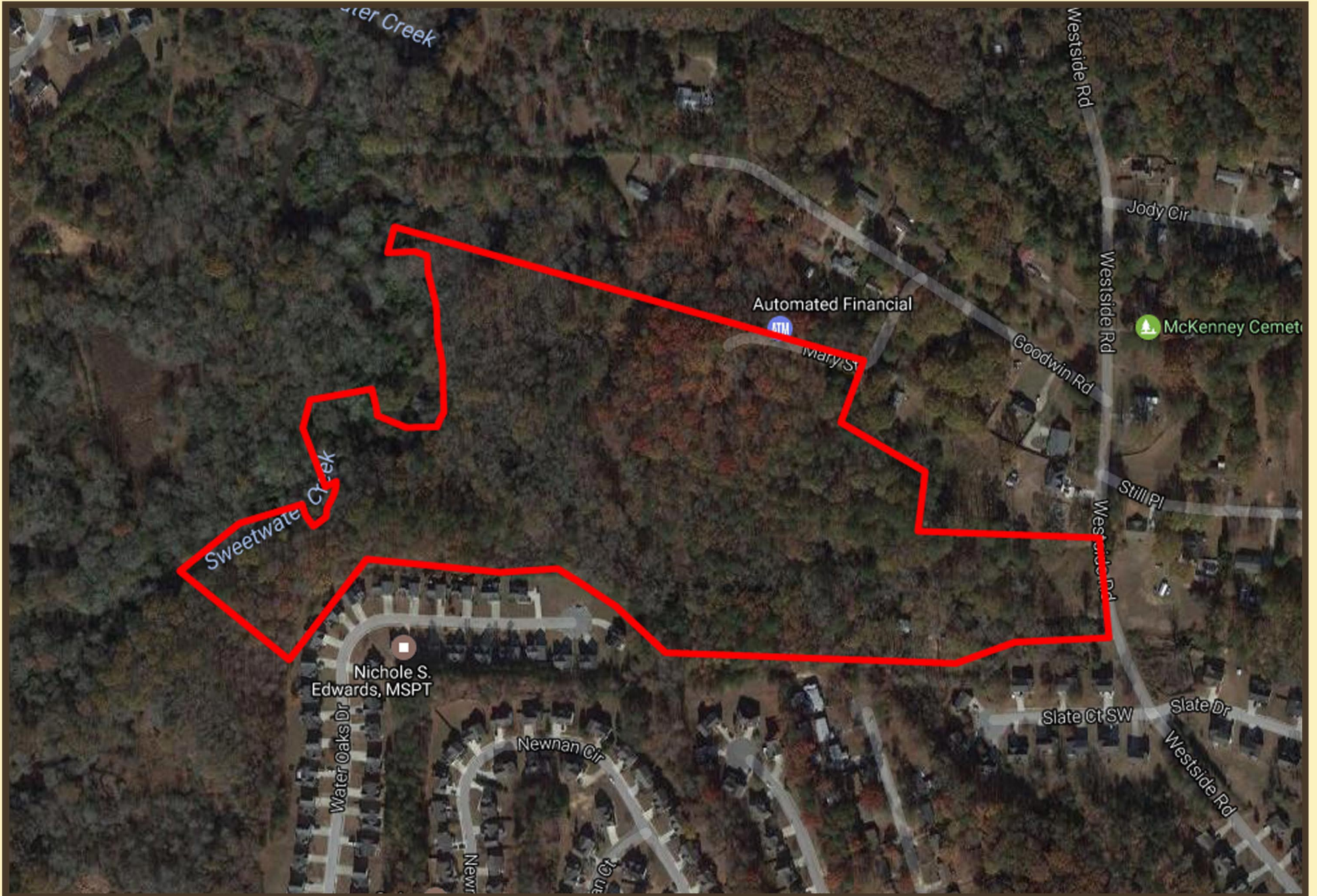


PRESENTED BY:

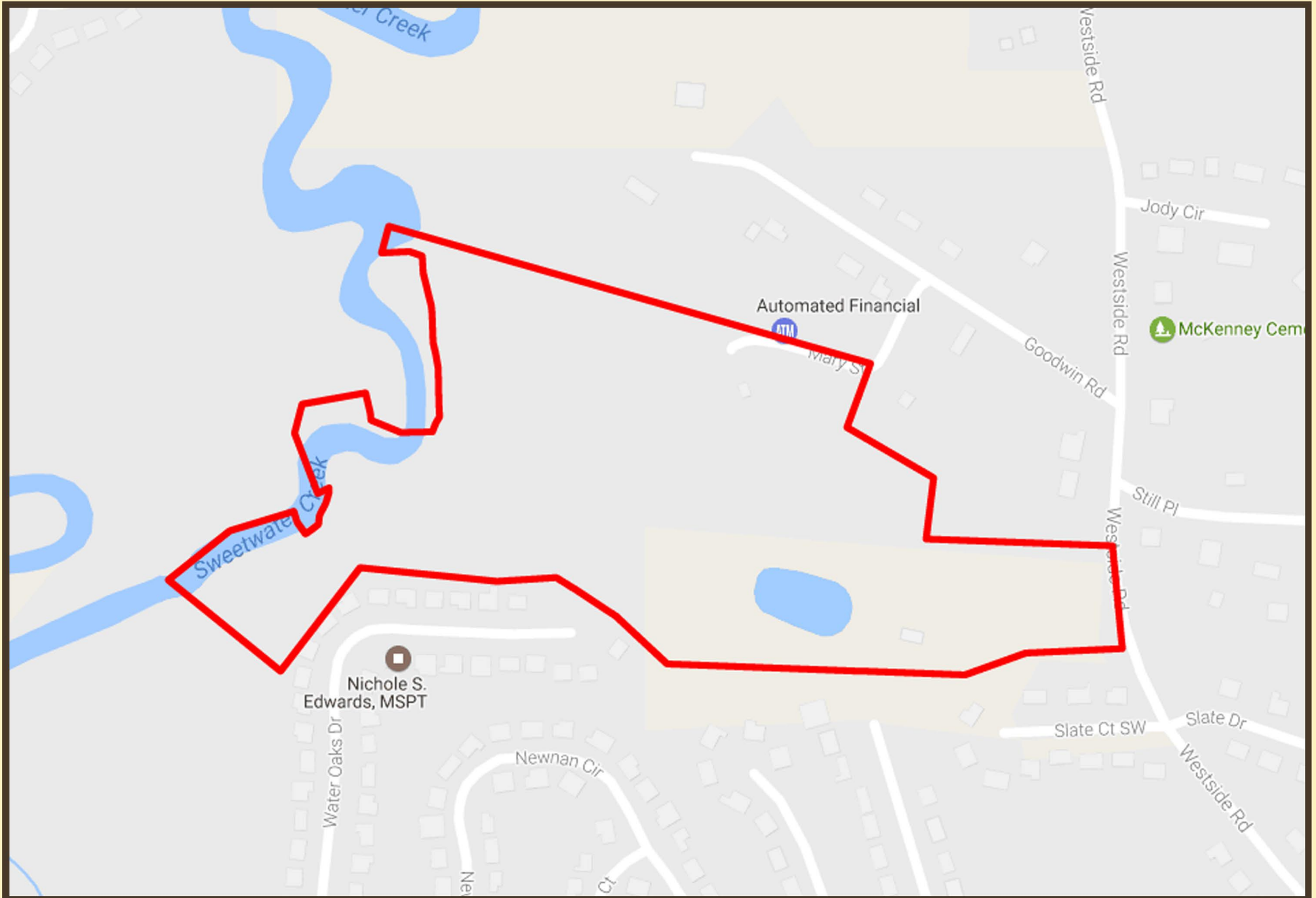
Matt Allen
Email: mallen@allensouthernproperties.com
Phone: (678) 873-8125
Allen Southern Properties, Ltd.
www.allensouthernproperties.com



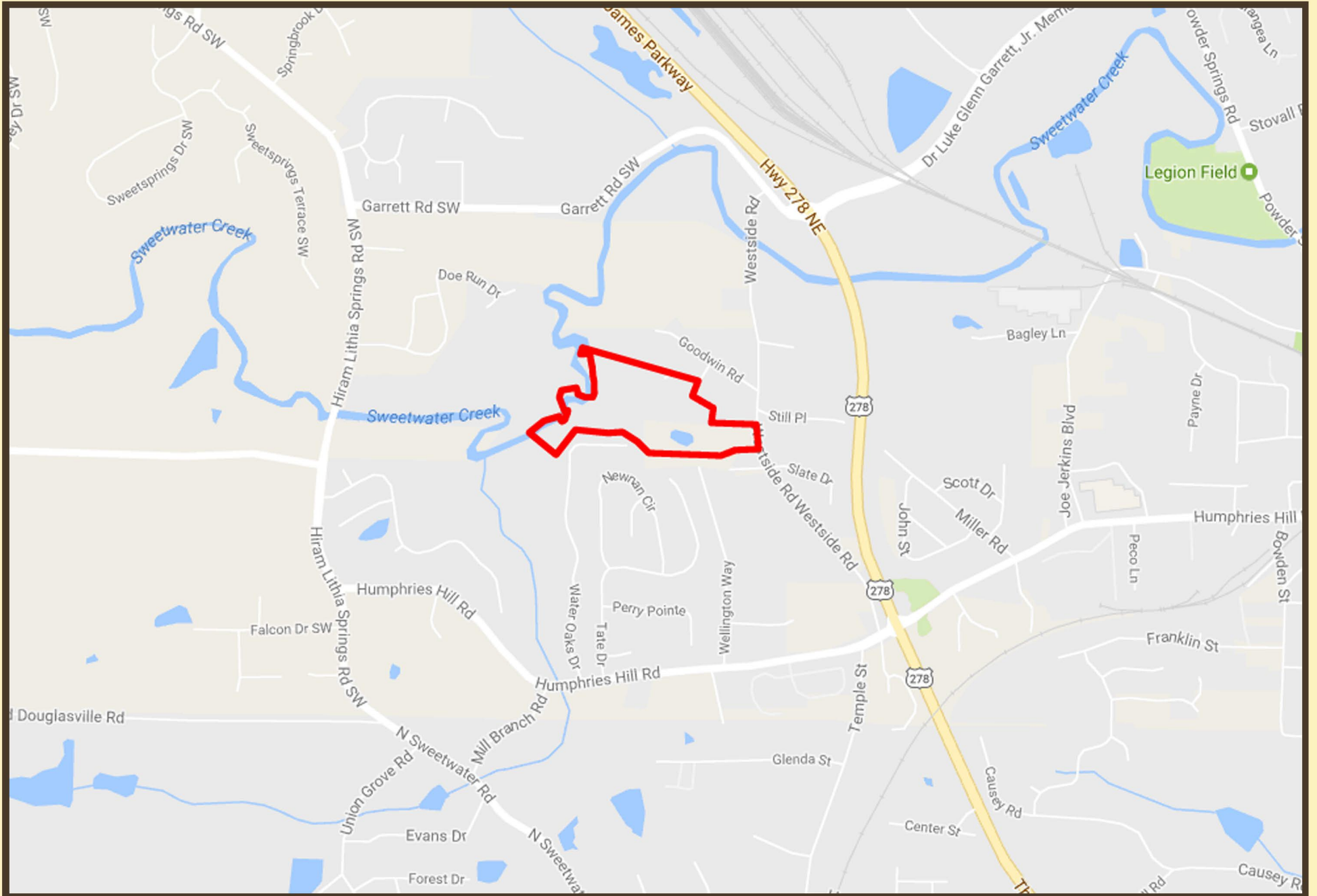
ADDITIONAL MAP



ADDITIONAL MAP



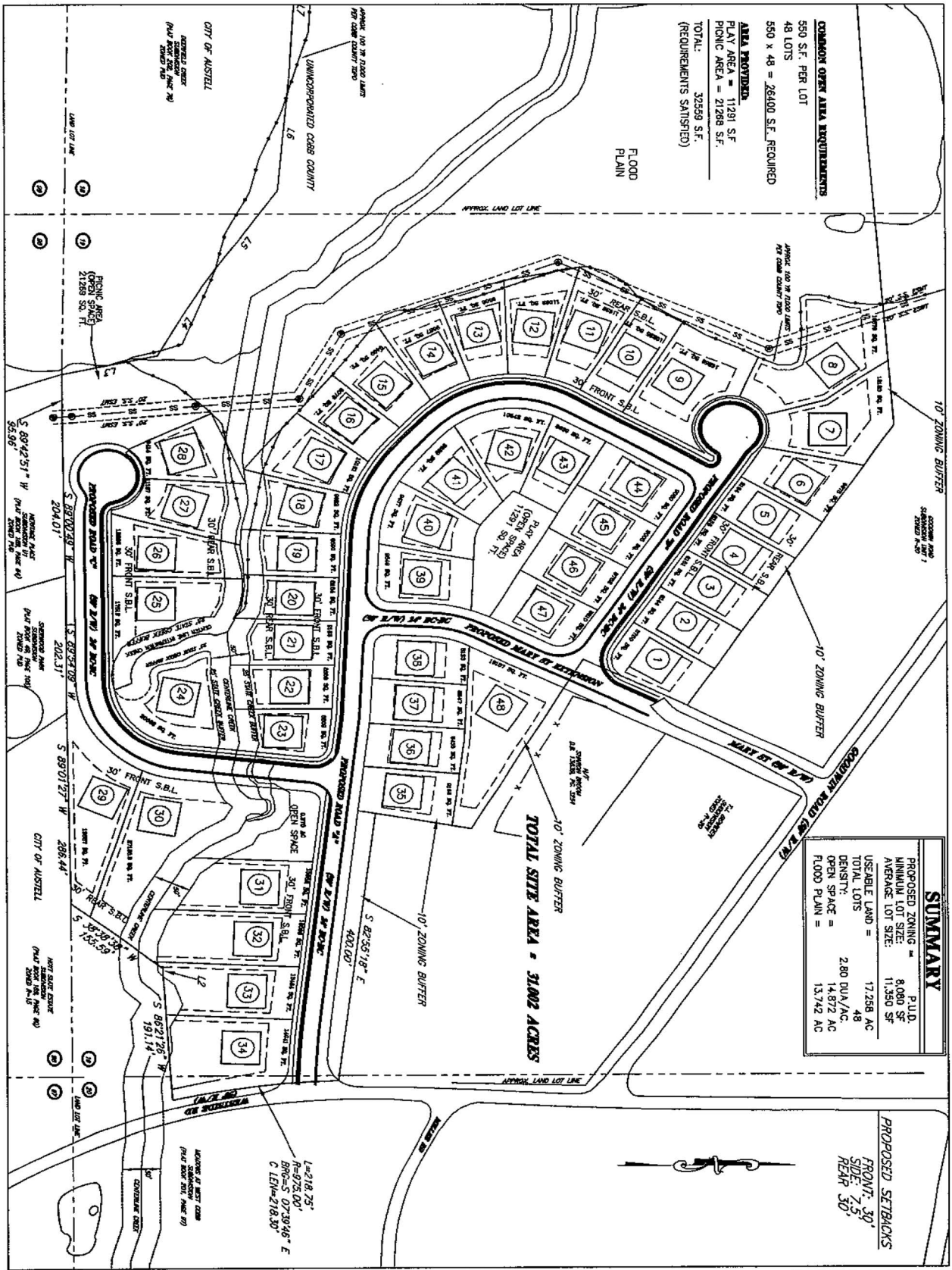
ADDITIONAL MAP



PLAT

COMMON OPEN AREA REQUIREMENTS
 550 S.F. PER LOT
 48 LOTS
 550 x 48 = 26,400 S.F. REQUIRED

AREA PROVIDED
 PLAY AREA = 11,291 S.F.
 PICNIC AREA = 21,288 S.F.
 TOTAL = 32,579 S.F.
 (REQUIREMENTS SATISFIED)



SUMMARY

PROPOSED ZONING =	P.U.D.
MINIMUM LOT SIZE =	8,080 SF
AVERAGE LOT SIZE =	11,350 SF
USEABLE LAND =	17,256 AC
TOTAL LOTS =	48
DENSITY =	2.80 DU/A/AC
OPEN SPACE =	14,672 AC
FLOOD PLAIN =	13,742 AC

PROPOSED SETBACKS
 FRONT- 30'
 SIDE- 7.5'
 REAR- 30'

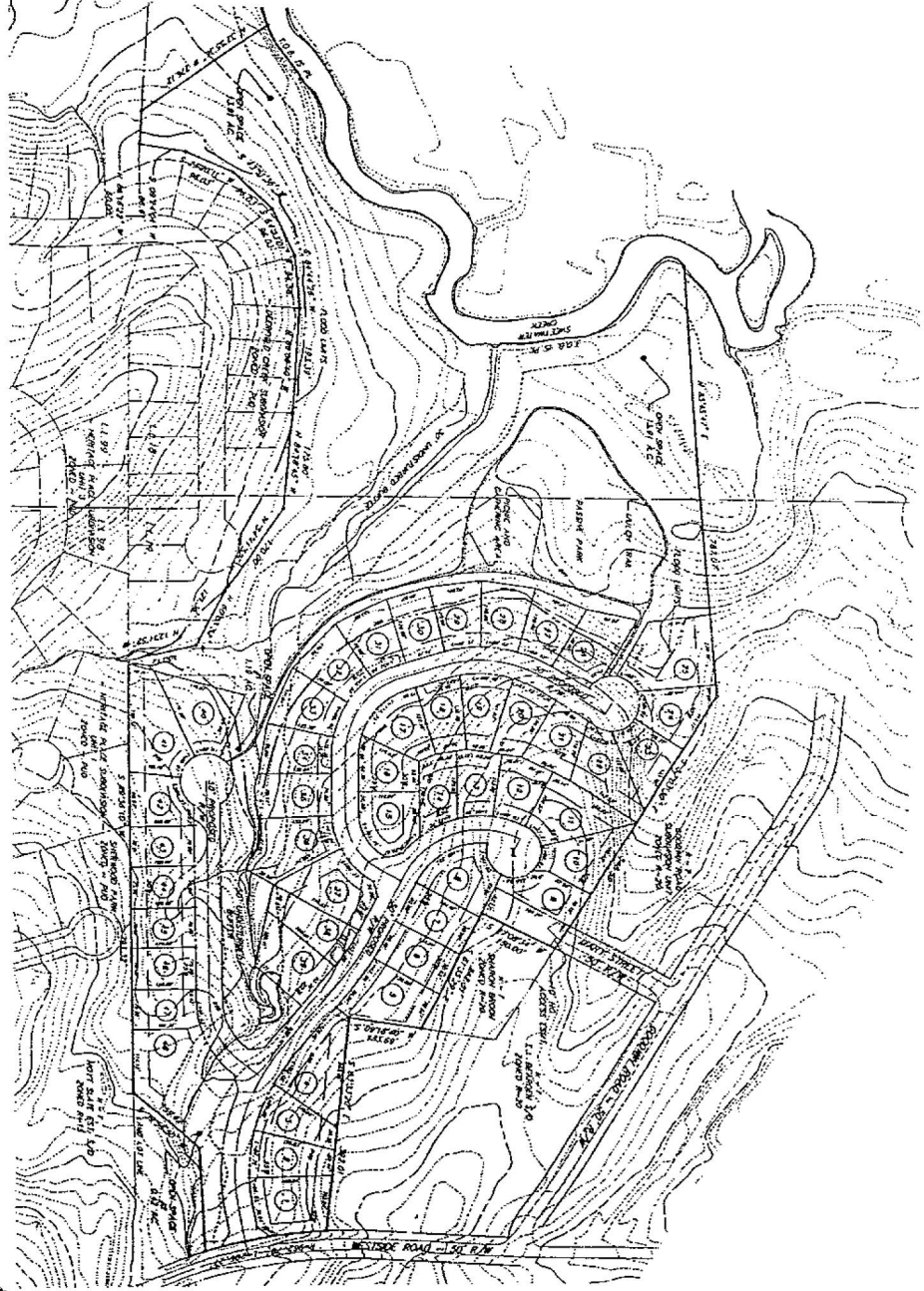
TOTAL SITE AREA = 31002 ACRES

PRELIMINARY LAYOUT

- NOTES:**
1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 2. ALL CORNER POINTS ARE TO BE SET BY SURVEY.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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PLAT



LOT #	SIZE (S.F.)
1	8,811
2	8,811
3	8,811
4	8,811
5	8,811
6	8,811
7	8,811
8	8,811
9	8,811
10	8,811
11	8,811
12	8,811

LOT #	SIZE (S.F.)
13	8,811
14	8,811
15	8,811
16	8,811
17	8,811
18	8,811
19	8,811
20	8,811
21	8,811
22	8,811
23	8,811
24	8,811

LOT #	SIZE (S.F.)
25	8,811
26	8,811
27	8,811
28	8,811
29	8,811
30	8,811
31	8,811
32	8,811
33	8,811
34	8,811
35	8,811
36	8,811

LOT #	SIZE (S.F.)
37	8,811
38	8,811
39	8,811
40	8,811
41	8,811
42	8,811
43	8,811
44	8,811
45	8,811
46	8,811
47	8,811
48	8,811

1. EXISTING SHADER BY THE CONVEYING
 2. EXISTING ROAD, DRIVE AND DRIVEWAY
 3. EXISTING AND PROPOSED DRIVEWAY
 4. TO BE BUILT ON THIS SITE ABOVE SHOWN BATTERS



SITE SUMMARY	
TOTAL SITE AREA:	30.17 AC
PRESSENT ZONING:	RUD
TOTAL AREA WITHIN FLOOD PLAIN:	13.62 AC
NET BUILDABLE AREA:	17.27 AC
TOTAL LOTS SHOWN:	48 (48 - 3000 SF)
PROPOSED DENSITY:	2.78 UNITS/AC
TOTAL OPEN SPACE:	14.33 AC (48% OF SITE)
OPEN SPACE ABOVE DESIGN FLOOD PLAIN:	1.61 AC
AVG. LOT SIZE:	11,332 SQ.FT.
BUILDING SETBACKS:	25' FRONT 30' REAR 7.5' SIDE 25' FULL SIDE

