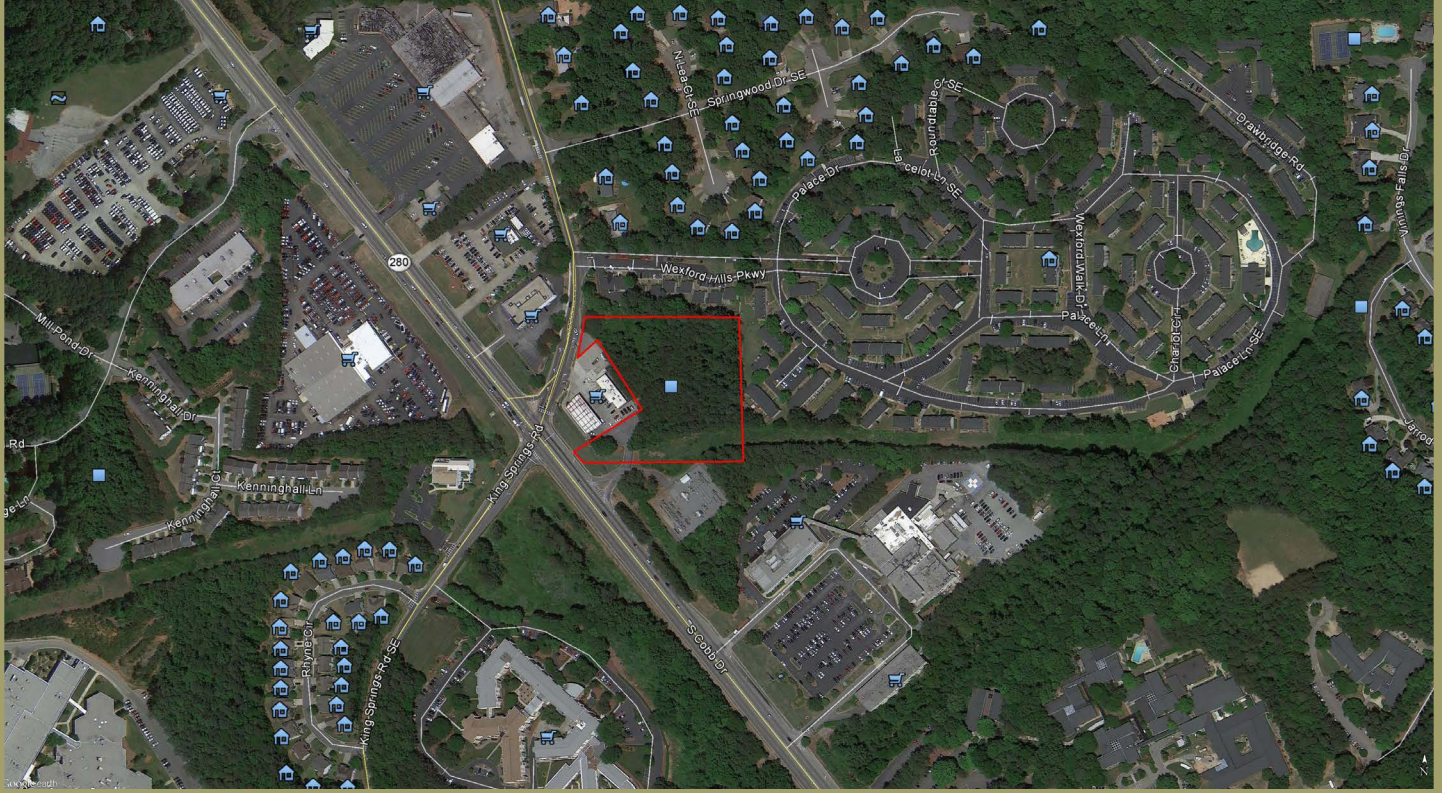


FOR SALE - 3.53± ACRES

CITY OF SMYRNA, COBB COUNTY, GEORGIA

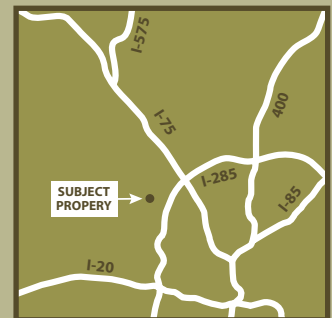


COMMENTS

This opportunity consists of 3.53± acres zoned OI (Office Institutional) within the city limits of Smyrna. The subject property is located at the intersection of South Cobb Drive and King Springs Road with convenient access to Highway 41, Atlanta Road, Interstate 75, and Interstate 285.

PROPERTY HIGHLIGHTS

- LOCATION:** The subject property has high visibility and is located in the northeast quadrant of the intersection of King Springs Road and South Cobb Drive.
- SIZE:** 3.53± Acres
- ZONING:** OI (Office Institutional) City of Smyrna. The property is within a Community Activity Center designation under the City of Smyrna Future Land Use Map.
- ADDITIONAL INFORMATION:** For additional information click on the tabs below:
- [Survey](#) (1.8 MB PDF)
 - [Office Site Plan](#) (3.3 MB PDF)
 - [Zoning Conditions](#) (1.4 MB PDF)
- PRICE:** \$1,500,000.00



PRESENTED BY:

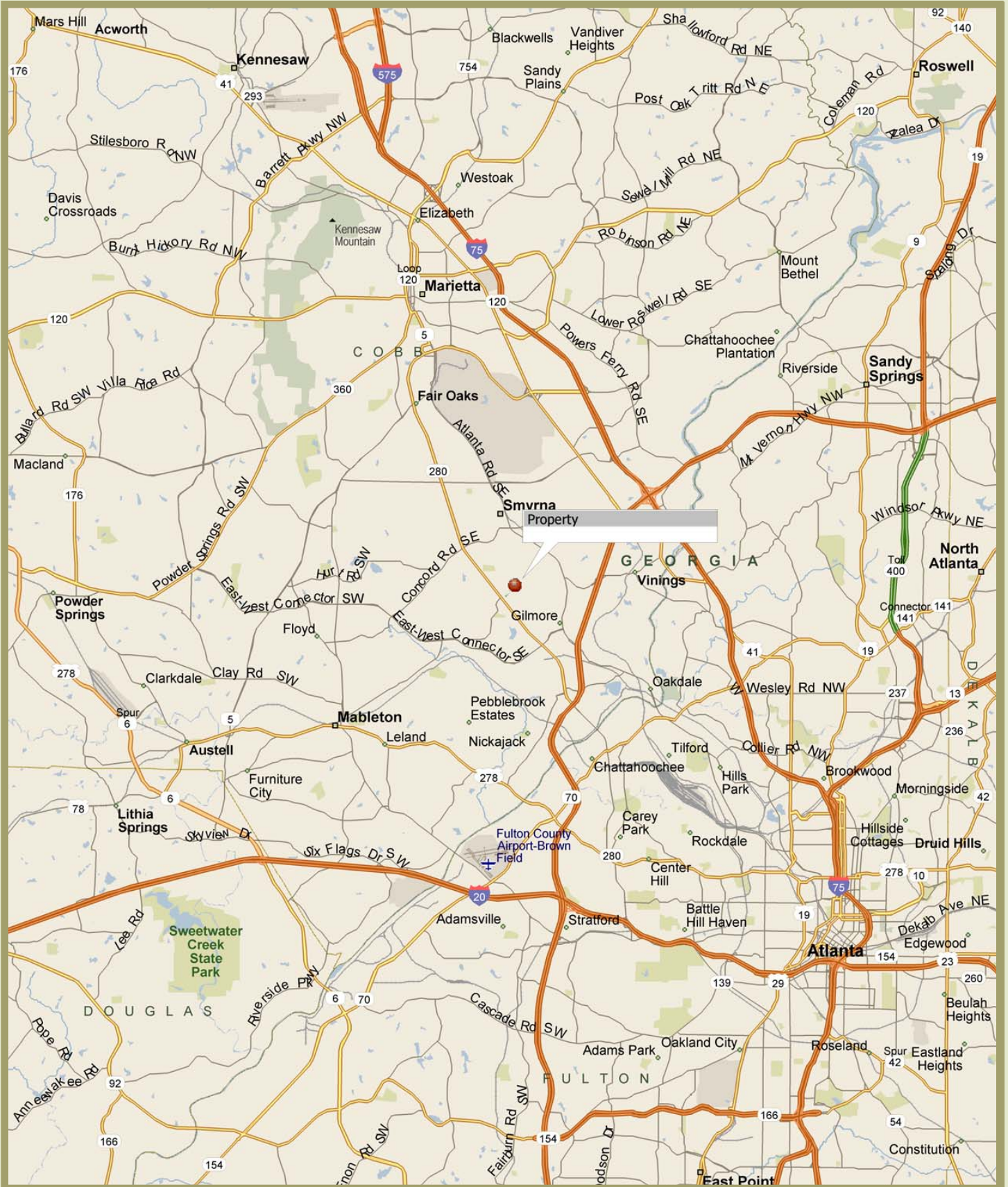
Matt Allen
Email: mallen@allensouthernproperties.com
Phone: (678) 873-8125
Allen Southern Properties, Ltd.
www.allensouthernproperties.com



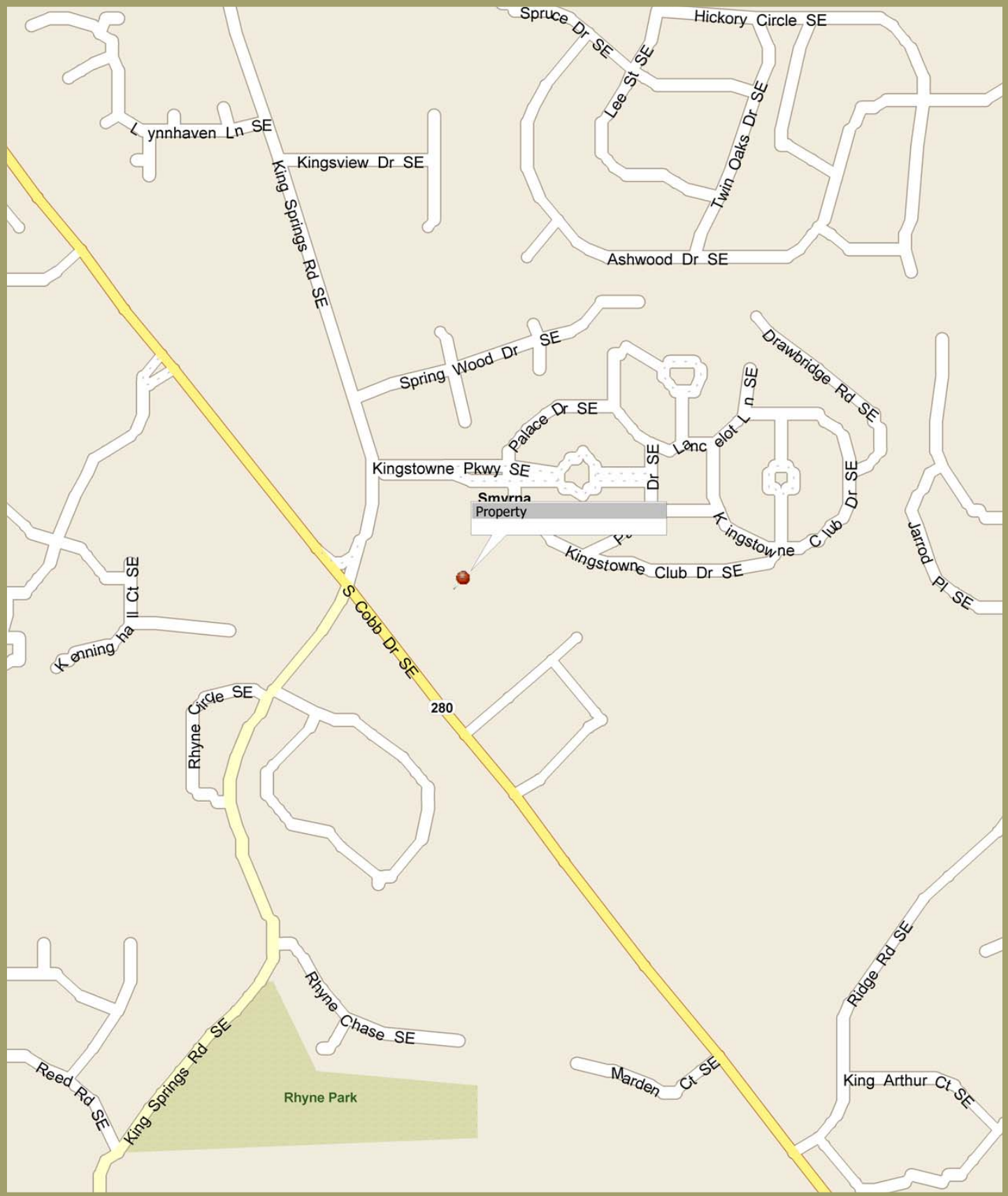
Allen Southern
Properties, Ltd.

Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

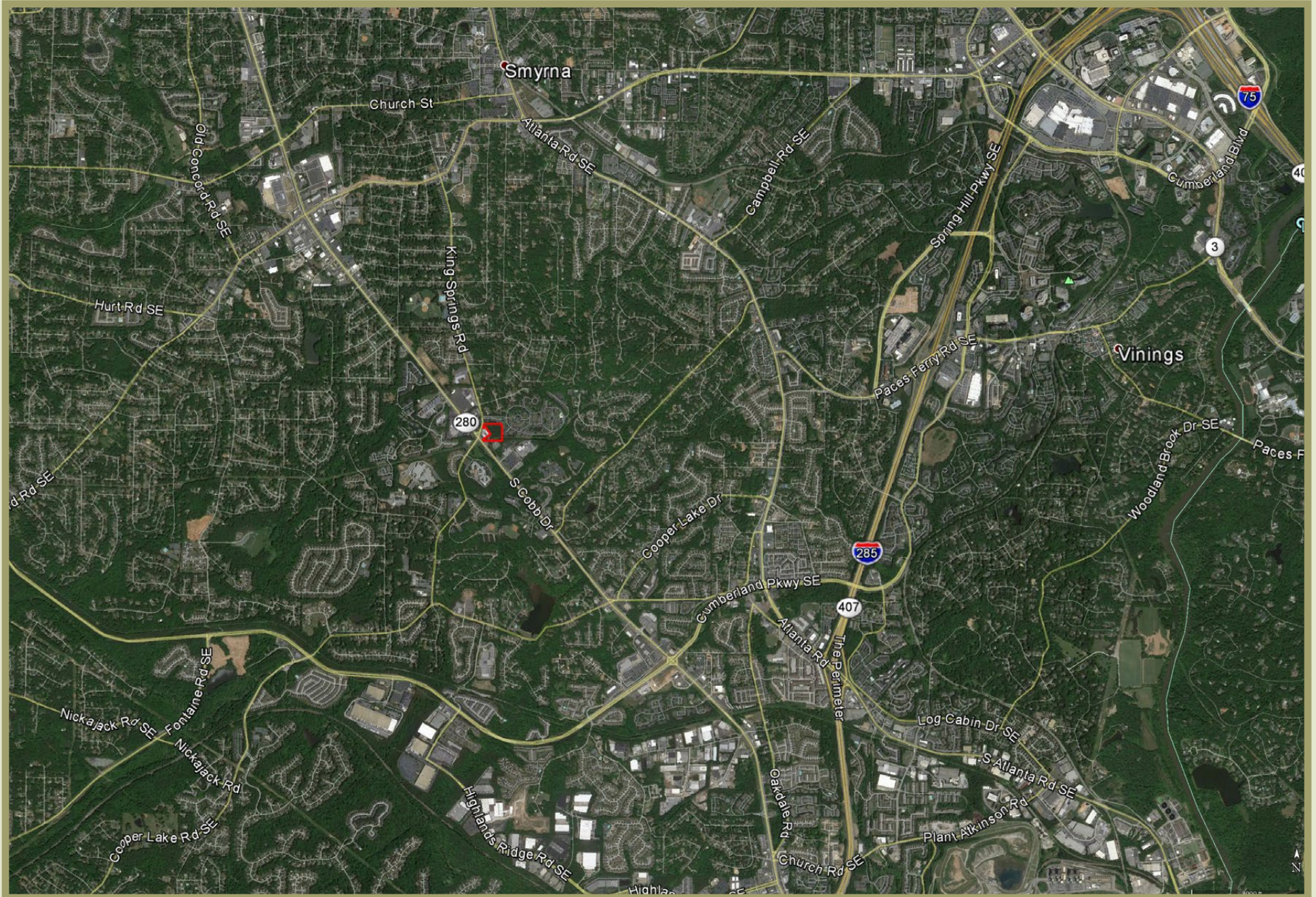
LOCATION MAP



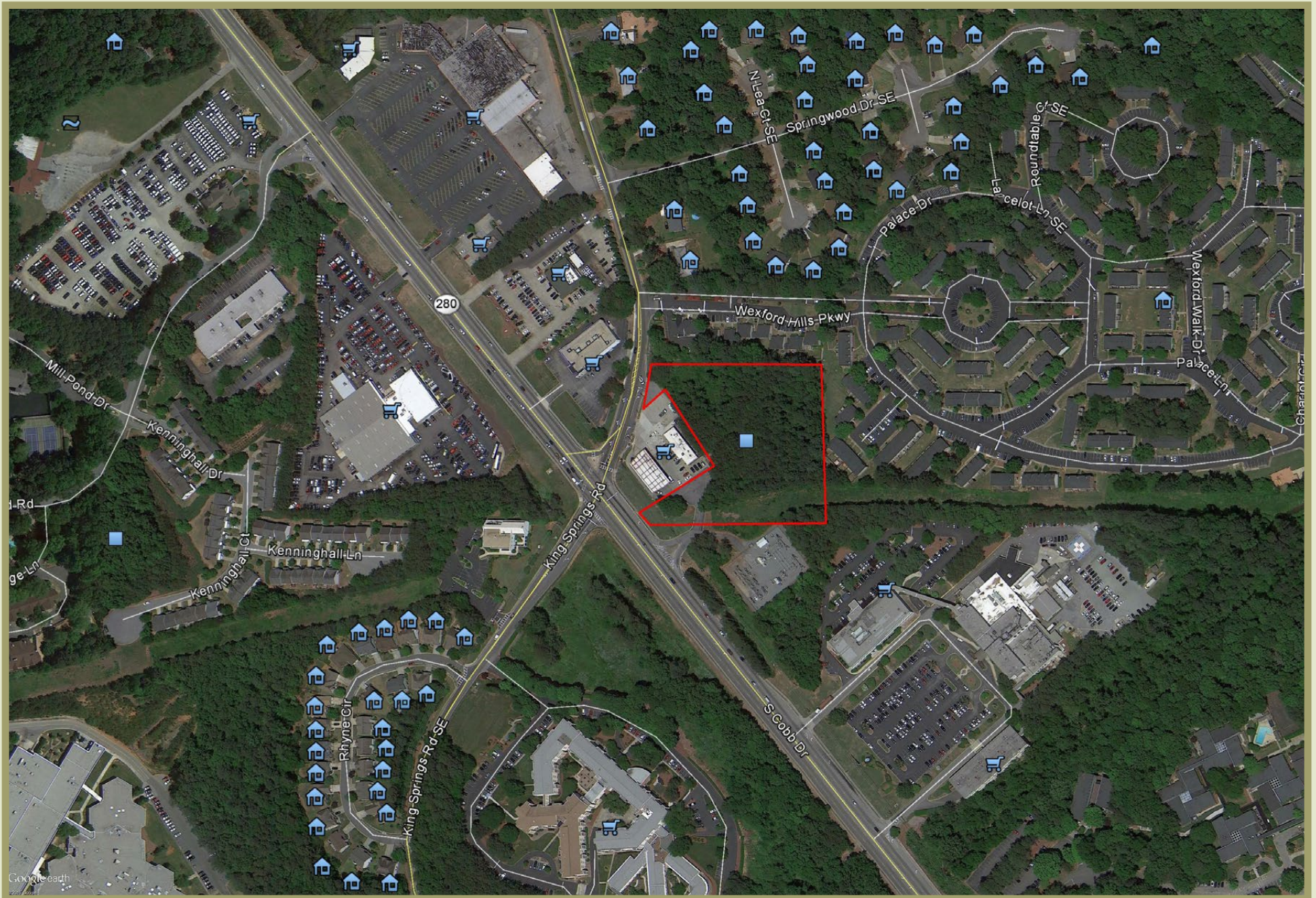
LOCATION MAP



AERIAL



AERIAL



AERIAL



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

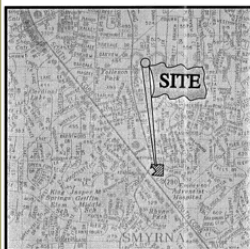
1:4,637

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Map Notes:

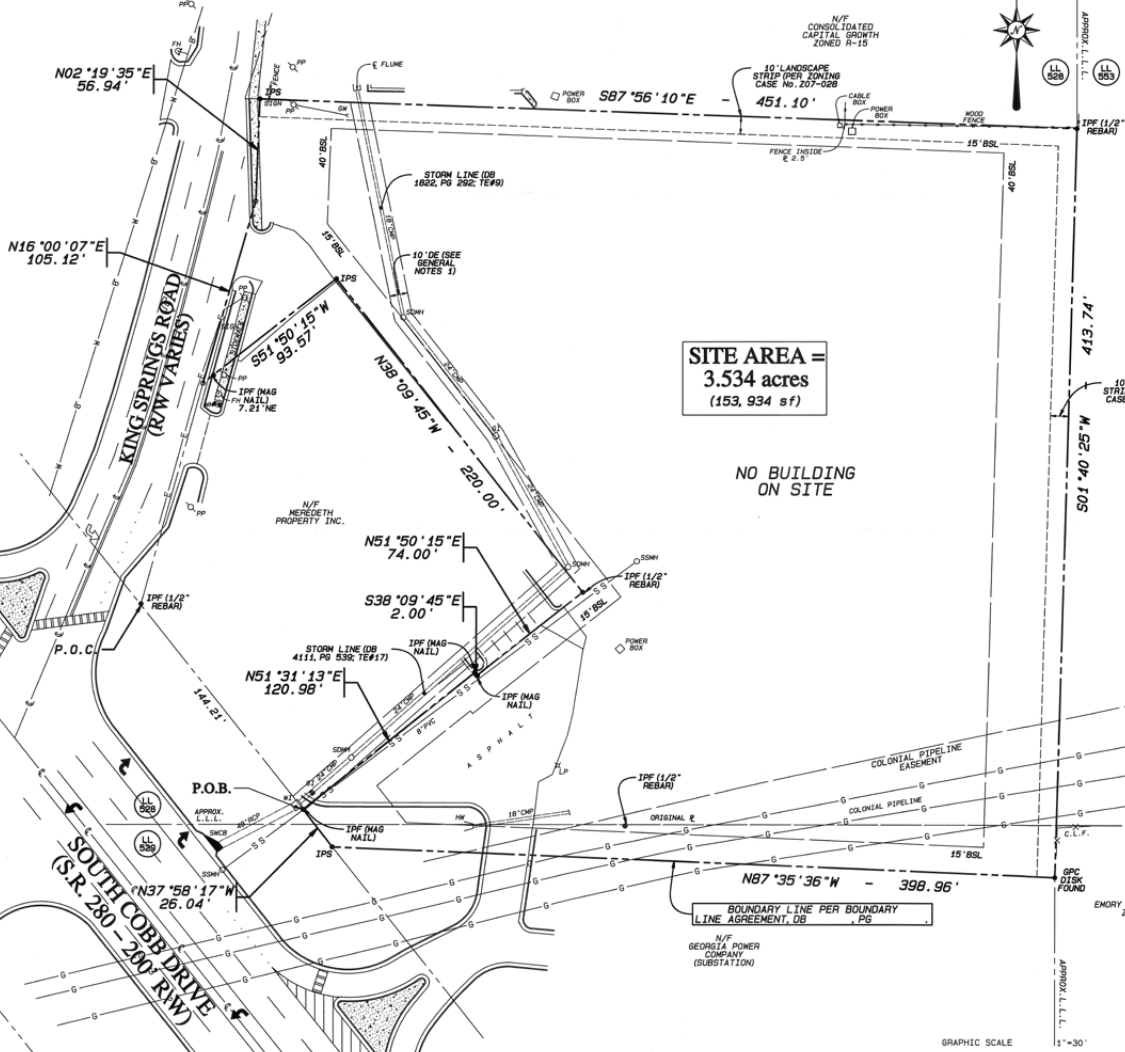
SURVEY



LOCATION MAP

- LEGEND:
- BC BACK OF CURB
 - BL BACK LOT SETBACK LINE
 - CB CULCH BASIN
 - CM CURB
 - CP CONCRETE PIPE
 - COP CORRUGATED METAL PIPE
 - COS CLEAN OUT
 - CPC CONCRETE
 - CPV CURB VALVE
 - FC FENCE
 - FDC FIRE DEPARTMENT CONNECTION
 - FI FLOOR INLET
 - GI GAS INLET
 - GL GAS VALVE
 - GW GUY WIRE
 - HSS HEADWALL
 - IFP IRON PIN FOUND
 - IPF IRON PIN SET
 - LP LIGHT POLE
 - N/P NOW OR FORMERLY
 - OTR OPEN TOP PIPE
 - OC OVERHEAD CABLE
 - PIV POST INDICATOR VALVE
 - P/L PROPERTY LINE
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - PCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SL SANITARY SEWER LINE
 - SSM STORM SEWER MANHOLE
 - S/W SIDEWALK
 - TBX TELEPHONE BOX
 - TRANS TRANSFORMER
 - UC UNDERGROUND ELECTRIC CABLE
 - WI WATER INLET
 - WM WATER METER
 - WV WATER VALVE
 - GL GAS LINE

- GENERAL NOTES:
1. 10' DRAINAGE EASEMENTS PER CITY OF SMYRNA CODE OF ORDINANCE, APPENDIX D, SEC. 1.
 2. BOUNDARY PER QUIET-CLAIM DEED FROM REGENCY COURT ASSOCIATES, LTD., RECORDED IN DEED BOOK 14358, PAGE 1442.



**SITE AREA =
3.534 acres
(153,934 sf)**

**NO BUILDING
ON SITE**

LEGAL DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 528 & 529, 17th DISTRICT, 2nd SECTION, CITY OF SMYRNA, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 6-INCH REBAR FOUND ON THE CORNER OF THE EASTERLY RIGHT-OF-WAY LINE FOR KING SPRINGS ROAD (RW VARIES) WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE (66x58, 280 - 200 FOOT RIGHT-OF-WAY). THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 1442 FEET TO A MAG NAIL FOUND, SAID MAG NAIL BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 51 DEGREES 31 MINUTES 11 SECONDS EAST, A DISTANCE OF 120.98 FEET TO A MAG NAIL FOUND, THENCE SOUTH 38 DEGREES 09 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET TO A MAG NAIL FOUND, THENCE NORTH 51 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 740 FEET TO A 6-INCH REBAR FOUND, A DISTANCE OF 93.57 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE FOR KING SPRINGS ROAD (RIGHT-OF-WAY VARIES), THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 16 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.12 FEET TO A POINT, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 16 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 36.94 FEET TO A 5/8-INCH REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 87 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 451.10 FEET TO A 6-INCH REBAR FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 528 & 533, THENCE ALONG SAID LAND LOT LINE SOUTH 01 DEGREES 40 MINUTES 25 SECONDS WEST, A DISTANCE OF 413.74 FEET TO A GEORGIA POWER COMPANY DISK FOUND ON THE LAND LOT LINE BETWEEN LAND LOTS 529 & 552, THENCE SOUTH 87 DEGREES 56 MINUTES 10 SECONDS WEST, A DISTANCE OF 299.96 FEET TO A 5/8-INCH REBAR SET ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE (66x58, 280 - 200 FOOT RIGHT-OF-WAY), THENCE ALONG SAID RIGHT-OF-WAY LINE FOR SOUTH COBB DRIVE NORTH 37 DEGREES 58 MINUTES 11 SECONDS WEST, A DISTANCE OF 26.04 FEET TO AN AFORESAID MAG NAIL FOUND, SAID MAG NAIL BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 3.534 ACRES, MORE OR LESS.
TITLE EXCEPTIONS
URBAN ENGINEERS, INC. (THE SURVEYOR), RELIED UPON REPUBLIC COMMERCIAL TITLE COMPANY, INC.'S ALTA LOAN POLICY OFFICE FILE NO. RCTC 070663, EFFECTIVE DATE NOVEMBER 23, 2007, AT 5:00 P.M. (THE COMMITMENT) IN THE PREPARATION OF THIS SURVEY. ALL EASEMENTS, OR OTHER ENCUMBRANCES, RECORDED OR UNRECORDED, ARE SHOWN BASED ON THAT COMMITMENT.

- THE FOLLOWING ARE CONTAINED IN THE COMMITMENT, ALTA COMMITMENT, SCHEDULE B - SECTION 2:
1. TITLED 06/16 NOT SURVEY ITEM.
 7. COLONIAL PIPELINE COMPANY RIGHT-OF-WAY EASEMENT DEED BOOK 085, PAGE 280, SUPPLEMENTED IN DEED BOOK 129, PAGE 68, SUPPLEMENTED IN DEED BOOK 181, PAGE 143. APPLIES, AS SHOWN.
 8. GEORGIA POWER COMPANY PERMIT TO CUT AND TRIM TREES DEED BOOK 106, PAGE 04. TOO VAGUE TO LOCATE, MAY APPLY.
 9. EASEMENT AGREEMENT (BLANKET EASEMENT FOR PURPOSES OF ACCESS AND UTILITIES) DEED BOOK 182, PAGE 292. APPLIES.
 10. EASEMENT DEED BOOK 370, PAGE 467. DOES NOT APPLY.
 11. DRIVEWAY AGREEMENT DEED BOOK 411, PAGE 516. APPLIES.
 12. CONVEYANCE OF ACCESS RIGHTS DEED BOOK 411, PAGE 517. APPLIES.
 13. INGRESS/EGRESS AGREEMENT DEED BOOK 411, PAGE 521. APPLIES, AS SHOWN.
 14. MUTUAL RECIPROCAL, NON-EXCLUSIVE EASEMENT FOR PURPOSES OF ACCESS DEED BOOK 411, PAGE 547. APPLIES, AS SHOWN.
 15. KINGS SPRINGS ROAD EASEMENT DEED BOOK 411, PAGE 560. APPLIES, AS SHOWN.
 16. RIGHT-OF-WAY DEED DEED BOOK 478, PAGE 489. APPLIES, AS SHOWN.
 17. DRAINAGE & UTILITY EASEMENT DEED BOOK 411, PAGE 519. APPLIES, AS SHOWN.
 18. EASEMENT AGREEMENT DEED BOOK 411, PAGE 510. APPLIES, AS SHOWN.

Urban Engineers, Inc. hereby certifies to INTEGRITY HEIGHTS AT KING SPRINGS, LLC (THE MIDTOWN COMMUNITY BANK, a division of THE BUCKHEAD COMMUNITY BANK, CHICAGO TITLE INSURANCE COMPANY); (A) REPUBLIC COMMERCIAL TITLE COMPANY, LLC, that this map or plan and the survey on which it is based, were made in accordance with the "Minimum Standard Detail" Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 3, 4, 6, 8, 10, 11a), 13, 14, 16, and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in our professional opinion, as land surveyors registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



**INTEGRITY HEIGHTS AT KING SPRINGS, LLC;
THE MIDTOWN COMMUNITY BANK, a division of
THE BUCKHEAD COMMUNITY BANK;
CHICAGO TITLE INSURANCE COMPANY; (&
REPUBLIC COMMERCIAL TITLE COMPANY, LLC**

LAND LOTS 528 & 529, 17th DISTRICT, 2nd SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

PREPARED BY:
URBAN ENGINEERS, INC.
1904 MONROE DRIVE, N.E., SUITE 100
SMYRNA, GEORGIA 30080
PHONE: (404) 873-5874 FAX: (404) 873-5877

SCALE: 1" = 30' DATE: 05/06/08

- STANDARD SURVEY NOTES:
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,263 FEET AND AN ANGULAR ERROR OF 1.4 SECONDS PER POINT, AND ADJUSTED USING THE COMPASS RULE.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 614,225 FEET.
 3. THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON SP-11.

NOTES:
THIS PROPERTY IS LOCATED ON MAP NO. 1306720078 F OF THE CITY OF SMYRNA, GEORGIA, AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.

- ZONING NOTES:
1. PROPERTY IS ZONED O1 (OFFICE-INSTITUTIONAL) (PER ZONING CASE NO. 07-0388)
(a) MINIMUM BUILDING SETBACK LINES ARE:
FRONT: 40 FEET;
SIDE: 15 FEET;
REAR: 40 FEET;
(b) MAXIMUM HEIGHT IS 95 FEET, OR 5 STORIES.
(c) REQUIRED PARKING (OFFICE BUSINESS OR PROFESSIONAL):
1/300 SF. MINIMUM, 1/300 SF. MAXIMUM.
(d) PERMITTED USES INCLUDE: PLANNED OFFICE DEVELOPMENT, and HIGH-RISE APARTMENT DEVELOPMENT.

GRAPHIC SCALE 1" = 30'

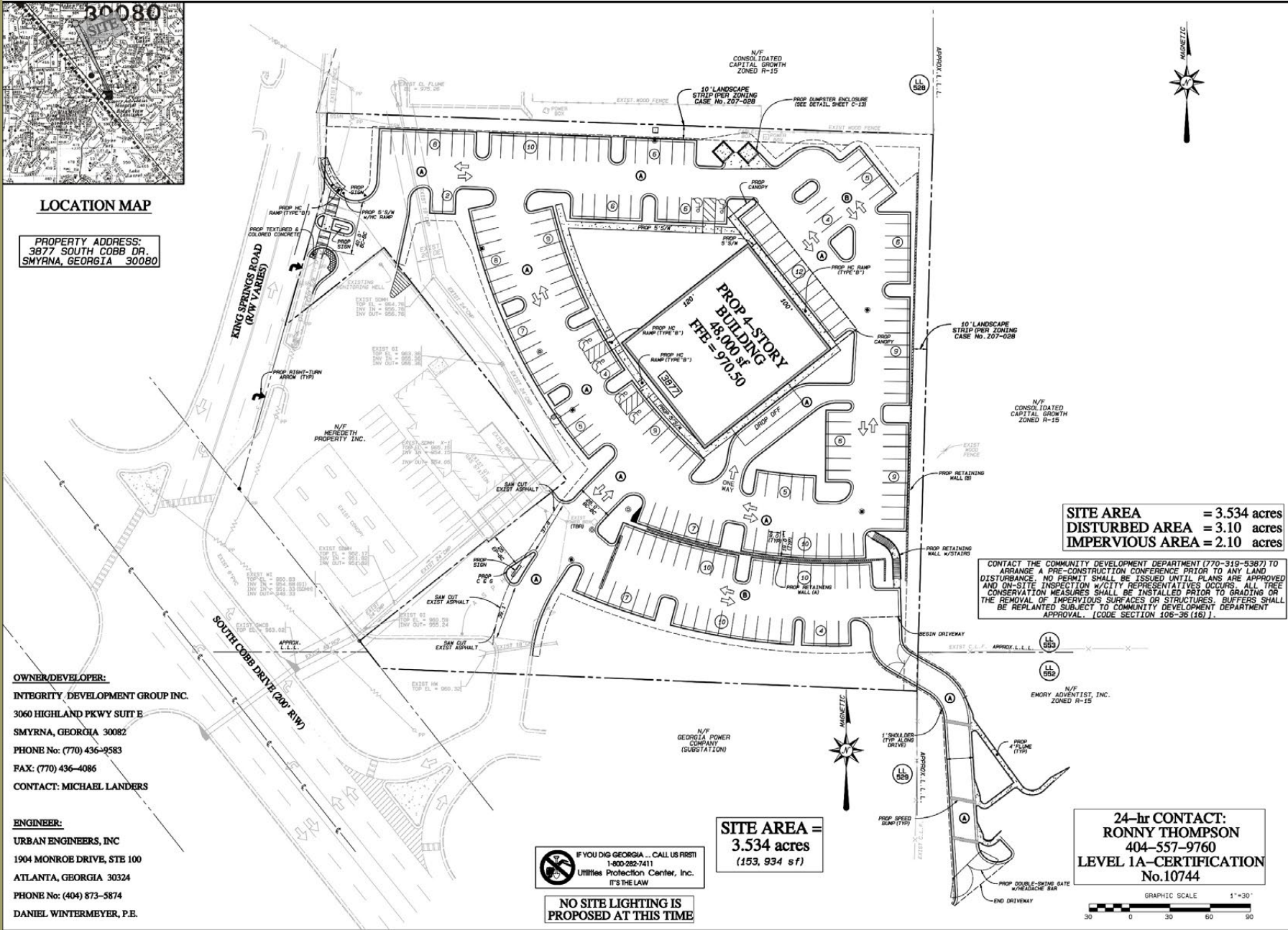
REVISIONS	
DATE	DESCRIPTION
05/15/08	1 REV TITLE COMPANY HEADLINE
07/01/08	2 REV TITLE BLOCK INFORMATION & SURVEYOR'S CERTIFICATION

SITE PLAN



LOCATION MAP

PROPERTY ADDRESS:
3877 SOUTH COBB DR.
SMYRNA, GEORGIA 30080

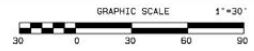


SITE AREA = 3.534 acres
DISTURBED AREA = 3.10 acres
IMPERVIOUS AREA = 2.10 acres

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770-319-5387) TO ARRANGE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND ON-SITE INSPECTION W/CITY REPRESENTATIVES OCCURS. ALL TREE CONSERVATION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES. BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL. [CODE SECTION 106-36 (16)].

SITE AREA = 3.534 acres
(153, 934 sf)

24-hr CONTACT:
RONNY THOMPSON
 404-557-9760
LEVEL 1A-CERTIFICATION
 No.10744



IF YOU DIG GEORGIA ... CALL US FIRST!
 1-800-282-7411
 Utilities Protection Center, Inc.
 IT'S THE LAW

NO SITE LIGHTING IS PROPOSED AT THIS TIME

OWNER/DEVELOPER:
 INTEGRITY DEVELOPMENT GROUP INC.
 3060 HIGHLAND PKWY SUIT E
 SMYRNA, GEORGIA 30082
 PHONE No: (770) 436-9583
 FAX: (770) 436-4086
 CONTACT: MICHAEL LANDERS

ENGINEER:
 URBAN ENGINEERS, INC
 1904 MONROE DRIVE, STE 100
 ATLANTA, GEORGIA 30324
 PHONE No: (404) 873-5874
 DANIEL WINTERMEYER, P.E.



Urban Engineers, Inc.
 1904 MONROE DRIVE, N.E. SUITE 100
 ATLANTA, GEORGIA 30624
 PHONE: (404) 873-5874 / FAX: (404) 873-5877



REVISIONS	
DATE	DESCRIPTION
06/19/08	1 REV PER PER CITY COMMENTS
07/22/08	2 REV PER PER CITY COMMENTS
07/22/08	3 REV PER PER CITY COMMENTS

SITE PLAN
 KING SPRINGS ROAD MEDICAL CENTER
 INTEGRITY DEVELOPMENT GROUP, INC.
 TAX PARCEL No. 17052800130

PROJECT No.	20711-14
LAND LOT (S)	658
DISTRICT	17th COB SECTION
COUNTY	COBB
SCALE	1" = 30'
DATE	02/04/08

DRAWING NO.: **C-5**