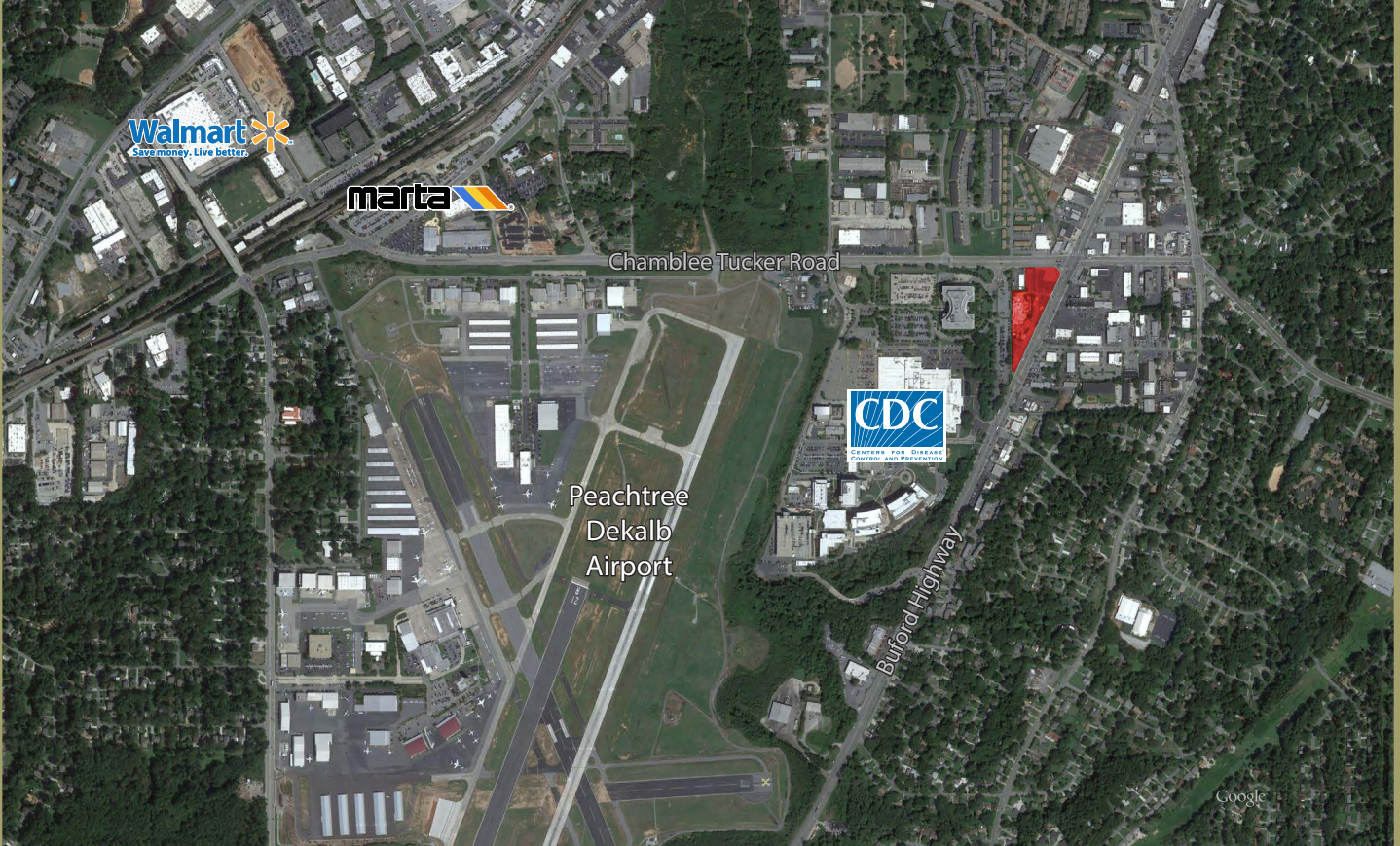


# FOR SALE - 2.945± ACRES UNDEVELOPED COMMERCIAL LAND CITY OF CHAMBLEE, DEKALB COUNTY, GEORGIA



## COMMENTS

This opportunity consists of 2.945± acres of undeveloped commercial land located in the southwest quadrant of Buford Highway and Chamblee Tucker Road. The property is adjacent to the CDC Campus and is less than one mile from Peachtree-DeKalb Airport.

## PROPERTY HIGHLIGHTS

- LOCATION:** The property is located in the southwest quadrant of Buford Highway and Chamblee Tucker Road.
- LOT SIZE:** 2.945± Acres.
- ZONING:** CC (Corridor Commercial), City of Chamblee.
- ADDITIONAL INFORMATION:** For additional information, please click the tabs below:
- [Zoning](#) (16.1 MB PDF)
  - [Demographics](#) (0.5 MB PDF)
  - [Survey](#) (0.3 MB PDF)
- PRICE:** \$3,600,000.00.



## PRESENTED BY:

Barry Major  
bmajor@majorandarroll.com  
(404) 845-0056

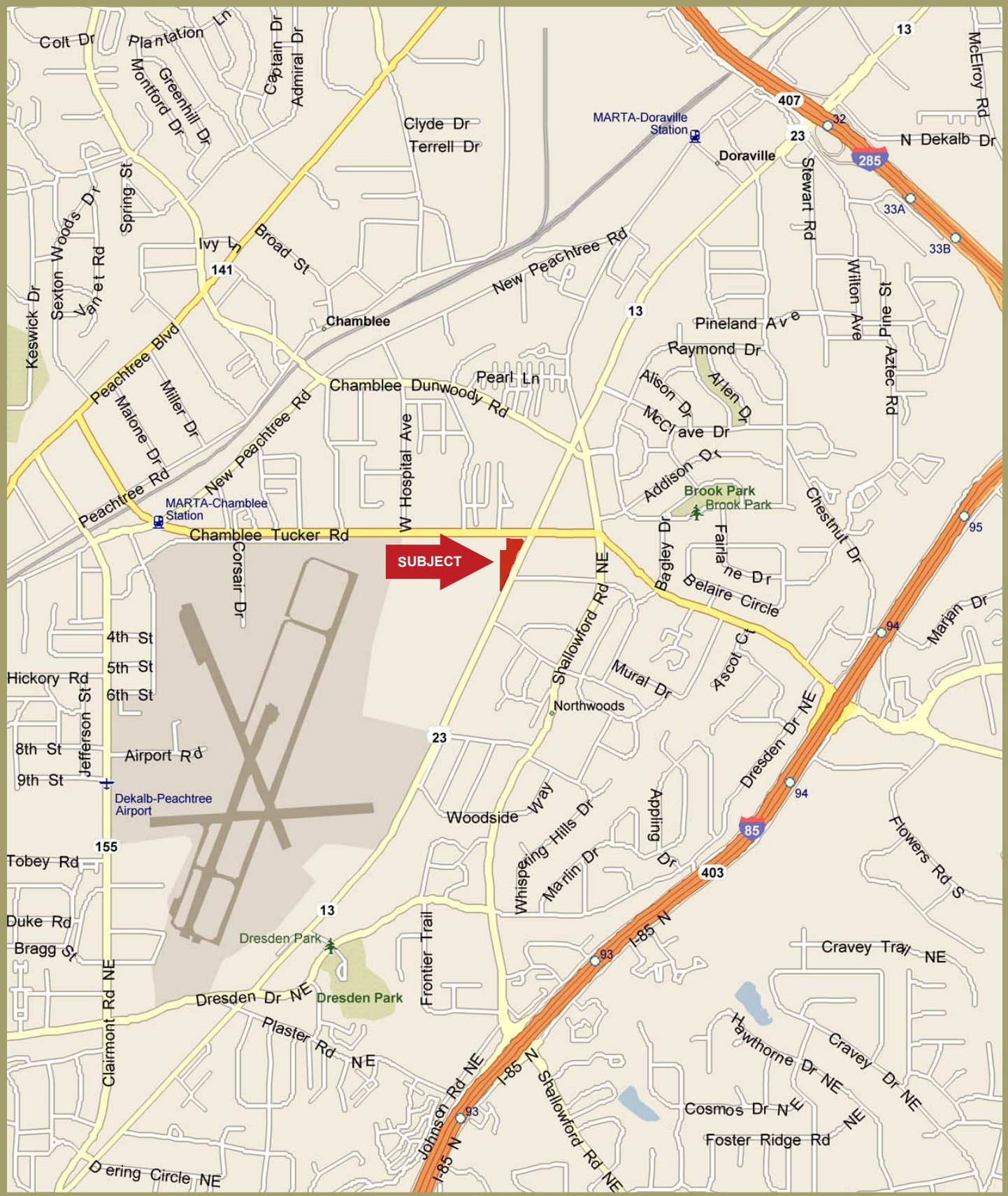
Andy Been  
abeen@majorandarroll.com  
(404) 255-6871

**MAJOR & ARROLL, LLC**  
COMMERCIAL REAL ESTATE

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.

Major & Arroll, LLC  
91 West Wieuca Road  
Building B, Suite 100  
Atlanta, Georgia 30342  
Fax: (404) 250-9613  
[www.majorandarroll.com](http://www.majorandarroll.com)

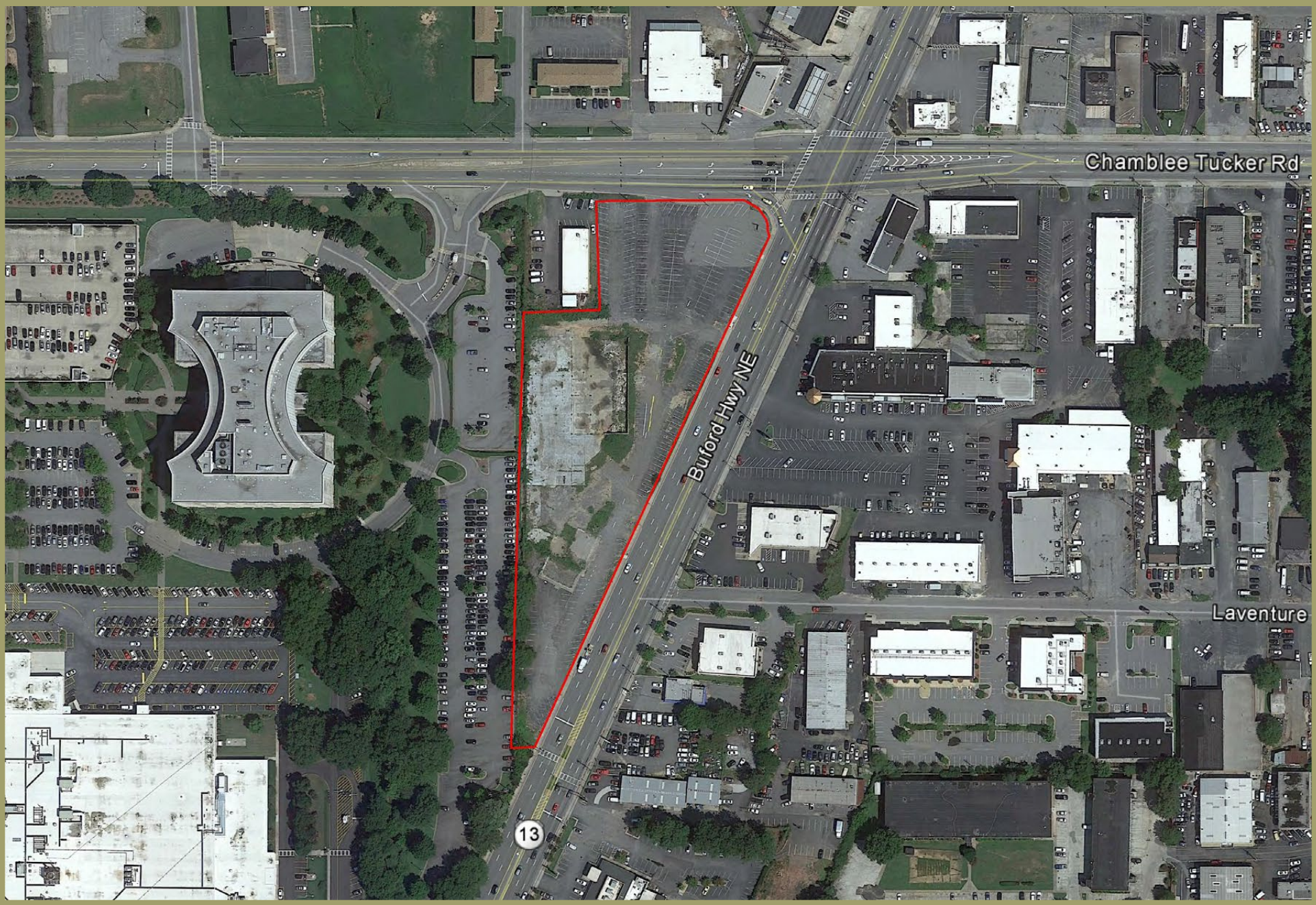
# LOCATION MAP



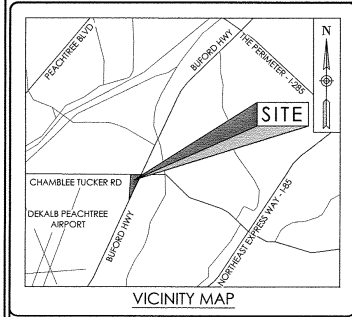
# AERIAL



AERIAL

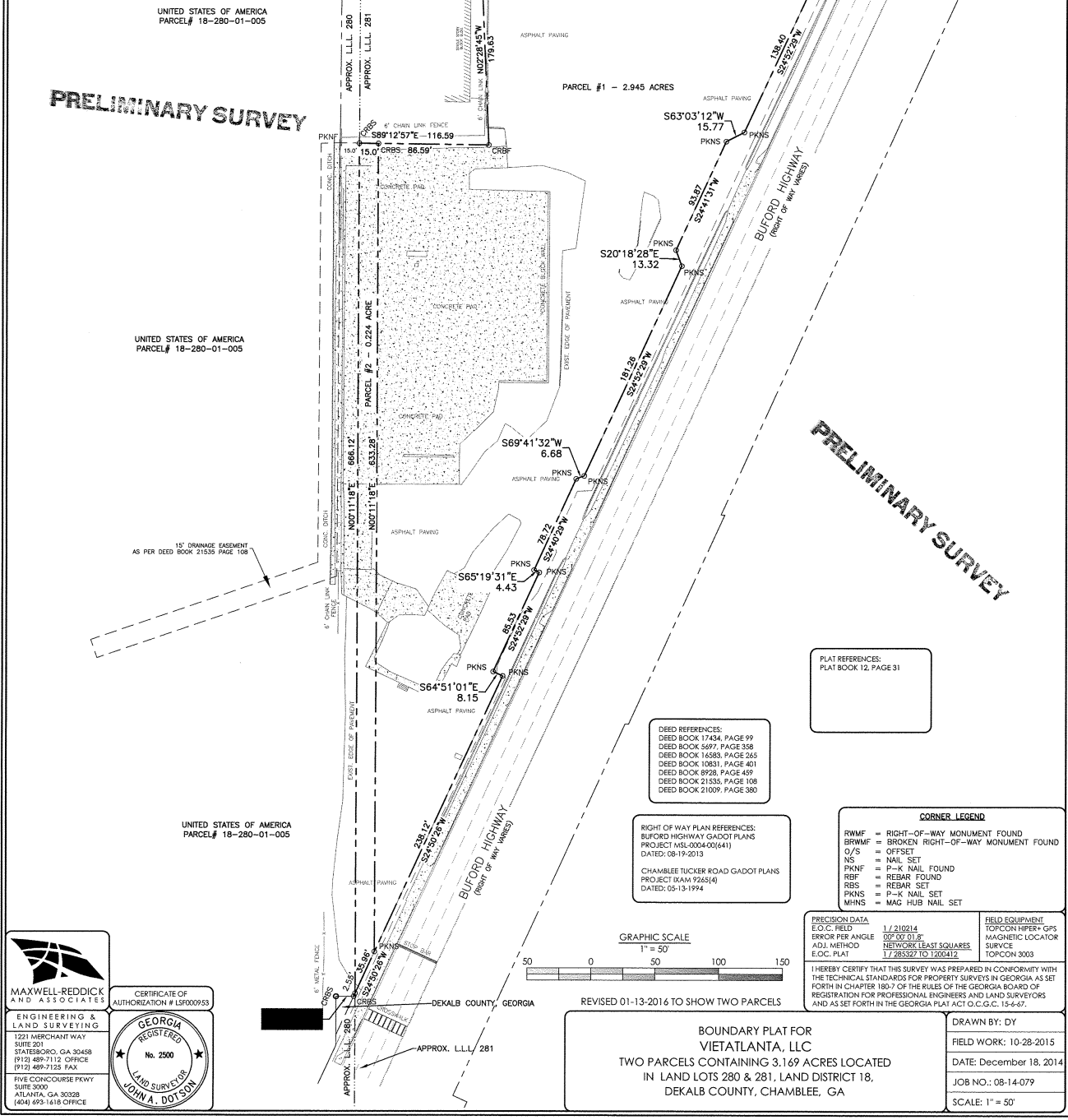


# SURVEY



**PRELIMINARY SURVEY**

**PRELIMINARY SURVEY**



UNITED STATES OF AMERICA  
PARCEL # 18-280-01-005

UNITED STATES OF AMERICA  
PARCEL # 18-280-01-005

UNITED STATES OF AMERICA  
PARCEL # 18-280-01-005

**MAXWELL-REDDICK AND ASSOCIATES**  
ENGINEERING & LAND SURVEYING  
1221 MERCHANT WAY  
SUITE 201  
STATESBORO, GA 30458  
(912) 489-7112 OFFICE  
(912) 489-7125 FAX  
FIVE CONCOURSE PKWY  
SUITE 3000  
ATLANTA, GA 30328  
(404) 693-6118 OFFICE

CERTIFICATE OF AUTHORIZATION # LSF000953  
**GEORGIA REGISTERED LAND SURVEYOR**  
No. 2500  
JOHN A. DOTSON

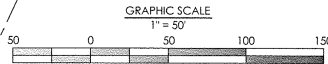
**DEED REFERENCES:**  
DEED BOOK 17434, PAGE 99  
DEED BOOK 5677, PAGE 358  
DEED BOOK 16583, PAGE 265  
DEED BOOK 10631, PAGE 401  
DEED BOOK 8928, PAGE 459  
DEED BOOK 21535, PAGE 108  
DEED BOOK 21009, PAGE 380

**RIGHT OF WAY PLAN REFERENCES:**  
BUFORD HIGHWAY GADOT PLANS  
PROJECT MSL-0024-00(641)  
DATED: 08-19-2013  
CHAMBLEE TUCKER ROAD GADOT PLANS  
PROJECT 18AW 5268(4)  
DATED: 05-13-1994

**PLAT REFERENCES:**  
PLAT BOOK 12, PAGE 31

**CORNER LEGEND**

RWMF	=	RIGHT-OF-WAY MONUMENT FOUND
BRWRF	=	BROKEN RIGHT-OF-WAY MONUMENT FOUND
O/S	=	OFFSET
NS	=	NAIL SET
PKNF	=	P-K NAIL FOUND
RBF	=	REBAR FOUND
RBS	=	REBAR SET
PKNH	=	P-K NAIL SET
MHNS	=	MAG HUB NAIL SET

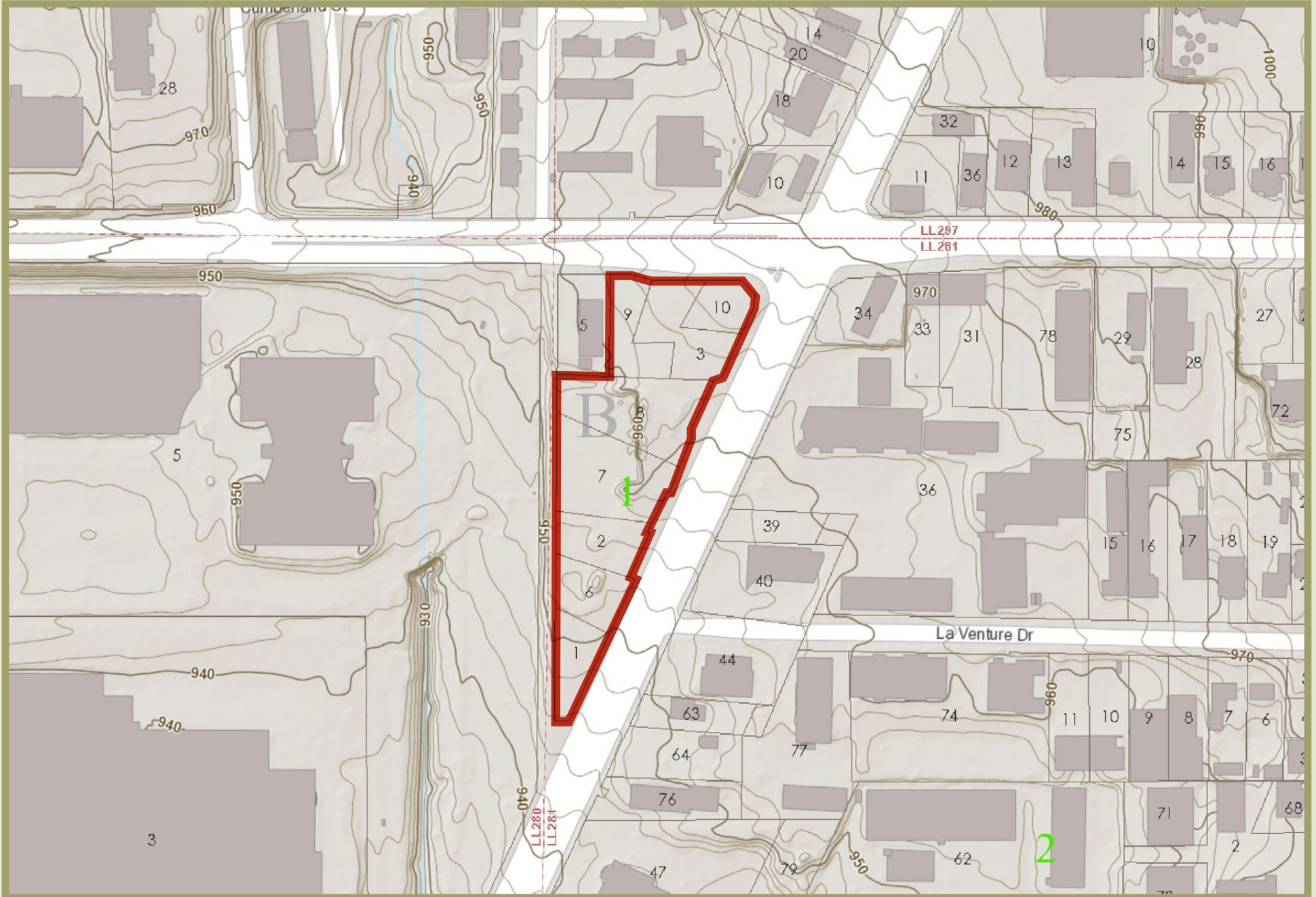


REVISED 01-13-2016 TO SHOW TWO PARCELS

**BOUNDARY PLAT FOR VIETATLANTA, LLC**  
TWO PARCELS CONTAINING 3.169 ACRES LOCATED  
IN LAND LOTS 280 & 281, LAND DISTRICT 18,  
DEKALB COUNTY, CHAMBLEE, GA

**DRAWN BY:** DY  
**FIELD WORK:** 10-28-2015  
**DATE:** December 18, 2014  
**JOB NO.:** 08-14-079  
**SCALE:** 1" = 50'

# TOPOGRAPHY



# ZONING MAP

