

FOR SALE - 37± ACRES & 5.17± ACRES PEACHTREE CITY, FAYETTE COUNTY, GEORGIA



COMMENTS

This opportunity consists of a 37± acre and a 5.17± acre tract of land located off the proposed TDK Boulevard within the Southpark business park complex in Peachtree City. Both of these properties are zoned GI (General Industrial).

PROPERTY HIGHLIGHTS

LOCATION: The 37± acre parcel is located on the north side of the proposed TDK Blvd extension. The 5.17± acre parcel is located west of the proposed TDK Blvd.

SIZE: 37± acres and 5.17± acres

ZONING: GI (General Industrial)

PRICE: 37± acres - \$475,000.00
5.17± acres - \$120,000.00



PRESENTED BY:

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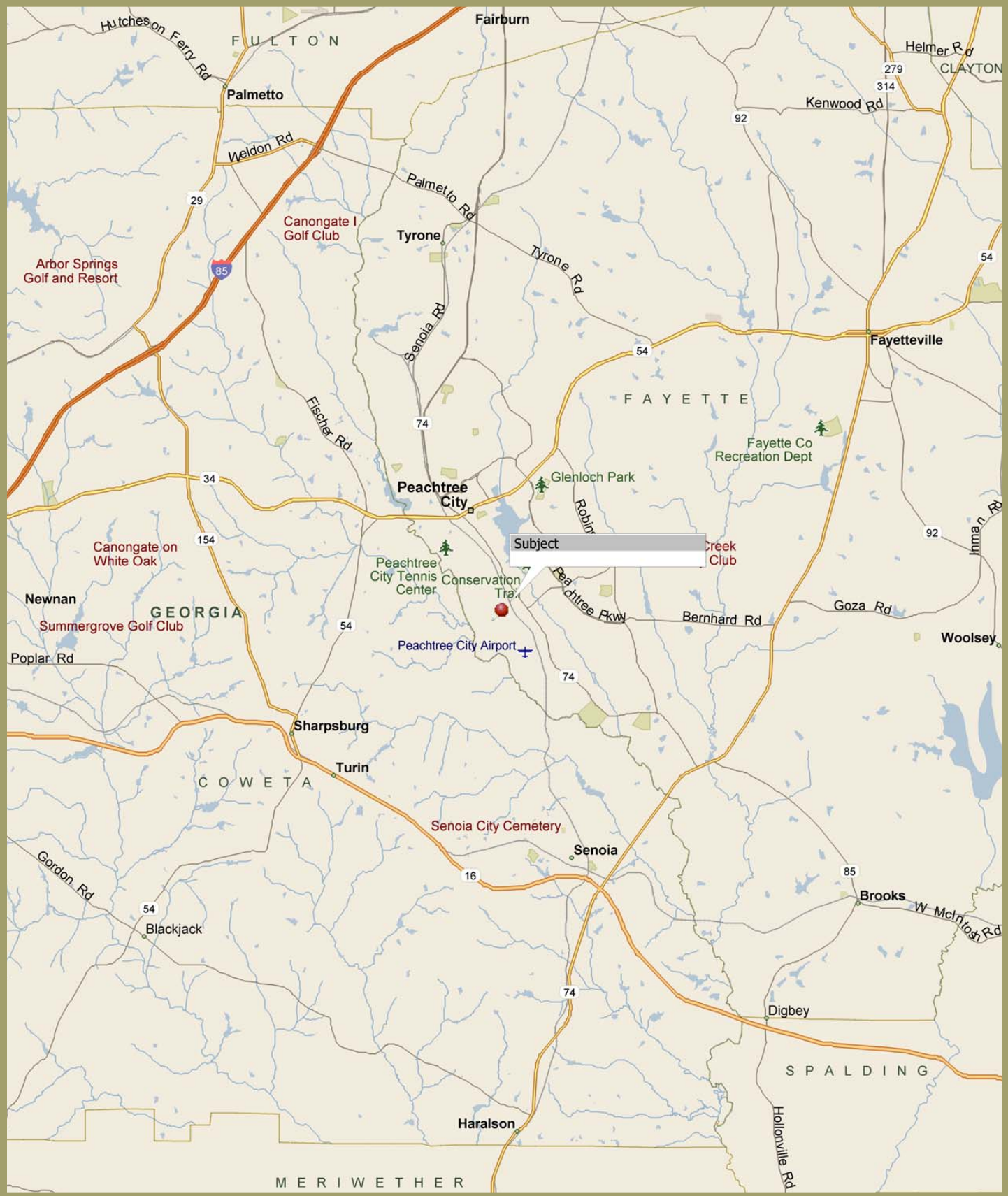
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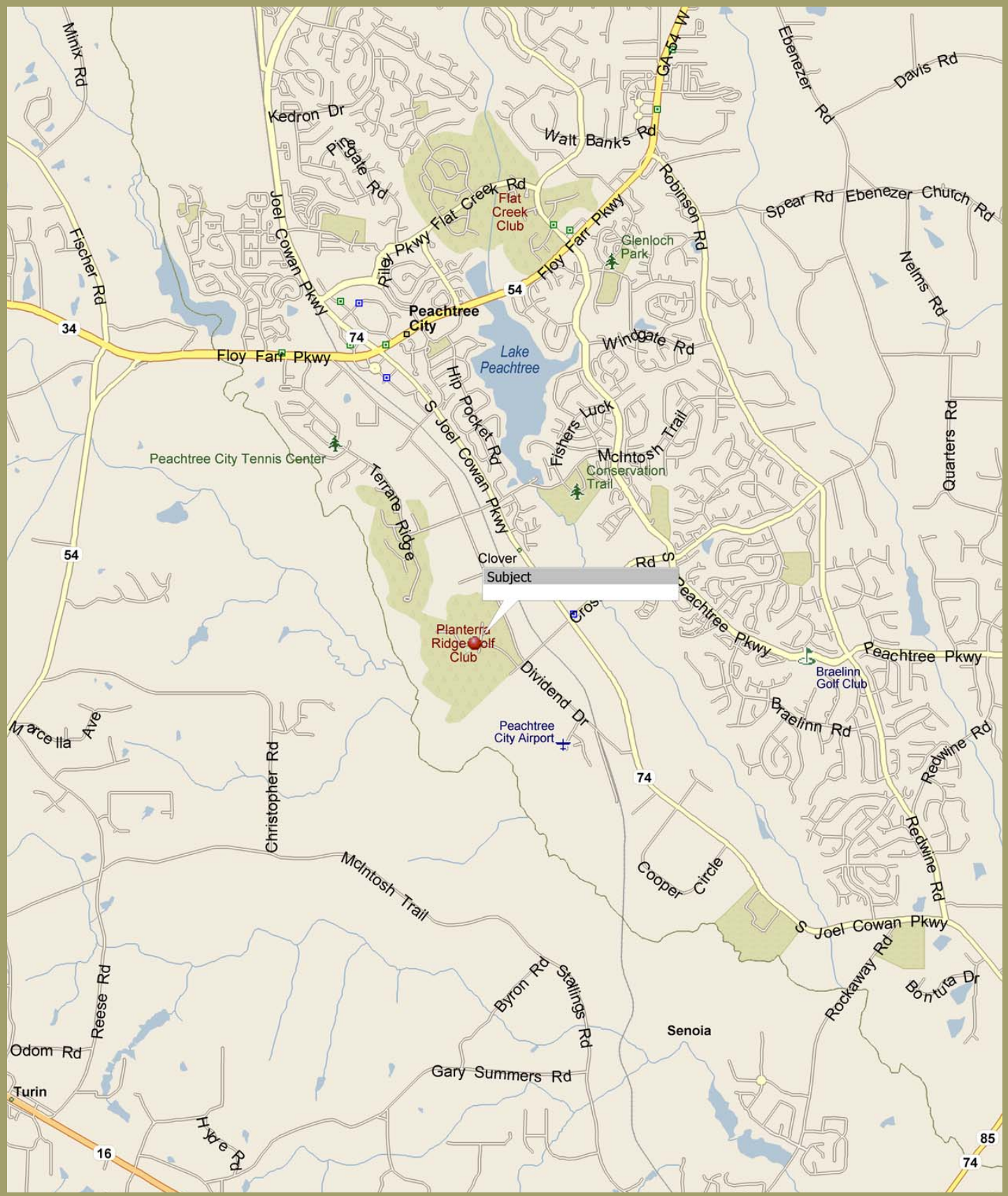
MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

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.

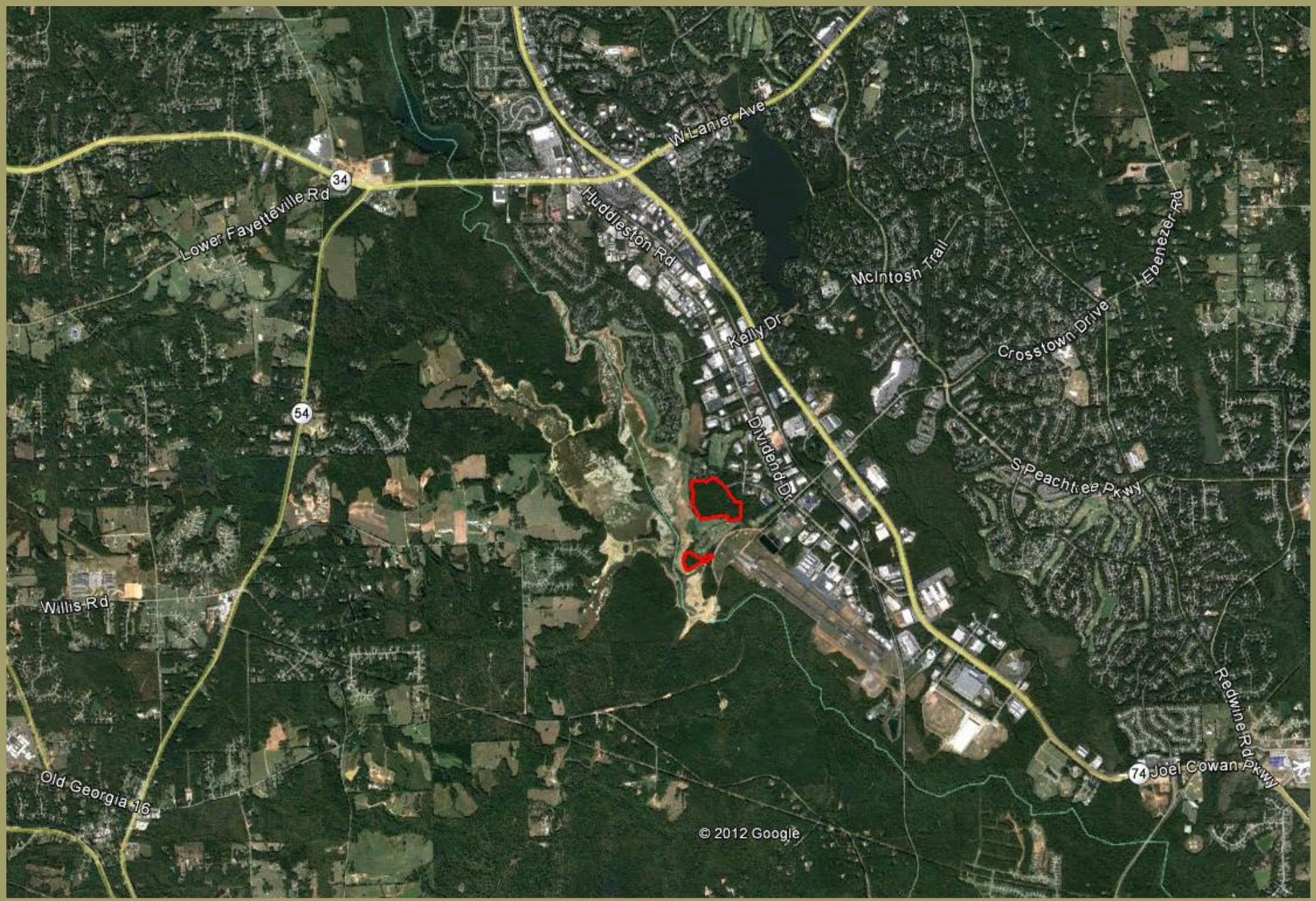
LOCATION MAP



LOCATION MAP



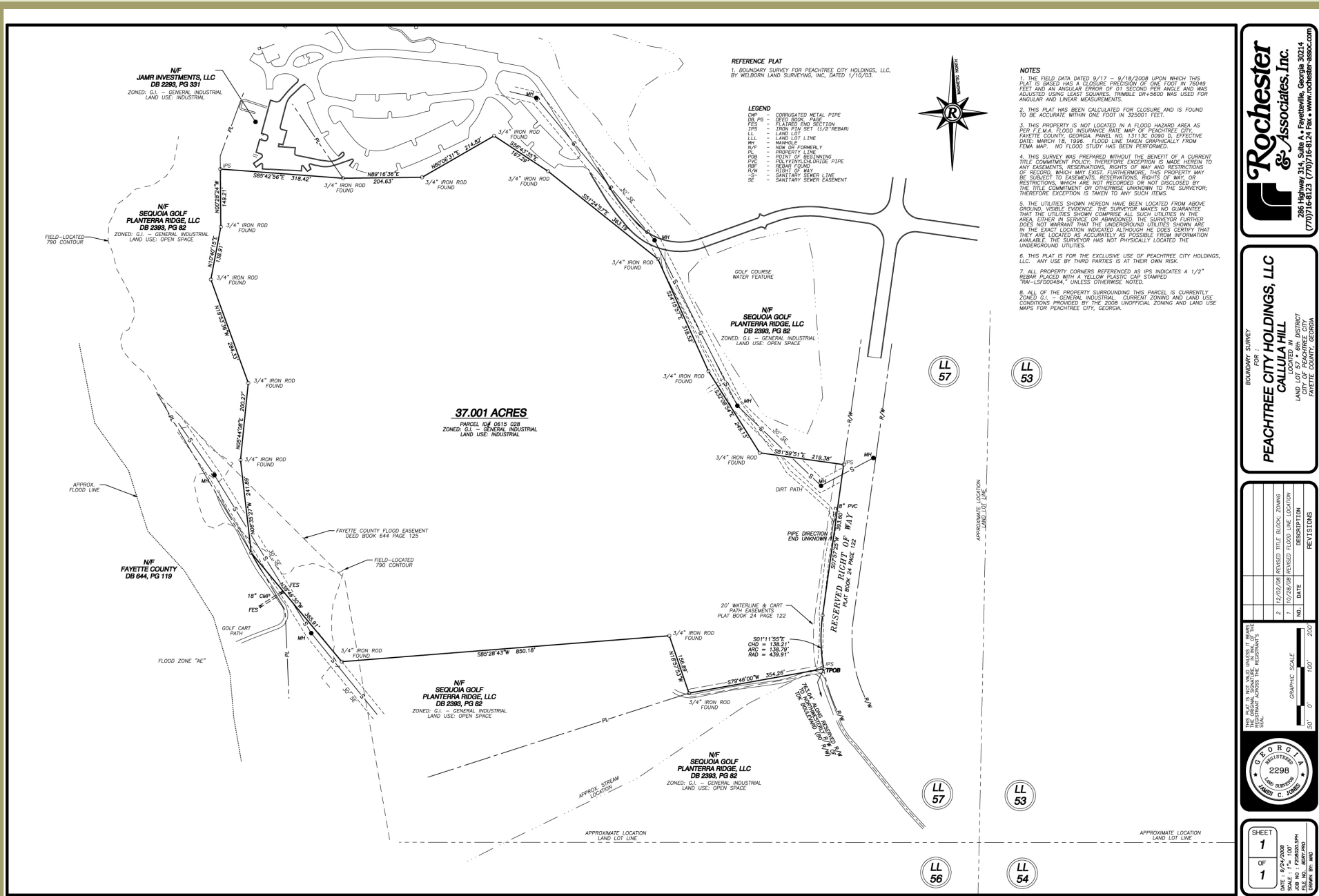
AERIAL



AERIAL



FINAL PLAT



REFERENCE PLAT
 1. BOUNDARY SURVEY FOR PEACHTREE CITY HOLDINGS, LLC, BY WELBORN LAND SURVEYING, INC, DATED 1/10/03.

- LEGEND**
- CMF - CORRUGATED METAL PIPE
 - DB - DEED BOOK, PAGE
 - FES - FLAIED END SECTION
 - IPF - IRON PIN SET (1/2\"/>



- NOTES**
1. THE FIELD DATA DATED 9/17 - 9/18/2008 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 76649 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES, TRIMBLE OR-6500 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 325001 FEET.
 3. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA, PANEL NO. 13113C 0800 D, EFFECTIVE DATE: MARCH 18, 1998. FLOOD LINE TAKEN GRAPHICALLY FROM FEMA MAP. NO FLOOD STUDY HAS BEEN PERFORMED.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORDS, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
 5. THE UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM ABOVE GRINDING, WHERE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OTHER THAN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 6. THIS PLAT IS FOR THE EXCLUSIVE USE OF PEACHTREE CITY HOLDINGS, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 7. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2\"/>

Rochester & Associates, Inc.
 286 Highway 314, Suite A • Fayetteville, Georgia 30214
 (770)716-6123 (770)716-6124 Fax • www.rochester-assoc.com

BOUNDARY SURVEY FOR
PEACHTREE CITY HOLDINGS, LLC
 CALLUNA HILL
 LAND LOT 57 • 6th DISTRICT
 FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
2	12/02/08	REVISED TITLE BLOCK ZONING	
1	10/28/08	REVISED FLOOD LINE LOCATION	

THIS PLAT IS NOT VALID UNLESS IT BEGINS WITH THE SURVEYOR'S SIGNATURE AND SEAL.
 THE SURVEYOR HAS BEEN REGISTERED IN THE STATE OF GEORGIA.

NO. 2298
 LAND SURVEYOR
 JAMES C. YOUNG

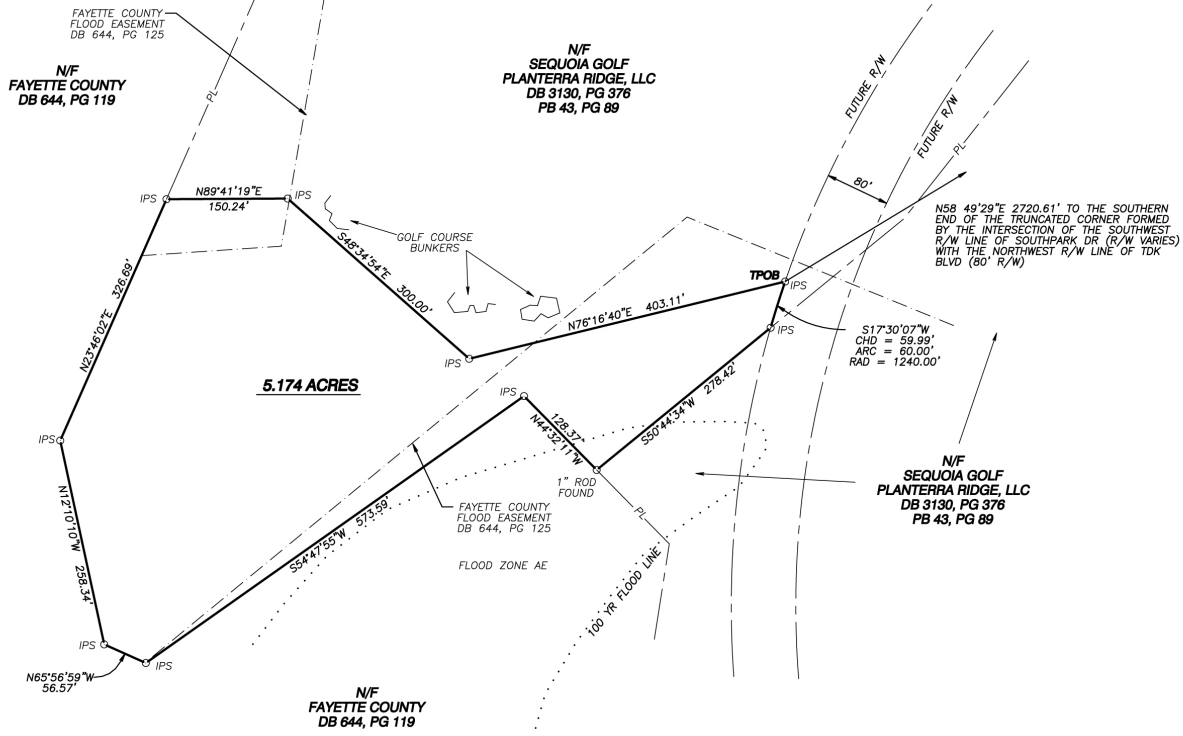
GRAPHIC SCALE
 50' 0" 100' 200'

GEORGIA
 2298
 LAND SURVEYOR
 JAMES C. YOUNG

SHEET
1
 OF
1

DATE: 12/02/08
 SCALE: 1" = 100'
 JOB NO: 117800001000
 DRAWN BY: MJD

FINAL PLAT



LEGEND

- DB, PG = DEED BOOK, PAGE
- IPS = IRON PIN SET (1/2" REBAR)
- LL = LAND LOT
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- PB, PG = PLAT BOOK, PAGE
- PL = PROPERTY LINE
- PDB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- TPOB = TRUE POINT OF BEGINNING

NOTES

1. THE FIELD DATA DATED 10/09/2008 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29950 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. TOPCON GTS 313 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400000 FEET.
3. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA, PANEL NO. 13113C 0090 D, EFFECTIVE DATE: MARCH 18, 1996. ZONE AE
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "RAI-LSF000484," UNLESS OTHERWISE NOTED.

REFERENCE PLAT

1. BOUNDARY SURVEY FOR PEACHTREE CITY HOLDINGS, LLC, BY WELBORN LAND SURVEYING, INC, DATED 1/17/03.
2. BOUNDARY SURVEY FOR PEACHTREE CITY AIRPORT AUTHORITY, BY FRONTLINE SURVEYING AND MAPPING, INC, DATED 4/15/06, RECORDED IN PLAT BOOK 43, PAGE 89, FAYETTE COUNTY, GEORGIA RECORDS.



JOB NO. F208024.PLT

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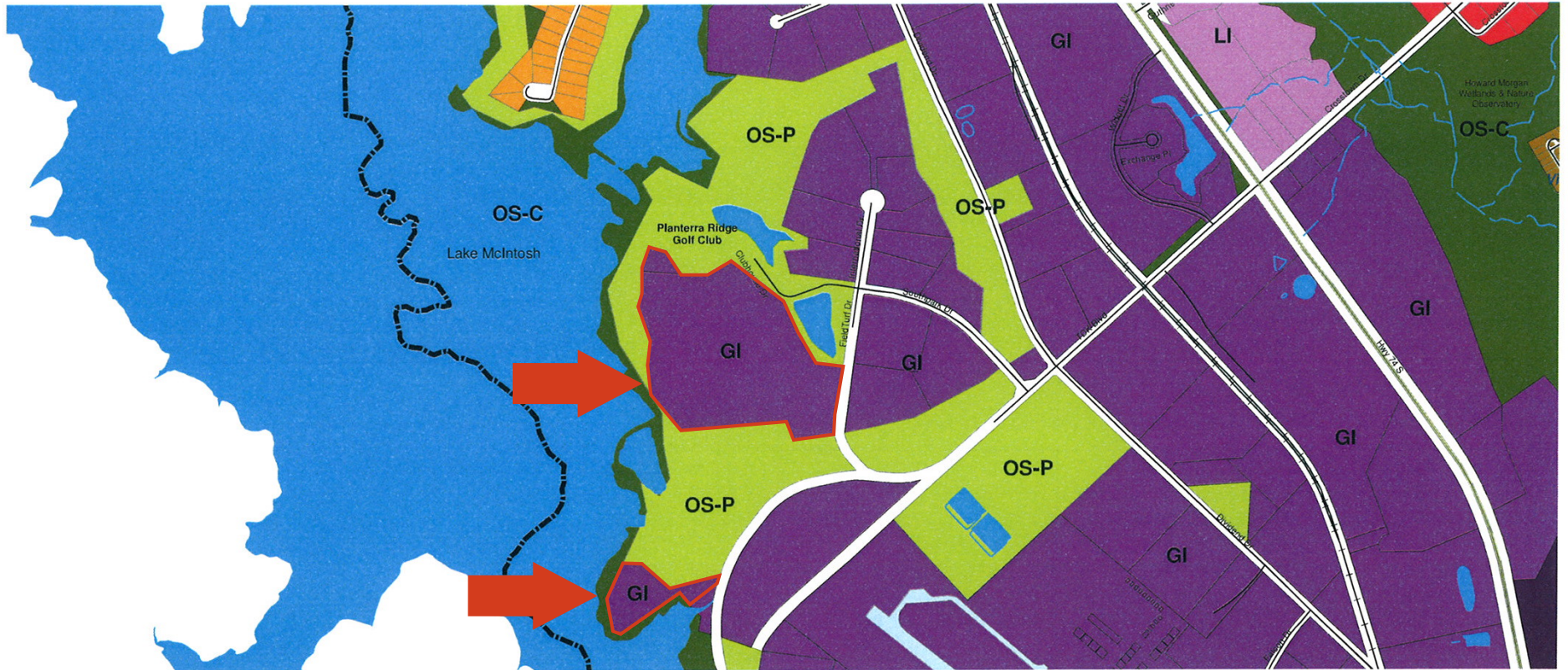
BOUNDARY SURVEY
PEACHTREE CITY HOLDINGS, LLC
 LOCATED IN DISTRICT
 LAND LOT 96 6th 6th
 CITY OF PEACHTREE CITY
 FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

THIS PLAT IS NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR IN INK OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
 GRAPHIC SCALE: 0 50' 100' 200'

SHEET	OF
1	1
DATE: 10/10/2008	FILED BY: [Signature]
JOB# F208024.PLT	DRAWN BY: [Signature]

ZONING



ZONING

Sec. 1008. - GI general industrial district.

(1008.1) *Intent of district:* It is intended that the GI zoning district be established and reserved for basic or primary types of industrial uses which involve extensive manufacturing, processing or assembly operations. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for industries which require sizable tracts of land and/or employ large numbers of workers. The intention is also to reserve and protect undeveloped areas of Peachtree City which are suitable for such industries, and to discourage encroachment by other uses which are capable of adversely affecting the basic industrial character of the district.

(1008.2) *Permitted uses:* The following uses shall be permitted in any GI zoning district:

- (a) Accessory uses;
- (b) Agriculture and forestry;
- (c) Aircraft hangar and maintenance facility;
- (d) Automobile repair and maintenance facility;
- (e) Aviation facility;
- (f) Building contractor and related construction;
- (g) Building material sales and service (wholesale, no sales to the general public);
- (h) Commercial greenhouse or plant nursery (wholesale);
- (i) Distribution facility;
- (j) Electrical, cable, telephone or other public utility;
- (k) Manufacturing and assembly;
- (l) Offices, professional;
- (m) Outdoor storage facilities, excluding junk, salvage yards or wrecked vehicles;
- (n) Printing services;
- (o) Public government buildings, facilities and utilities;
- (p) Radio, television, recording and/or rehearsal studio facility;
- (q) Ready-mix concrete plants and pre-cast concrete manufacturing and sales;
- (r)

ZONING

- (s) Recovered materials processing facility;
- (t) Recycling collection centers;
- (u) Research and development facility;
- (v) Research laboratories, including medical and dental labs;
- (w) Self-storage warehouse facility;
- (x) Sewage treatment facility;
- (y) Trade or vocational school;
- (z) Transportation equipment storage and maintenance facility;
- (aa) Truck fleet maintenance shop;
- (bb) Warehouse and storage facility;
- (bb) Wholesale trade and distribution facility, including office showrooms and display areas.

(1008.3) *Conditional uses:* The following uses shall be permitted in any GI zoning district on a conditional basis:

- (a) Open yard for the storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
- (b) Church or other place of worship, on the following conditions:
 - (1) Notwithstanding any other requirements in this section, the following conditions shall apply to all churches regardless of zoning district.
 - (2) Minimum zoning lot area is three acres.
 - (3) Minimum lot width is 100 feet.
 - (4) Minimum setback area, front:
 - Building: 40 feet
 - Parking: 20 feet
 - (5) Minimum setback area, side: 15 feet. If adjoining a residential lot, the building setback shall be 75 feet.

ZONING

(6)

Minimum setback area, rear: 30 feet. If adjoining a residential zoning lot, the building setback shall be 75 feet.

(7)

Maximum building height: As approved by the fire department.

(8)

All zoning lots shall have direct access onto an arterial, major collector road or have access to an arterial, major collector or industrial/commercial road via a minor collector.

(9)

No parking shall be permitted within 20 feet of the property line of any adjoining residential zoning lot.

(10)

Parking and/or service areas shall be separated from adjoining residential lots by a suitable fence or wall six feet in height or a suitable evergreen planting screen six feet in height at time of planting. The required fence, wall, or evergreen planting screen must provide for a reasonable visual separation between properties. No fence or wall in excess of four feet may be placed in a setback area adjoining a public street.

(11)

Any existing church in any zoning district may comply with either the requirement existing prior to enactment of this ordinance, or they may comply with the conditions of this section. They shall not be permitted to comply with various sections of both requirements.

(c)

Indoor and/outdoor athletic training facility on the following conditions:

(1)

The owner of the property shall provide documentation to the city indicating there is sufficient parking on the site to accommodate the proposed use as well as the other tenants within the building, and that parking will not interfere with existing service courts, loading docks and/or truck traffic. As a part of this exercise, the owner of the property shall also include a detailed site plan identifying where parking will be provided for each use within the building.

(2)

The tenant space shall have a dedicated entrance that is not shared with other tenants within the building.

(3)

The tenant space shall have dedicated bathroom facilities that are not shared with other tenants within the building.

(4)

The tenant space shall be separated from other uses within the building with appropriate fire walls and contains a fire sprinkler system designed for assembly activities.

(5)

The tenant space shall contain a self-contained HVAC system which does not circulate air from other tenants within the building.

(6)

The tenant space shall contain a dedicated space inside the building designed to "hold" patrons until picked up by their parent or authorized

ZONING

designee. The intent of this provision is to provide a safe area inside of the building as opposed to having children waiting outside of the building.

(7)

Should the athletic training facility include both indoor and outdoor facilities, the owner of the property shall provide a designated sidewalk and/or access route connecting the two facilities. The purpose of this designated connection is to separate patrons of the training facility from interacting with vehicular and/or truck traffic.

(d)

Telecommunications facilities and support structures in accordance with the provisions of the wireless telecommunications facilities ordinance.

(1008.4) *Other requirements:* Unless otherwise specified in this ordinance, uses permitted in GI zoning districts shall conform to the following standards:

(a)

Minimum zoning lot area: 80,000 square feet.

(b)

Minimum lot width: 200 feet.

(c)

Minimum front setback depth: 50 feet.

(d)

Minimum side setback depth: 20 feet.

Note: If adjoining a residential zoning lot, the building setback shall be 100 feet.

(e)

Minimum rear yard: 50 feet.

Note: If adjoining a residential zoning lot, the building setback shall be 100 feet.

(f)

Maximum building height and structure height: Unlimited, but if the height of a proposed building exceeds 35 feet, as measured from finish grade to the ridge line or the tallest portion of the roof, the proposed site access, site circulation and building design details regarding the overall building layout, proposed construction methods, and overall fire protection plan shall be reviewed and approved by the fire marshal and building official in accordance with current fire and building codes prior to the review by the city planning commission. The fire marshal and building official may impose additional or alternative requirements to the approval based on conditions to include but are not limited to, the type of building, construction type and/or the planned occupancy and use of the building and overall life safety considerations.

In addition to this review, federal air space regulations may apply should the building exceed 35 feet in height.

(g)

No automobile parking or service areas will be permitted within the required front setback depth or within 50 feet of the property line of any adjoining residential zoning lot.

(h)

No open burning will be permitted on any zoning lot.

(i)

All industries must be approved by state and federal regulatory agencies relative to meeting standards for environmental quality.