

***For Sale
Commercial Tract on US 27 N
Bremen, Ga.***



- **Large wooded tract in City of Bremen**
- **Preliminary grading plan in place, dirt to balance**
- **Zoned C2, Highway Business**
- **Truck parking OK, C Store etc**
- **RI/RO to US 27 possible but difficult, access from Hayes Glass**
- **List price: \$220,000/ acre**
- **4% to selling broker**

***Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 ebroker@msn.com
www.westgeorgiacommercial.com***



SITE ANALYSIS	
TOTAL SITE AREA	= 4914 AC
CURRENT USE	= VACANT, WOODED
CURRENT ZONING	= C2 - NEIGHBORHOOD & HIGHWAY BUSINESS
PROPOSED USE	= COMMENCE STORE / TEMPORARY STORAGE
BUILDING SETBACK	
FRONT	= 40' (MAJOR), 30' (MINOR)
SIDE	= 0'
REAR	= 15'
LANDSCAPE STRIP	= 10' (FRONT)
ZONING BUFFER	= 20' UNDISTURBED
MAXIMUM BUILDING HEIGHT	= 100'
MAXIMUM LOT COVERAGE	= 35%
REQUIRED PARKING	= 1 PER 300 SF (RETAIL) = 20 SPACES
PROPOSED PARKING	= 22 SPACES
LONG TERM STORAGE	NOT ALLOWED IN C2 DISTRICT



CONCEPTUAL SITE PLAN
OF
BICKERS - HWY 27 / HAYES-GLASS DR
CITY OF BREMEN, GEORGIA
JOB# H22258
DECEMBER 30, 2022

