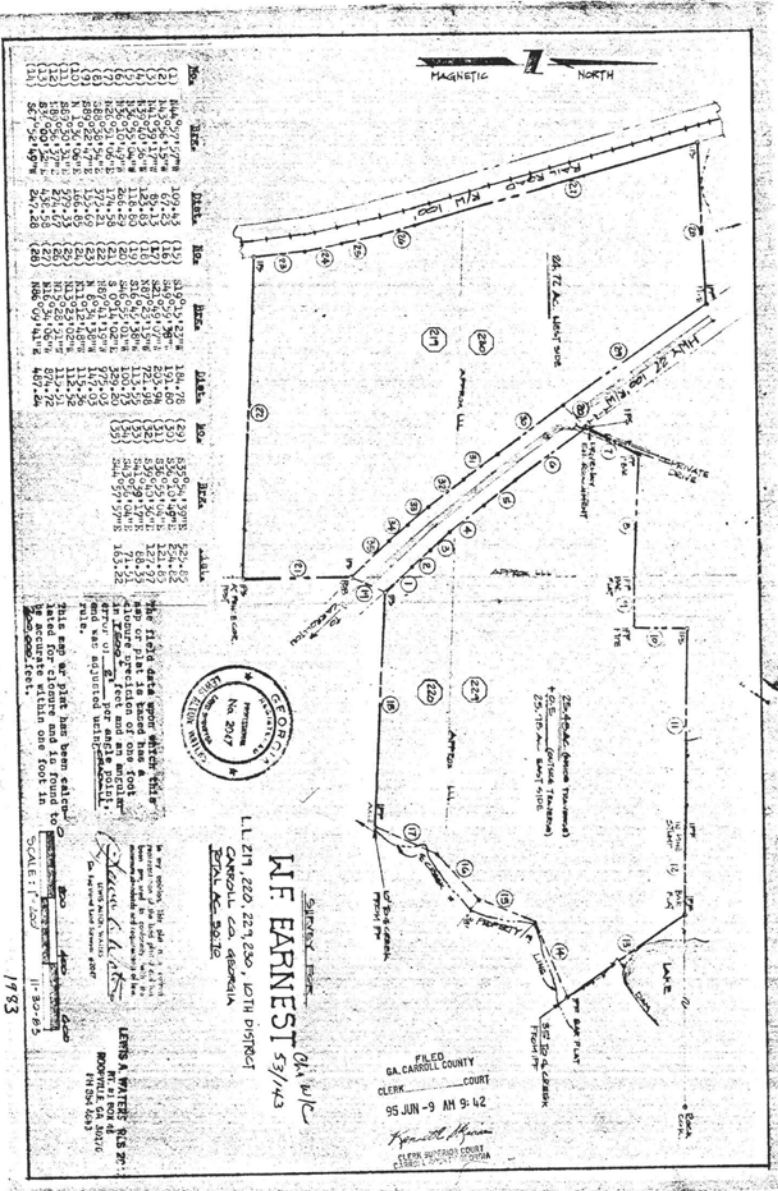


Potential Industrial Sites Available  
US Hwy 27 N  
Carrollton, Georgia



- 54+ acres in two tracts with US 27 dividing
- Tracts are designated as industrial development on Carroll County future use
- Re-zoning would be necessary but should encounter minimum resistance
- 3.5 miles to Interstate 20, Exit 11
- Carrollton City sewer on East Tract with upgrade of forced main lift station
- Sewer for West Tract would require directional bore under US 27
- Public water available on both tracts
- Sellers will allow plenty of time to secure zoning and complete due diligence
- West Tract has great topo and no water issues plus 437 ft frontage on Smyrna Ch Rd.
- 1,925 ft rail frontage
- East Tract has some setbacks for creek and topo but still has 16+ usable acres
- \$60,000/surveyed acre. Will sell one or both tracts.

*Offered for Sale Exclusively by*  
**Commercial Realty Services of West Georgia**  
**Mike Patterson, CCIM**  
770-301-1886      [ebroker@msn.com](mailto:ebroker@msn.com)  
[www.westgeorgiacommercial.com](http://www.westgeorgiacommercial.com)



NO.	BEARING	DIST.	NO.	BEARING	DIST.
(1)	S 89° 17' 27" W	109.43	(15)	S 18° 09' 12" E	159.78
(2)	S 89° 17' 27" W	109.43	(16)	S 89° 09' 12" E	159.78
(3)	S 89° 17' 27" W	109.43	(17)	S 89° 09' 12" E	159.78
(4)	S 89° 17' 27" W	109.43	(18)	S 89° 09' 12" E	159.78
(5)	S 89° 17' 27" W	109.43	(19)	S 89° 09' 12" E	159.78
(6)	S 89° 17' 27" W	109.43	(20)	S 89° 09' 12" E	159.78
(7)	S 89° 17' 27" W	109.43	(21)	S 89° 09' 12" E	159.78
(8)	S 89° 17' 27" W	109.43	(22)	S 89° 09' 12" E	159.78
(9)	S 89° 17' 27" W	109.43	(23)	S 89° 09' 12" E	159.78
(10)	S 89° 17' 27" W	109.43	(24)	S 89° 09' 12" E	159.78
(11)	S 89° 17' 27" W	109.43	(25)	S 89° 09' 12" E	159.78
(12)	S 89° 17' 27" W	109.43	(26)	S 89° 09' 12" E	159.78
(13)	S 89° 17' 27" W	109.43	(27)	S 89° 09' 12" E	159.78
(14)	S 89° 17' 27" W	109.43	(28)	S 89° 09' 12" E	159.78
(15)	S 89° 17' 27" W	109.43	(29)	S 89° 09' 12" E	159.78
(16)	S 89° 17' 27" W	109.43	(30)	S 89° 09' 12" E	159.78
(17)	S 89° 17' 27" W	109.43	(31)	S 89° 09' 12" E	159.78
(18)	S 89° 17' 27" W	109.43	(32)	S 89° 09' 12" E	159.78
(19)	S 89° 17' 27" W	109.43	(33)	S 89° 09' 12" E	159.78
(20)	S 89° 17' 27" W	109.43	(34)	S 89° 09' 12" E	159.78
(21)	S 89° 17' 27" W	109.43	(35)	S 89° 09' 12" E	159.78
(22)	S 89° 17' 27" W	109.43	(36)	S 89° 09' 12" E	159.78
(23)	S 89° 17' 27" W	109.43	(37)	S 89° 09' 12" E	159.78
(24)	S 89° 17' 27" W	109.43	(38)	S 89° 09' 12" E	159.78
(25)	S 89° 17' 27" W	109.43	(39)	S 89° 09' 12" E	159.78
(26)	S 89° 17' 27" W	109.43	(40)	S 89° 09' 12" E	159.78
(27)	S 89° 17' 27" W	109.43	(41)	S 89° 09' 12" E	159.78
(28)	S 89° 17' 27" W	109.43	(42)	S 89° 09' 12" E	159.78
(29)	S 89° 17' 27" W	109.43	(43)	S 89° 09' 12" E	159.78
(30)	S 89° 17' 27" W	109.43	(44)	S 89° 09' 12" E	159.78
(31)	S 89° 17' 27" W	109.43	(45)	S 89° 09' 12" E	159.78
(32)	S 89° 17' 27" W	109.43	(46)	S 89° 09' 12" E	159.78
(33)	S 89° 17' 27" W	109.43	(47)	S 89° 09' 12" E	159.78
(34)	S 89° 17' 27" W	109.43	(48)	S 89° 09' 12" E	159.78
(35)	S 89° 17' 27" W	109.43	(49)	S 89° 09' 12" E	159.78
(36)	S 89° 17' 27" W	109.43	(50)	S 89° 09' 12" E	159.78
(37)	S 89° 17' 27" W	109.43	(51)	S 89° 09' 12" E	159.78
(38)	S 89° 17' 27" W	109.43	(52)	S 89° 09' 12" E	159.78
(39)	S 89° 17' 27" W	109.43	(53)	S 89° 09' 12" E	159.78
(40)	S 89° 17' 27" W	109.43	(54)	S 89° 09' 12" E	159.78
(41)	S 89° 17' 27" W	109.43	(55)	S 89° 09' 12" E	159.78
(42)	S 89° 17' 27" W	109.43	(56)	S 89° 09' 12" E	159.78
(43)	S 89° 17' 27" W	109.43	(57)	S 89° 09' 12" E	159.78
(44)	S 89° 17' 27" W	109.43	(58)	S 89° 09' 12" E	159.78
(45)	S 89° 17' 27" W	109.43	(59)	S 89° 09' 12" E	159.78
(46)	S 89° 17' 27" W	109.43	(60)	S 89° 09' 12" E	159.78
(47)	S 89° 17' 27" W	109.43	(61)	S 89° 09' 12" E	159.78
(48)	S 89° 17' 27" W	109.43	(62)	S 89° 09' 12" E	159.78
(49)	S 89° 17' 27" W	109.43	(63)	S 89° 09' 12" E	159.78
(50)	S 89° 17' 27" W	109.43	(64)	S 89° 09' 12" E	159.78
(51)	S 89° 17' 27" W	109.43	(65)	S 89° 09' 12" E	159.78
(52)	S 89° 17' 27" W	109.43	(66)	S 89° 09' 12" E	159.78
(53)	S 89° 17' 27" W	109.43	(67)	S 89° 09' 12" E	159.78
(54)	S 89° 17' 27" W	109.43	(68)	S 89° 09' 12" E	159.78
(55)	S 89° 17' 27" W	109.43	(69)	S 89° 09' 12" E	159.78
(56)	S 89° 17' 27" W	109.43	(70)	S 89° 09' 12" E	159.78
(57)	S 89° 17' 27" W	109.43	(71)	S 89° 09' 12" E	159.78
(58)	S 89° 17' 27" W	109.43	(72)	S 89° 09' 12" E	159.78
(59)	S 89° 17' 27" W	109.43	(73)	S 89° 09' 12" E	159.78
(60)	S 89° 17' 27" W	109.43	(74)	S 89° 09' 12" E	159.78
(61)	S 89° 17' 27" W	109.43	(75)	S 89° 09' 12" E	159.78
(62)	S 89° 17' 27" W	109.43	(76)	S 89° 09' 12" E	159.78
(63)	S 89° 17' 27" W	109.43	(77)	S 89° 09' 12" E	159.78
(64)	S 89° 17' 27" W	109.43	(78)	S 89° 09' 12" E	159.78
(65)	S 89° 17' 27" W	109.43	(79)	S 89° 09' 12" E	159.78
(66)	S 89° 17' 27" W	109.43	(80)	S 89° 09' 12" E	159.78
(67)	S 89° 17' 27" W	109.43	(81)	S 89° 09' 12" E	159.78
(68)	S 89° 17' 27" W	109.43	(82)	S 89° 09' 12" E	159.78
(69)	S 89° 17' 27" W	109.43	(83)	S 89° 09' 12" E	159.78
(70)	S 89° 17' 27" W	109.43	(84)	S 89° 09' 12" E	159.78
(71)	S 89° 17' 27" W	109.43	(85)	S 89° 09' 12" E	159.78
(72)	S 89° 17' 27" W	109.43	(86)	S 89° 09' 12" E	159.78
(73)	S 89° 17' 27" W	109.43	(87)	S 89° 09' 12" E	159.78
(74)	S 89° 17' 27" W	109.43	(88)	S 89° 09' 12" E	159.78
(75)	S 89° 17' 27" W	109.43	(89)	S 89° 09' 12" E	159.78
(76)	S 89° 17' 27" W	109.43	(90)	S 89° 09' 12" E	159.78
(77)	S 89° 17' 27" W	109.43	(91)	S 89° 09' 12" E	159.78
(78)	S 89° 17' 27" W	109.43	(92)	S 89° 09' 12" E	159.78
(79)	S 89° 17' 27" W	109.43	(93)	S 89° 09' 12" E	159.78
(80)	S 89° 17' 27" W	109.43	(94)	S 89° 09' 12" E	159.78
(81)	S 89° 17' 27" W	109.43	(95)	S 89° 09' 12" E	159.78
(82)	S 89° 17' 27" W	109.43	(96)	S 89° 09' 12" E	159.78
(83)	S 89° 17' 27" W	109.43	(97)	S 89° 09' 12" E	159.78
(84)	S 89° 17' 27" W	109.43	(98)	S 89° 09' 12" E	159.78
(85)	S 89° 17' 27" W	109.43	(99)	S 89° 09' 12" E	159.78
(86)	S 89° 17' 27" W	109.43	(100)	S 89° 09' 12" E	159.78

This plat was prepared by the Surveyor General of Georgia, M.F. Earnest, on the basis of the field notes and bearings and distances furnished to him by the parties to the survey. The bearings and distances were measured by the Surveyor General or his assistants, and are correct within one foot in 100,000 feet.

The field data upon which this plat is based has been checked by the Surveyor General, and is correct within one foot in 100,000 feet and an angle of one second.

The bearings and distances were measured by the Surveyor General or his assistants, and are correct within one foot in 100,000 feet.

M.F. EARNEST  
 SURVEYOR GENERAL OF GEORGIA  
 No. 2017

L.L. 217, 220, 221, 230, 107th DISTRICT  
 CARROLL CO., GEORGIA  
 SCALE: AS SHOWN

M.F. EARNEST  
 SURVEYOR GENERAL OF GEORGIA  
 No. 2017

L.L. 217, 220, 221, 230, 107th DISTRICT  
 CARROLL CO., GEORGIA  
 SCALE: AS SHOWN

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