

Bank Owned

FOR SALE

Bring All Offers

COMMERCIAL LOT .589 ACRES
4480 BROOKMONT PARKWAY, LOT 3
DOUGLASVILLE, GA 30134



ASKING PRICE: \$15,000

****LOTS 2 & 5 BEING SOLD SEPERATELY****



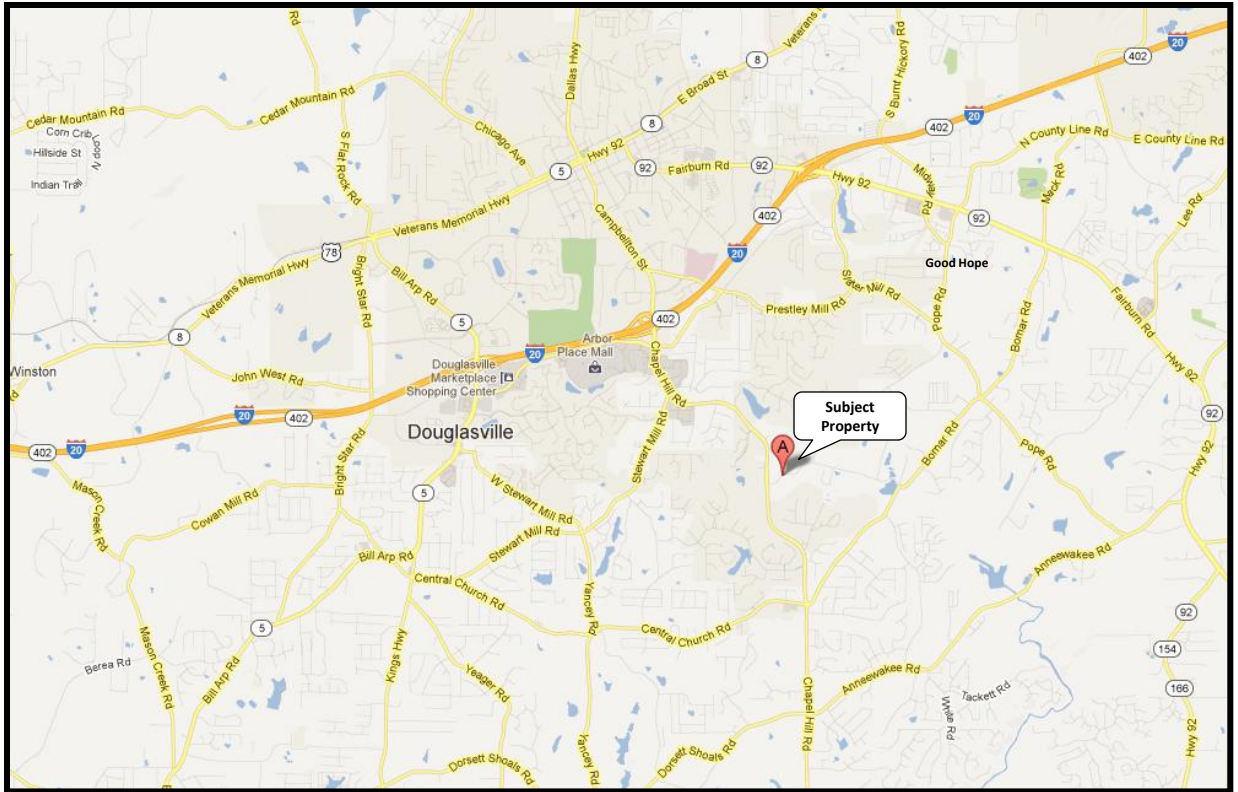
6185 Crooked Creek Road, Suite C
Norcross, Georgia 30092
Telephone: 770-449-1600
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CONTACT:

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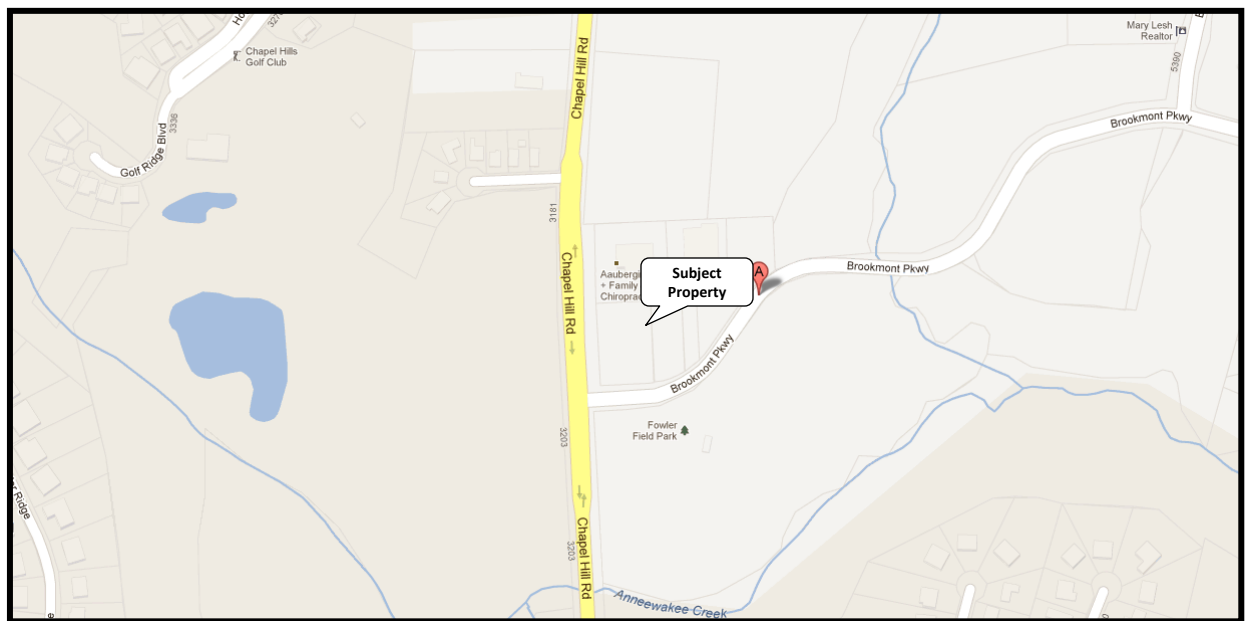
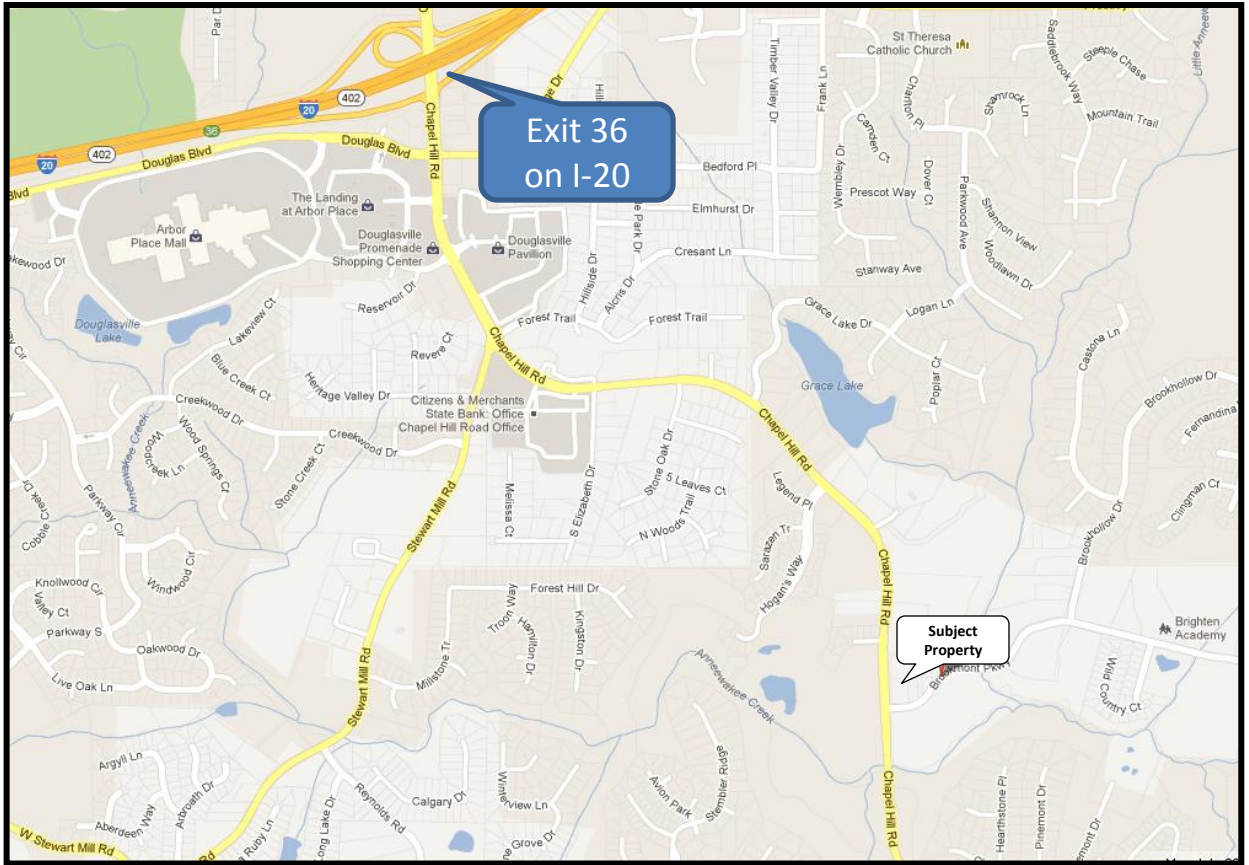
LOCATION MAP



PROPERTY FACTS

- Located in unincorporated Douglas County, 3.5 miles SE of Douglasville
- 20 miles west of Atlanta
- Surrounded by residential and light commercial
- High median income area - \$80,000/household
- Adjoins national franchise early childhood education center and professional offices
- Zoned C-G, General Commercial
- 1.086 acres / 47,290 sq ft
- Lot is cleared & graded with 2 curb cut entrances
- Interparcel egress/ingress easement for access
- All utilities, including sanitary sewer
- Best use: improve with retail or service facilities
- Frontage: 273' & 176' on Chapel Hill & Brookmont

NEIGHBORHOOD LOCATION MAP



COMMERCIAL, LLC

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Zoning

According to the Douglas County Planning and Zoning Office, the subject property is zoned C-G, General Commercial District. This district is established to protect and promote a suitable environment for those retail commercial uses that benefit from close proximity to each other. The district is intended to serve as the location of regional and sub-regional centers for retailing, finance, and professional and general office activities. The subject property is in conformity with the zoning ordinance, as the appraiser understands it.

Listed below are the requirements for C-G zoned properties:

Minimum Lot Size.....	10,000 square feet
Minimum Lot Width.....	60 feet
Side Setbacks.....	10 feet
Front Setbacks.....	50 feet (30 feet from minor street)
Rear Setbacks	10 feet

There are also further conditions regarding construction style, signage, lighting, etc. The zoning conditions for the subject property are included in the addenda to this report. A few of the major conditions include a maximum height of two stories, no fast-food type establishment, and retail uses shall be developed in a two- or four- sided fashion.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 57, 1st District, 5th Section, Douglas County, Georgia, containing 4.45 acres, more or less, being shown and designated as Lots 2, 3, 4 and 5, on that certain survey prepared for Meritage Commons by Paul Lee Consulting Engineering Associates, Inc., dated December 18, 2006; said parcel is more particularly described as follows:

Commence at the intersection of the northwest mitered right-of-way of Brookmont Parkway and the east right-of-way of Chapel Hill Road, said point of intersection being the true point of beginning; from said point of beginning run North 03 degrees 02 minutes 04 seconds West a distance of 25.08 feet to a point; run thence North 03 degrees 11 minutes 49 seconds West a distance of 109.42 feet to a point; run thence North 02 degrees 49 minutes 52 seconds West a distance of 54.29 feet to a point; run thence North 02 degrees 10 minutes 13 seconds West a distance of 54.15 feet to a point; run thence North 87 degrees 33 minutes 33 seconds East a distance of 230.39 feet to a point; run thence North 02 degrees 21 minutes 17 seconds West a distance of 25.45 feet to a point; run thence North 87 degrees 53 minutes 09 seconds East a distance of 52.75 feet to a point; run thence North 02 degrees 06 minutes 51 seconds West a distance of 230.32 feet to a point; run thence North 87 degrees 53 minutes 09 seconds East a distance of 343.57 feet to a point; run thence South 02 degrees 06 minutes 50 seconds East a distance of 172.55 feet to a point on the northern right of way line of Brookmont Parkway (having a variable right of way); thence run along said right of way the following courses and distances: an arc distance of 146.94 feet, said arc being subtended by a chord having a magnetic bearing of South 47 degrees 58 minutes 58 seconds West and a chord distance of 145.73 feet; thence South 35 degrees 13 minutes 36 seconds West a distance of 192.93 feet; thence an arc distance of 43.59 feet, said arc being subtended by a chord having a magnetic bearing of South 40 degrees 01 minutes 47 seconds West and a chord distance of 43.54 feet; thence an arc distance of 61.86 feet, said arc being subtended by a chord having a magnetic bearing of South 51 degrees 38 minutes 55 seconds West and a chord distance of 61.72 feet; thence an arc distance of 107.07 feet, said arc being subtended by a chord having a magnetic bearing of South 70 degrees 15 minutes 44 seconds West and a chord distance of 106.32 feet; thence an arc distance of 21.94 feet, said arc being subtended by a chord having a magnetic bearing of South 84 degrees 28 minutes 39 seconds West and a chord distance of 21.94 feet; thence South 86 degrees 53 minutes 44 seconds West a distance of 166.99 feet to a point; thence North 48 degrees 04 minutes 10 seconds West a distance of 35.33 feet to the point of beginning.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57, OF THE 1ST DISTRICT, 5TH SECTION, DOUGLAS COUNTY GEORGIA, CONTAINING 1.411 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY SHOWN AND DESIGNATED AS LOT 4 ON THE FINAL PLAT FOR MERITAGE COMMONS PREPARED BY PAUL LEE CONSULTING, ENGINEERING ASSOCIATES, INC DATED JULY 27, 2007 AND RECORDED IN PLAT BOOK 35, PAGE 253 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGLAS COUNTY, GEORGIA; SAID PLAT BEING INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

PHOTOGRAPHS



VIEW OF LOT 2 – 4500 BROOKMONT



VIEW OF SUBJECT FROM CORNER

PHOTOGRAPHS



ACCESS FROM CHAPEL HILL RD



VIEW FROM CHAPEL HILL RD, SUBJECT ON RIGHT

PHOTOGRAPHS



VIEW FROM BROOKMONT PKWY



VIEW FROM BROOKMONT PKWY