

**Large commercial or O&I tract in medical center area
Priced well below market at \$275,000**



Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 **ebroker@msn.com**

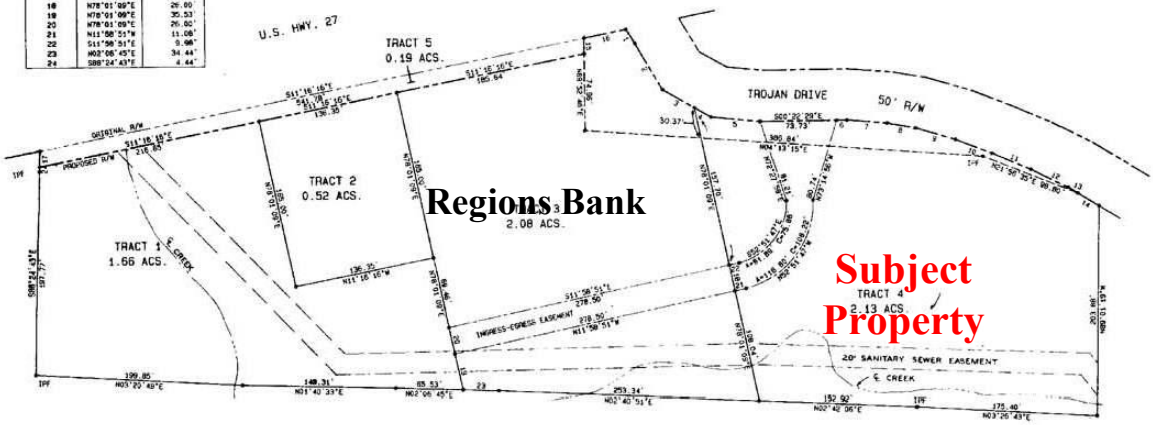
Trojan Drive retail site near Tanner Medical Center Carrollton, Ga.



PB 33 p.189

NUMBER	BEARING	DISTANCE
1	S59°43'23"W	15.06'
2	S09°43'23"W	32.06'
3	S29°50'52"W	36.32'
4	S29°50'52"W	18.75'
5	S03°57'54"W	47.80'
6	S00°25'03"E	16.00'
7	S04°36'40"W	39.45'
8	S45°11'52"W	27.10'
9	S16°32'17"W	46.05'
10	S21°12'51"W	38.32'
11	S23°11'44"W	42.09'
12	S29°37'57"W	39.96'
13	S31°15'30"W	15.06'
14	S31°15'30"W	24.09'
15	N69°52'48"E	15.29'
16	S15°19'18"E	41.60'
17	S08°24'43"E	15.39'
18	N78°51'09"E	26.60'
19	N78°51'09"E	35.53'
20	N78°51'09"E	26.60'
21	N15°58'51"W	11.08'
22	S15°58'51"E	9.98'
23	N03°08'40"E	34.44'
24	S88°24'43"E	4.44'

GI & M 1-240 2001
 DATE NOV 20 1988
 BY J. W. WILSON

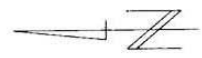


Regions Bank
 2.08 ACS

Subject Property
 TRACT 4
 2.13 ACS



In my opinion, this is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.
 Douglas C. Crawford
 By Reg. L.S. #1932 Douglas C. Crawford



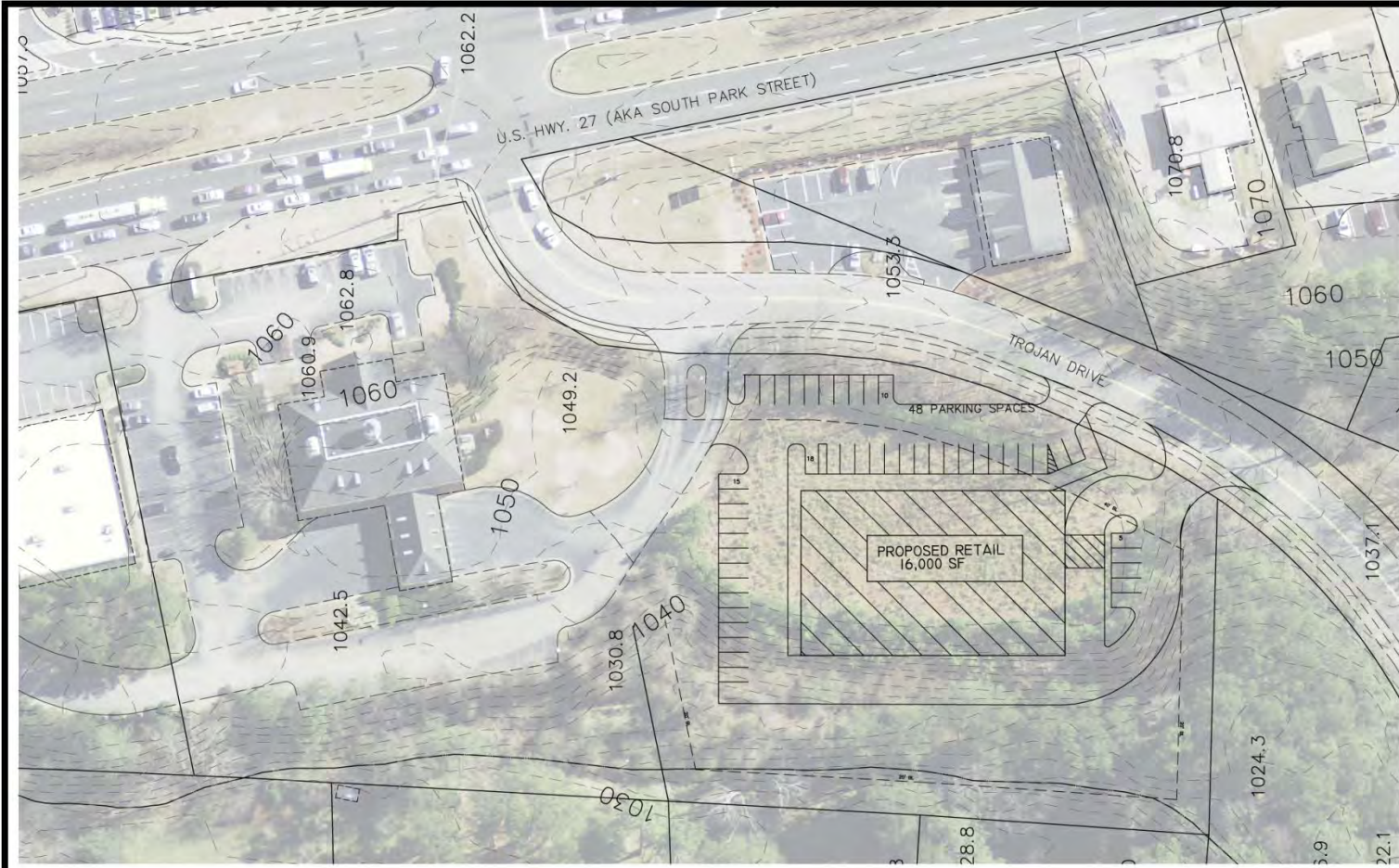
PROPERTY SURVEY FOR
 2/1/89 3040
 LAND SOUTH, LTD.
 LOCATED IN THE CITY OF CARROLLTON
 CARROLL COUNTY GEORGIA
 DATE: 3-30-88 SCALE: 1"=60'
 JOB NO. 871013

7182 DOUGLAS BLVD. STE 1024
 DOUGLASVILLE, GA 30135
 (404) 949-2991

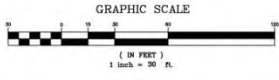
Crawford - Williams Assoc., Inc.
 ENGINEERING, LAND SURVEYING & LAND PLANNING

105 CORPORATE DRIVE
 CARROLLTON, GA 30117
 (404) 834-6694

38849



PARKING DATA	
PARKING REQUIRED:	
1 SPACE PER 1000 SQUARE FEET OF GROSS FLOOR AREA = 48 SPACES	
REGULAR PARKING SPACES REQUIRED	46
HANDICAP PARKING SPACES REQUIRED	2
TOTAL PARKING SPACES REQUIRED	48
PARKING PROVIDED:	
REGULAR PARKING SPACES PROVIDED	46
HANDICAP PARKING SPACES PROVIDED	2
TOTAL SPACES PROVIDED	48



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NOTICE: THIS PLAN SHEET IS NOT THE OFFICIAL RECORD DOCUMENT. THE OFFICIAL RECORD DOCUMENT SHALL BE THE ORIGINAL AS SHOWN ON THE ORIGINAL RECORD DOCUMENT. ANY REVISIONS TO THIS PLAN SHEET SHALL BE MADE TO THE ORIGINAL RECORD DOCUMENT. ANY REVISIONS TO THIS PLAN SHEET SHALL BE MADE TO THE ORIGINAL RECORD DOCUMENT. ANY REVISIONS TO THIS PLAN SHEET SHALL BE MADE TO THE ORIGINAL RECORD DOCUMENT.

TITLE: PRELIMINARY SKETCH PLAN
 NAME: [REDACTED]
 LOCATED IN: CARROLLTON, GEORGIA
 SCALE: 1" = 30'

C-1.0