

READY TO BUILD! 100+/- ACRES ON BLACKSTOCK RD — CARROLL COUNTY

- Property fronts 100 +/- Ft on county paved Blackstock Rd in rear of 23 lot custom home subdivision!
- Lot is roughly 3,000 ft x 1,500 ft in unincorporated Carroll County, GA
- Just minutes from Hwy 61 exit #24 on I-20 west of Atlanta
- Planning indicates property could be re-zoned for residential use with roughly 70 lots. Property has county water.
- 70 Year old timber covers this secluded slightly rolling tract



280 Blackstock Rd
Villa Rica, GA 30180

For Fax-on-Demand Information Package
with Survey call 1-877-LOT-INFO Ext 243

\$800,000.00
(\$8,000.00 Per Acre)
FMLS: 3151980 GAMLs: 01768188
Loopnet: 13640106



Directions

From Atlanta

Take I-20 West 33.2 miles to exit #247. Take the GA-61/GA-101 Exit #24 toward Carrollton/Villa Rica keep right at the fork to go on GA-101/GA-61 N. Turn left onto US-78/GA-61 continue to follow US-78/GA-8. Turn left onto Blackstock Rd.



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& COMMERCIAL REALTY

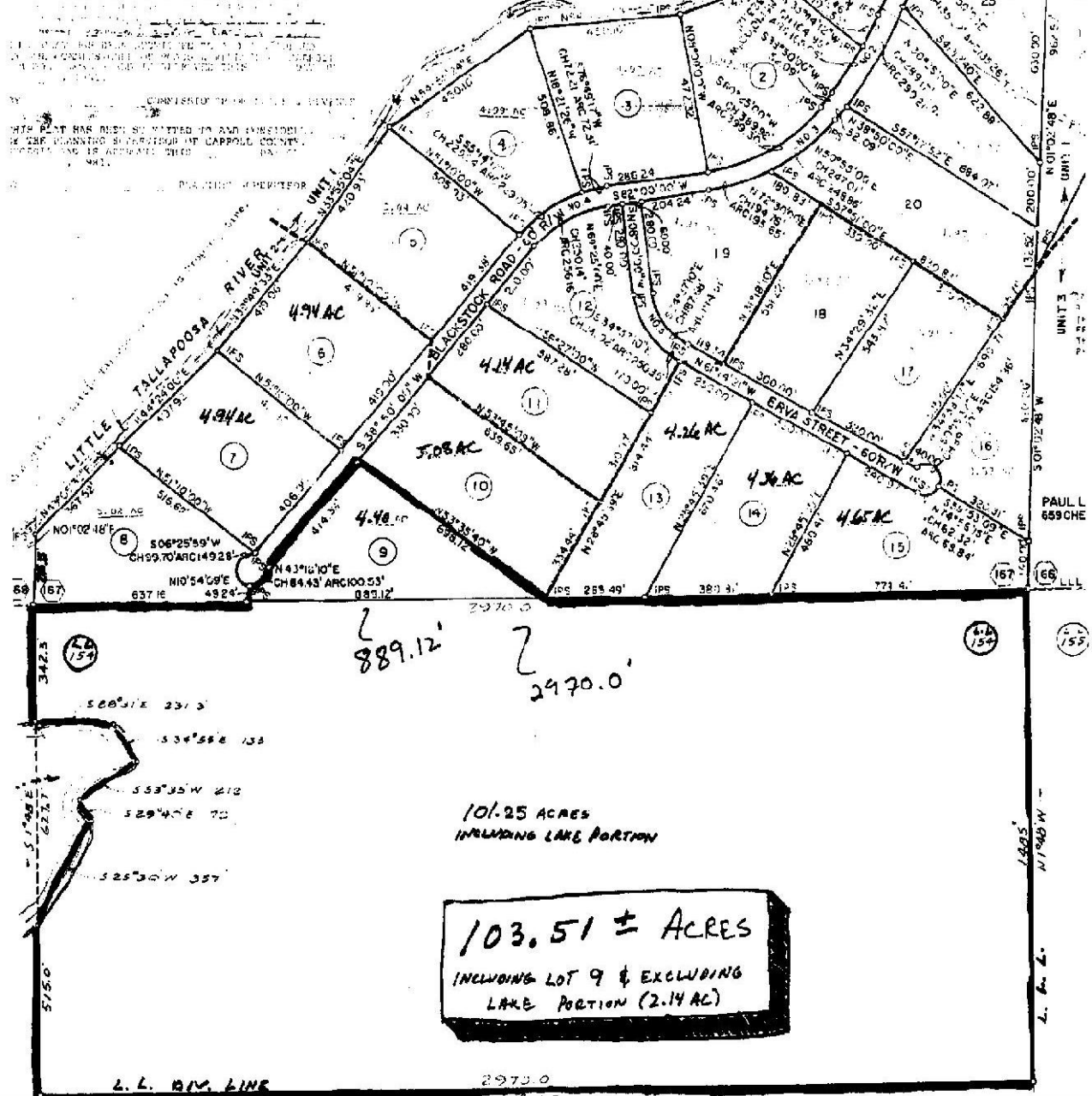
WWW.FITZGERALDLAND.COM

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This is a plat of land in the County of Garfield, State of Colorado, and is subject to the provisions of the Colorado Subdivision Act, C.R.S. 38-1-101, et seq. The land is being subdivided into lots for the purpose of sale. The plat is based on a survey conducted by the undersigned, a Licensed Professional Surveyor in the State of Colorado. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-1-101, et seq. The survey was conducted on or about the date of the filing of this plat. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-1-101, et seq. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-1-101, et seq.

SCALE: 1" = 400'				
CURVE NO.	Δ	D	L	R
1	10° 40'	3120.43'	138.70'	6.15 AC
2	10° 50'	5755.55'	251.40'	257.50 AC
3	11° 10'	11713.27'	42.90'	562.30 AC
4	11° 20'	17770.07'	238.10'	170.00 AC
5	11° 30'	27788.44'	22.45'	279.41 AC

NOTE: ALL ELEVATIONS ARE BASED ON THE DATUM OF 1983. THE DATUM POINTS ARE 10, 11, 14, 15, 16, 20, 22, 23 & 24. ALSO LOCATED ON A T.B.T. TELEPHONE EIGHT OF LOTS 22, 23 & 24.



Survey (Not To Scale For Marketing Only)



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