

FOR SALE

8 ± ACRE COMMERCIAL SITE THORNTON ROAD AND I-20

Download Full Information at: <http://www.fitzgeraldland.com/detail.php?fatherID=44&TypeID=50&ListingID=17>



8.235 +/- Acres adjacent to I-20 directly across from new Thornton Rd Home Depot. Property is level, has good visibility from I-20, & quick access to Camp Crk Pkwy. Fronts on Blair Bridge Rd. Zoned for most commercial uses, Hotel, Car Dealership, Restaurant, Multi-Family.

LOCATION

Blairs Bridge Road
Douglasville, GA 30001

For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 402

From Atlanta, take I-20 west to Exit 44. Turn left heading south on Thornton Rd to Right on Blair's Bridge at traffic signal. Sign on Property on Right.



Mike Fitzgerald, Broker
404-603-5460 Ext 1
Mike@MikeFitzgeraldRealty.com



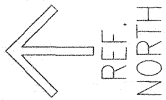
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY TO THE BEST OF HIS KNOWLEDGE AND INFORMATION THAT IS REASONABLY OBTAINABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE TERM "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COBB COUNTY, GEORGIA
20' SANITARY SEWER EASEMENT
DEED BOOK 235, PAGE 694

30' UNDERGROUND PIPELINE EASEMENT
COGNIAL PIPELINE COMPANY
DEED BOOK 287, PAGE 174
GROUND MARKERS BASED ON ABOVE
GROUND MARKERS

AREA
356,716 SF.
8.235 ACRES



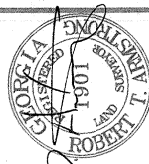
INTERSTATE HIGHWAY 20
300' R.O.W.
ARC=1043.64' Ch.=1042.58' N 78°28'18" E R=6657.54'

NOW OR FORMERLY
PARKWAY CENTER ASSO.
DEED BOOK 557, PAGE 477

NOW OR FORMERLY
HENRIETTA PAYTON
DEED BOOK 384, PAGE 25

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS
A TRUE AND CORRECT REPRESENTATION OF A SURVEY
MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE
PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS
OF LAW. ALL MATTERS OF THIS NATURE EXCEPTED.

ROBERT T. ARMSTRONG
REGISTERED LAND SURVEYOR No. 1901



SURVEY FOR

SURENDER KUMAR, et al

LAND LOTS 580, 581 & 617
18th. DISTRICT 2nd. SECTION
DOUGLAS COUNTY, GEORGIA

SCALE: 1" = 60'
SURVEY DATE: MAY 15, 1996

DWG FILE: 968546
JOB NO: 968546

CERTIFICATION

FIELD/HEM DRAWN/RTA CHD/RTA

Armstrong Land Surveying, Inc.

P.O. Box 775
Douglasville, Georgia 30133

PH: (770) 320-1444 FAX: (770) 732-1447

5-17-07

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

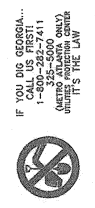
CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN AN ANGULAR ERROR OF ONE PART IN 100,000. THE SURVEYOR HAS USED A TOTAL STATION AND HEAVY DUTY PACKARD GSSX DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,530 FEET. INIT.

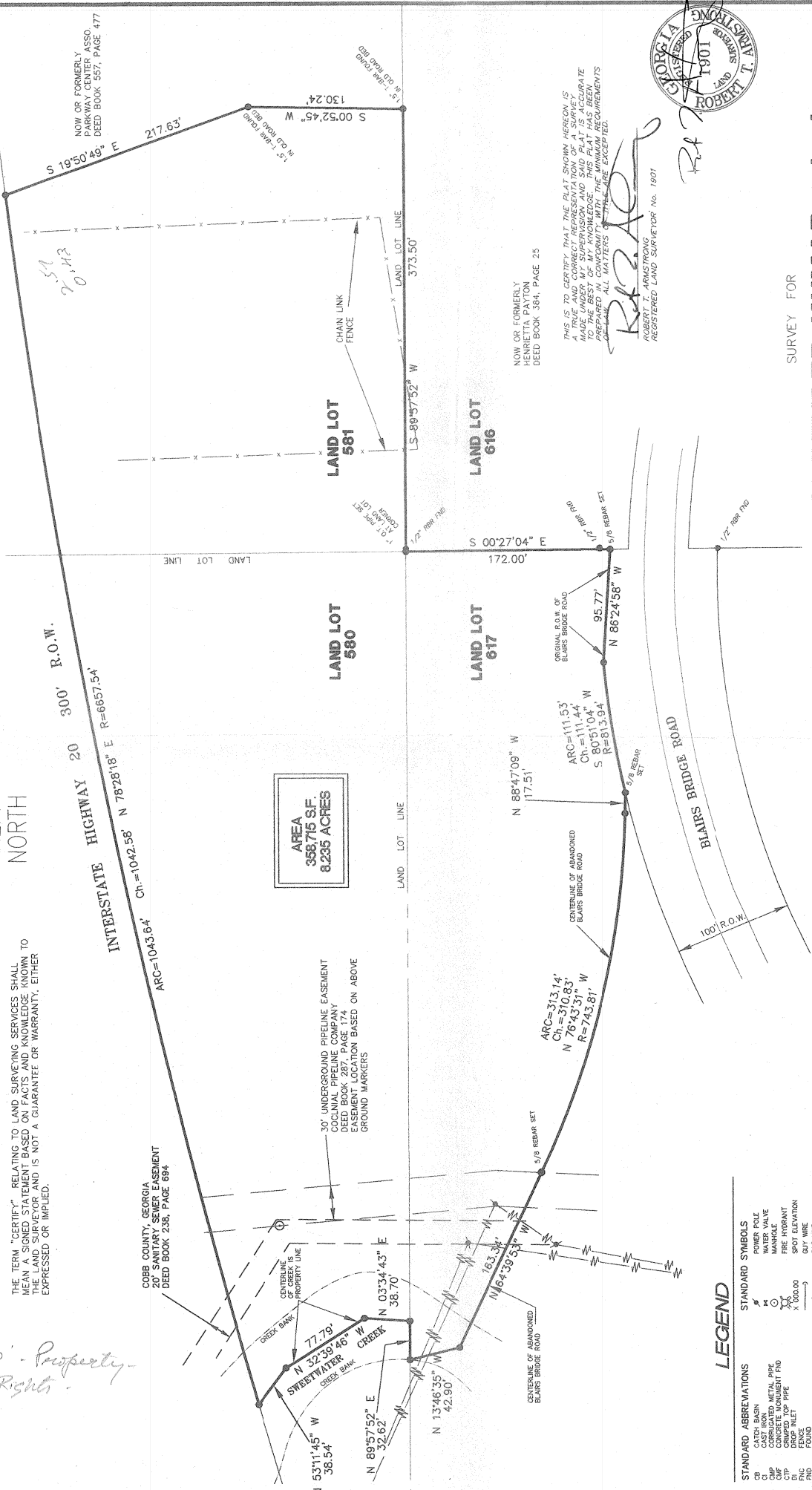
LEGEND

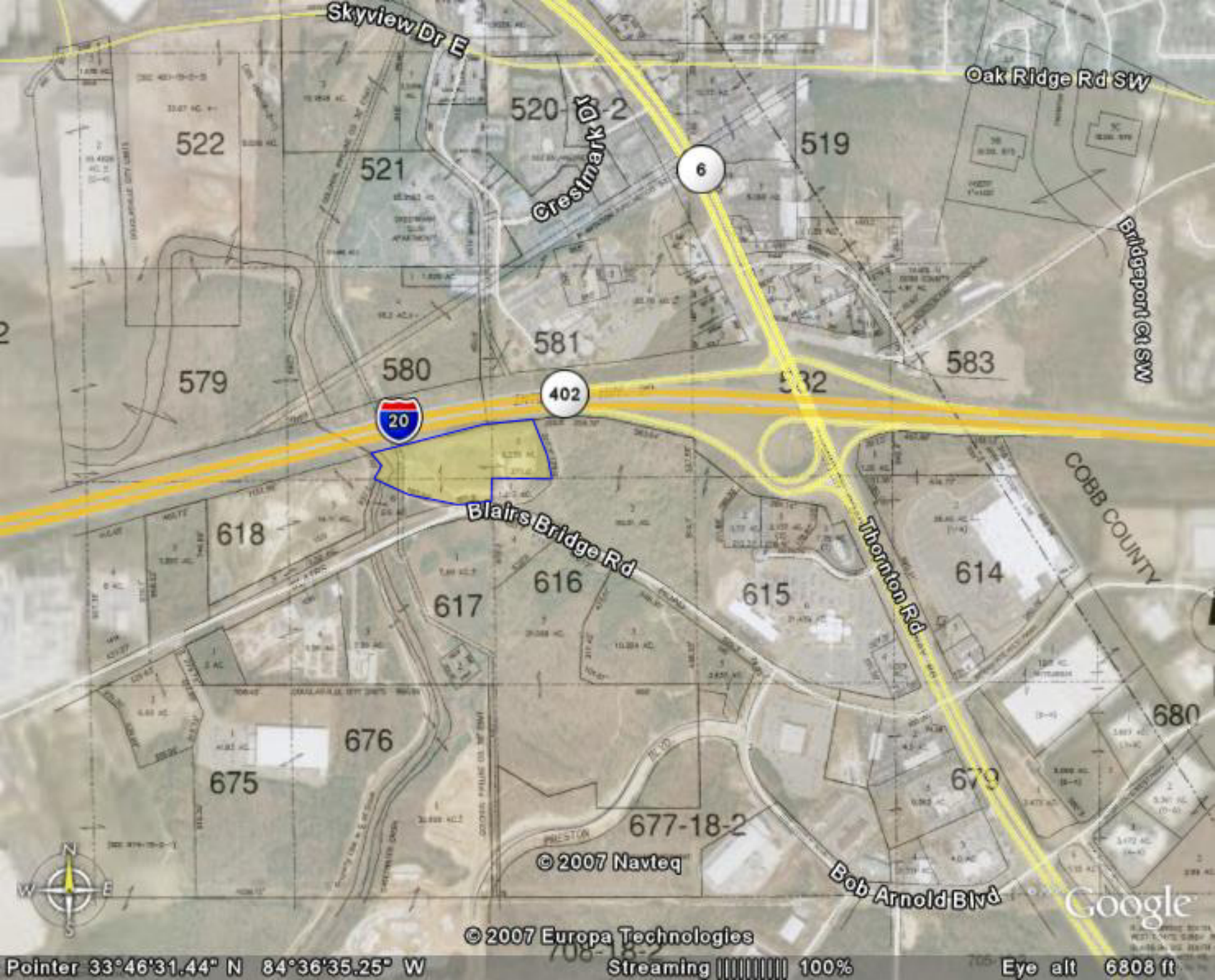
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CB CAST IRON	PR POWER POLE
CTP CONCRETE TOP PIPE	WV WATER VALVE
CMF CONCRETE MANHOLE	MA MANHOLE
CP CONCRETE PORT	FI FIRE HYDRANT
FP FENCE	SE SPOT ELEVATION
FO FOUNDRY	SL SPOT LEVEL
GA GALVANIZED	GL GAS LINE
MB MANHOLE	WL WATER LINE
MB PORT OF BEGINNING	PL POWER LINE
MB REINFORCED CONCRETE PIPE	WA WET AREA
MB SANITARY SEWER	TA TRAFFIC FLOW ARROW
MB SANITARY SEWER	LP LIGHT POLE
MB WATER	
MB OVERHEAD POWER	



IF YOU DIS 66080...
1-800-292-7411
METRIC (MILLIMETER ONLY)
UTILES (MILLIMETER ONLY)
1:5 THE LAW

50x10' Property Sign Right





Skyview Dr E

Oak Ridge Rd SW

Crestmark Dr

Bridgeport Ct SW



402

6

Blairs Bridge Rd

Thornton Rd

COBB COUNTY

Bob Arnold Blvd



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Google

Pointer 33°46'31.44" N 84°36'35.25" W

Streaming 100%

Eye alt 6808 ft