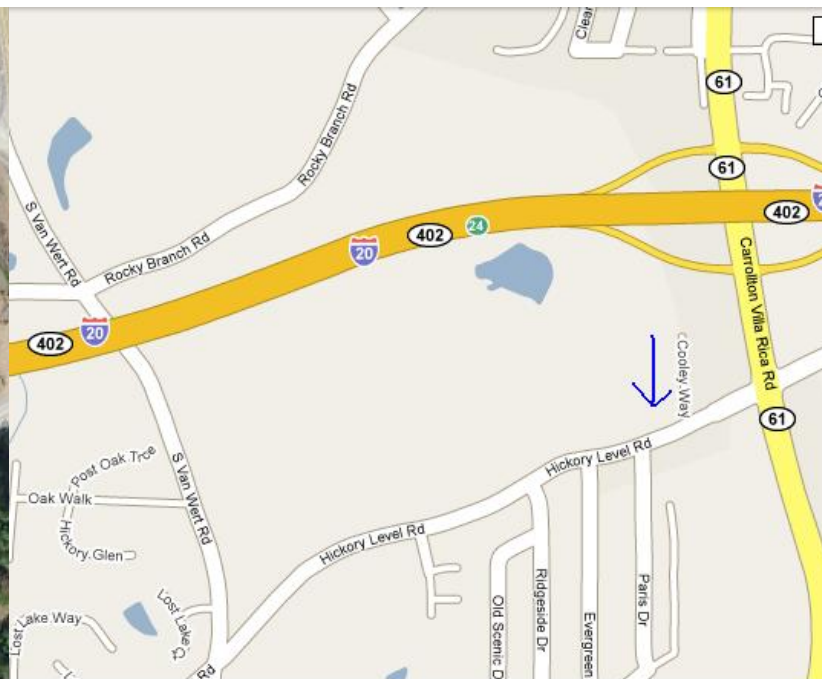


FOR SALE

**2.96 +/- ACRES ON HICKORY
LEVEL RD IN CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA**

Download Full Information at <http://fitzgeraldland.com/detail.php?fatherID=44&TypeID=50&ListingID=19>



2.96 +/- acres zoned General Commercial in the City Limits of Villa Rica directly adjacent to the new Villa Rica Home Depot. Traffic count of 32,000 cars / day on Hwy 61. All utilities including sewer available at the property.

LOCATION

**00 Hickory Level Rd
Villa Rica, GA 30180**

For Recorded Message & Fax Information on Demand
Call Toll-Free: 1-877-568-4636 Ext 203

Take I-20W to exit 24 take left heading south on Highway 61 to first intersection take right on Hickory Level Rd and property is on right side past Home Depot.



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



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

N 90°00'00" W

245.34'

Driveway

C2

8

CB=1270.45
IE=1264.10'

TRACT C

N/F
ADH DEVELOPMENT INC.
TRACTS 6-10
(DB. 2618, PG. 312)
PARCEL #V07 0100127
137635.4 SQ. FT.
3.16 ACRES

1422.92' (tot.)

9

N 89°17'51" E

234.85'

GRAVEL PAI

10

N 09°06'55" E

359.05'

PLANTATION PIPE LINE 50' R/W
(DB. 64, PG. 583/ DB.196, PG. 201)
(EXCEPTION #19)

IE=1274.08
(slited)

IPF 1/2"
CRIMP TOP

S 71°34'29" W
251.09'

HICKORY LEVEL RD.

(VARIABLE R/W)

L1
L2