



# For Sale

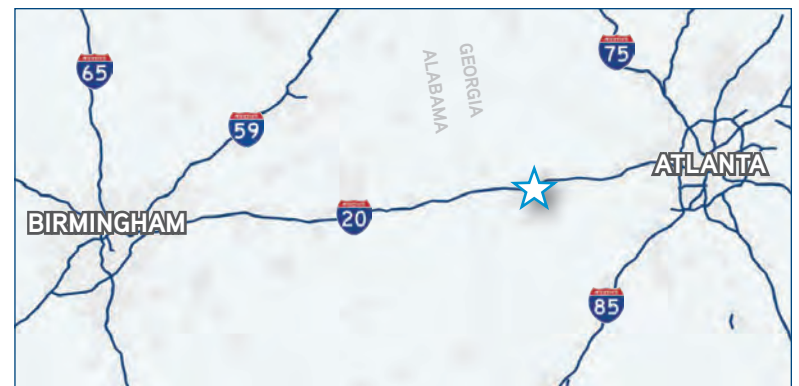
## DEVELOPMENT SITE

*±117 ACRES (WILL CONSIDER SUBDIVIDING)*

BREMEN, CARROLL & HARALSON COUNTIES, GA

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rob.jordan@colliers.com

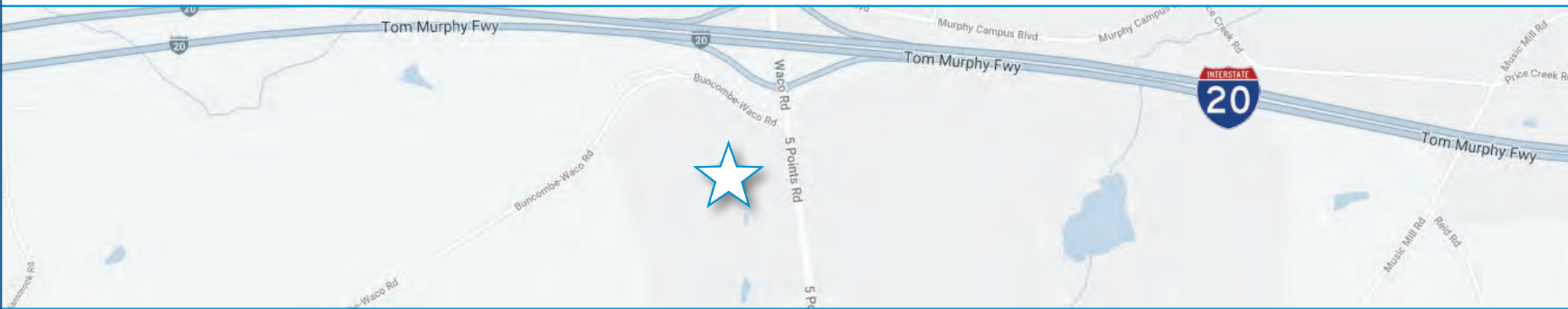
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# PROPERTY DETAILS

TOTAL SIZE (ACRES)	±117.1
JURISDICTION	City of Bremen, Carroll and Haralson Counties
ZONING	M-1 (Light Industry) - City of Bremen
UTILITIES	Water available on Buncombe Waco Rd (subject to independent verification)
CONDITION	Raw, pasture land with mild topography
ACCESS	Via Buncombe-Waco Rd and Five Points Rd
SITE PLAN	Conceptual plan shows ~671,000 SF of industrial development
PRICE	<b>Call For Pricing (Will consider subdividing)</b>

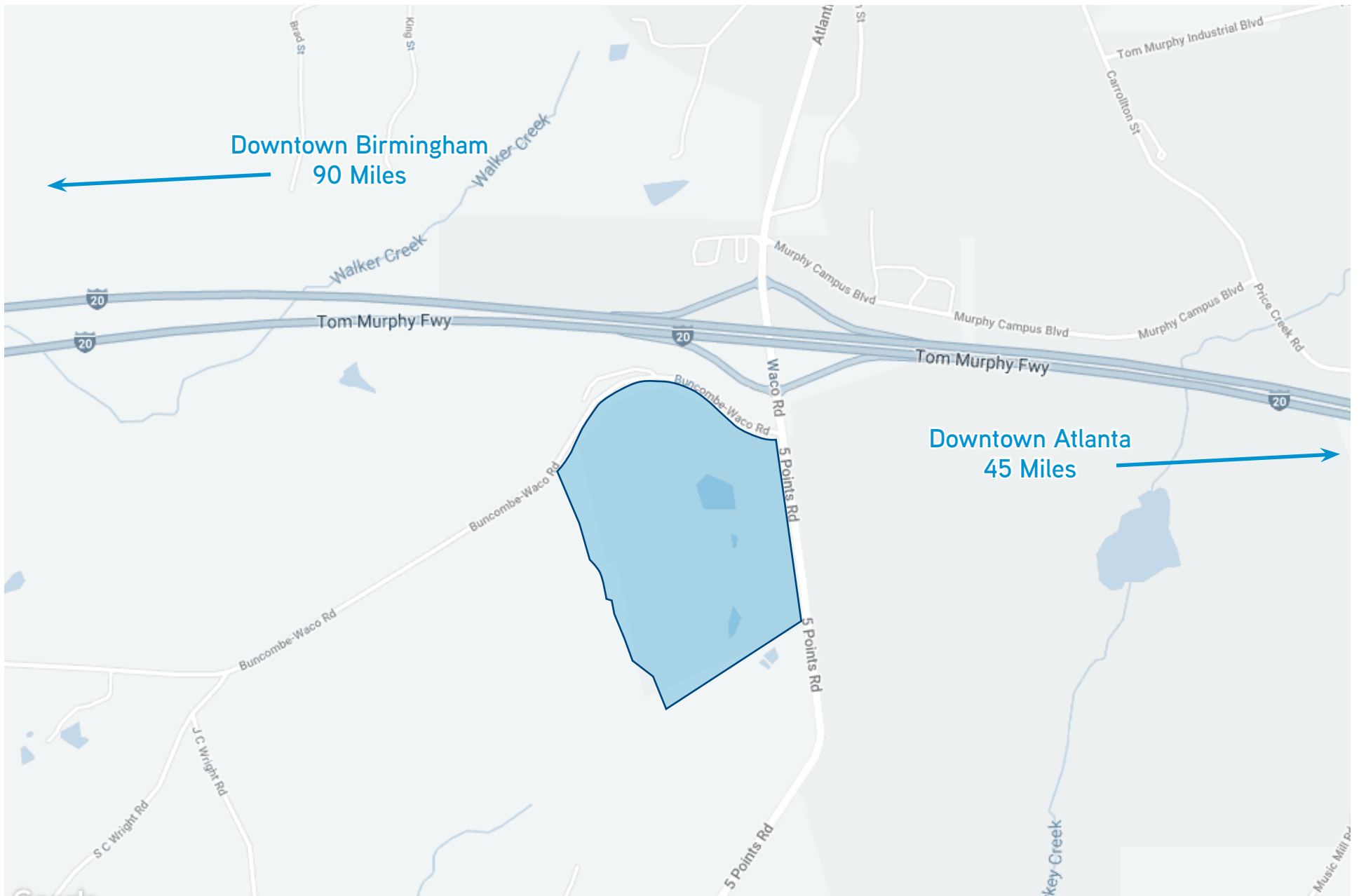


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# LOCATION



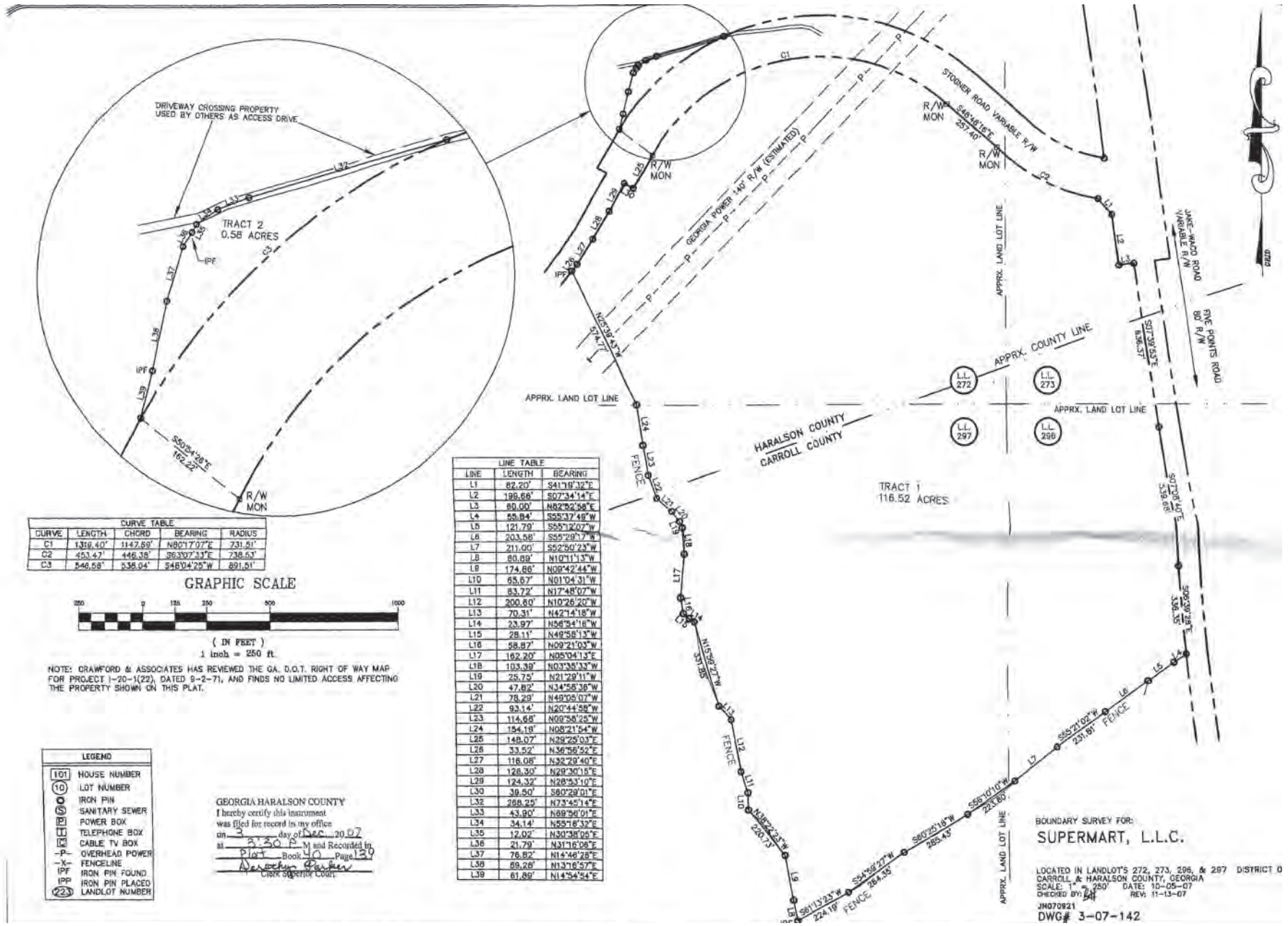
# CONCEPTUAL PLAN



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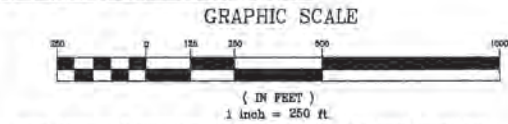
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# SURVEY



CURVE	LENGTH	CHORD	BEARING	RADIUS
C1	136.40'	114.76'	N82°17'07"E	731.51'
C2	453.47'	446.36'	S63°37'33"E	738.53'
C3	546.68'	538.04'	S46°04'25"W	891.51'

LINE	LENGTH	BEARING
L1	82.20'	S41°18'32"E
L2	186.66'	S07°34'14"E
L3	80.00'	N82°52'58"E
L4	65.84'	S55°37'48"W
L5	121.79'	S55°12'07"W
L6	203.58'	S55°29'7"W
L7	211.00'	S52°50'23"W
L8	80.89'	N10°11'37"W
L9	174.66'	N08°42'44"W
L10	65.67'	N01°04'31"W
L11	83.72'	N17°48'07"W
L12	200.80'	N10°26'20"W
L13	70.31'	N42°14'18"W
L14	23.97'	N56°54'16"W
L15	28.11'	N49°56'13"W
L16	58.87'	N09°21'03"W
L17	162.20'	N05°04'13"E
L18	103.39'	N03°35'33"W
L19	25.75'	N21°29'11"W
L20	47.82'	N34°56'36"W
L21	78.29'	N46°59'07"W
L22	93.14'	N20°44'59"W
L23	114.68'	N08°56'25"W
L24	154.19'	N08°21'54"W
L25	148.07'	N29°25'03"E
L26	33.52'	N36°56'52"E
L27	116.08'	N32°29'40"E
L28	126.30'	N29°30'16"E
L29	124.32'	N26°53'10"E
L30	39.50'	S80°29'01"E
L31	268.25'	N73°45'14"E
L32	43.80'	N89°36'09"E
L33	34.14'	N55°16'32"E
L34	17.02'	N30°30'05"E
L35	12.79'	N31°16'06"E
L36	76.82'	N14°46'28"E
L37	89.26'	N13°16'57"E
L38	81.89'	N14°54'54"E



NOTE: CRAWFORD & ASSOCIATES HAS REVIEWED THE GA. D.O.T. RIGHT OF WAY MAP FOR PROJECT 1-20-1(22), DATED 9-2-71, AND FINDS NO LIMITED ACCESS AFFECTING THE PROPERTY SHOWN ON THIS PLAT.

LEGEND	
101	HOUSE NUMBER
10	LOT NUMBER
○	IRON PIN
○	SANITARY SEWER
□	POWER BOX
□	TELEPHONE BOX
□	CABLE TV BOX
-P-	OVERHEAD POWER
-X-	FENCELINE
IPF	IRON PIN FOUND
IPF	IRON PIN PLACED
23	LANDLOT NUMBER

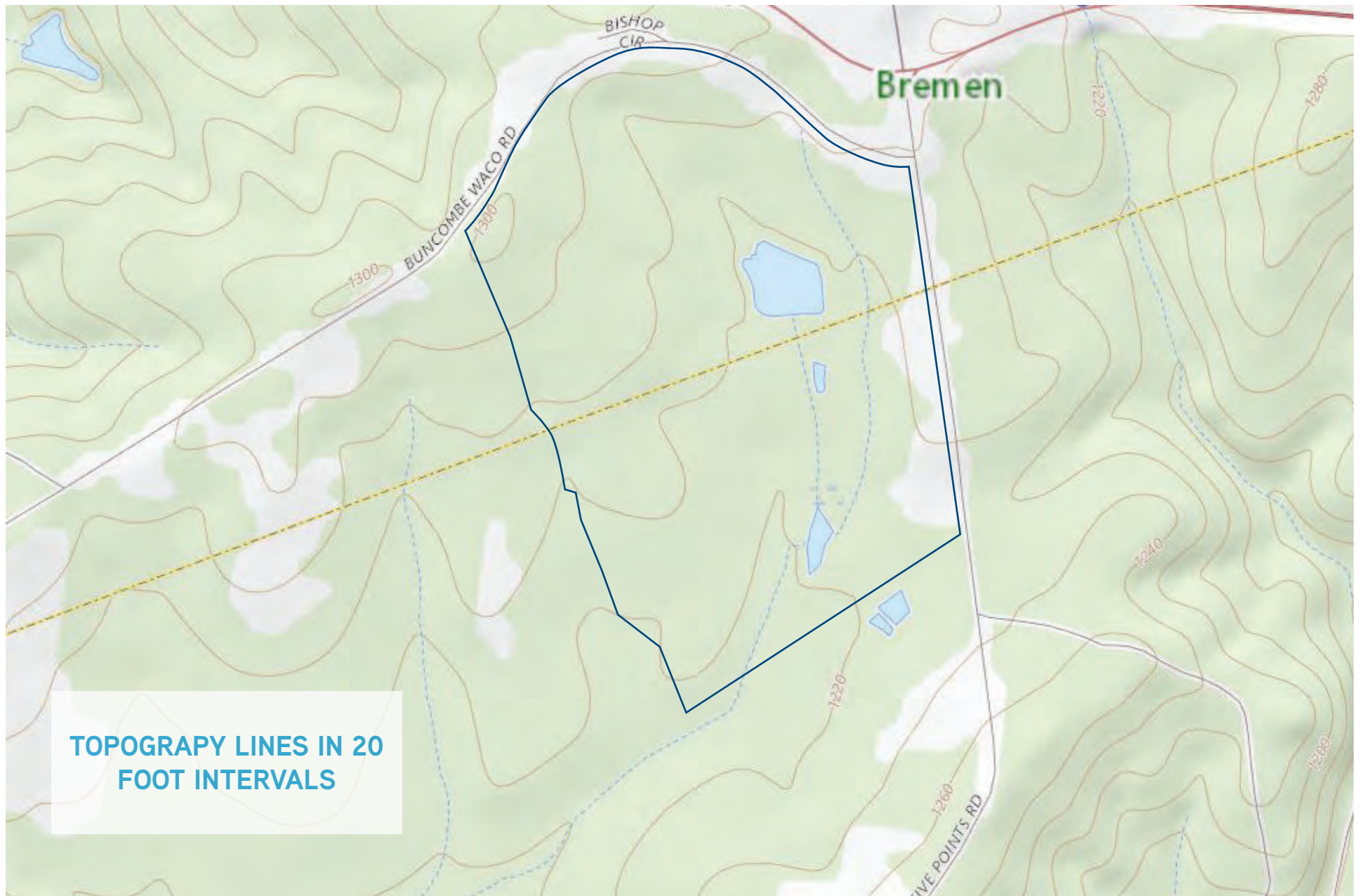
GEORGIA HARALSON COUNTY  
 I hereby certify this instrument  
 was filed for record in my office  
 on 3 day of DEC, 2007  
 at 5:20 P.M. and Recorded in  
Plat Book 40 Page 139  
Doreen Carter  
 Clerk Superior Court

BOUNDARY SURVEY FOR:  
**SUPERMART, L.L.C.**

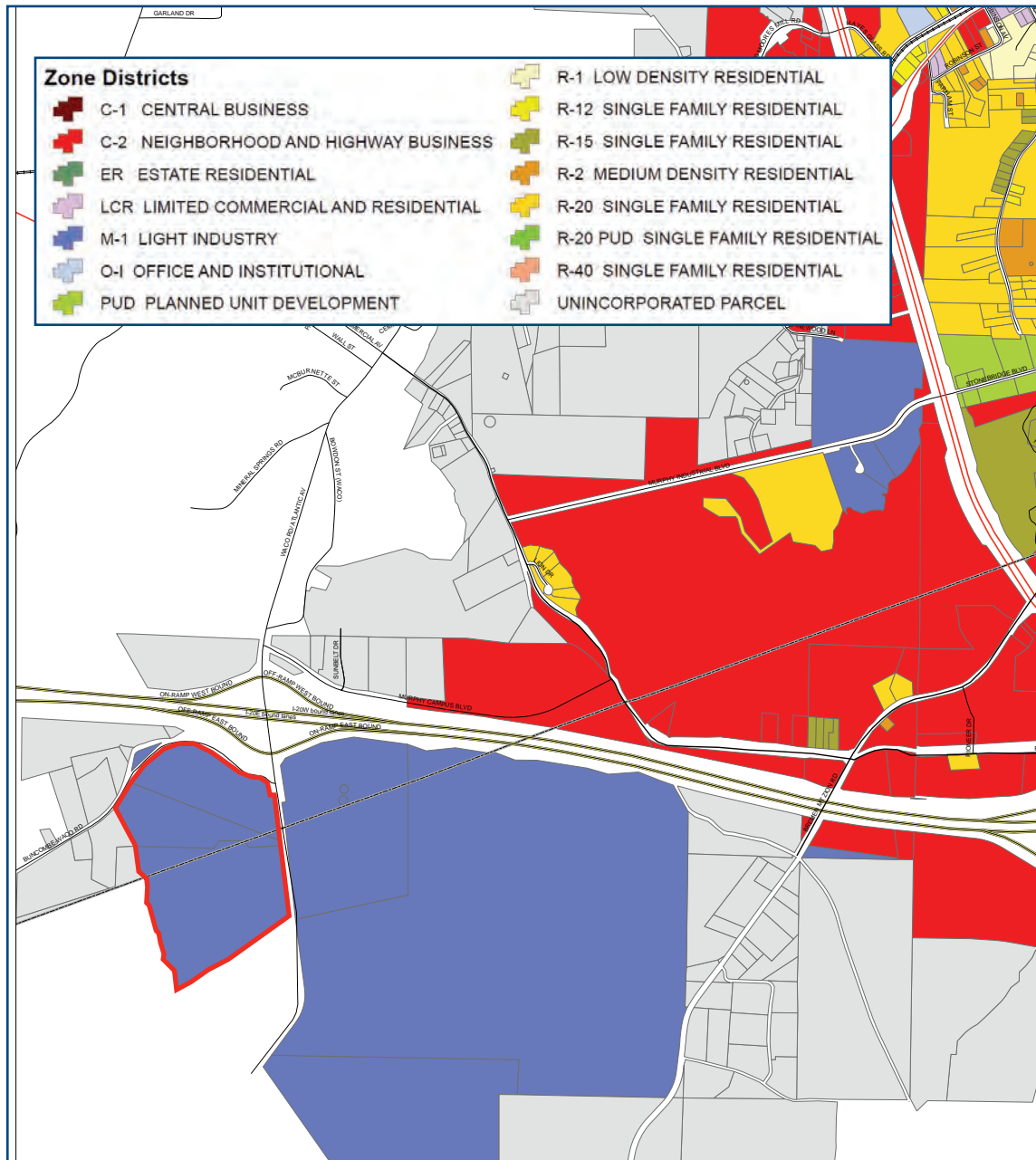
LOCATED IN LANDLOTS 272, 273, 296, & 297 DISTRICT 0  
 CARRLL & HARALSON COUNTY, GEORGIA  
 SCALE: 1" = 250' DATE: 10-05-07  
 DRAWN BY: SM REV: 11-13-07  
 JN070921  
 DWG# 3-07-142



# ENVIRONMENTAL CHARACTERISTICS



# ZONING & FUTURE LAND USE



## M-1 (Light Industry) Zoning District

Permitted Uses: Any non-residential use permitted in C-2; Building material yards; Utility stations including storage; Transportation terminals for freight; Wholesaling, commercial warehousing and commercial storage facilities; Veterinary offices, hospitals, and labs; Manufacturing; Motor vehicle repair, garages and body shops; Machine shops; Construction contractors; Bakeries; Adult entertainment; All uses similar to those listed that do not emit heavy noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other kinds of pollution

## Future Land Use Designation: Commercial

Intent: and used for non-industrial business uses, including retail sales, offices, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

## 2018 DEMOGRAPHICS

<b>Population:</b>	<b>1 mile(s)</b>	<b>5 mile(s)</b>	<b>10 mile(s)</b>
Total Population	296	13,942	58,445
Total Households	102	5,101	20,388
Employees	301	4,043	19,305
Population Density (per Sq. Mi.)	1,990	2,093	2,320

<b>Household Income:</b>	<b>1 mile(s)</b>	<b>5 mile(s)</b>	<b>10 mile(s)</b>
Average Household Income	\$51,345	\$57,229	\$55,238
Median Household Income	\$38,573	\$42,253	\$40,251
Per Capita Income	\$17,679	\$21,022	\$19,959

Data sourced from esiteanalytics.com, based on 2010 Census results and current year estimates. Data set shows 1, 5, and 10 mile statistics with the subject property as the centerpoint.