

# LAND FOR SALE

**33.27+- Acres**

**Highway 53**

**City of Hoschton - Jackson County, Georgia**



**Presented by:**

**Walter T. Rabern**

**Broker**

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**Associate Broker**

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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.



# FACT SHEET

## **33.27 ACRES - Highway 53**

### TRACT SIZE:

PARCEL A	3.36 Acres
PARCEL B	<u>29.91 Acres</u>
<b>TOTAL ACREAGE</b>	<b>33.27 Acres</b>

### LOCATION:

Fronting Highway 53 between Highway 332 and Jackson Trail Road. Approximately 3 miles South of Interstate 85.

CITY OF HOSCHTON - JACKSON COUNTY, GA

### EXISTING ZONING:

MI (industrial) – City of Hoschton

### UTILITIES:

Water, Sewer, Power, Cable

### REMARKS:

Excellent location, convenient to Interstate 85, City of Braselton and Atlanta

Frontage on Highway 53 and Highway 332

Majority of the property has been clear-cut

Rolling topo

Surrounded by office and industrial uses

Owner will consider selling individual or combined tracts

***Bank owned – sold as is, where is with all faults***

### ASKING PRICE:

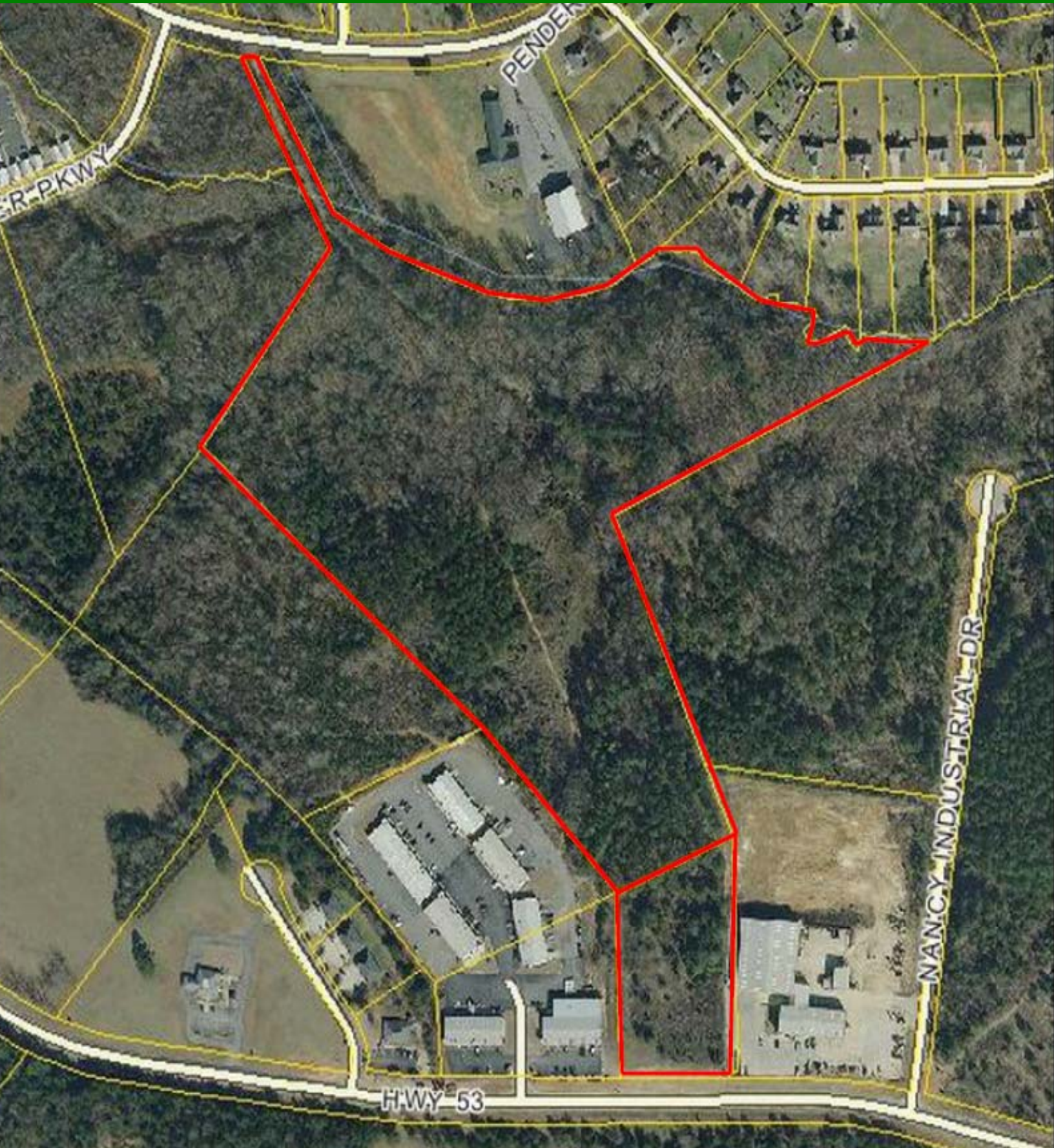
**TRACT A (3.36 Acres)      \$245,000**

**TRACT B (29.96 Acres)      \$905,000**



# AERIAL

AERIAL - GIS



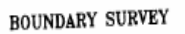
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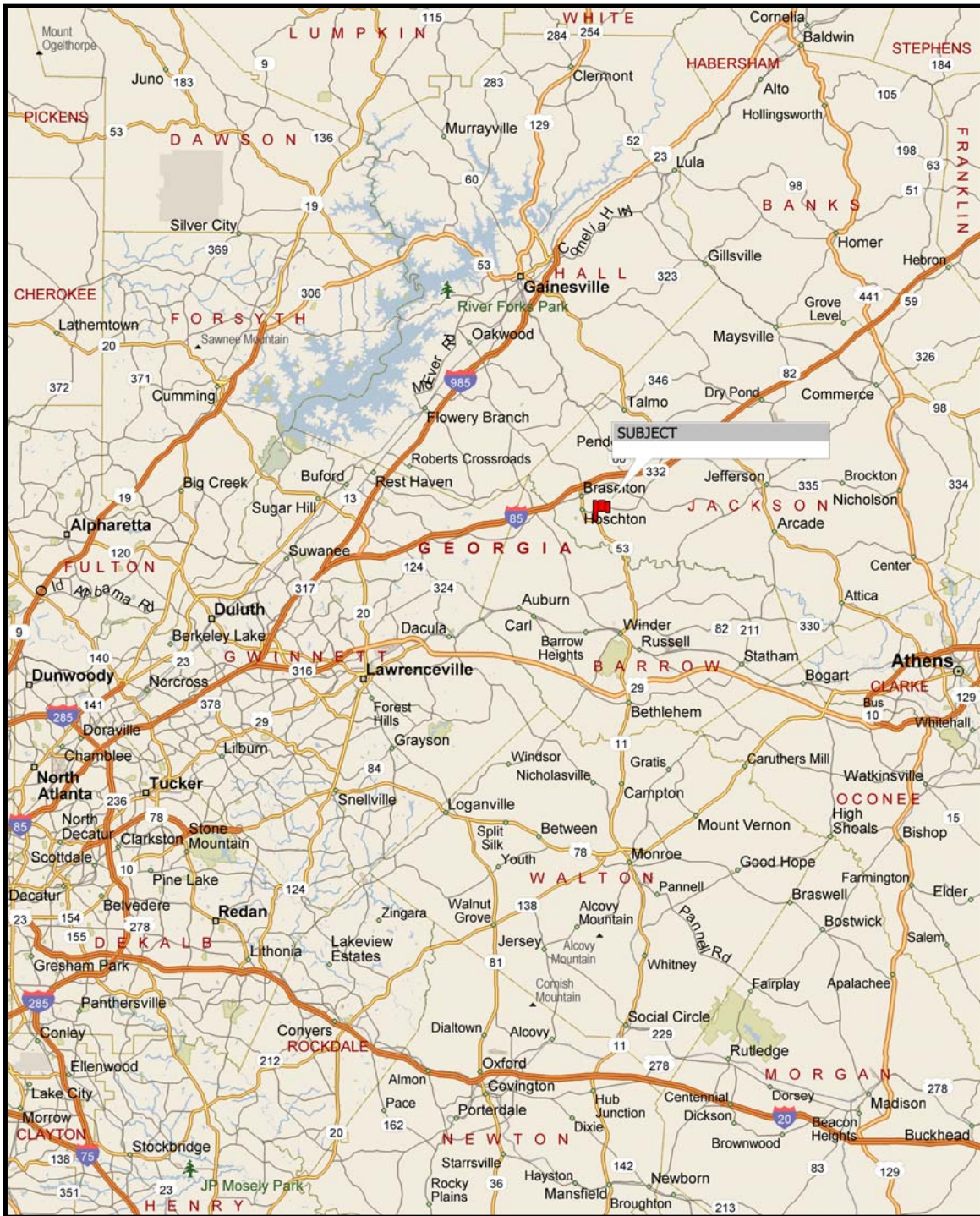
## JACKSON COUNTY DEED BOOK 54 PAGE 20

Filed March 31, 1999 4 05  
April 2 Recorded 1999  
 Book 54 Page 20  
31 Kuba Puka (SP) Cle



# MAP

ATLANTA, ATHENS, GAINESVILLE PROXIMITY



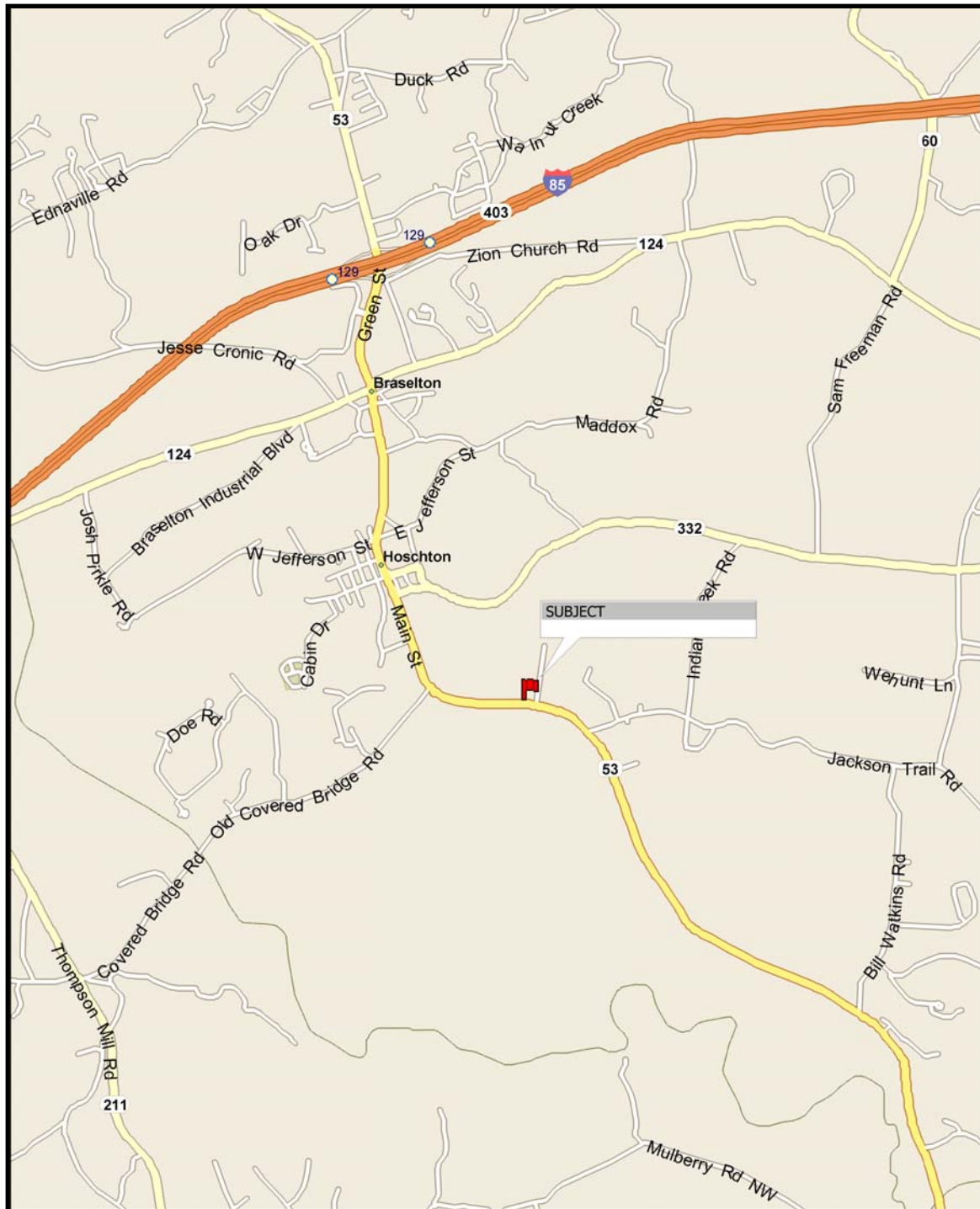
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# MAP

LOCAL PROXIMITY



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# LEGAL DESCRIPTION

FROM DEED UNDER POWER



## EXHIBIT "A"

### LEGAL DESCRIPTION

#### TRACT 1:

All that tract or parcel of land lying and being in the 1407 G.M.D., Jackson County, Georgia, designated as Tract 1 containing 29.905 acres, more or less, as shown on plat and survey of Venable & Associates, Inc., Surveyors, dated March 16, 1999, recorded in the Office of the Clerk of Superior Court of Jackson County, Georgia, in Plat Book 54, page 20. For a more detailed description to said tract, reference is hereby made to said plat as recorded.

#### TOGETHER WITH

#### TRACT 2:

All that tract or parcel of land lying and being in the 1407 G.M.D., Jackson County, Georgia, designated as Tract 2 containing 3.360 acres, more or less, as shown on plat and survey of Venable & Associates, Inc., Surveyors, dated March 16, 1999, recorded in the Office of the Clerk of Superior Court of Jackson County, Georgia, in Plat Book 54, Page 20, which recorded plat is incorporated herein by reference and made a part of this description.



# PHOTOS

*SITE*



**CENTER OF PROPERTY FACING NORTH**



**CENTER FACING EAST**



**CENTER FACING HIGHWAY 53**



**CENTER FACING NORTHEAST**

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# PHOTOS

SITE



**FRONTAGE ON HIGHWAY 53 – FACING WEST**



**FRONTAGE ON HIGHWAY 53 FACING EAST**