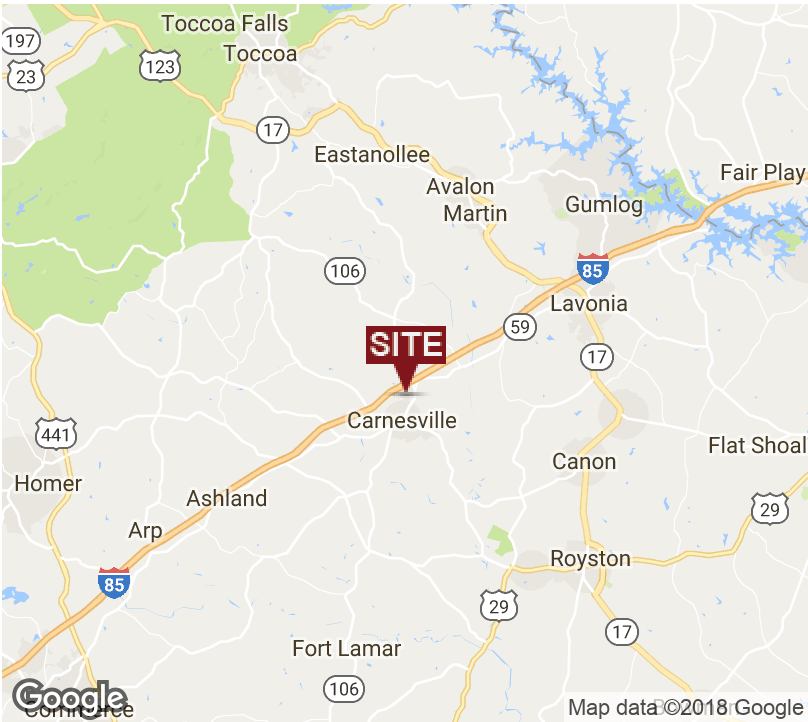
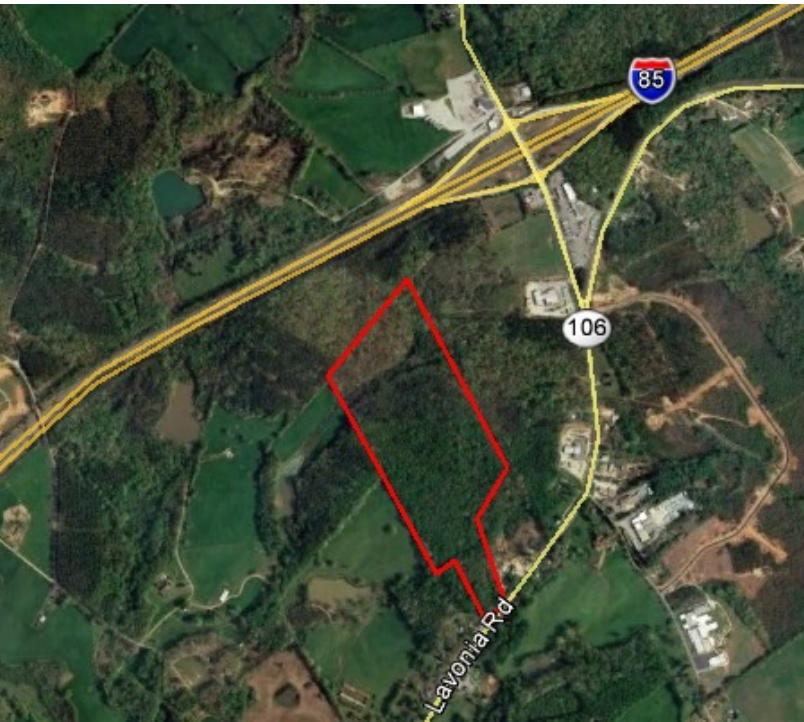


SHETH TRACT - Franklin County

HWY 106 AND I-85, CARNESVILLE, GA 30521



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$355,900
Lot Size:	71.18 Acres
Lot Frontage:	306
Zoning:	CBD - Commercial Business District
Market:	Franklin County

PROPERTY OVERVIEW

The property is located inside the city limits of Carnesville, Georgia. All wooded with two small streams crossing the property. The tract is heavily wooded and has great upside potential for industrial and commercial use on the front 6.29 acres. The property is located within close proximity to the Hwy 106 interchange on I-85. It lies at the midpoint between Greenville, South Carolina and Atlanta, Georgia. There is a conservation easement on the rear portion of the property.

LOCATION OVERVIEW

The property fronts along Hwy 106/Hwy 59 (Lavonia Road) near the intersection of Hwy 106 and I-85 (Exit 166).

PROPERTY HIGHLIGHTS

- In the City of Carnesville.
- Close to I-85.
- 2 Small Streams.

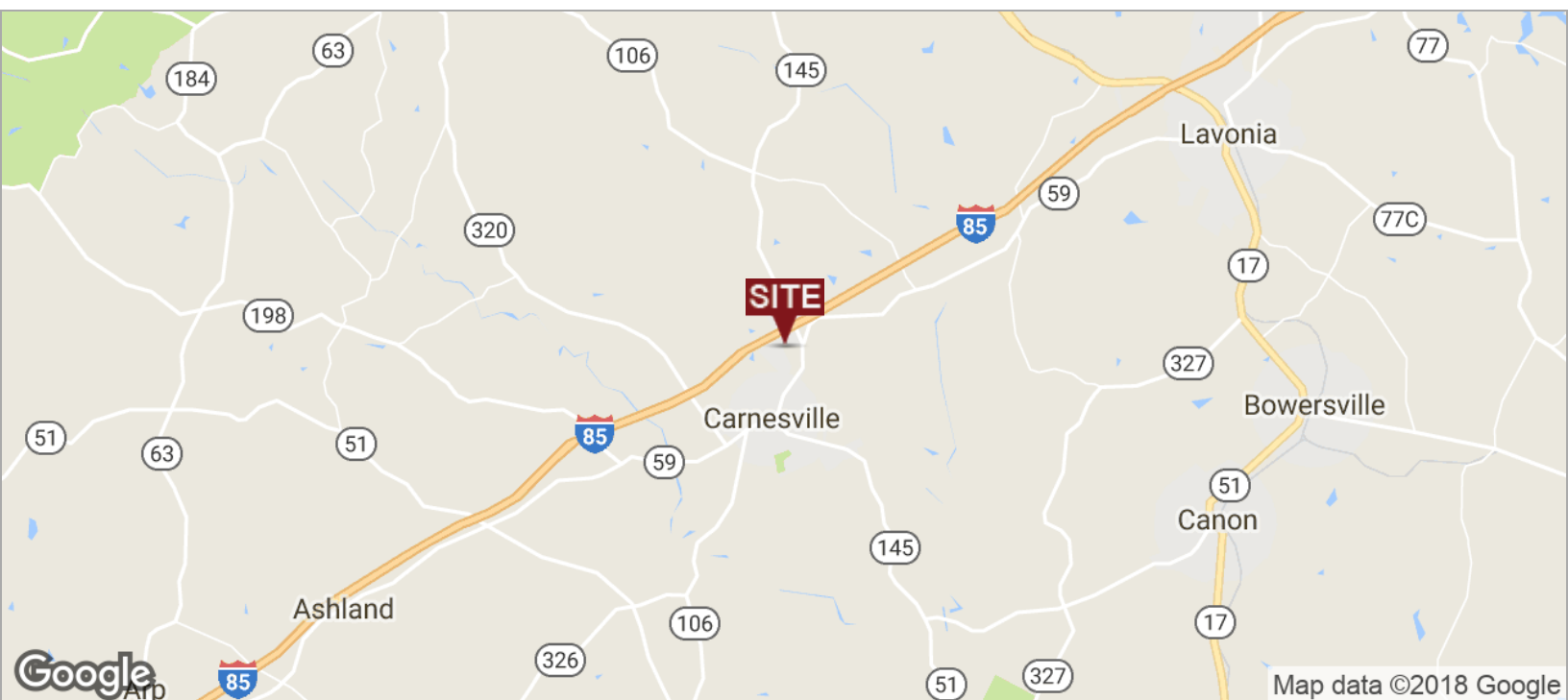
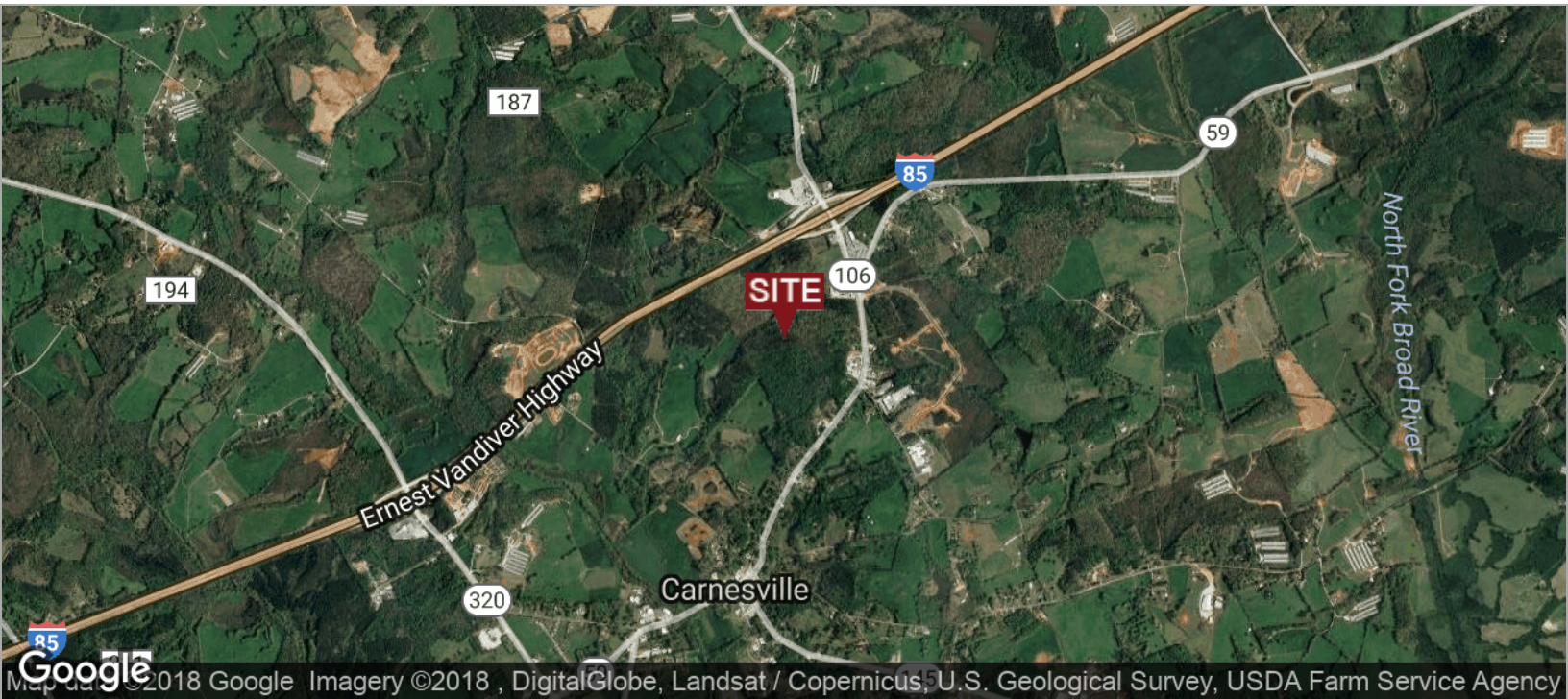
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

SHETH TRACT - Franklin County

HWY 106 AND I-85, CARNESVILLE, GA 30521



LOCATION MAPS



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706.548.9300
grantwhitworth@gmail.com

HWY 106 AND I-85, CARNESVILLE, GA 30521



An aerial photograph of a rural landscape. A large, irregularly shaped green area, likely a forest or wetland, is outlined with a thick red border. A red arrow points to the word "SITE" in the center of this area. To the top left, a multi-lane highway (Interstate 85) runs diagonally. To the right, a road labeled "Busha Rd" runs vertically, with several road markers (100, 106, 59, 106, 106). A small cluster of buildings is visible near the top right. The bottom left corner shows a road labeled "Little St". The bottom of the image contains a Google logo and map data copyright information.

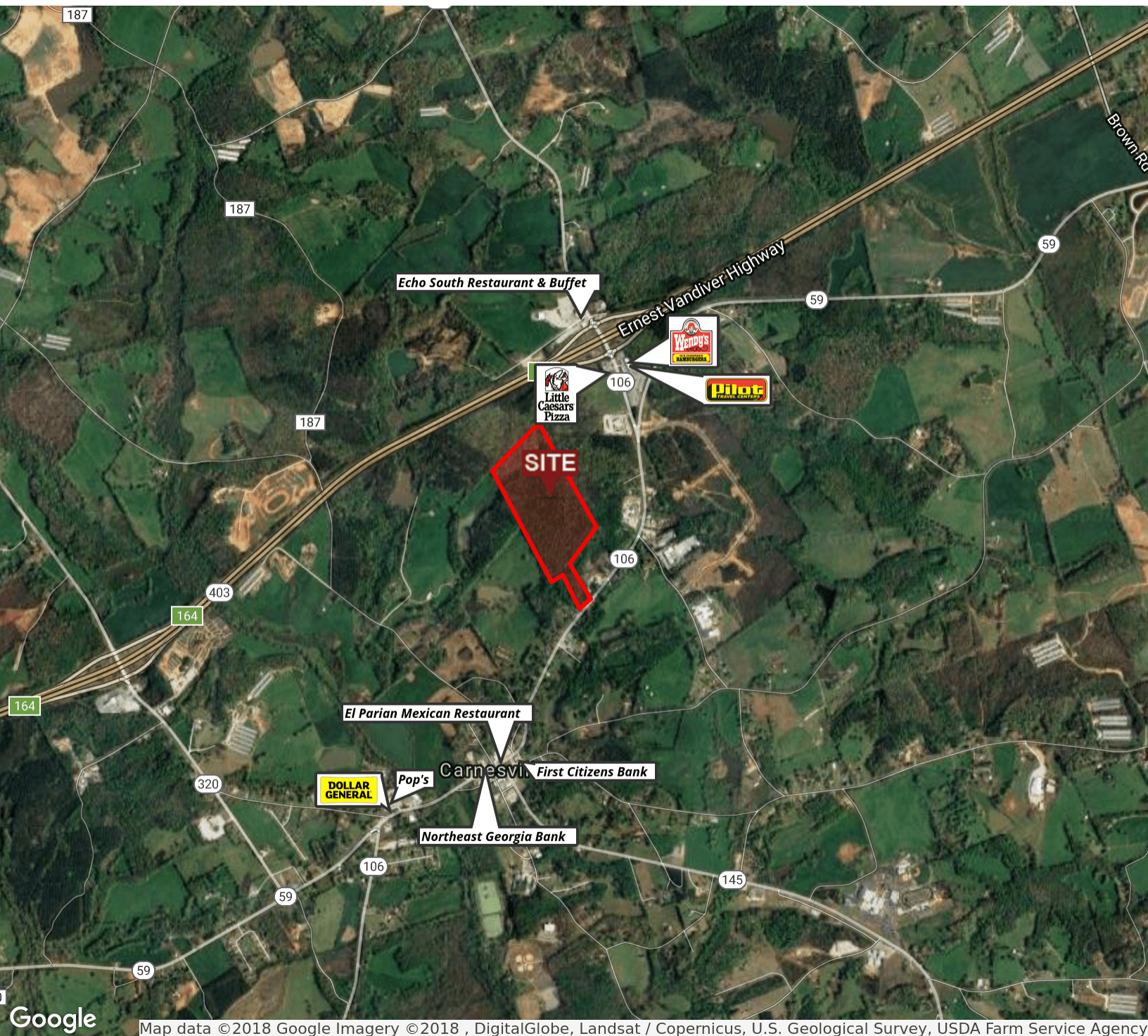
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HWY 106 AND I-85, CARNESVILLE, GA 30521



RETAILER MAP



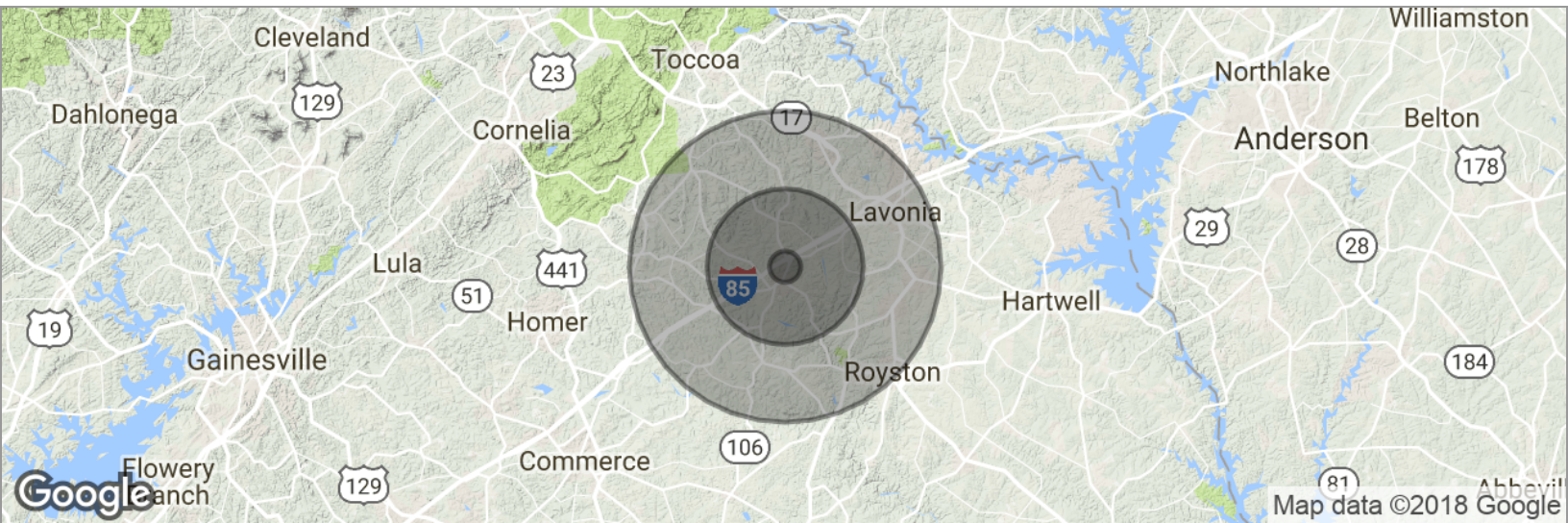
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SHETH TRACT - Franklin County

HWY 106 AND I-85, CARNESVILLE, GA 30521



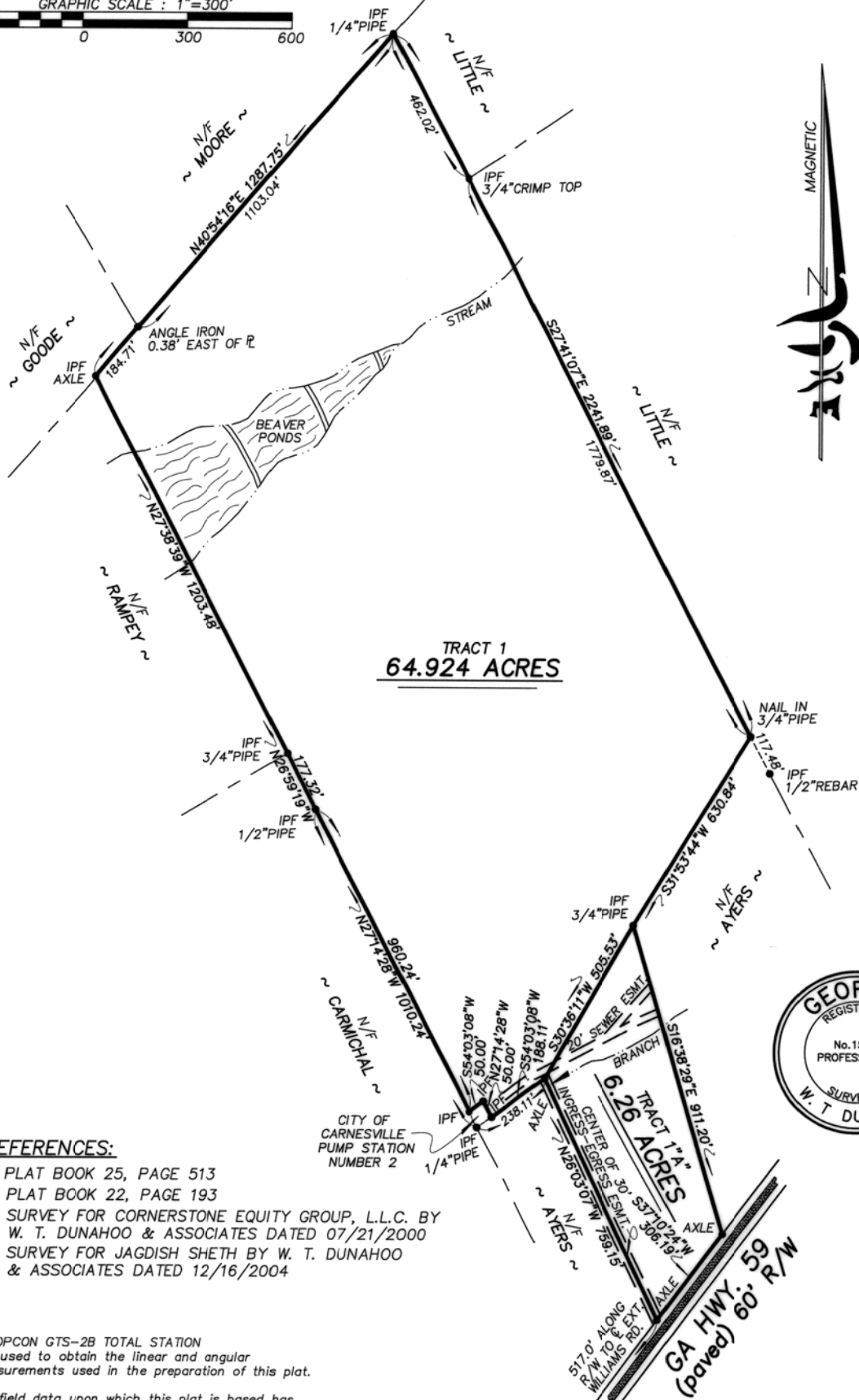
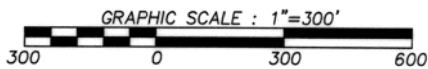
DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	163	5,477	25,983
Median age	43.0	40.3	39.9
Median age (male)	42.2	38.7	38.1
Median age (Female)	44.0	41.6	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	67	2,181	10,116
# of persons per HH	2.4	2.5	2.6
Average HH income	\$52,409	\$50,040	\$48,434
Average house value		\$157,812	\$158,149

* Demographic data derived from 2010 US Census

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REFERENCES:

1. PLAT BOOK 25, PAGE 513
2. PLAT BOOK 22, PAGE 193
3. SURVEY FOR CORNERSTONE EQUITY GROUP, L.L.C. BY W. T. DUNAHOO & ASSOCIATES DATED 07/21/2000
4. SURVEY FOR JAGDISH SHETH BY W. T. DUNAHOO & ASSOCIATES DATED 12/16/2004

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 22,000 feet and an angular error of $\frac{2}{1000000}$ per angle point and was adjusted using the COMPASS rule.

This survey has been calculated for closure and is found to be accurate within one foot in $>52,035$ feet.

~ LEGEND ~

ESMT. = EASEMENT
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
IPS = IRON PIN SET (1/2" OPEN TOP)
IPF = IRON PIN FOUND (1/2" OPEN TOP)

SURVEY FOR

CARNESVILLE HOLDINGS, LLC

CITY	GMD	COUNTY	SCALE	DATE
	264	FRANKLIN	1"=300'	6/03/2010

W. T. DUNAHOO AND ASSOCIATES, L.L.C.

P.O. BOX 183
302 W. MAY ST.

(770) 867-3911

WINDER, GEORGIA

