



Tract B157

20 Acres
Barrow County, Georgia
Property Price : \$3,500,000 or
(\$173,010.38/Acre)



Acreage:

20.23 Acres

General Description:

Property Profile: Size: 20.23 +/- Acres Road Frontage: 870 feet +/- Utilities: Public Water (Sewer Adjacent and may require lift station) Zoning: General Commercial Town of Braselton Distinguishing Features: Approximately 8/10 miles from I-85; ample road frontage, good visibility, property has gentle topography. Beautiful 20.23 acre commercial property located in Barrow County just off I-85 at Exit 126 (Chateau Elan Exit). This area is experiencing explosive growth and this 20+/- acre property is perfect for multiple uses. With 870+/- feet of road frontage and gentle rolling topography this tract has tremendous potential.

Investment:

\$3,500,000 or (\$173,010.38/Acre)

Tax ID:

BR025 004, BR025 005, BR025 006

Agent:

Fred Wadsworth
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Location/Directions:

From Atlanta take I-85 North to Exit 126 (Chateau Elan Exit). Turn right and property is less than 8/10 of a mile on left. See Advance Land and Timber signs.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

