

# For Sale

## ZONED INDUSTRIAL DEVELOPMENT SITE

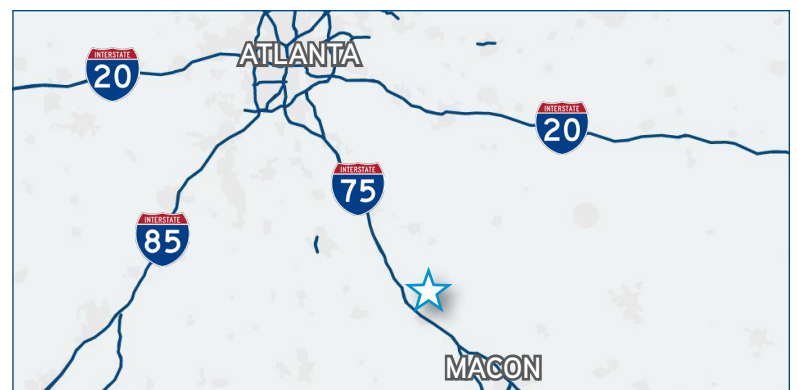
±288 ACRES

FORSYTH, MONROE COUNTY, GA



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# SITE AERIAL



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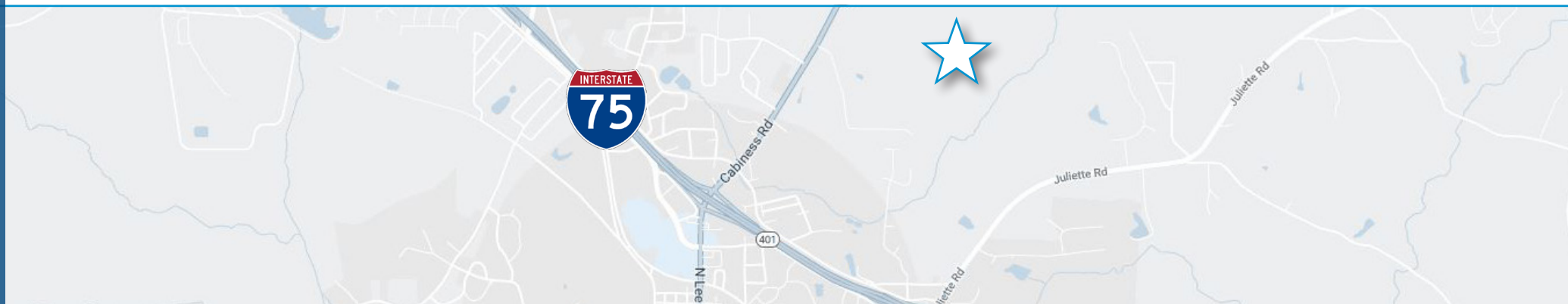






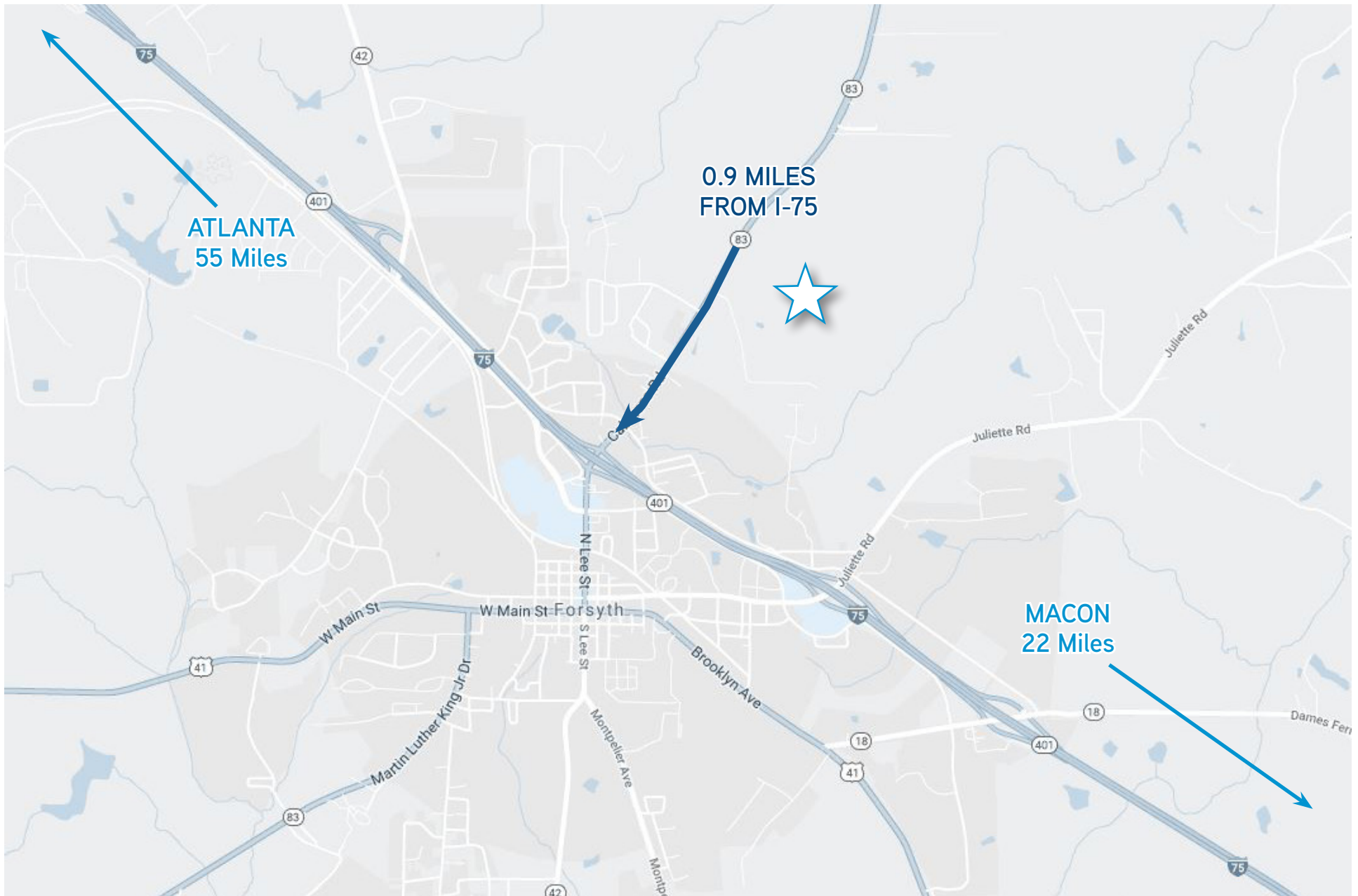
## PROPERTY DETAILS

TOTAL SIZE (ACRES)	±288.5
JURISDICTION	Unincorporated Monroe County
ZONING	Industrial
UTILITIES	Water and electricity available to site. Sewer available at Hwy 83/Town Creek Rd.
CONDITION	Vacant, wooded land used as timber farm
TOPOGRAPHY	2% grade change from NW to SE
ACCESS	Via GA-Hwy 83 N
PRICE	<b>\$35,000 Per Acre</b>



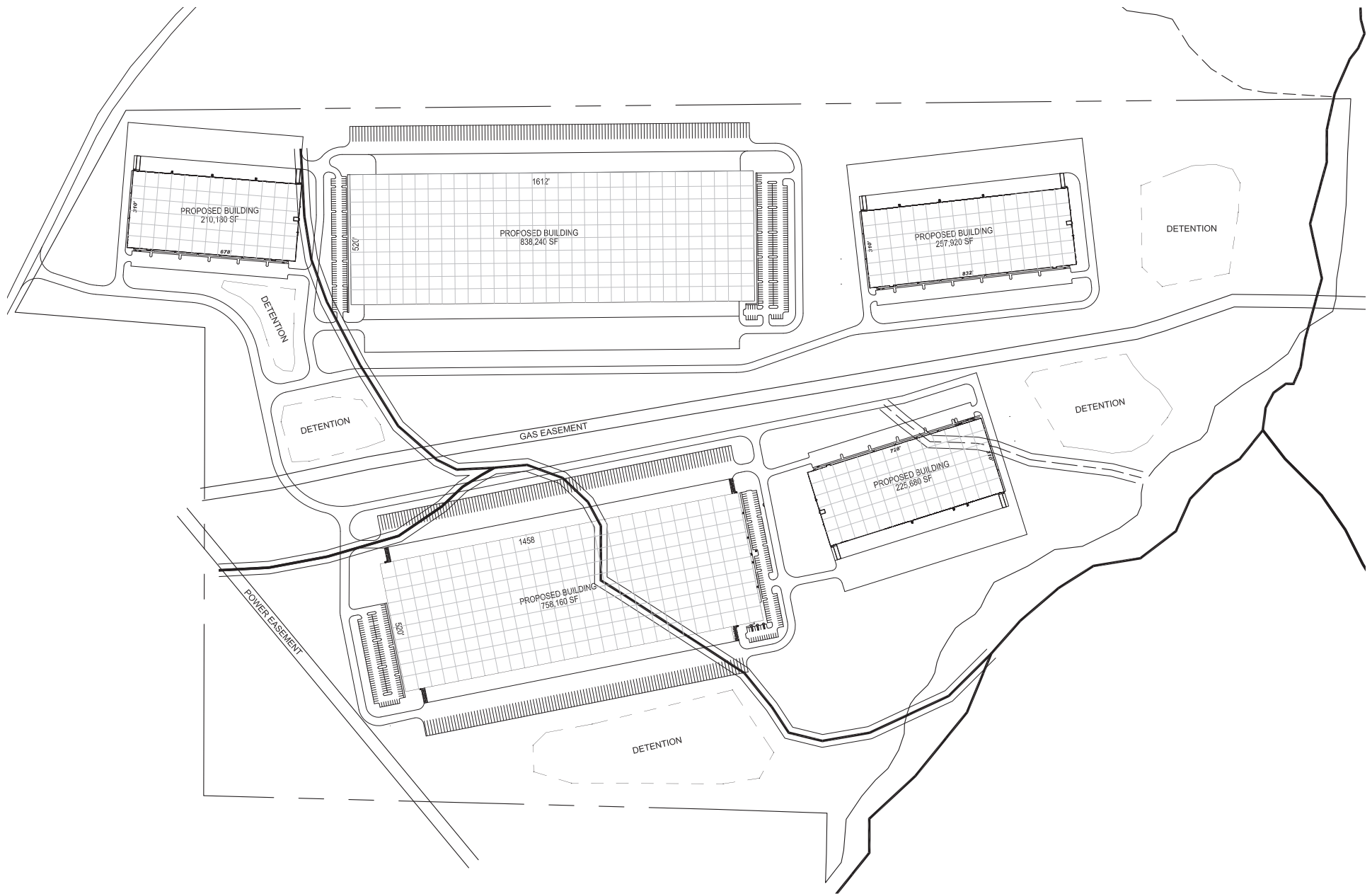
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# LOCATION





# CONCEPTUAL PLAN TOTAL: 2,290,180 SF

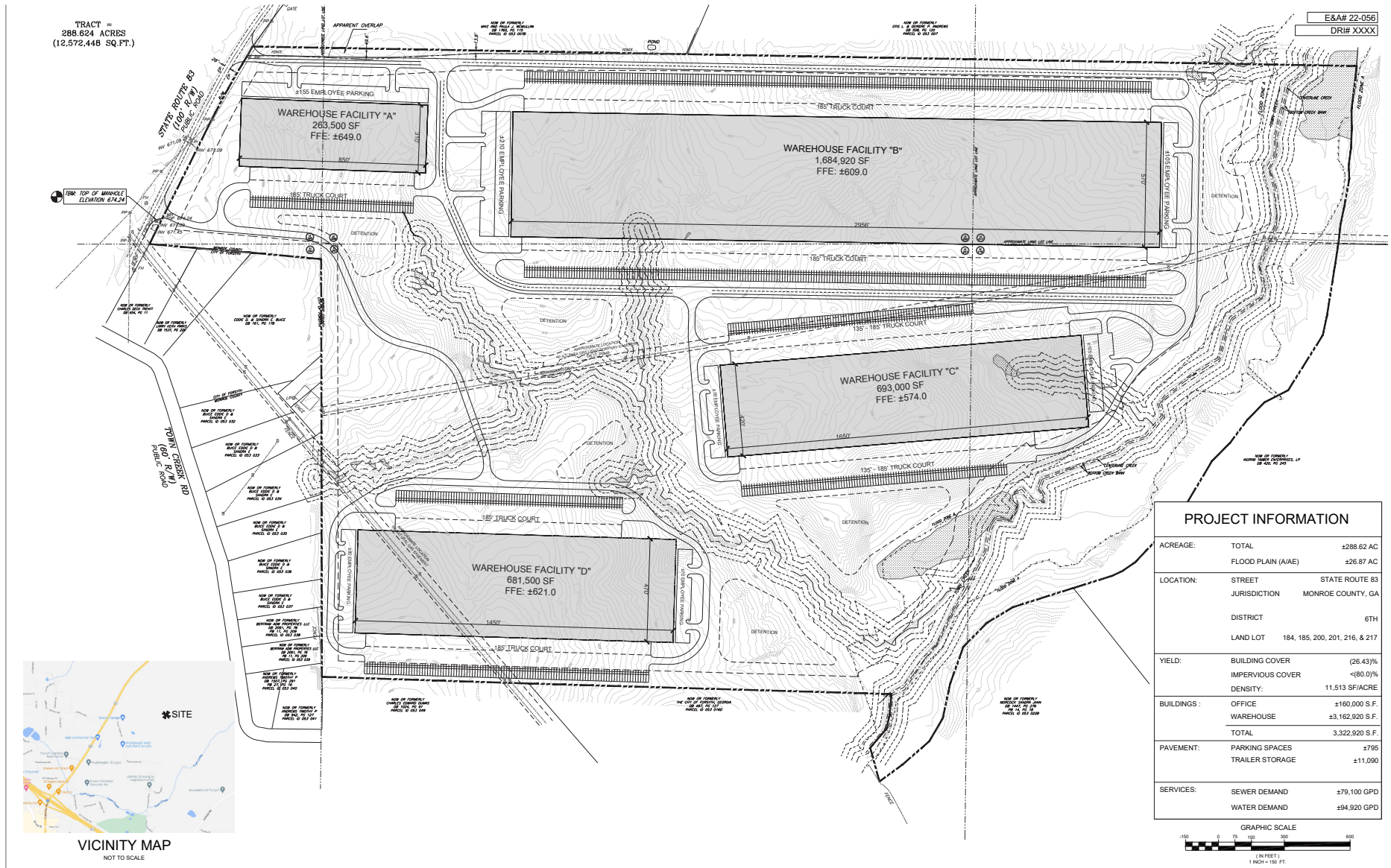


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# CONCEPTUAL PLAN TOTAL: 3,322,920 SF



MONROE COUNTY, GA

JULY 20, 2022

REVISIONS



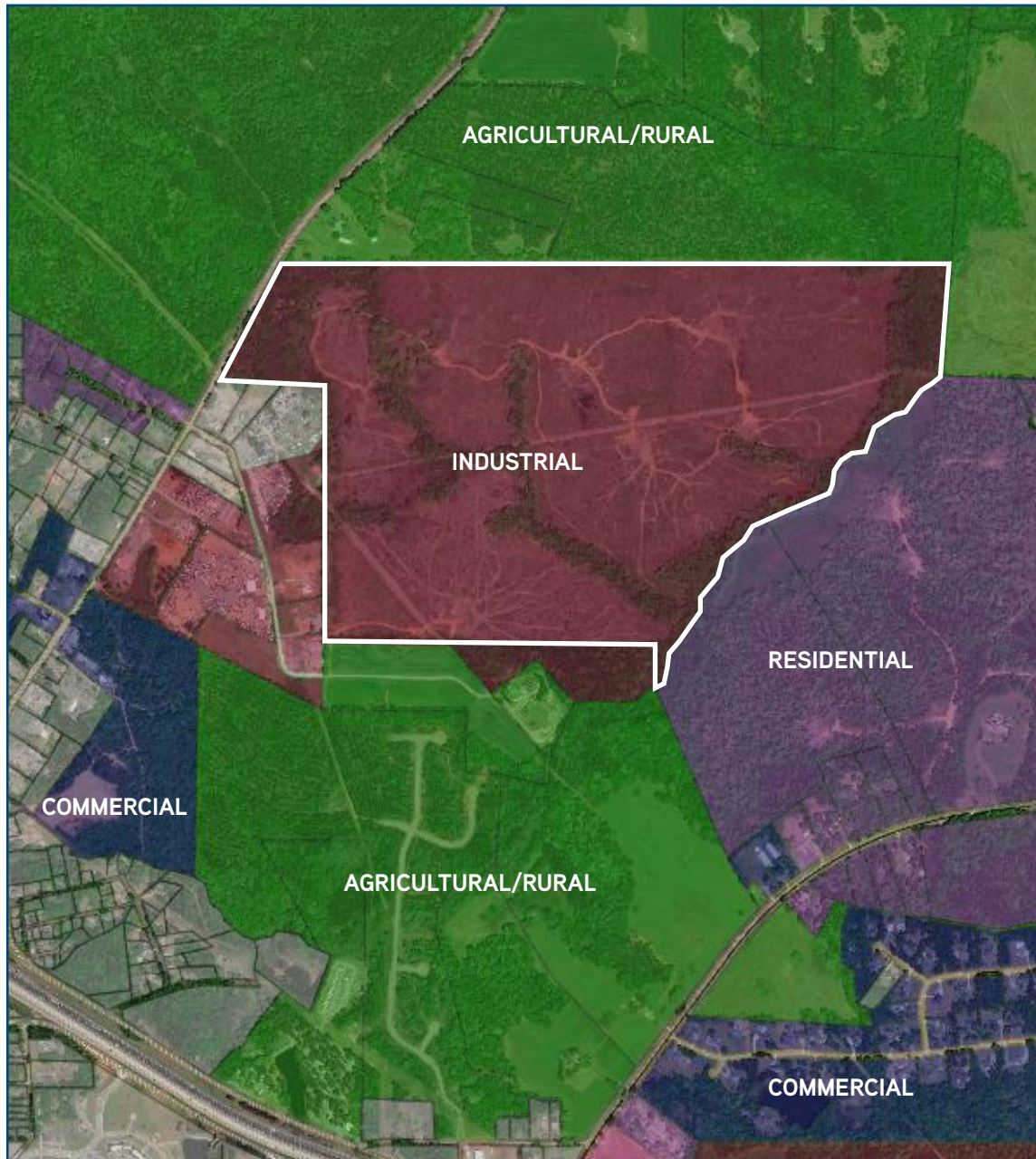
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# ZONING



## Industrial Zoning District

Permitted Uses: Crematories; Wholesale and storage warehouses and distribution centers; Agricultural uses; Auto auctions; Retail selling products manufactured on site; All uses permitted in C and C-1 zonings  
*\*Full list available upon request\**

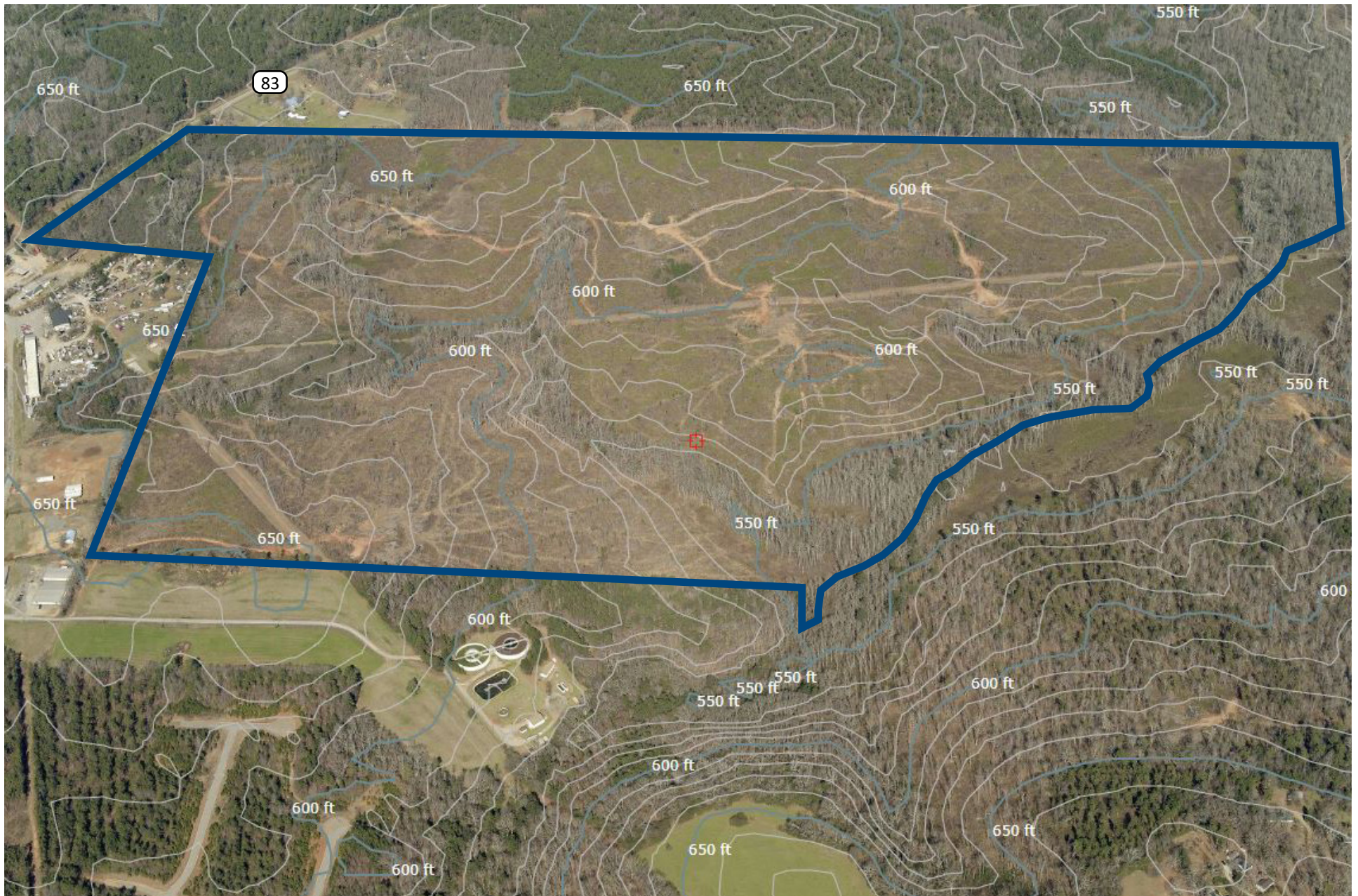
Conditional Uses: Airport; Junk and salvage yards; Landfills  
*\*Full list available upon request\**

## Future Land Use Designations

- Industrial
- Highway Corridor
- Forest/Open Space



# TOPOGRAPHY



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# FLOODPLAIN



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