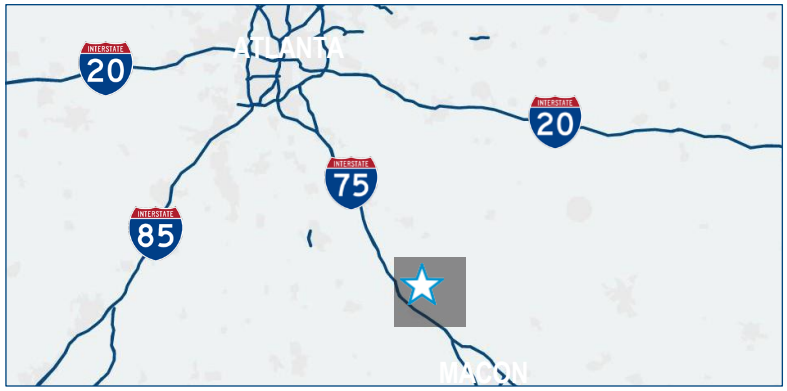
For Sale

ZONED INDUSTRIAL DEVELOPMENT SITE

±288 ACRES

FORSYTH, MONROE COUNTY, GA



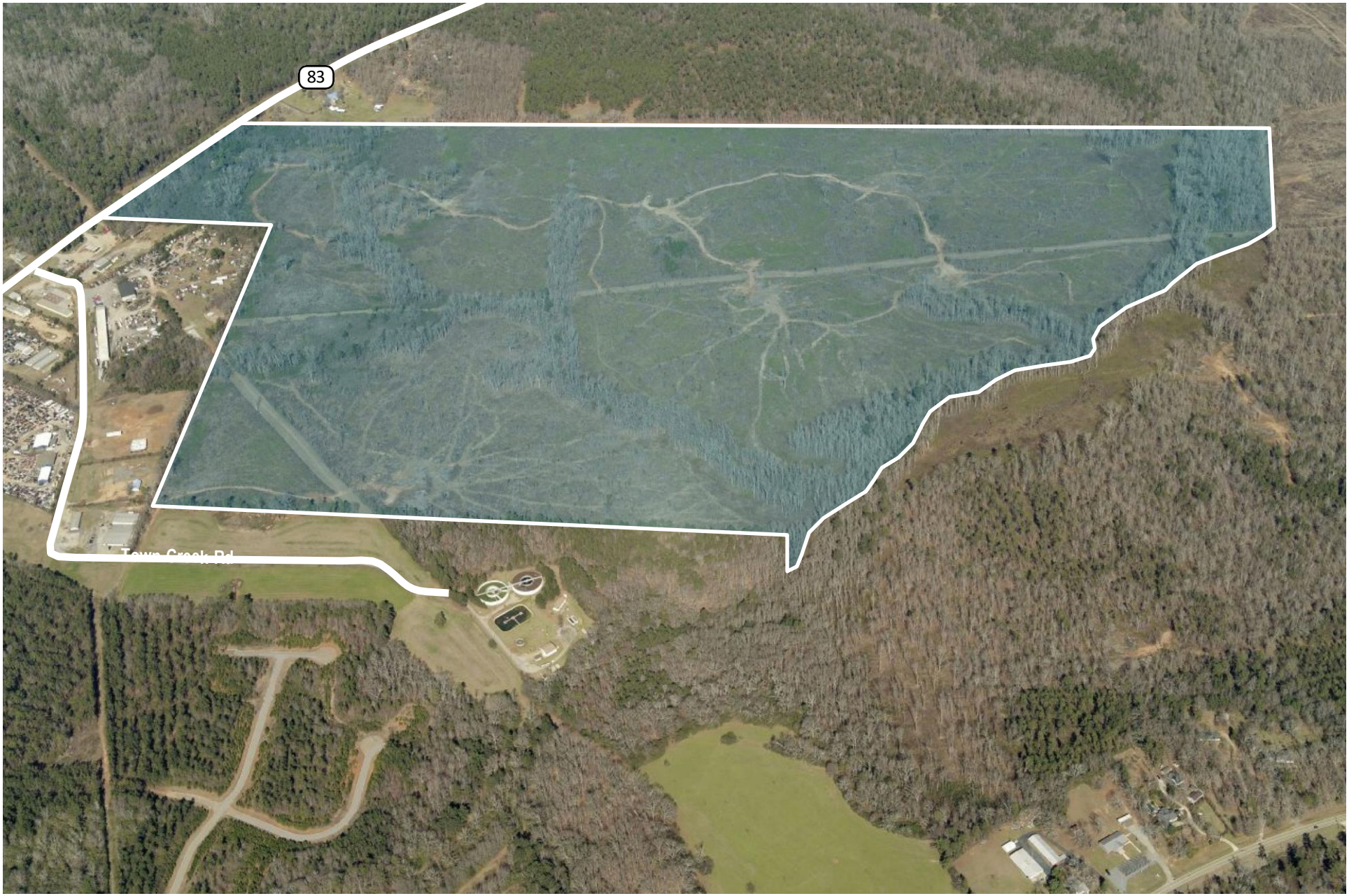
MCM REALTY PARTNERS

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Investment & Commercial Real Estate

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lee@mcmrealtypartners.com

ROB JORDAN | +1 404 441 1618
rjordan@rjordancompany.com

SITE AERIAL



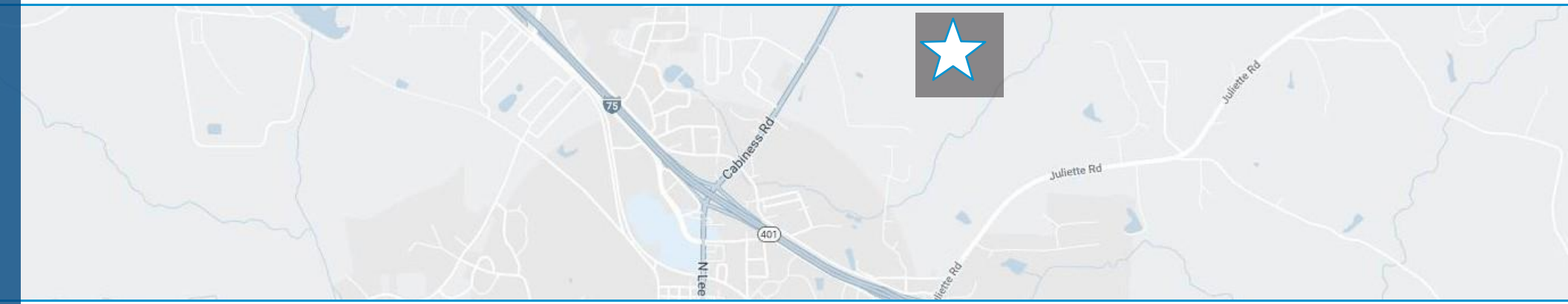
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PROPERTY DETAILS

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	**$55,000 Per Acre**



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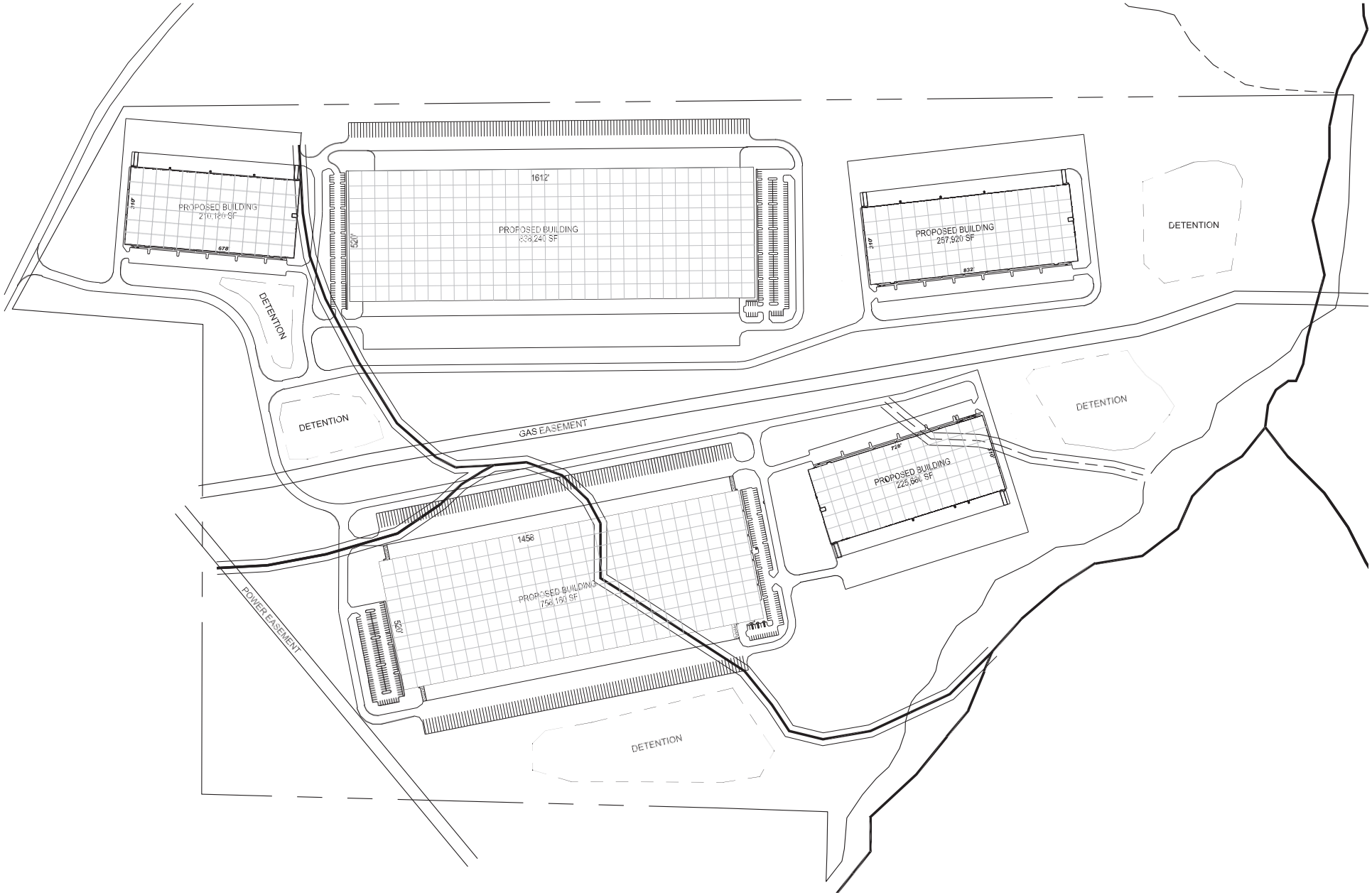
LOCATION



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CONCEPTUAL PLAN TOTAL: 2,290,180 SF



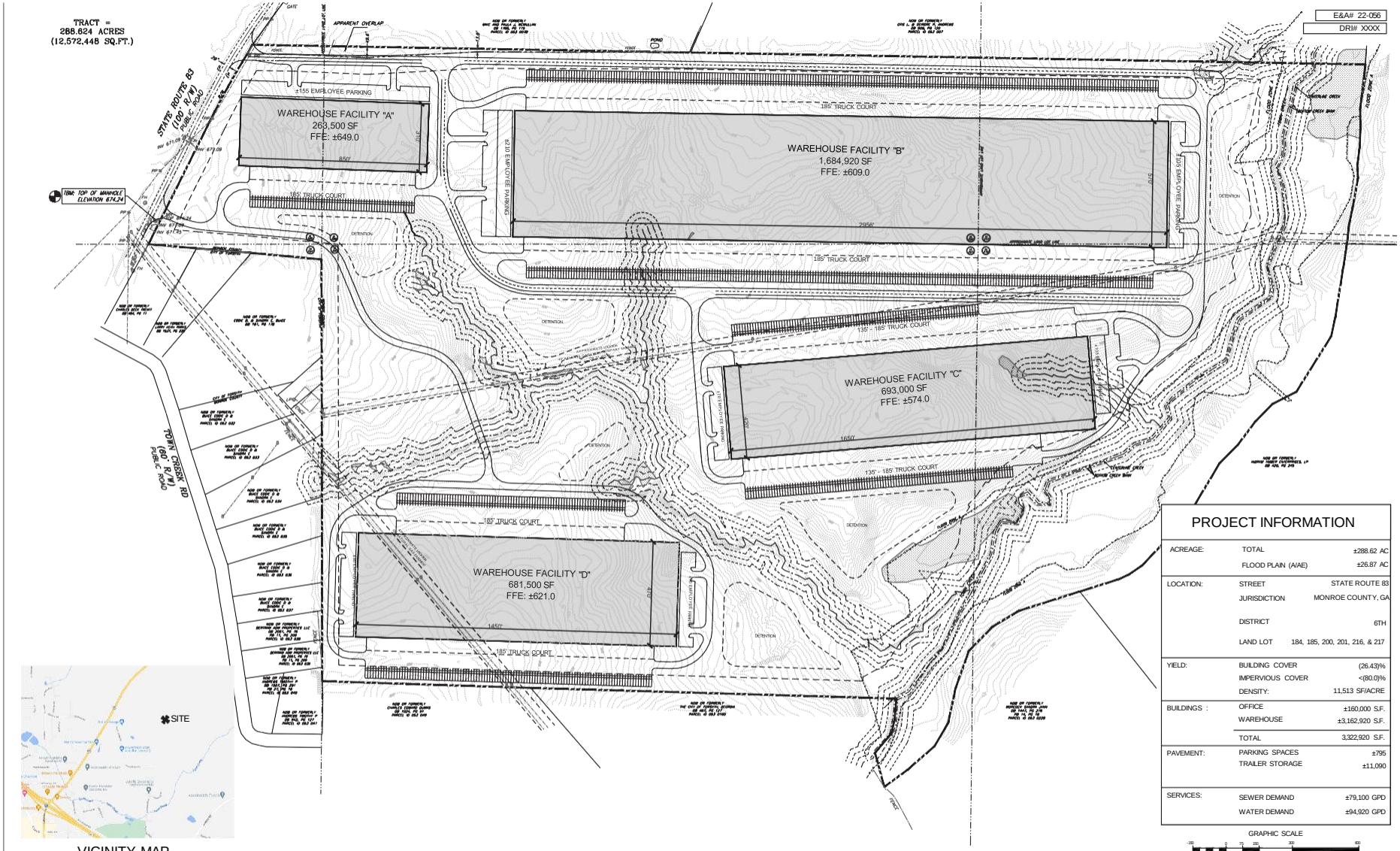
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CONCEPTUAL PLAN TOTAL: 3,322,920 SF



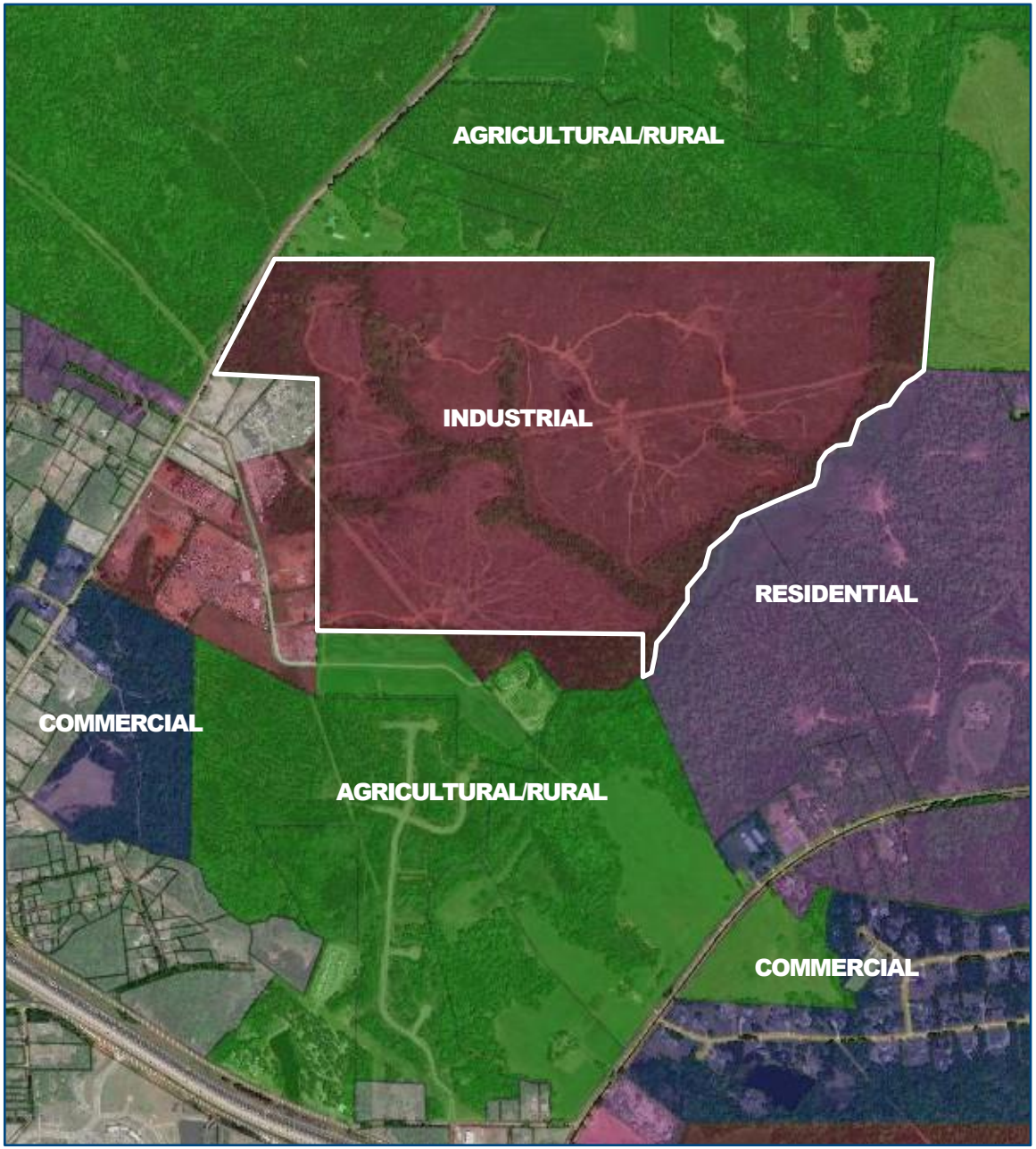
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ZONING



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

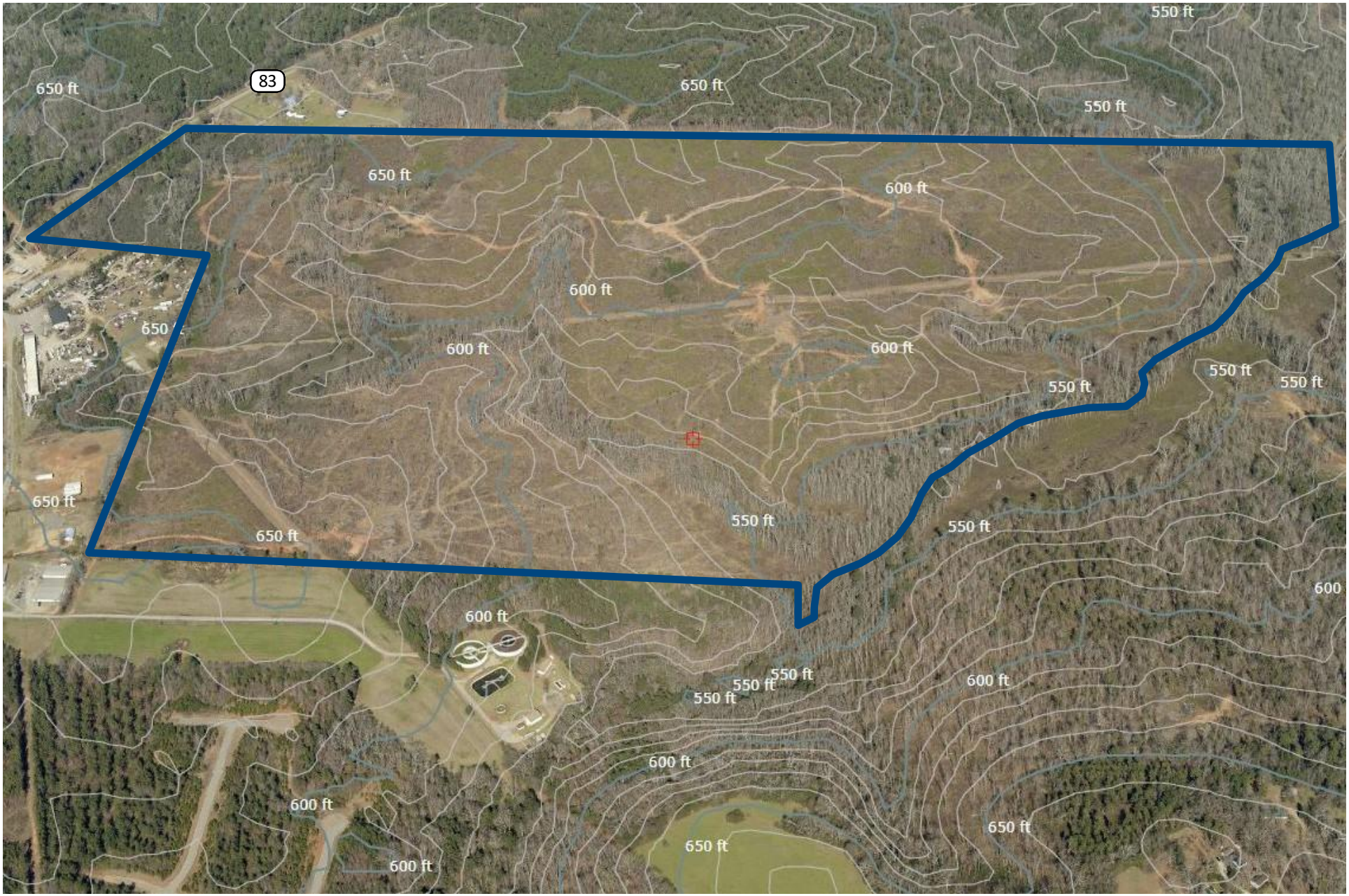
Future Land Use Designations

-Industrial
-Highway Corridor
-Forest/Open Space

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TOPOGRAPHY



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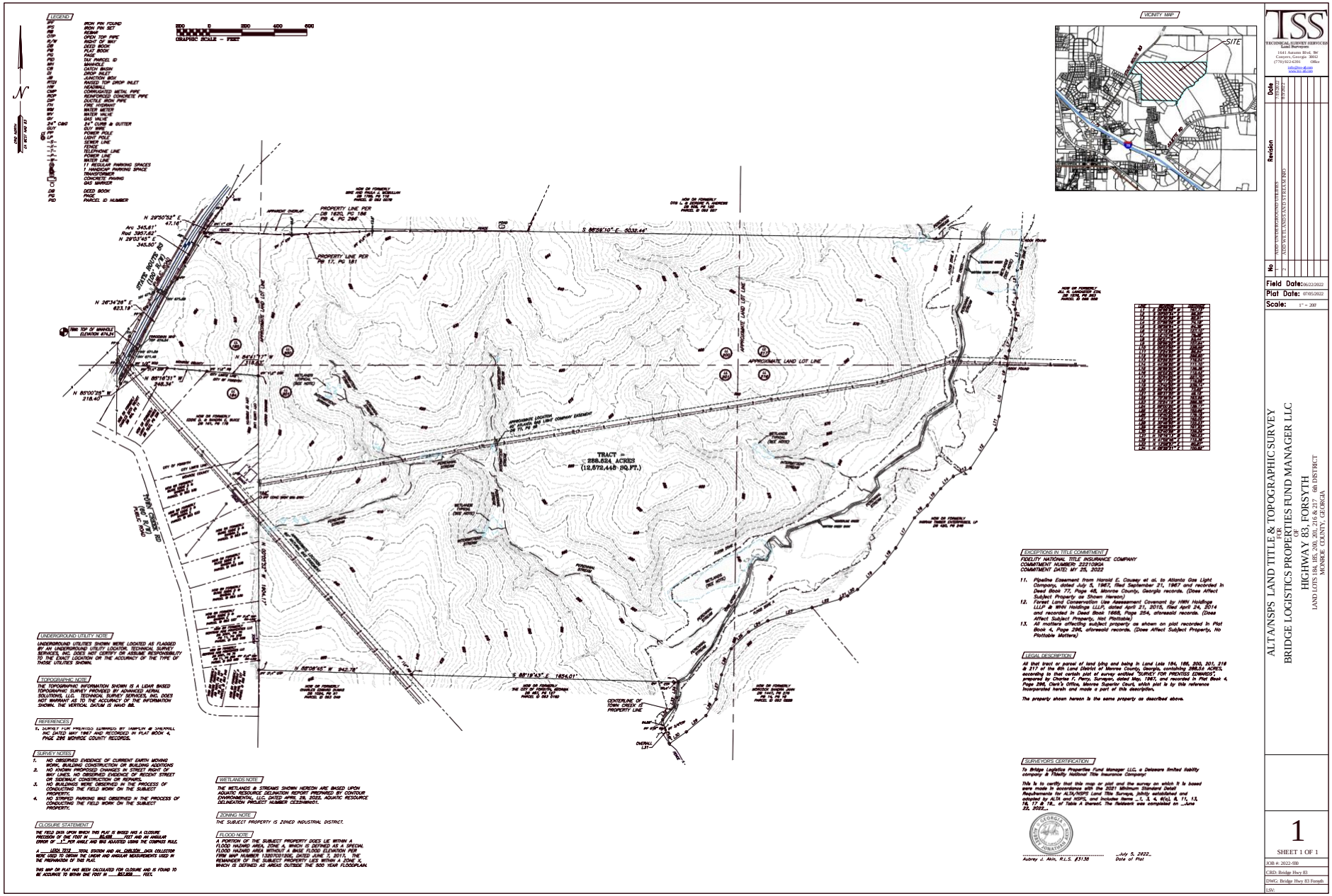
FLOODPLAIN



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SURVEY



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