



*COMMERCIAL, LAND, INDUSTRIAL
REAL ESTATE SERVICE*

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SUMMARY ANALYSIS

SHETH TRACT

± 71.184 ACRES

Carnesville, Franklin County, GA

LOCATION:	The property fronts along Hwy 106/Hwy 59 (Lavonia Road) near the intersection of Hwy 106 and I-85 (Exit 166).
SIZE:	± 71.84 Acres
TOPOGRAPHY:	Gently Rolling Terrain
FRONTAGE:	± 306 ft
ZONING:	Central Business District (CBD)
UTILITIES:	City of Carnesville with Water, Gas, and Sewer
PRICE:	\$446,000
DESCRIPTION:	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.

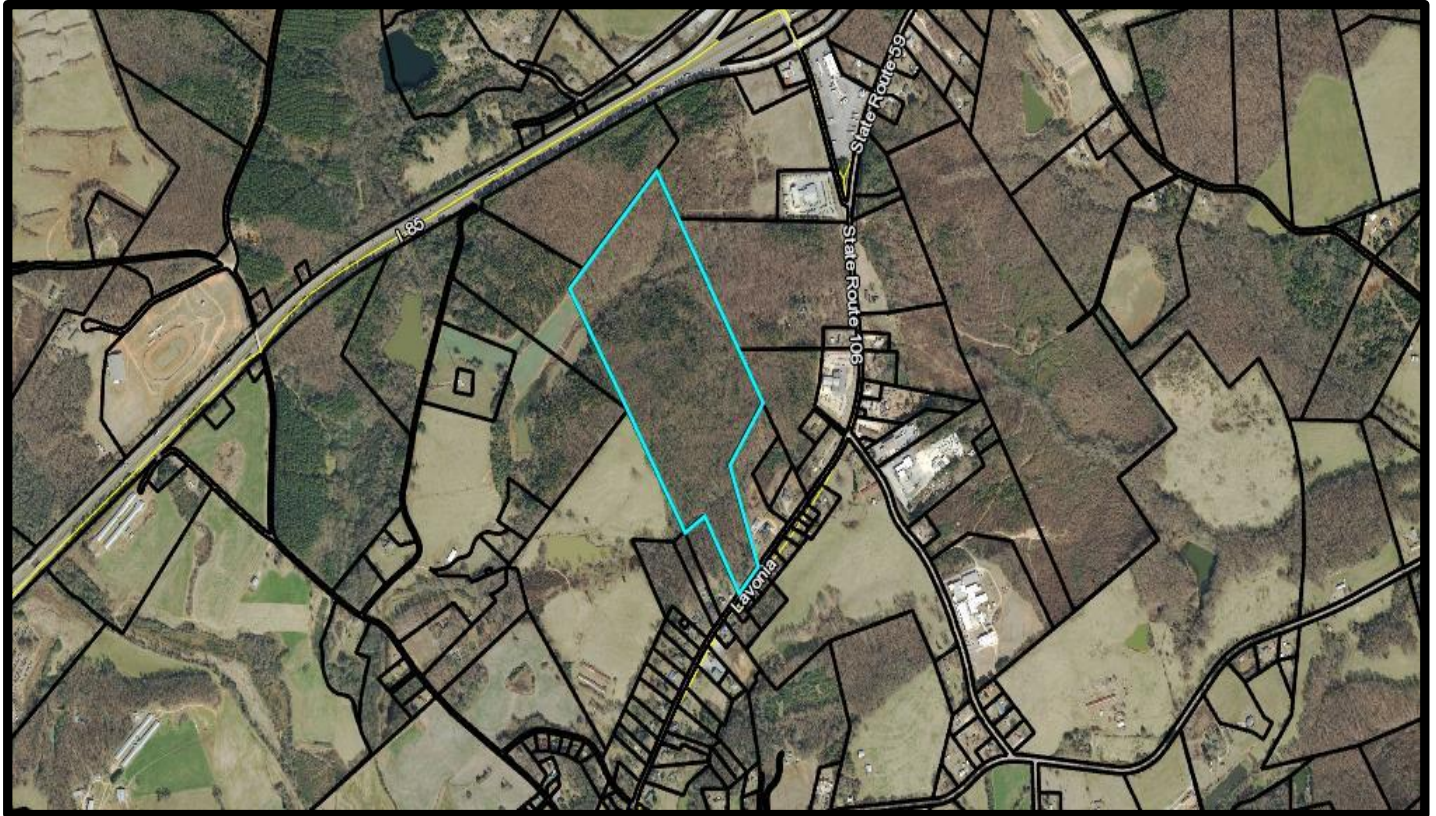
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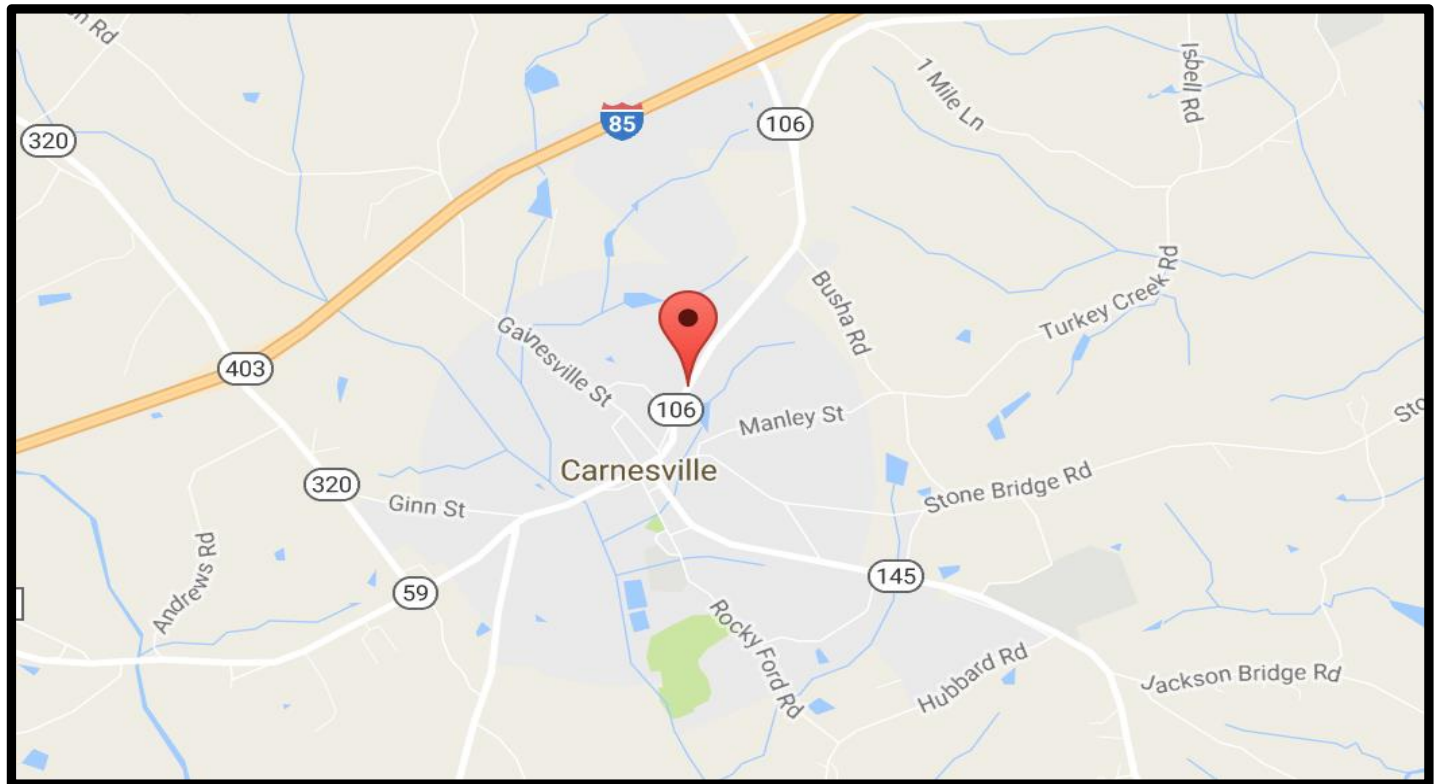
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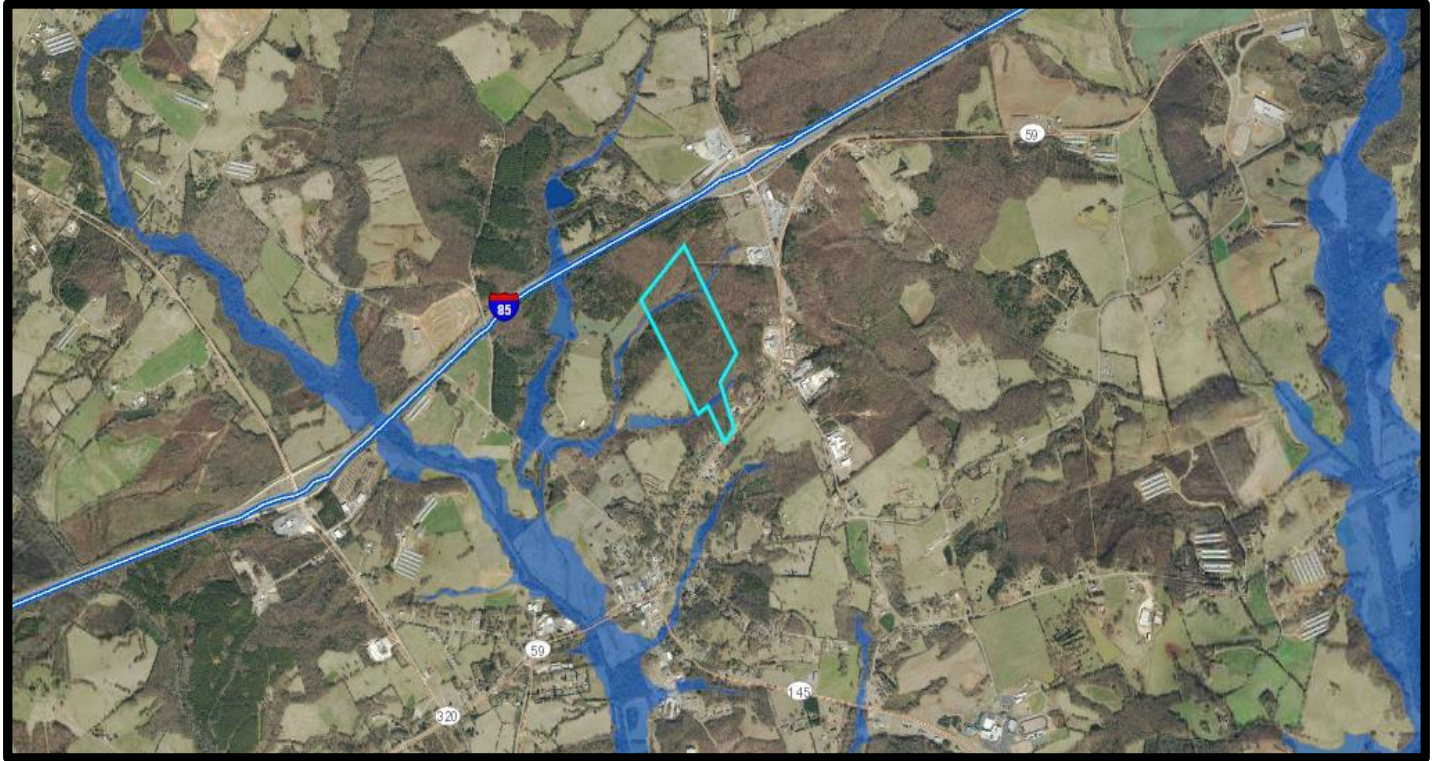
The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.



TAX ASSESSOR AERIAL



PROPERTY LOCATION MAP



FLOOD MAP

14. Bus terminal, passenger.

Section 73. Office business district (OB).

Purpose. To establish and preserve areas for employment activity and services to the public which do not materially detract from nearby residential uses.

Within an office business district (OB), the following uses shall be permitted:

1. Offices of business, professional or financial organizations, or individuals.
2. Offices of labor unions, civic, social, fraternal and other nonprofit organizations.
3. Laboratories and other research facilities, where all activity and equipment, including ventilation and other equipment on roofs, is [are] housed in a fully enclosed building or screened so as not to be visible from off the lot, and where no noise or odors are created which are discernible beyond the boundaries of the lot.

All architecture must be compatible with other architecture in the surrounding area and must be approved by the planning commission before any permits will be issued.

Section 74. Central business district (CBD).

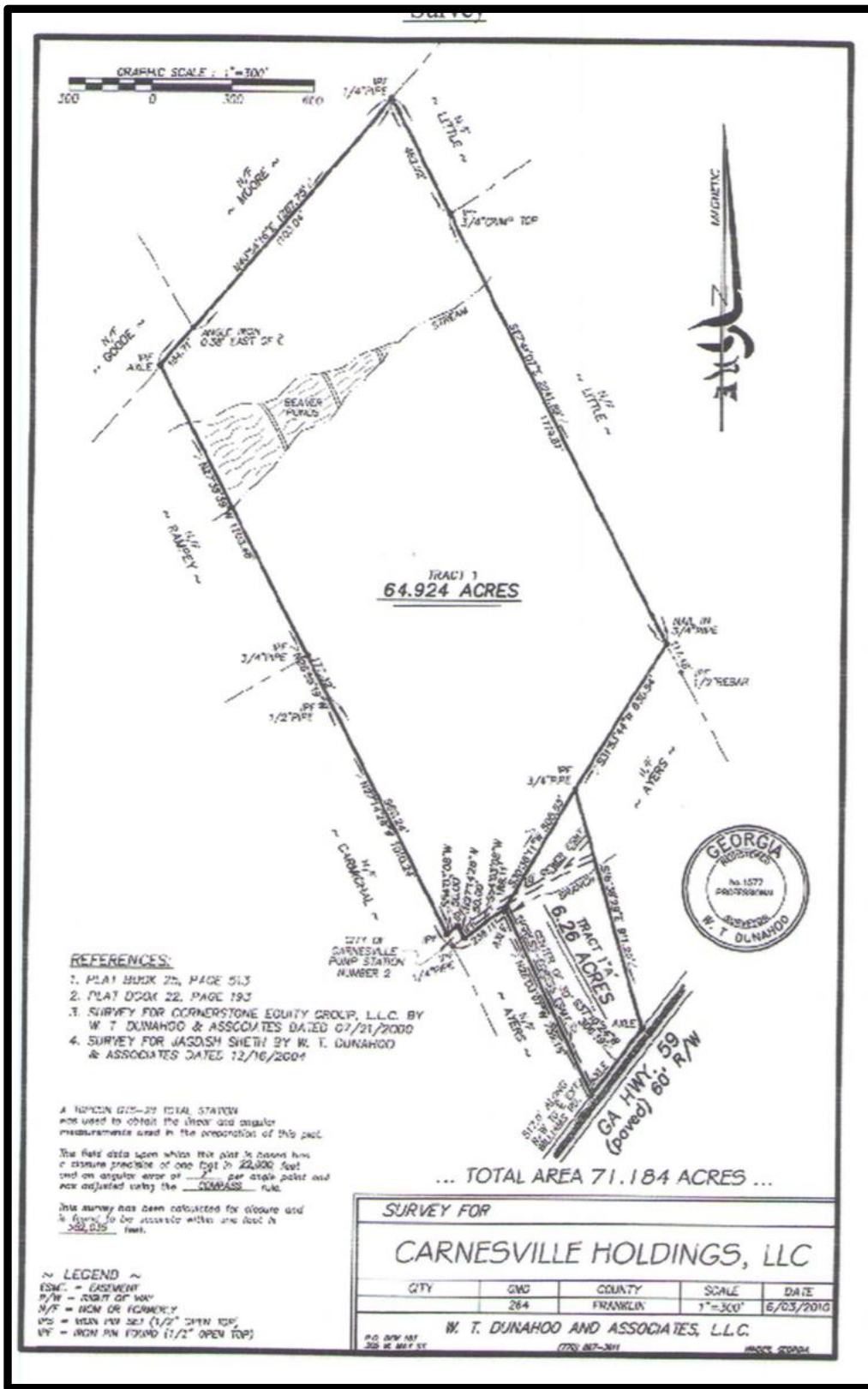
Purpose. To establish and preserve a compact business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activity, and service to the public designed primarily to meet the day-to-day shopping and service needs of the city and the surrounding area.

Within a central business district (CBD), the following uses shall be permitted:

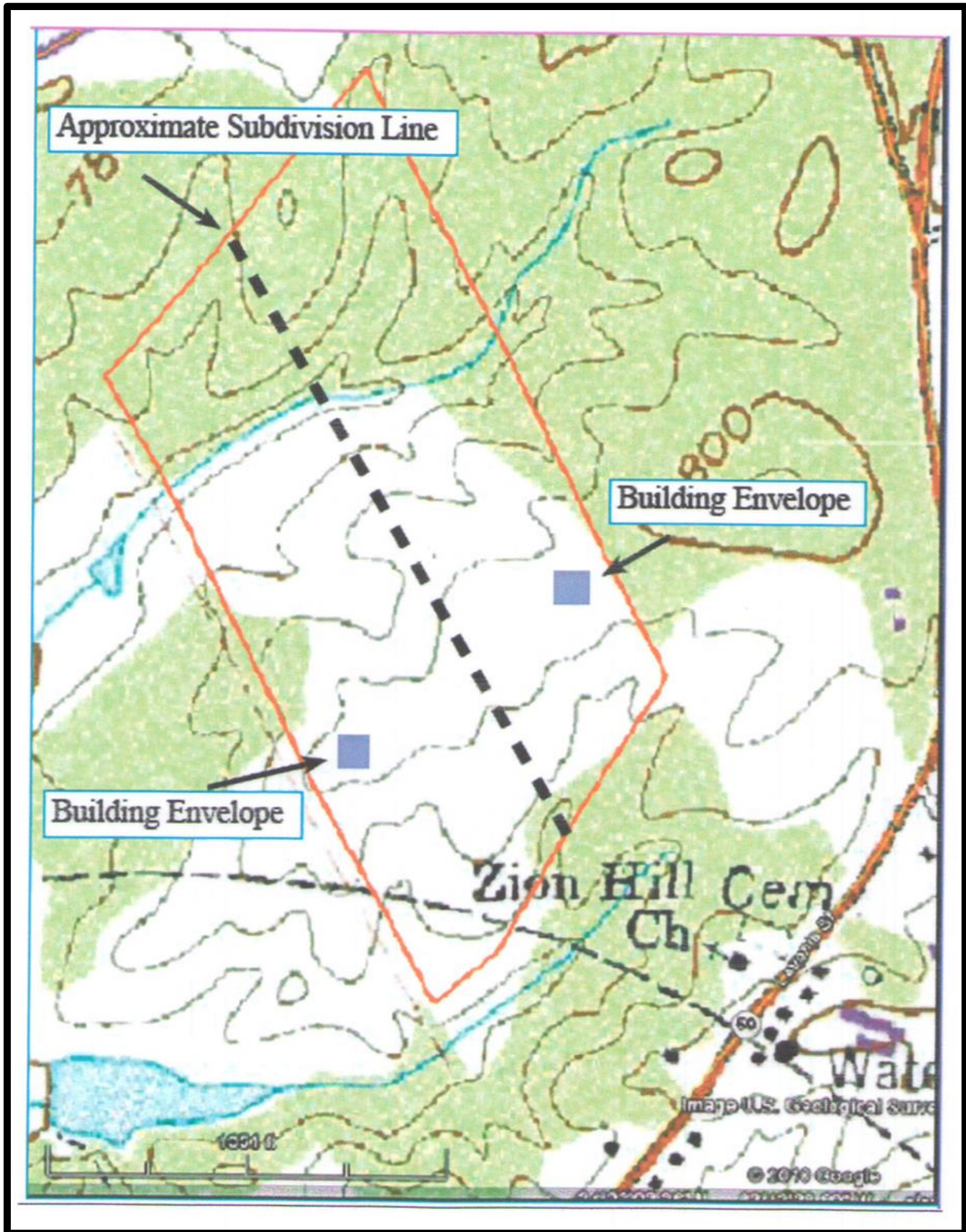
1. Any use permitted in the highway business (HB) district and without restriction as to the number of employees.
2. Storage warehouse, provided said warehouse is accessory to a retail establishment.
3. Wholesaling establishment.
4. Printing, publishing or engraving.
5. Animal hospital or veterinary clinic.
6. Automobile parts sales store.
7. Automobile sales and storage.
8. Automobile washing establishments.
9. Bowling alleys.
10. Bus terminals.
11. Business and outdoor advertising signs.
12. Dry cleaning and laundry establishments.
13. Electrical repair shops.

CDA:19

ZONING INFO



CONSERVATION EASEMENT



PERMITTED DEVELOPMENT

