

# For Sale

## Houston Lake Road and Leverett Road 21.19 +/- acres Great Multi-family parcel



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The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.



# Property Overview

Location:	Property is located on Leverett Road and Houston Lake Road. Property has access to Houston Lake Road at Chantilly Drive. Adjacent CarMax is building a location. This property is in close proximity to Watson Blvd and The Mall.
Site:	21.19+/- acres
Description:	Property has great potential for development in a very developed area of Houston County.
Tax ID:	Subject property is identified as Parcel 0W0780 071000
Zoned:	C2/R4
Topography:	level, old field
Utilities:	All public utilities available.
Price:	\$65,000/ac



# Aerial Map

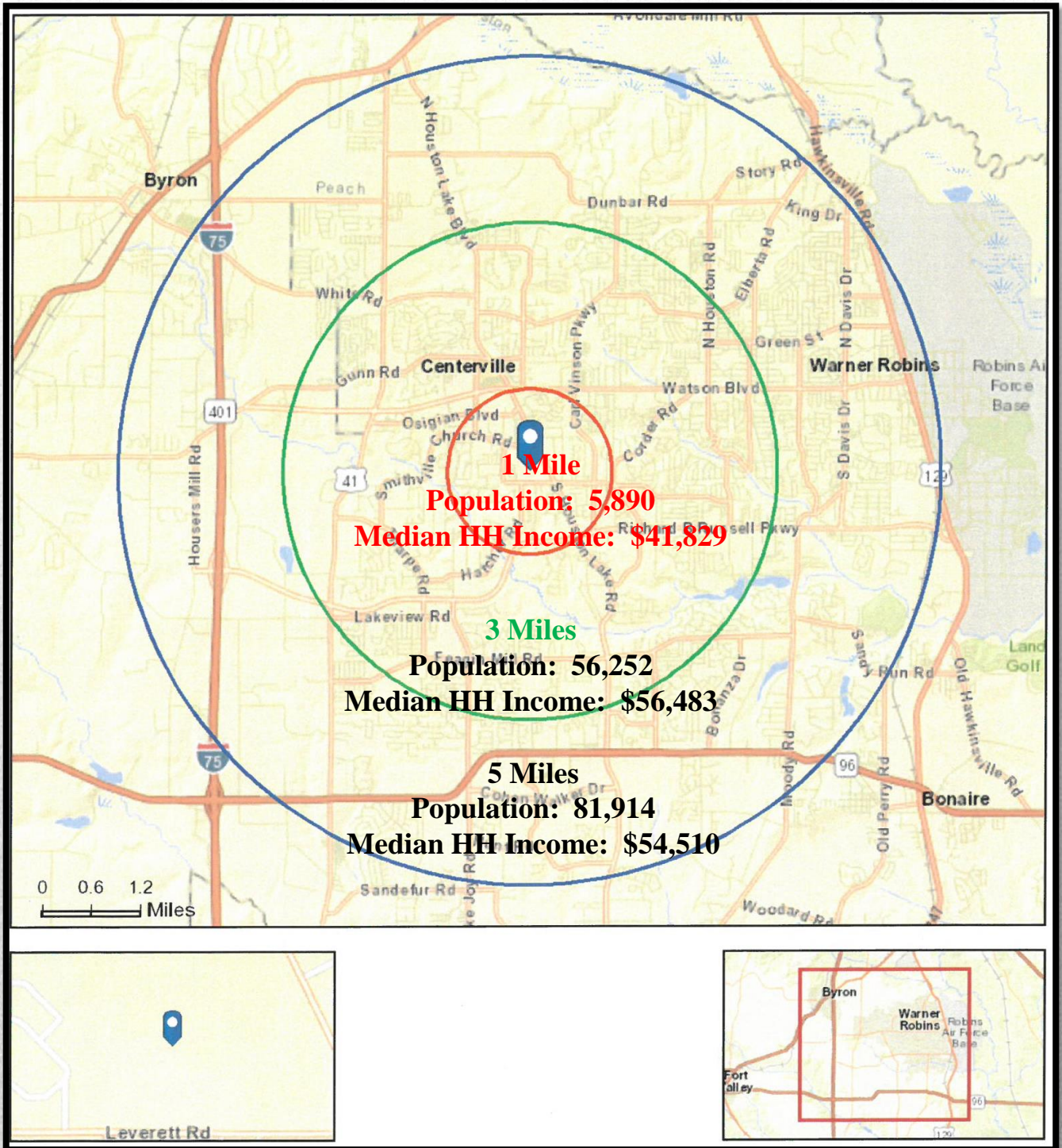


Galleria Mall

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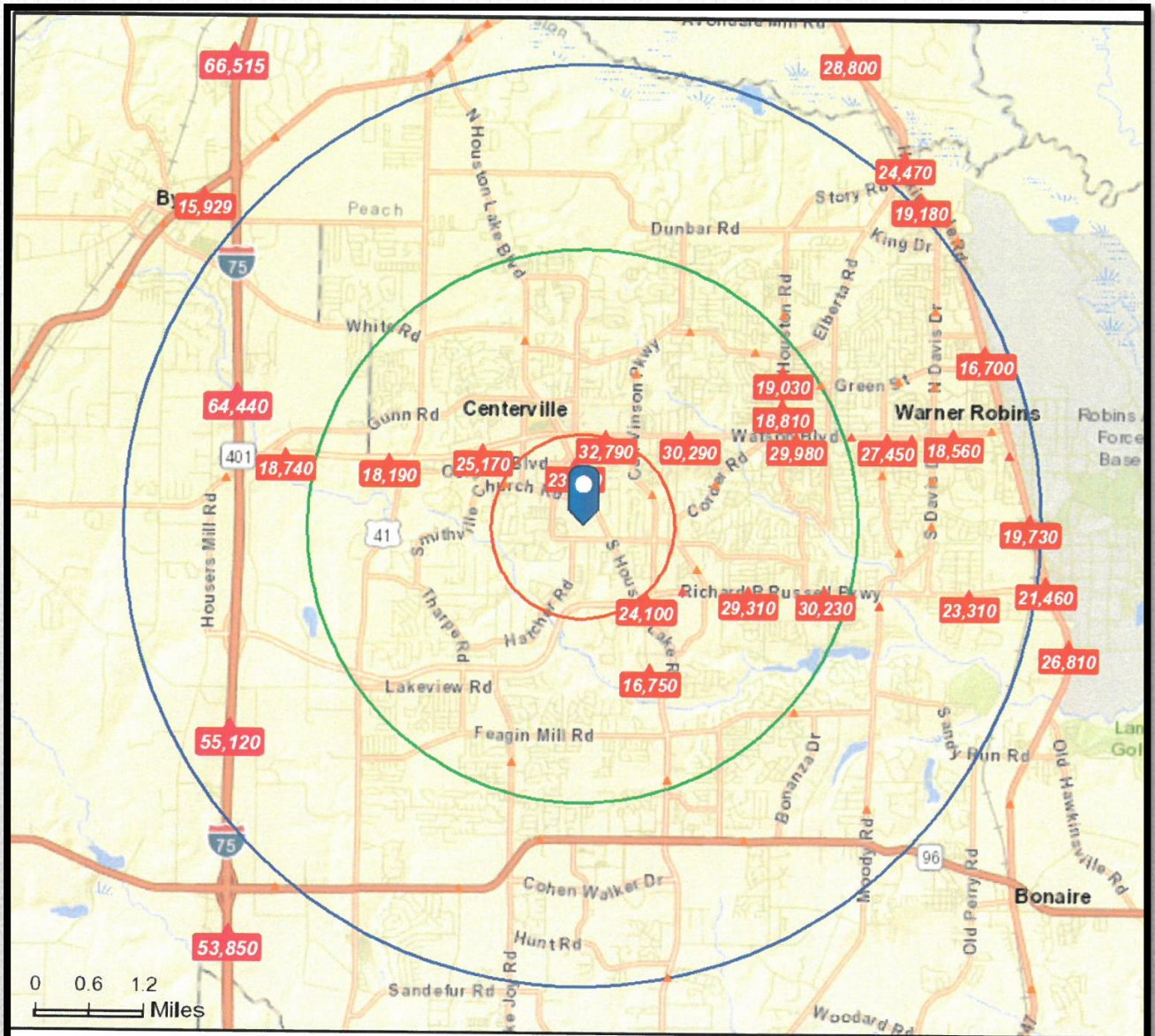


# Demographic Site Map: 1, 3, 5 Miles

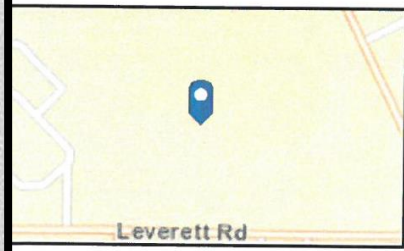




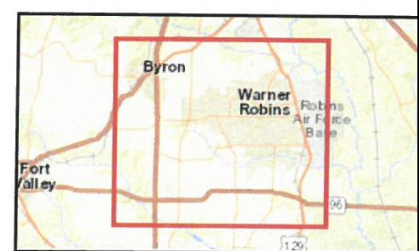
# Traffic Count Map



0 0.6 1.2 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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