

754 MERIWETHER PARK DRIVE

HOGANSVILLE, GA 30230

INDUSTRIAL LAND FOR SALE | ±23.99 ACRES

JOHN DECOUTO, CCIM

Senior Director / Principal

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O: 404.442.2822

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TREY TUMLIN

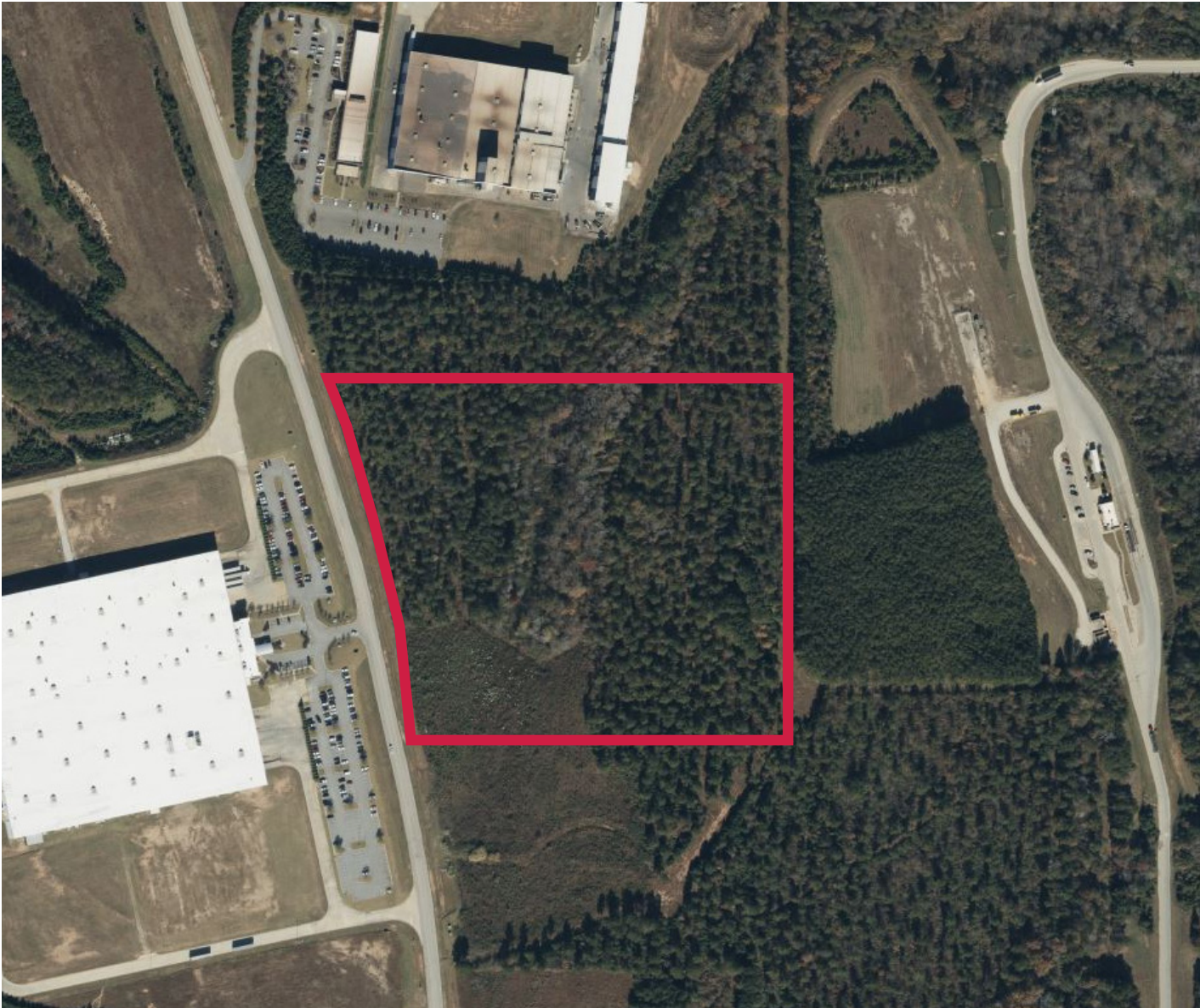
Director

ttumlin@lee-associates.com

O: 404.442.2828

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PROPERTY SUMMARY

**ADDRESS**

754 Meriwether Park Drive
Hogansville, GA 30230

COUNTY

Meriwether County
-Located in Meriwether County
IDA- Industrial Park

SUBMARKET

Atlanta I-85 South

SITE SIZE

23.99 AC

SALE PRICE

Call for Information

ZONING

Industrial

PROXIMITY

1.7 miles from new planned
Amazon facility

[News Article](#)

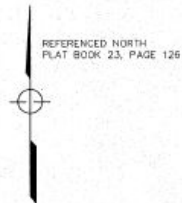
LOCATION | AMENITIES



SURVEY

eFiled & eRecorded
DATE: 10/21/2022
TIME: 4:28 PM
PLAT BOOK: 00025
PAGE: 00124
RECORDING FEES: \$10.00
PARTICIPANT ID: 0276070117
CLERK: Kyemeshia T. Gibson
Meriwether County, GA

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.

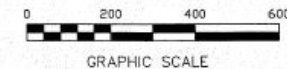
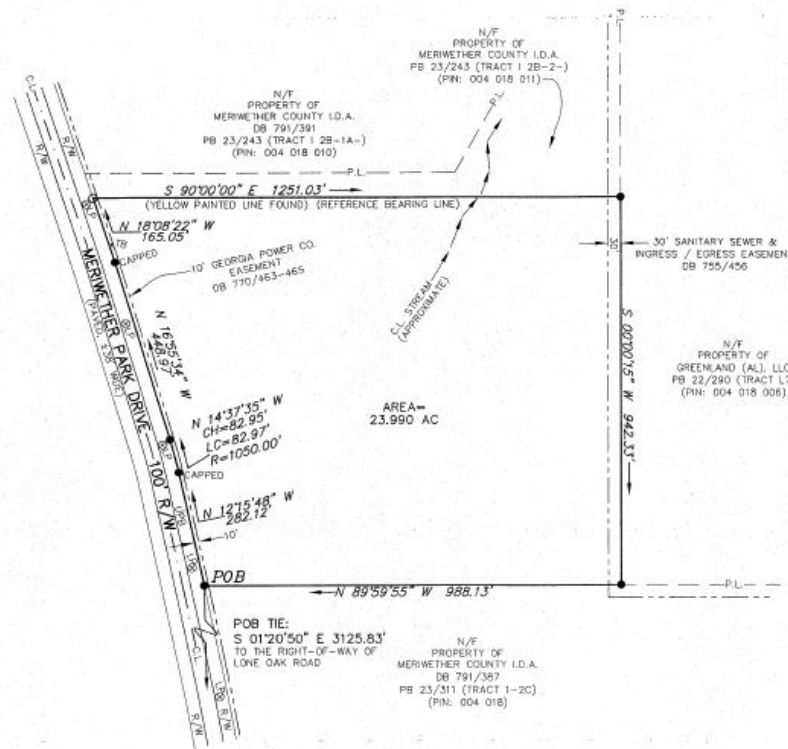


LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN SET
- IRON PIN FOUND
- CALCULATED POINT
- CH CHORD DISTANCE
- LC LENGTH OF CURVE
- R RADIUS
- CHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- FENCE (APPROXIMATE)
- P.L. PROPERTY LINE
- LL LAND LOT
- BL BUILDING LINE
- AC ACRES
- SF SQUARE FEET
- C.L. CENTERLINE
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- DB DEED BOOK/PAGE NUMBER
- PB PLAT BOOK/PAGE NUMBER
- PN PARCEL IDENTIFICATION NUMBER
- UPB UNDERGROUND POWER BOX
- TB TRANSFORMER BOX

GENERAL NOTES:

- ALL IRON PINS FOUND OR PLACED ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS —OF-WAY, BOTH PUBLIC OR PRIVATE.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); ZONING OR OTHER LAND USE REGULATIONS; WETLANDS OR OTHER ENVIRONMENTAL ISSUES; BUILDING SETBACK REQUIREMENTS; PROTECTIVE COVENANTS; UNDERGROUND TANKS, UTILITIES OR STRUCTURES; OR ANY OTHER MATTERS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,519 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 815,357 FEET.

EQUIPMENT USED: TOPCON GPT 3003W.

FIELDWORK DATES: 2/24/21, 2/26/21, 3/01/21

FIELDWORK COMPLETED: 3/01/21

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels is stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PHILIP C. FLYNN, JR. GA. RLS #2822 DATE: 3-1-21

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR.



AUTHORIZED:

BY: JANE FRYER, MERIWETHER COUNTY, I.D.A.
FOR MERIWETHER COUNTY I.D.A.

REFERENCES:

DEED BOOK 789, PAGE 11
PLAT BOOK 23, PAGE 126 (TRACT 1-2A)

DOCKET PROJECTS 15021-023 WDBA 15021-023 MCDM 15021-023
PROJECT NO. 2021-023
PARCEL NO. 004 018 008

2-4735

P.L.: DAG
CHK'D: PCF

CALC: BCS
DWG: BCS

BOUNDARY RETRACEMENT SURVEY OF AN EXISTING PARCEL FOR:

MERIWETHER COUNTY I.D.A.

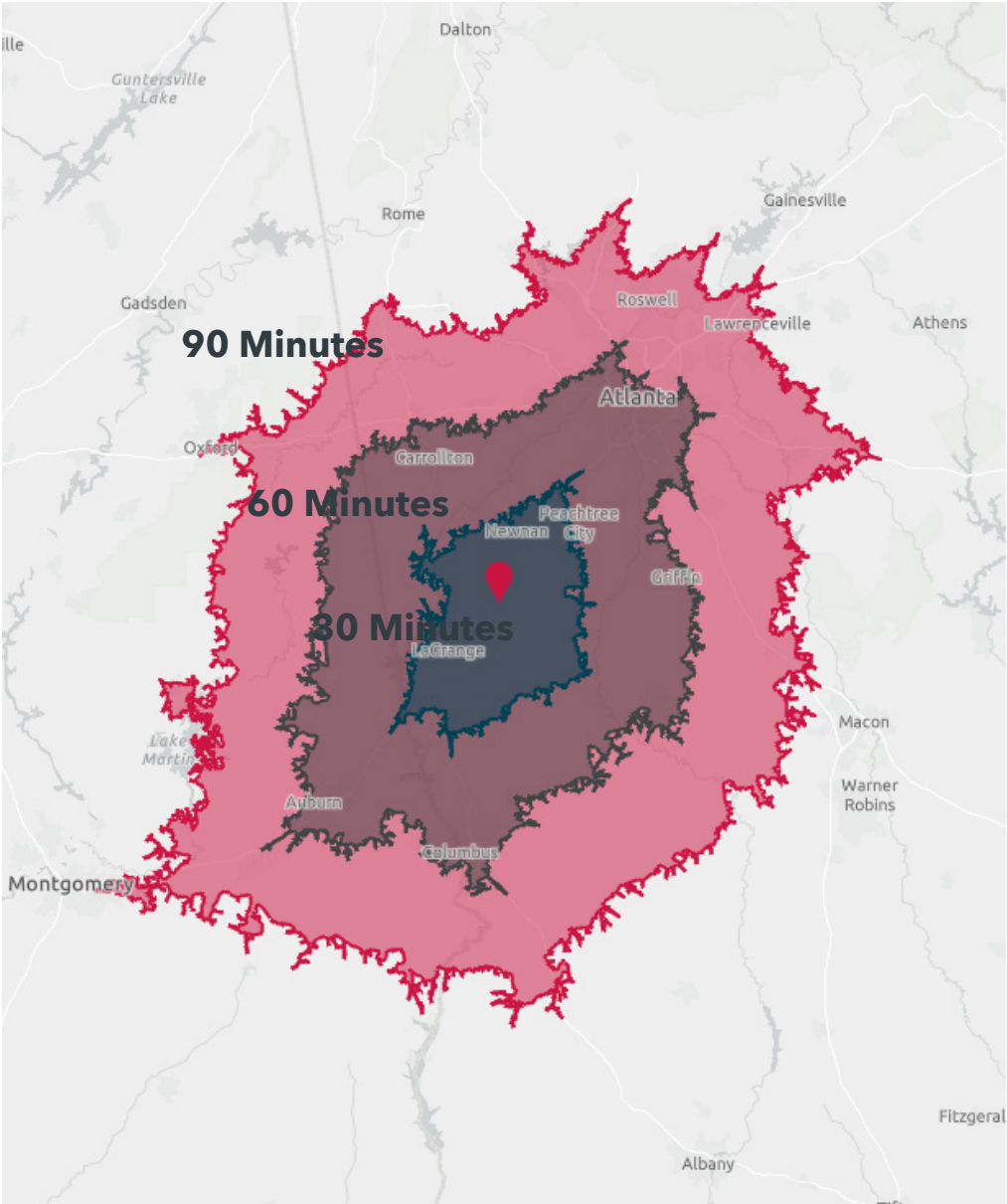
LOCATED IN 11TH DISTRICT
MERIWETHER COUNTY, GEORGIA
SCALE: 1"=200' (ORIGINAL) DATE: 01 MARCH 2021

PREPARED BY
CAMP & ASSOCIATES LAND SURVEYING, INC.
502 SOUTH GREENWOOD LAGRANGE, GEORGIA 30240
PHONE: 706-884-6066
WWW.CAMPANDASSOCIATES.COM

C.O.A.: LSF001247

DEMOGRAPHICS

	30 Minutes	60 Minutes	90 Minutes
 POPULATION			
2010 Population	186,561	1,961,186	5,152,759
2020 Population	201,977	2,192,561	5,799,249
2025 Population	214,308	2,294,439	6,063,990
 HOUSEHOLDS			
2010 Households	68,273	745,379	1,934,430
2020 Households	76,045	854,442	2,206,443
2025 Households	81,742	909,586	2,336,832
 INCOME			
2025 Avg. Household Income	\$102,881	\$100,228	\$118,446
2030 Avg. Household Income Projection	\$113,183	\$112,509	\$131,300



*All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

CONTACT

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