



LIGHT INDUSTRIAL LAND FOR SALE

± 0.80 ACRE

2066 LEROY ANDERSON RD., MONROE, GA 30655



PROPERTY HIGHLIGHTS

- **Acreage:** ±0.80
- **Zoning:** I-1 (Walton County)
- All Utilities to Site
- Site Fully Engineered with ± 3,200 SF Building Plans in Hand
- Site Cleared, Level Topo
- Off Site Master Detention
- Industrial Outdoor Storage Allowed
- Easy Access to Hwy 11, I-20, and Downtown Monroe and The New Monroe Bypass



For More Information Contact:

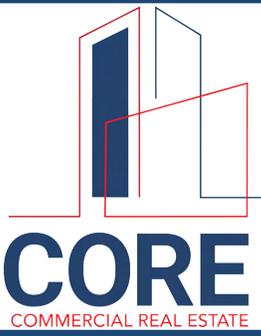
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Every effort has been made to provide accurate information, but no liability is assumed for omissions and errors.

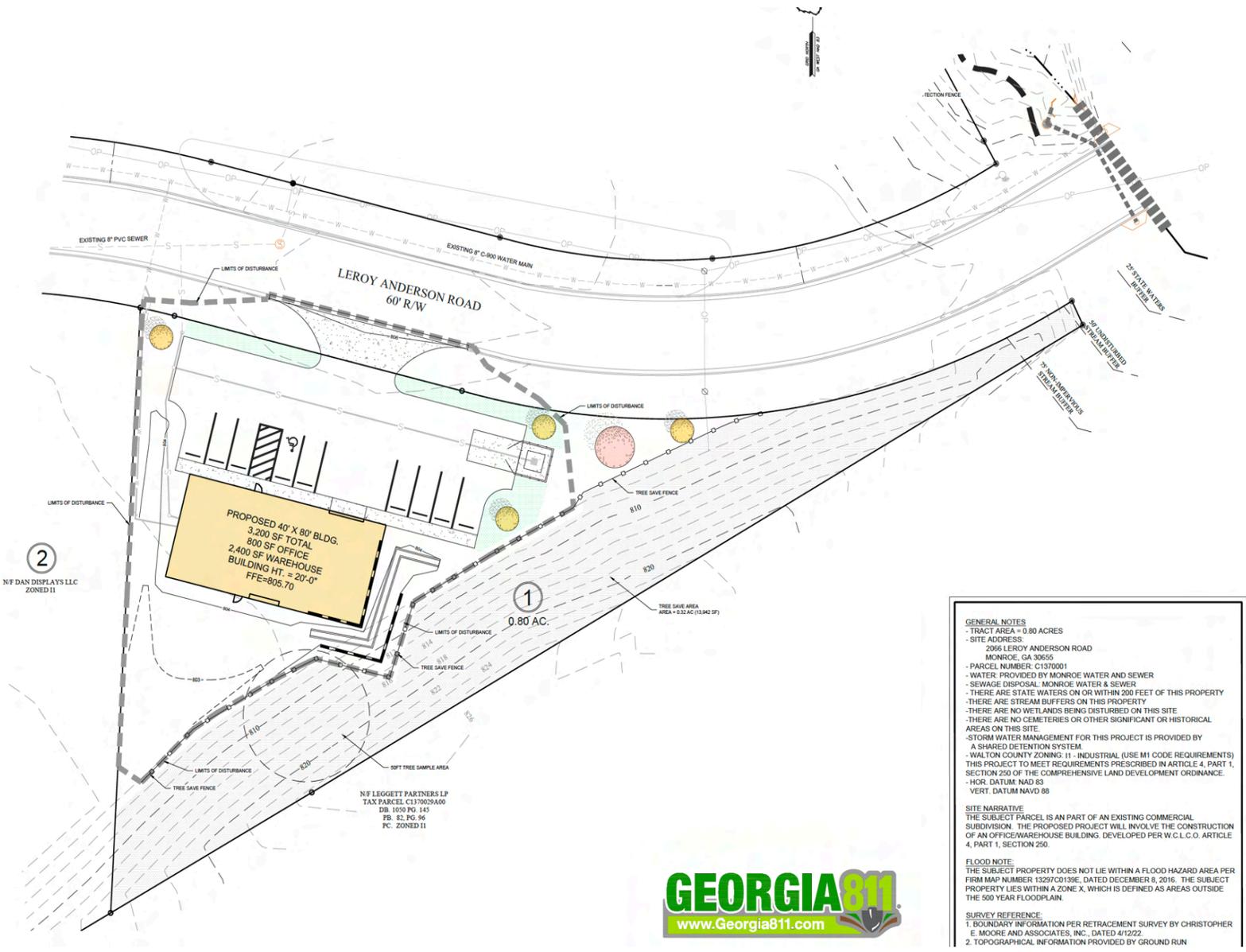


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****Site Plan**



GENERAL NOTES

- TRACT AREA = 0.80 ACRES
- SITE ADDRESS: 2066 LEROY ANDERSON ROAD, MONROE, GA 30655
- PARCEL NUMBER: C1370001
- WATER PROVIDED BY MONROE WATER AND SEWER
- SEWAGE DISPOSAL: MONROE WATER & SEWER
- THERE ARE STATE WATERS ON OR WITHIN 200 FEET OF THIS PROPERTY
- THERE ARE STREAM BUFFERS ON THIS PROPERTY
- THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THIS SITE.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY A SHARED DETENTION SYSTEM.
- WALTON COUNTY ZONING 11 - INDUSTRIAL (USE M1 CODE REQUIREMENTS)
- THIS PROJECT TO MEET REQUIREMENTS PRESCRIBED IN ARTICLE 4, PART 1, SECTION 250 OF THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE.
- HOR. DATUM: NAD 83
- VERT. DATUM: NAVD 88

SITE NARRATIVE

THE SUBJECT PARCEL IS AN PART OF AN EXISTING COMMERCIAL SUBDIVISION. THE PROPOSED PROJECT WILL INVOLVE THE CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING. DEVELOPED PER W.C.L.C.O. ARTICLE 4, PART 1, SECTION 250.

FLOOD NOTE:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13297C0139E, DATED DECEMBER 8, 2016. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

SURVEY REFERENCE:

1. BOUNDARY INFORMATION PER RETRACEMENT SURVEY BY CHRISTOPHER E. MOORE AND ASSOCIATES, INC., DATED 4/12/22.
2. TOPOGRAPHICAL INFORMATION PROVIDED BY GROUND RUN



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**Actual Building Plan

