

# LAND FOR SALE

**POTENTIAL INDUSTRIAL OR COMMERCIAL USE SITE**



**+/- 39.45 ACRES**

NW Corner of Ga Highway 83 & Unisia Drive  
(1230 Good Hope Road),  
Monroe, Georgia  
Walton County

**LIST PRICE: \$2,367,000**  
**(Shown by Appointment Only)**

**CONTACT INFORMATION:**

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**Certified Commercial Investment Member**



316 North Broad Street  
Monroe, GA 30655

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## HIGHLIGHTS

- Potential industrial or commercial use site  
(located in area designated as Employment Center  
by the Walton County future land use plan)
- Corner site along two heavily traveled roads
- Approximately 2,450 linear feet of road frontage
- 
- Location along proposed Monroe-Bypass  
(currently under construction)
- Adjacent to industrial district with national  
distribution and manufacturing companies
- Close proximity to U.S. Highway 78 which provides  
access to Atlanta and Athens

## SUMMARY DESCRIPTION OF PROPERTY

Property Description: A ± 39.45-acre tract of land

Address: 1230 Good Hope Road,  
Monroe, Georgia 30655

Legal Description: NW corner of GA Highway 83 &  
Unisia Drive in Land Lot 107  
of the 3rd District, Walton  
County, Georgia. Described in  
Deed Book 5312 - Page 339.

Tax Parcel Number: C1650079

Land Area- ± 39.45 acres

Zoning: A-1, rural estate, & R-1,  
single family residential.  
Future land use plan  
designates property as  
**EMPLOYMENT CENTER**

Utilities: Public water, gas, and  
electric service

Buildings and  
Improvements: A (+/-) 2,014-square-foot  
single-family dwelling unit, a  
detached garage with a 2<sup>nd</sup>  
level apartment, a barn, and a  
utility building

Area description  
summary: Corner location along two  
heavily traveled roads.  
Adjacent to a light  
manufacturing and distribution  
district

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Information in this report is believed to be accurate; however, no liability is assumed for  
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## PROPERTY OVERVIEW

POTENTIAL INDUSTRIAL OR COMMERCIAL. This listing consists of a (+/-) 39.45-acre tract of land located on the northwest intersection of Georgia Highway 83 (also known as Good Hope Road) and Unisia Drive just outside of the southeast boundary of the city of Monroe, Georgia. The property is improved with a (+/-) 2,014-square-foot single-family dwelling unit, a detached garage with a second-level apartment, a utility building, and a barn. The proposed Monroe-Bypass, which is currently under construction, will intersect Unisia Drive along the property. When the Monroe-Bypass is completed, the property will have a corner location along a heavily traveled 4-way intersection. The proposed Monroe-Bypass will provide an alternate route around the downtown historic district of the city of Monroe and will connect Georgia Highway 11, Georgia Highway 83, and U.S. Highway 78, and it will adjoin the east boundary of the property. The site contains (+/-) 1,100-linear feet of frontage along the north side of Georgia Highway 83 and has (+/-) 1,350-linear feet frontage along the west side of Unisia Drive. The (+/-) 1,350-linear foot section of Unisia Drive along the property will be converted into the Monroe-Bypass once the right-of-way is completed. The site is currently zoned for A-2, rural estate, and R-1, single-family residential, use; however, the Walton County future plan designates the area surrounding the proposed Monroe-Bypass, including the property, as **Employment Center**. The future plan designation of **Employment Center** is typically reserved for industrial districts within Walton County. The property is on the south boundary of an existing industrial district that contains several major industrial employers including a Walmart distribution center, a Hitachi manufacturing facility, a Tucker Door & Trim manufacturing facility, a Novolex-Doro Bag manufacturing facility, and a commercial greenhouse facility. The Georgia Department of Transportation reports that the average daily traffic count along the section of Georgia Highway 83 (Good Hope Road) adjoining the property is 5,600 vehicles per day, and the average daily traffic count along the section of Unisia Drive adjacent to the property is 9,230 vehicles per day; the property has good visibility from all adjacent lanes of traffic. The property is located (+/-) 800 linear feet outside of the city of Monroe, (+/-) 2.25 miles east of the historic central business district in the city of Monroe, (+/-) 41 miles east of downtown Atlanta, and (+/-) 21 miles southwest of Athens, Georgia. The site has easy access to U.S. Highway 78 via Unisia Drive which intersects U.S. Highway 78 (+/-) 1.1 miles north of the subject site (intersection controlled by a traffic signal). U.S. Highway 78 provides Walton County and the property with access to Atlanta and Athens, Georgia. The property is shown by appointment only; interior access of the existing dwelling and buildings is restricted to the due diligence period subsequent to a signed purchase and sale agreement.

## DIRECTIONS

From South Broad Street in downtown Monroe travel east on Church Street (Church Street transforms into Good Hope Rd and GA Hwy 83) approximately 2.25 miles. The property is located on the left (north side of Good Hope Road) along the northwest intersection with Unisia Drive.

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## PROPERTY PHOTOGRAPHS



PHOTO 1 - Property from Georgia Highway 83 and Unisia Drive

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PHOTO 2 - Property from Georgia Highway 83 and Unisia Drive

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**PHOTO 3 - Subject site from Unisia Drive**

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**PHOTO 4 - Subject site from Good Hope Road**

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**PHOTO 5 - Southeast Section of Property**

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**PHOTO 6 - Southeast Section of Property**

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**PHOTO 7 - Southeast Section of Property**

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**PHOTO 8 - Southeast Section of Property**

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**PHOTO 9 - South Section of Property**

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**PHOTO 10 - Southwest Section of Property**

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## APPROXIMATE LOCATION & DIRECTION OF PROPERTY PHOTOS 1-10



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**PHOTO 11 - Southwest Section of Property**

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**PHOTO 12 - Central-West Section of Property**

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**Photo 13 – Central-West Section of Property**

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**PHOTO 14 – NORTHEAST SECTION OF PROPERTY**

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**PHOTO 15 - NORTHEAST SECTION OF PROPERTY**

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**PHOTO 16 - NORTH SECTION OF PROPERTY**

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**PHOTO 17 - NORTH SECTION OF PROPERTY**

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**PHOTO 18 - NORTHWEST SECTION OF PROPERTY**

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**PHOTO 19 - NORTHWEST SECTION OF SITE**

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**PHOTO 20 – NORTH-CENTRAL SECTION OF SITE**

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APPROXIMATE LOCATION & DIRECTION OF PROPERTY PHOTOS 11-21



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**PHOTO 21 – NORTH-CENTRAL SECTION OF SITE**

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**PHOTO 22 – NORTH-CENTRAL SECTION OF PROPERTY**

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**PHOTO 23 – NORTH-CENTRAL SECTION OF PROPERTY**

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**PHOTO 24 - NORTH-CENTRAL SECTION OF PROPERTY**

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**PHOTO 25 – SOUTHWEST SECTION OF PROPERTY**

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**PHOTO 26 – FRONT VIEW OF DWELLING**

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**PHOTO 27 – SIDE VIEW OF DWELLING**

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**PHOTO 28 – DETACHED GARAGE**

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**PHOTO 29 – BARN**

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PHOTO 30 – BARN

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## APPROXIMATE LOCATION & DIRECTION OF PROPERTY PHOTOS 21-30

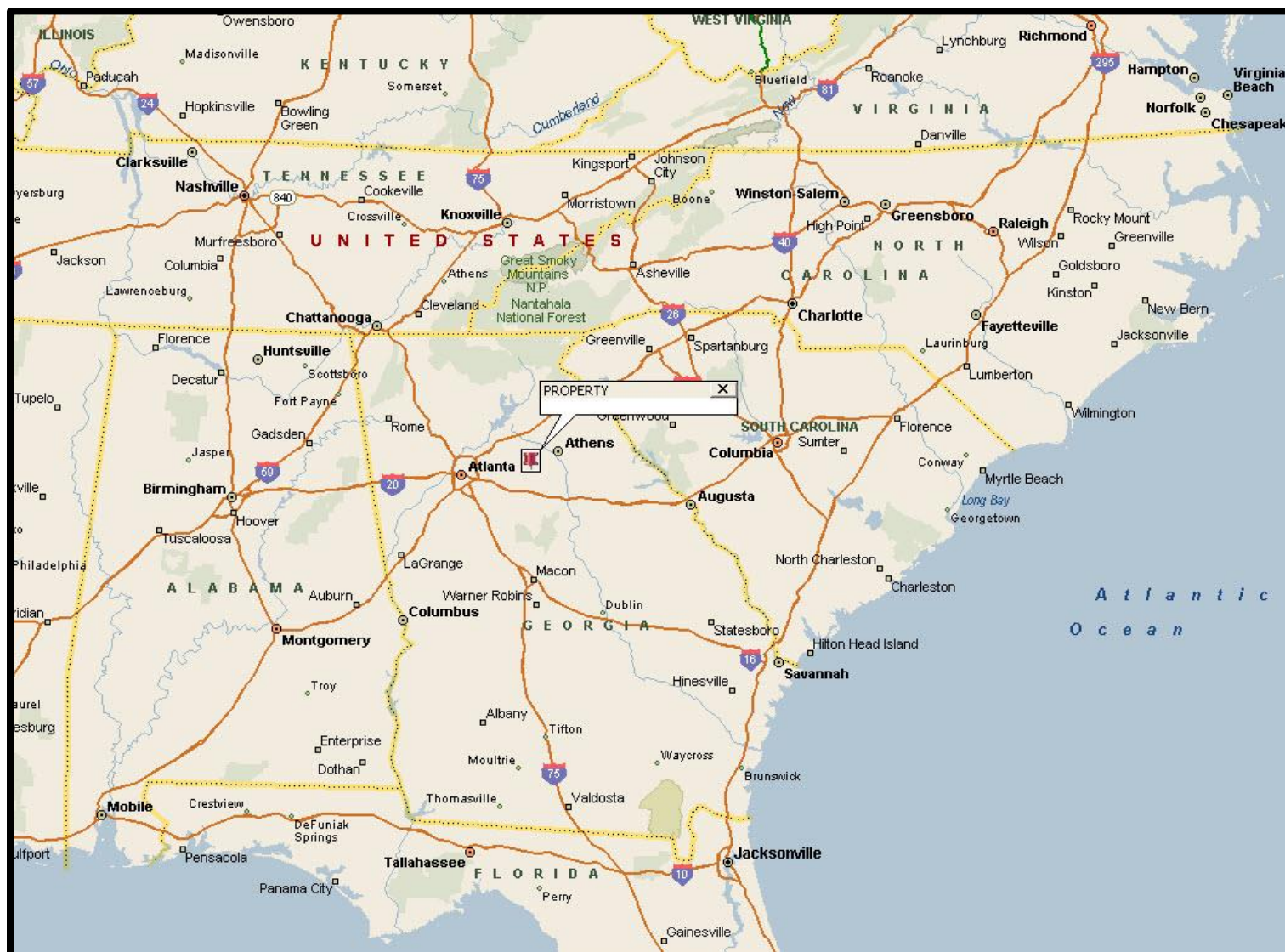


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## PROPERTY LOCATION MAPS

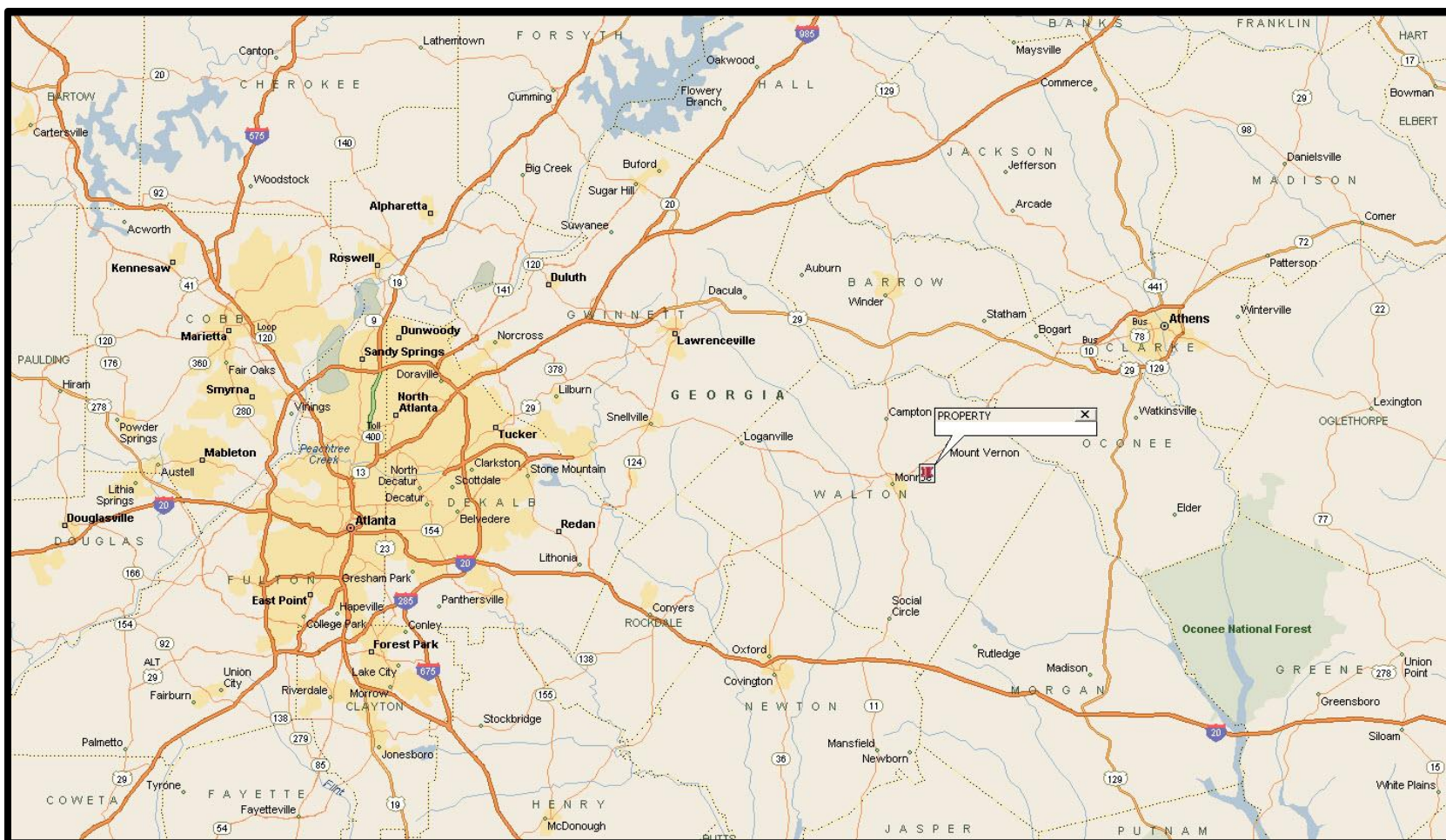


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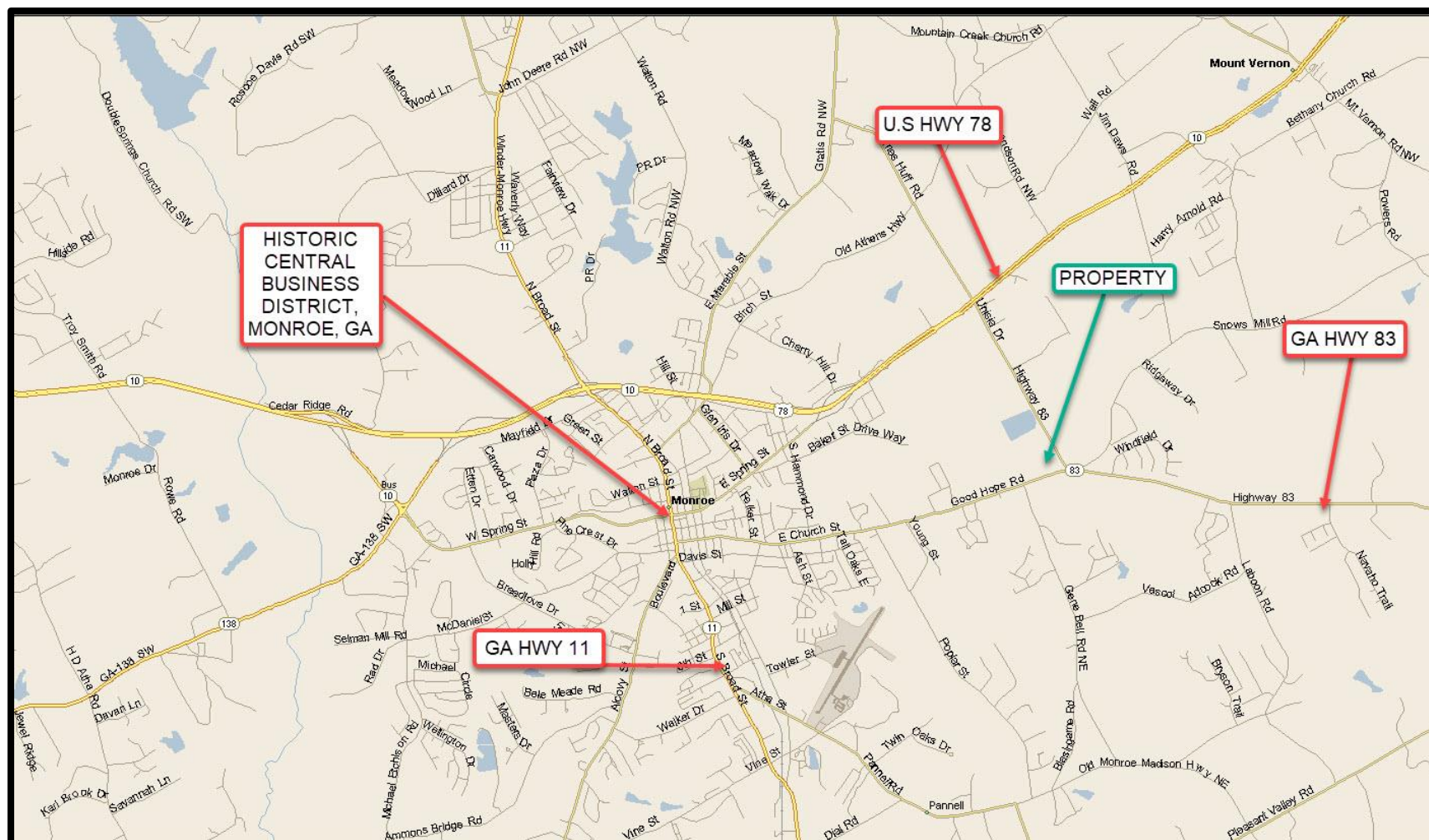


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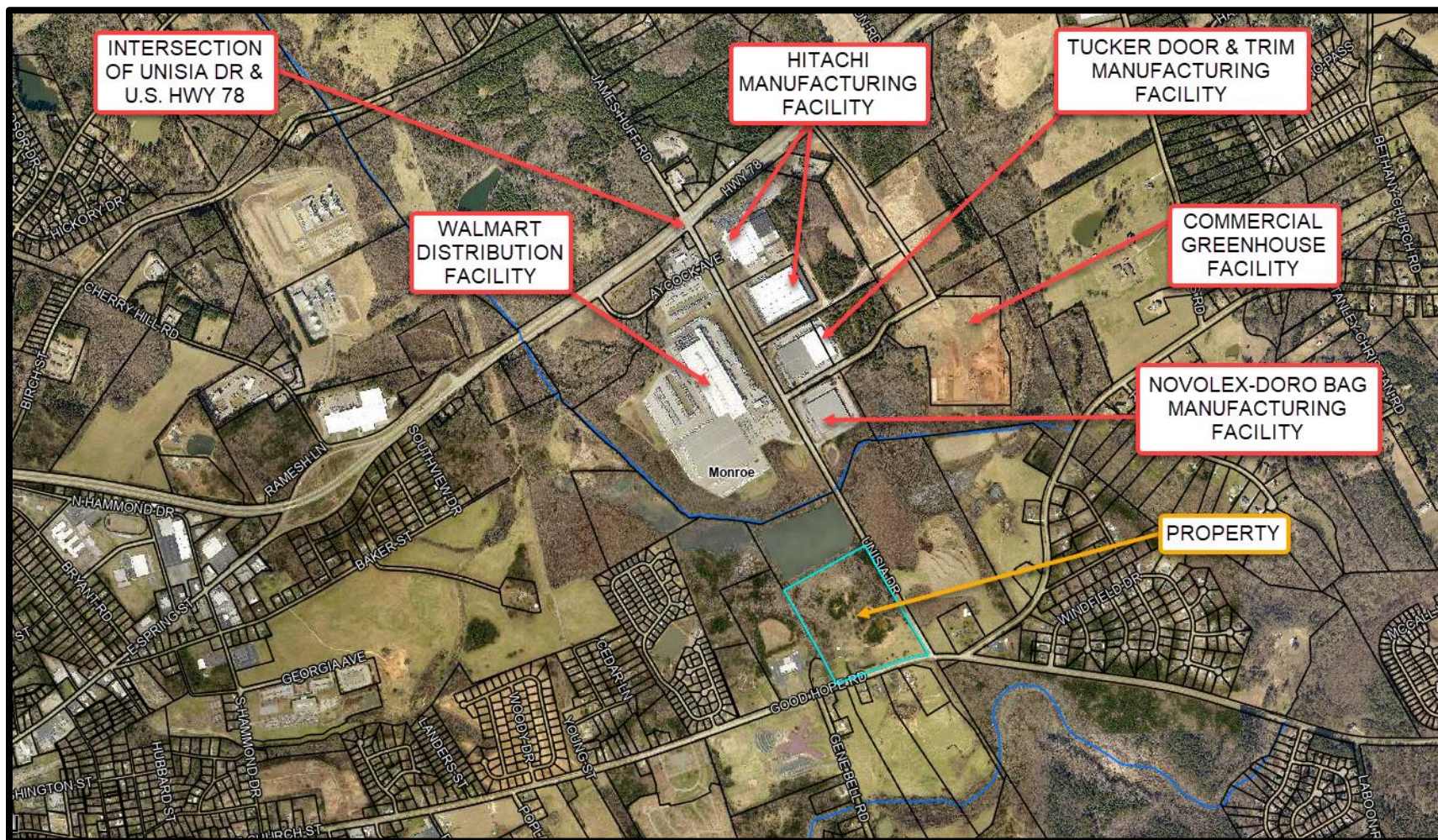
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# MAP OF SURROUNDING INDUSTRIAL PROPERTIES



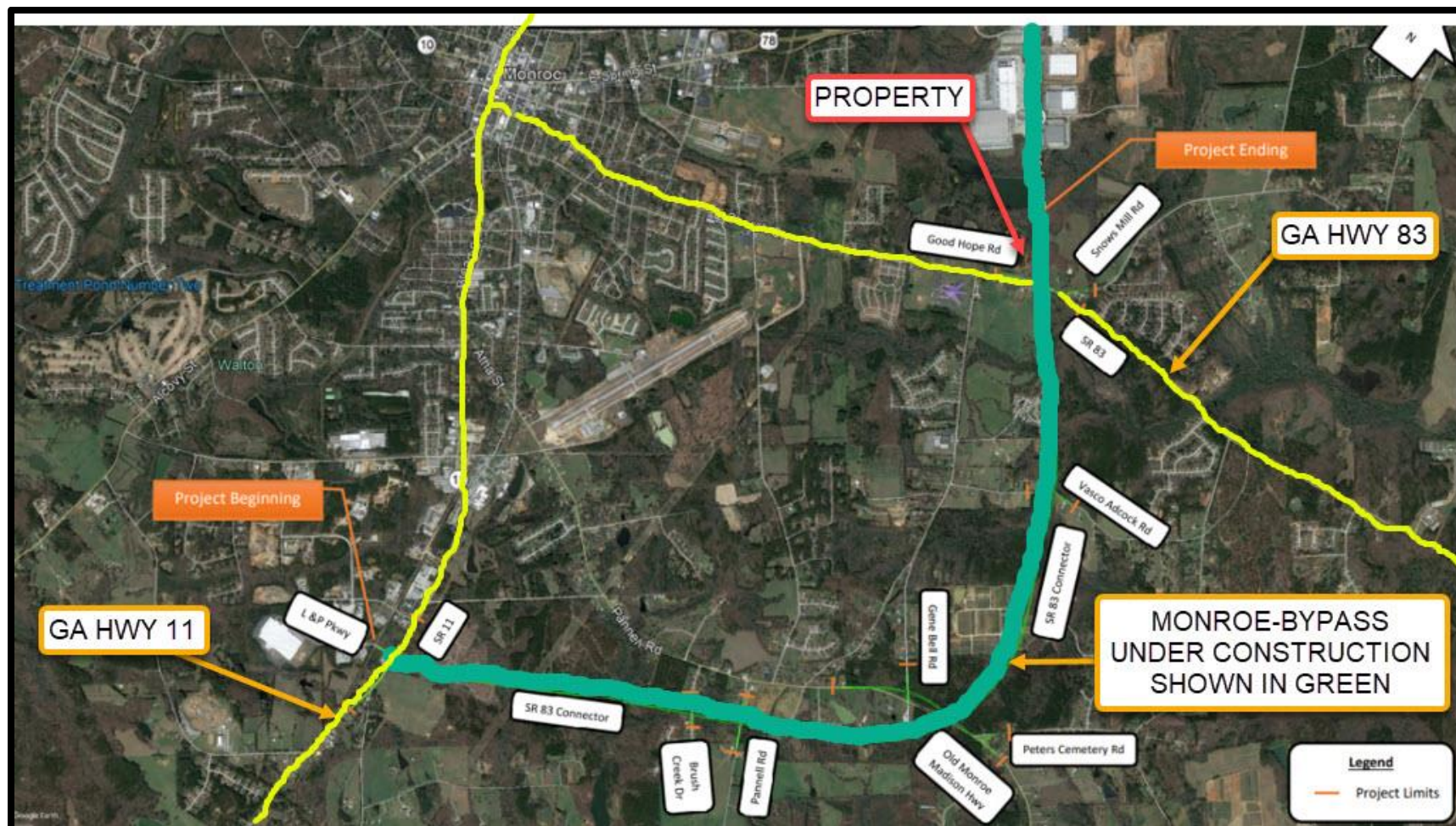
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## MAP OF PROPOSED MONROE-BYPASS (UNDER CONSTRUCTION)



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## PROPERTY TAX PLAT



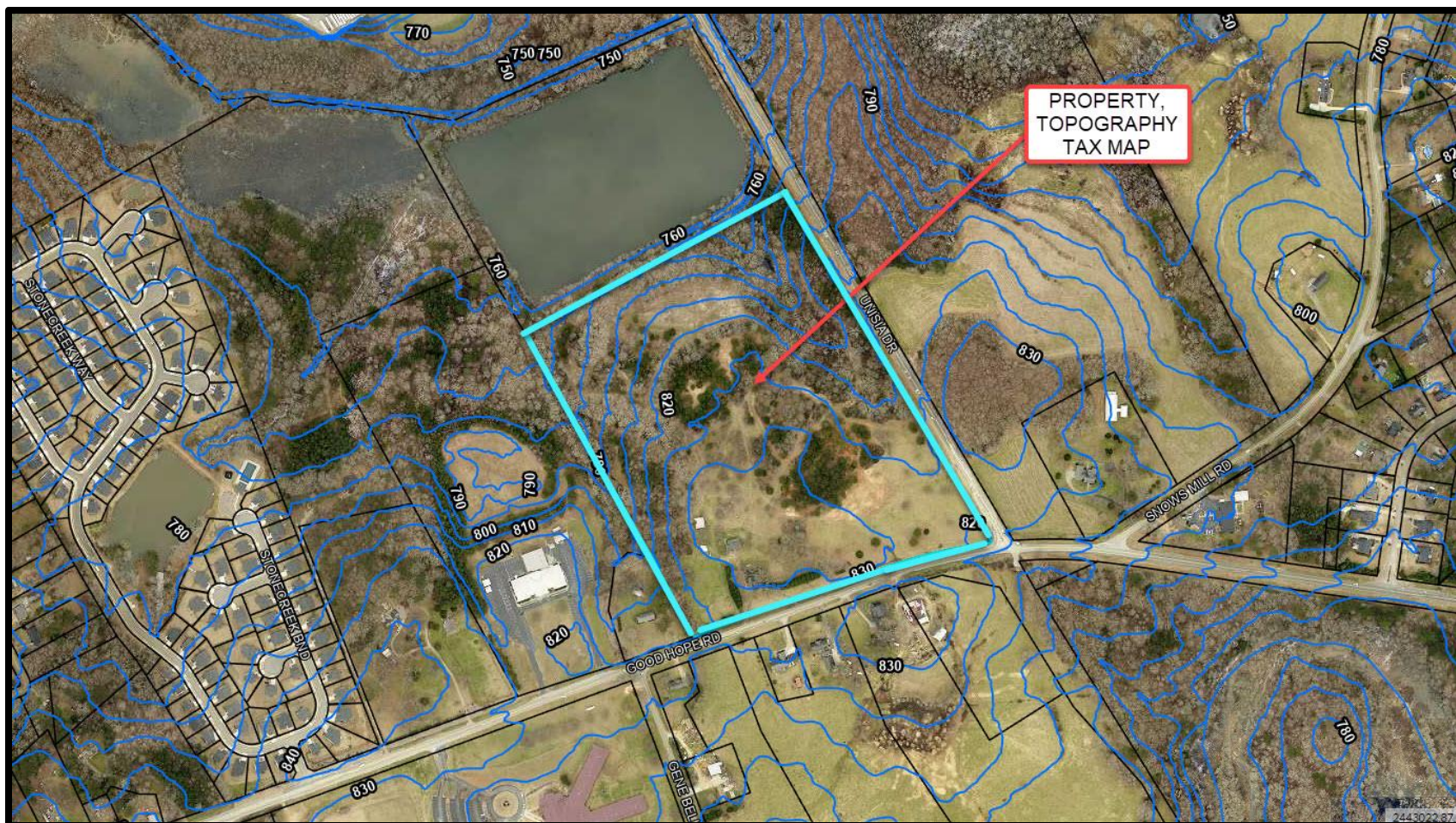
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## TOPOGRAPHY TAX MAP



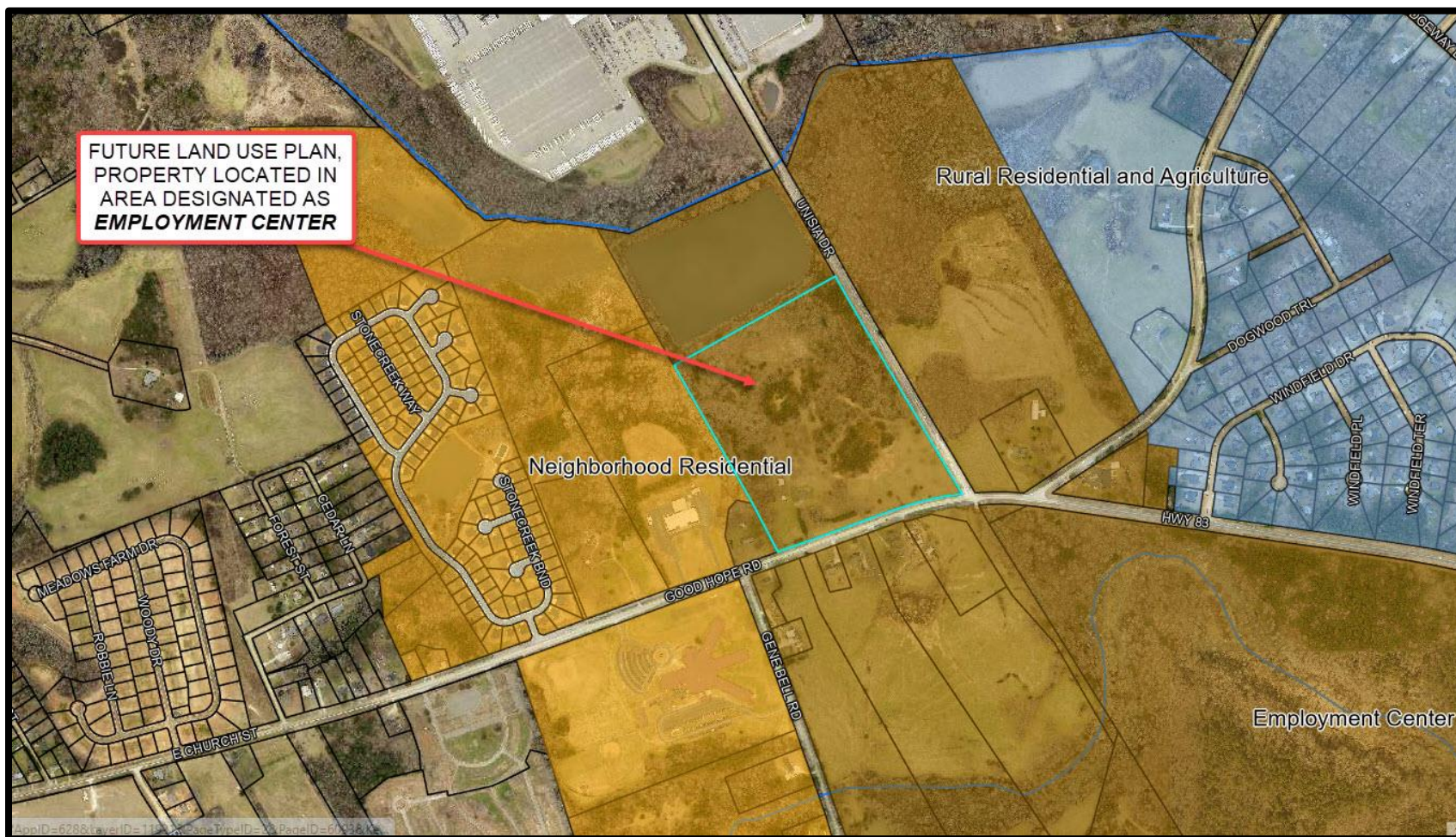
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## FUTURE LAND USE MAP



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