



SELF STORAGE ADVISORS

## SELF STORAGE

DEVELOPMENT OPPORTUNITY

### Development Land

4000 Center Hill Church Rd.

Loganville, GA 30052

**List Price: \$100,000 (per surveyed acre)**

### INVESTMENT HIGHLIGHTS

- 7+/- acres development pad, designated for self storage on Walton County future land use
- Flat and cleared site with double highway frontage, GA Hwy 81 and Center Hill Church Rd.
- One block from signalized intersection with GA Hwy 81
- Signage would be easily visible from both roads
- Exploding growth area in preferred Walton County School district
- Situated midway between Loganville and Walnut Grove
- Very strong demand gap for climate-controlled storage as well as secure parking
- Minimal grading and site work required
- Strong traffic counts on both roads
- Future land use plan allows self storage (re-zoning in process)
- Re-zoning and entitlement will be complete early August '21

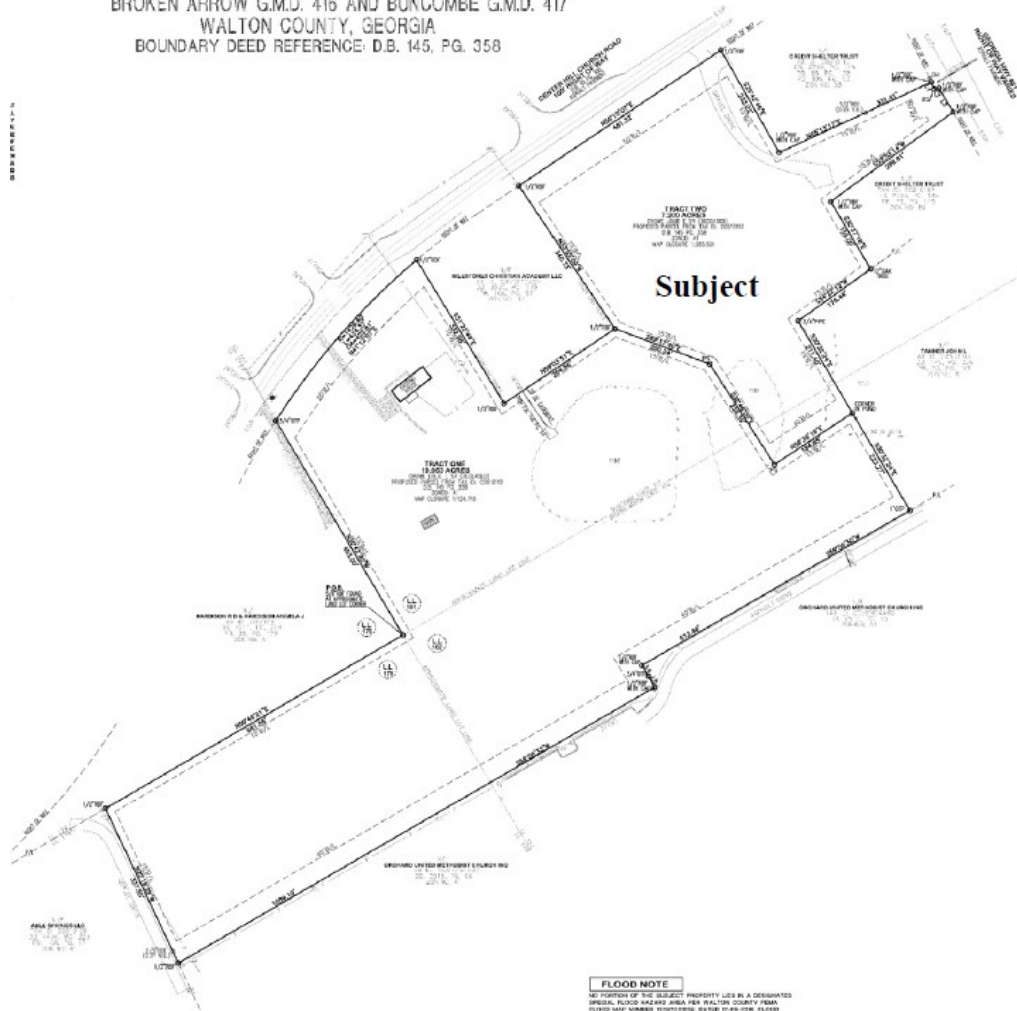


**Mike Patterson, CCIM**  
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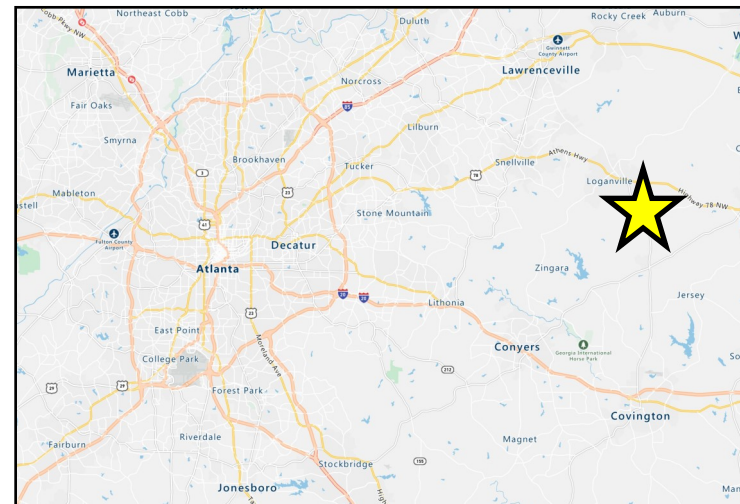


# DIVISION PLAT OF SURVEY A DIVISION OF PARENT TAX PARCEL: C0510112

LAND LOTS 161, 162 AND 178 OF THE 4TH LAND DISTRICT  
BROKEN ARROW G.M.D. 416 AND BUNCOMBE G.M.D. 417  
WALTON COUNTY, GEORGIA  
BOUNDARY DEED REFERENCE: D.B. 145, PG. 358



**FLOOD NOTE**  
NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED SPECIAL FLOOD HAZARD AREA PER WALTON COUNTY FIRM FLOOD MAP NUMBER 150100000E, EXCEPT FOR LOW FLOOD AREA, SEE WITHIN ZONE A.



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