



## LAND FOR SALE

4136 Industry Way  
Flowery Branch, GA  
30542

### CONTACT:

Raul Menjivar

Alex Wayne

770-967-4625

Info@rpg-cre.com

### ABOUT THE PROPERTY

- 1.71 Acres with level topography in Flowery Branch/Oakwood
- Zoned M-1 City of Oakwood

### LOCATION INFORMATION

- Located within the Tanners Creek Business Park
- Prime location with frontage on Thurmon Tanner Pkwy
- Perfect location for Office, Warehouse or showrooms
- Employers in the immediate area include: Wrigley's, Bitzer North America, Makita, PPG, TestRite, King's Hawaiian, Kubota, ZF and the Atlanta Falcons

### PRICE

- \$650,000



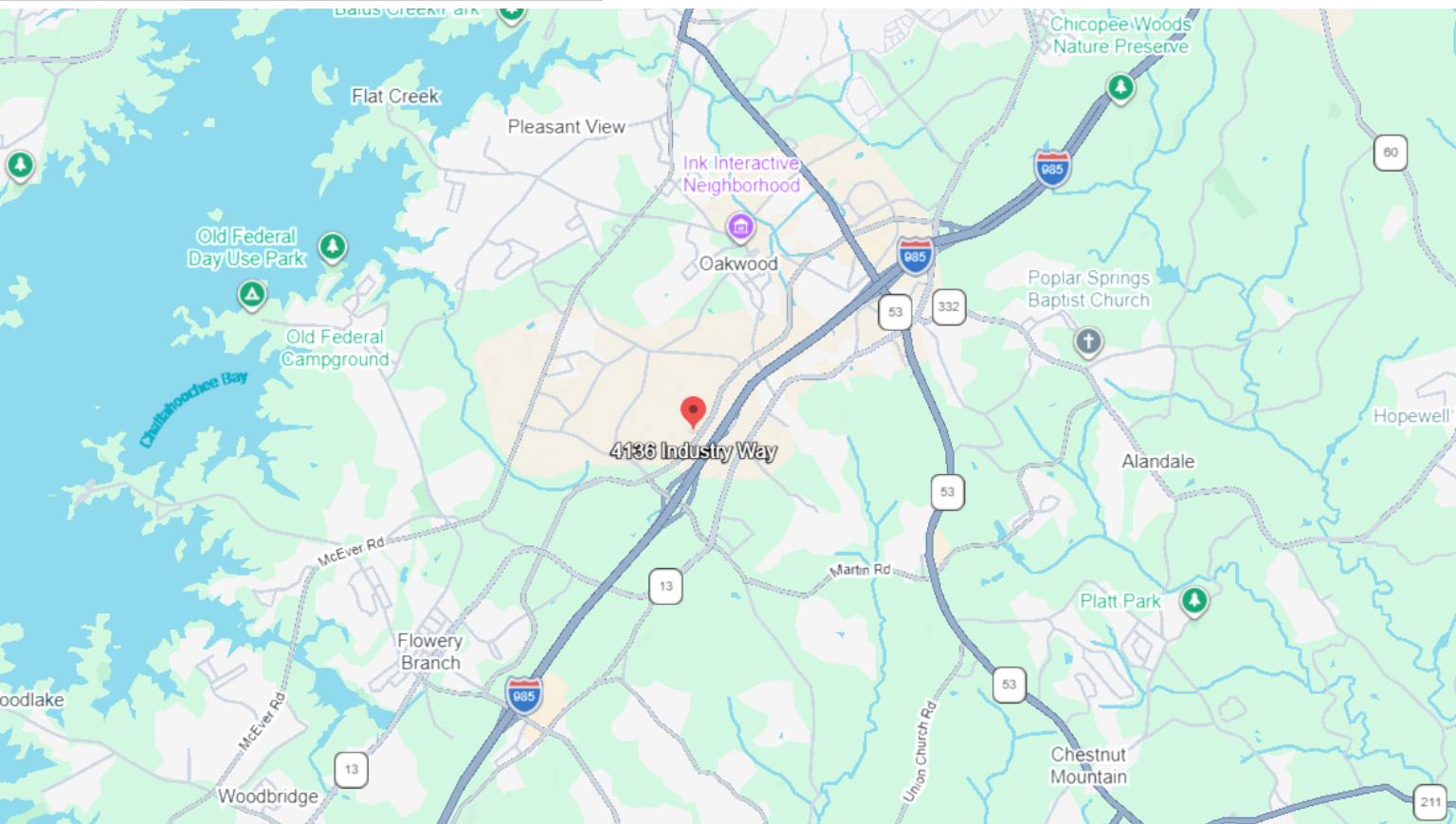
Radial Property Group, LLC

Office: 770-967-4625

[www.RPG-CRE.com](http://www.RPG-CRE.com)

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## LOCATION INFORMATION

- Lot has frontage on both Thurmon Tanner Pkwy and Industry Way
- Great visibility (less than 1/4 mile) from I-985 (Exit 14)
- Industrial area with business offices, restaurants, retail, and hotels in the area



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**eFiled and eRecorded**  
DATE: 10/19/2023  
TIME: 11:15 AM  
PLAT BOOK: 884  
PAGE: 99 - 99  
FILING FEES: \$10.00  
PART ID: 9299856446  
RECORDED BY: EAR  
Charles Baker, C.S.C  
Hall County, GA

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 101,774 FEET, ANGULAR ERROR IS 9" PER POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,599 FEET.  
EQUIPMENT USED:  
LEICA TSP11 1200 FOR ANGULAR & LINEAR MEASUREMENTS;  
LEICA GS 14 DUAL FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.  
ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF HALL COUNTY, GEORGIA.  
THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR TANNERS CREEK RECORDED IN DEED BOOK 4006, PAGE 225-262.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. FLOYD & ASSOCIATES, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON OR PERSONS NAMED IN THE TITLE BLOCK.  
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.  
ANY STREAM OR STATE WATER LOCATION ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

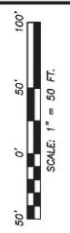
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C02B46, HALL COUNTY GEORGIA, DATED: 4/4/2018.  
REFERENCES:  
1. PROPERTY OWNER: CHATTAHOOCHEE PARKS, INC. 5624 ATLANTA HIGHWAY, FLOWERY BRANCH, GA 30542 (978)2 (770)967-4625.  
2. SITE ADDRESS: 4136 INDUSTRY WAY, OAKWOOD, GA 30566.  
3. PB 841, PG. 178.  
4. PB 845, PG. 130.  
5. PB 881, PG. 301.  
6. DB 5579, PG. 594.

- LEGEND**
- ALF ANGLE IRON FOUND
  - AMF ALUM. MONUMENT FOUND
  - BC BACK OF CURB
  - BLL BUILDING SETBACK LINE
  - CS CATCH BASIN
  - CSL CURB SIDE
  - CL CENTRALISE
  - CMF CONC. MONUMENT FOUND
  - CO CONC. CONCRETE
  - CTF CRACKED TOP FOUND
  - DB DEED BOOK
  - DE DRAINAGE EASEMENT
  - DI DITCH INLET
  - EP EDGE OF PAVEMENT
  - ESM EASEMENT
  - FA FIRE HYDRANT
  - GA GAS METER
  - GMD GEORGIA METEOR DISTRICT
  - HU HEADWALL
  - IS 1/2" IRON SET
  - JJ JUNCTION BOX
  - LL LAND LOT LINE
  - LLI LAND LOT LINE
  - LP LIGHT POLE
  - MA MANHOLE
  - MNS MAG. NAIL SET
  - ALF ANGLE OR FORMERLY
  - CHP OVERHEAD POWER
  - CTF CRACK TOP FOUND
  - PB PLAT BOOK
  - SD SUBDIVISION
  - PS POWER POLE
  - PV PROPERTY LINE
  - PL PLAT
  - PO POINT OF BEGINNING
  - PP POWER POLE
  - PS PLAT SIDE
  - RFB REBAR FOUND
  - R/W RIGHT OF WAY
  - SD SUBDIVISION
  - SS SERVICE POLE
  - STL STEEL MANHOLE
  - W WATER METER
  - WV WATER VALVE
  - WD WARD INLET



GEORGIA GRID NORTH  
NAD1983 - WEST ZONE

**FLOYD**  
& ASSOCIATES, INC.  
2160 BUFORD HWY., SUITE 105  
BUFORD, GEORGIA 30518  
PHONE: (770) 967-4625  
FAX: (770) 967-4625



DIVISION SURVEY FOR:  
**CHATTAHOOCHEE PARKS, INC.**  
TANNERS CREEK BUSINESS PARK  
LAND LOT 89 - 8TH DISTRICT  
CITY OF OAKWOOD  
HALL COUNTY, GEORGIA

JOB FILE: JN2023-56  
DATE: 10/16/2023  
FIELD DATE: 9/5/2023  
SCALE: 1"=50FT  
DRAWN BY:  
CHECKED BY:  
REVISIONS  
SHEET  
1 OF 1

TRACT CONTAINS  
1.71 ACRES

**GEORGIA**  
REGISTERED  
LAND SURVEYOR  
NO. 2891  
W. SHANE FLOYD

**CITY OF OAKWOOD**  
OAKWOOD, GEORGIA  
PROUD CITY  
SEAL  
10-14-23

**SURVEYOR'S CERTIFICATE**  
As required by subsection (4) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

W. SHANE FLOYD  
GA RLS #2801  
10/16/2023  
DATE



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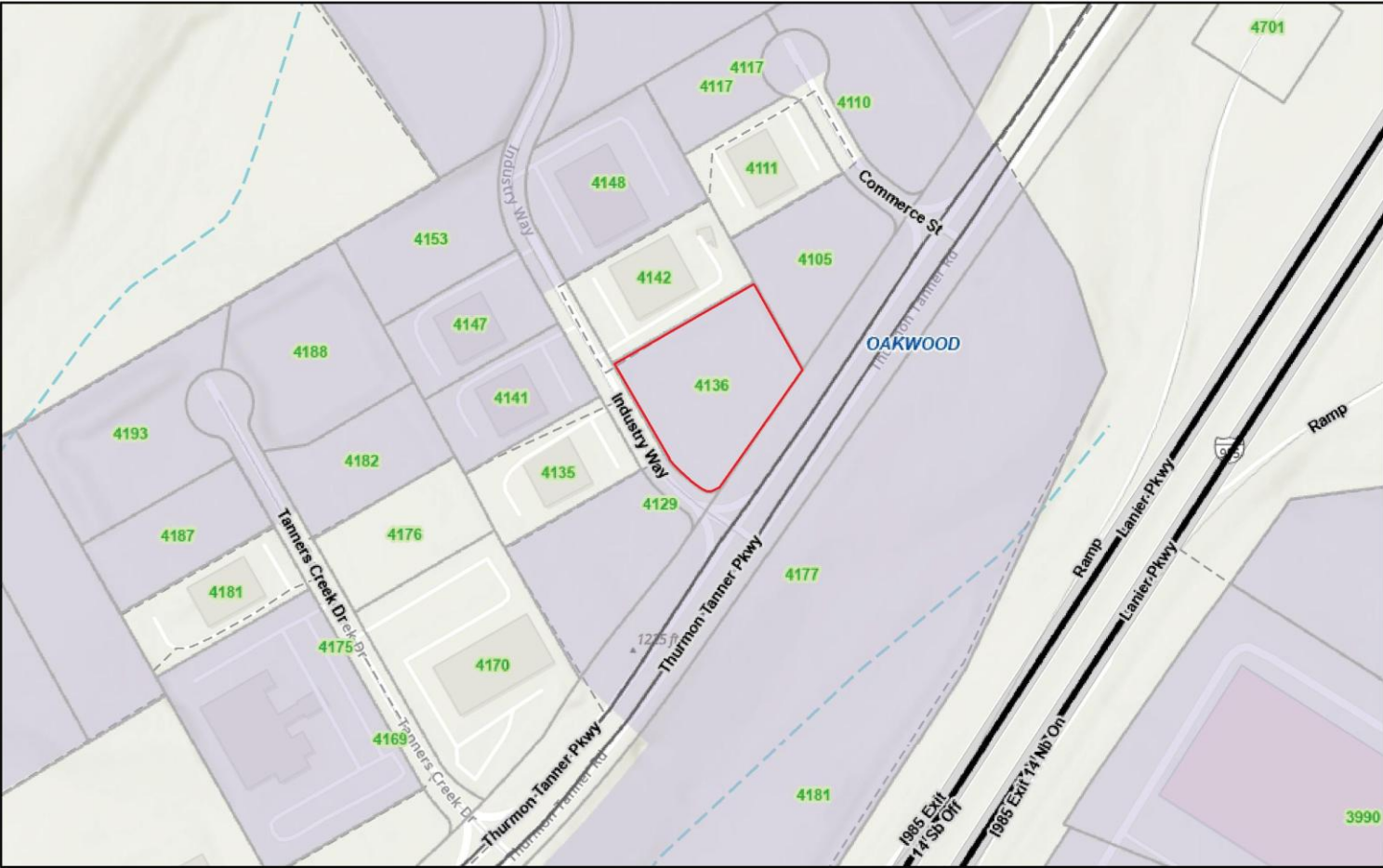
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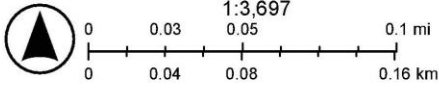
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## Hall County GIS Viewer



5/28/2026, 9:46:24 AM

- Parcel Boundary
- Street No. Labels
- Roads
  - Arterial-Collector
  - Interstate
- Local
- City Limits
- OAKWOOD
- Counties
- World\_Hillshade



Hall County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri,



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The information contained herein is believed to be accurate; however, no liability is assumed for errors or omissions. The offering is subject to change or withdrawal without notice, and to approval by owner.