

For Sale



1975 and 1935 Glenn Club Drive

Stone Mountain, GA 30087

Gwinnett County Property ID: R6061-5D & R6061 276

10,945 SF

2 Connected Metal Buildings
Former Veterinarian and Boarding Facility

4.29 Acres

COMPRISED OF 2 PARCELS

1975 Glenn Club Drive - 1.72 Acres Improved
1935 Glenn Club Drive - 2.57 Acres Vacant Land

E. R. 'Rusty' Epperson

SIOR NAIOP

Wilson, Hull & Neal

REAL ESTATE

1600 Northside Drive, N.W.

Atlanta, Georgia 30318

Direct: (404) 350-2578

Cell: (404) 402-1023

Matt Sirockman

Wilson, Hull & Neal

REAL ESTATE

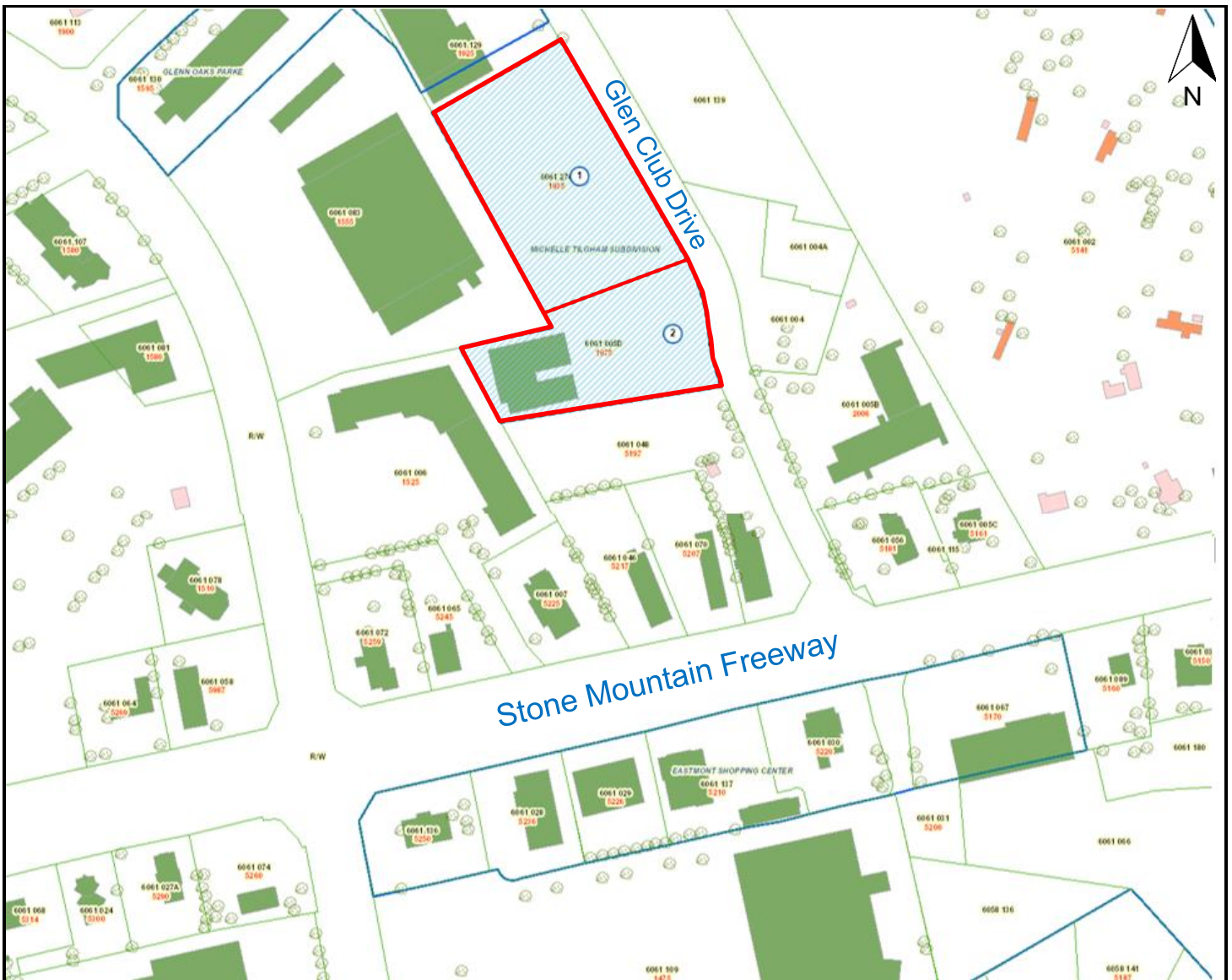
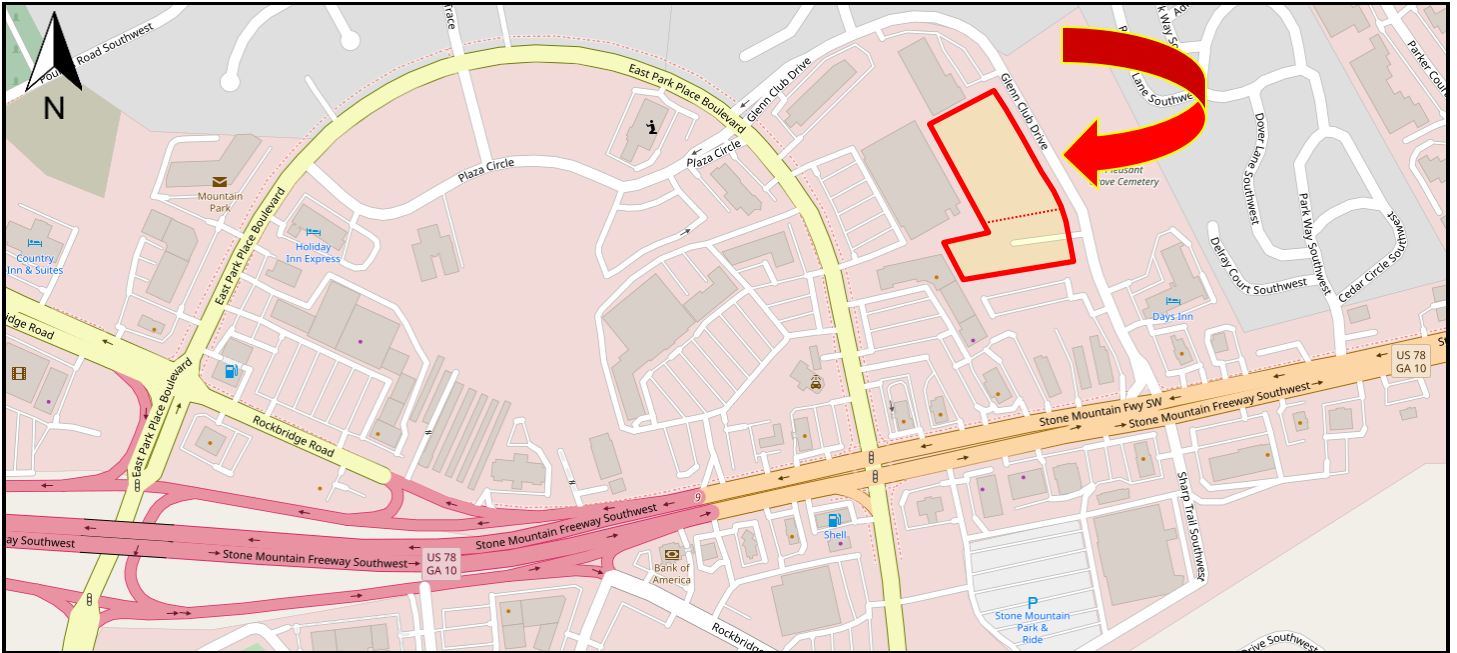
1600 Northside Drive, N.W.

Atlanta, Georgia 30318

Direct: (404) 350-2576

Cell: (404) 202-2222

LOCATION MAP

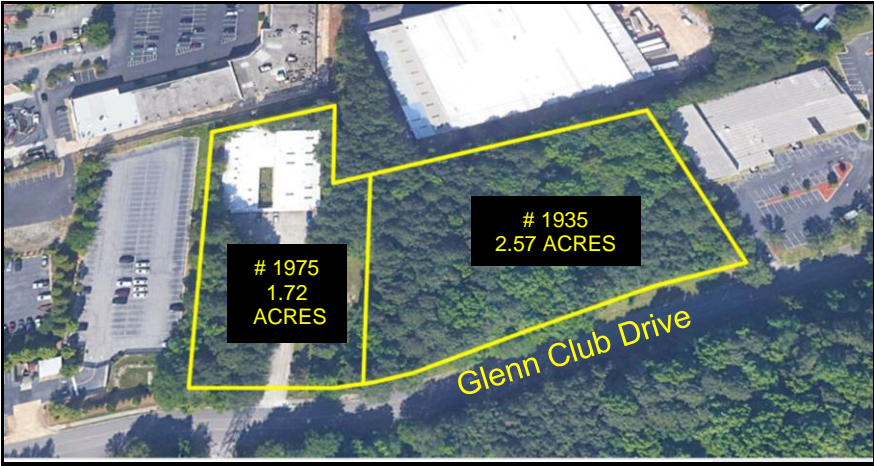


**1935 & 1975
Glenn Club Drive**
Overview
10,945 SF
4.29 Acres

PROPERTY ADDRESS	1975 Glenn Club Drive
	1935 Glenn Club Drive
GWINNETT COUNTY PARCEL ID	#1975 = R6061- 005D #1935 = R6061- 276
STATE	Georgia
COUNTY	Gwinnett
CITY	Stone Mountain
ZIP CODE	30087
BUILDING AREA	10,945 SF
ACRES	1.72 Ac+ 2.57 Ac = 4.29 Acres
STREET FRONTAGE	666 Feet - Glenn Club Drive
TERRAIN	Good
UTILITIES	All Available
POWER	Georgia Power
ZONING	C-2 General Business District
BOARDING FACILITY	27 Medium/Large Runs 6 Large Special Runs



1975 Glenn Club Drive



VIEW LOOKING WEST

E. R. 'Rusty' Epperson

Direct: (404) 350-2578 - Cell: (404) 402-1023

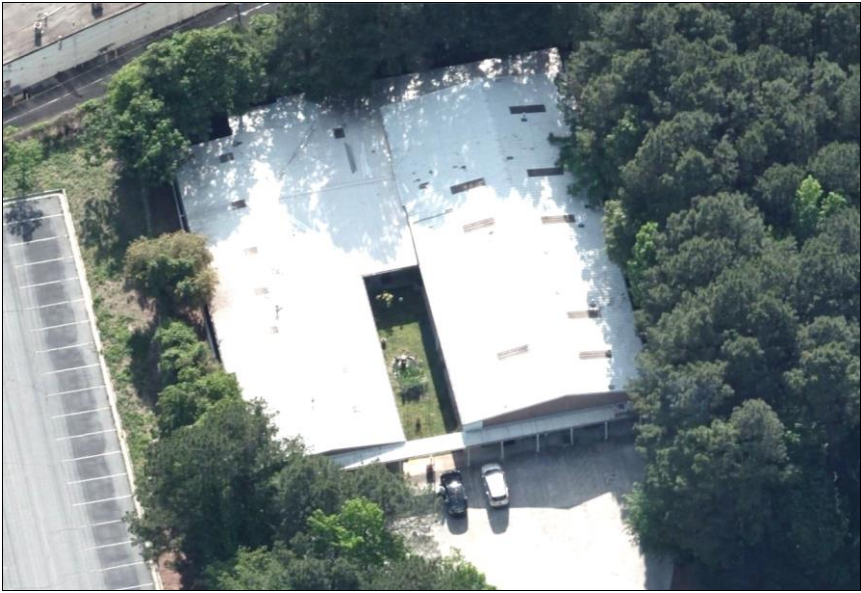
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1975 Glenn Club Drive
10,945 SF

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

AERIAL PHOTOS



GROUND PHOTOS

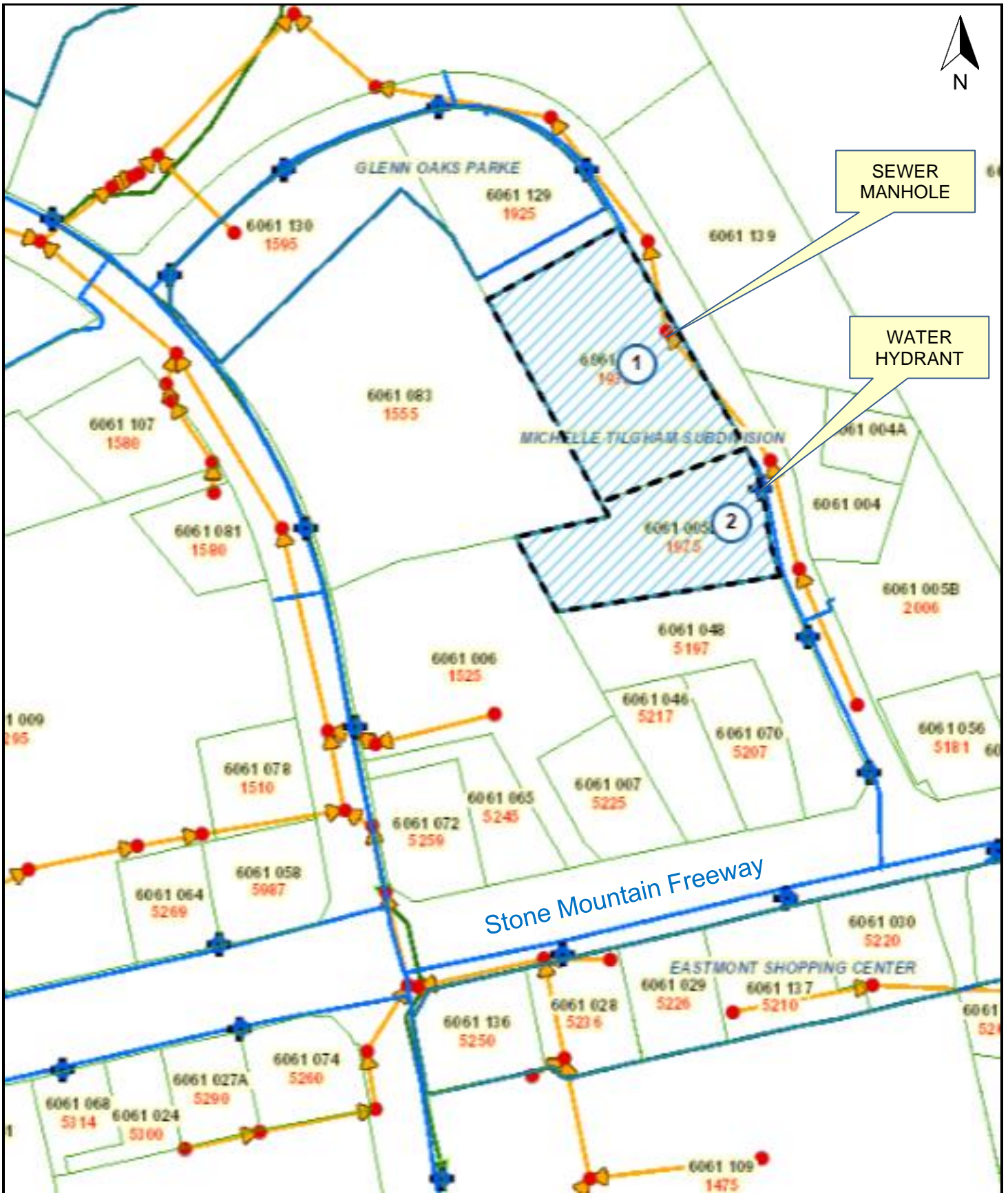


1975 Glenn Club Drive



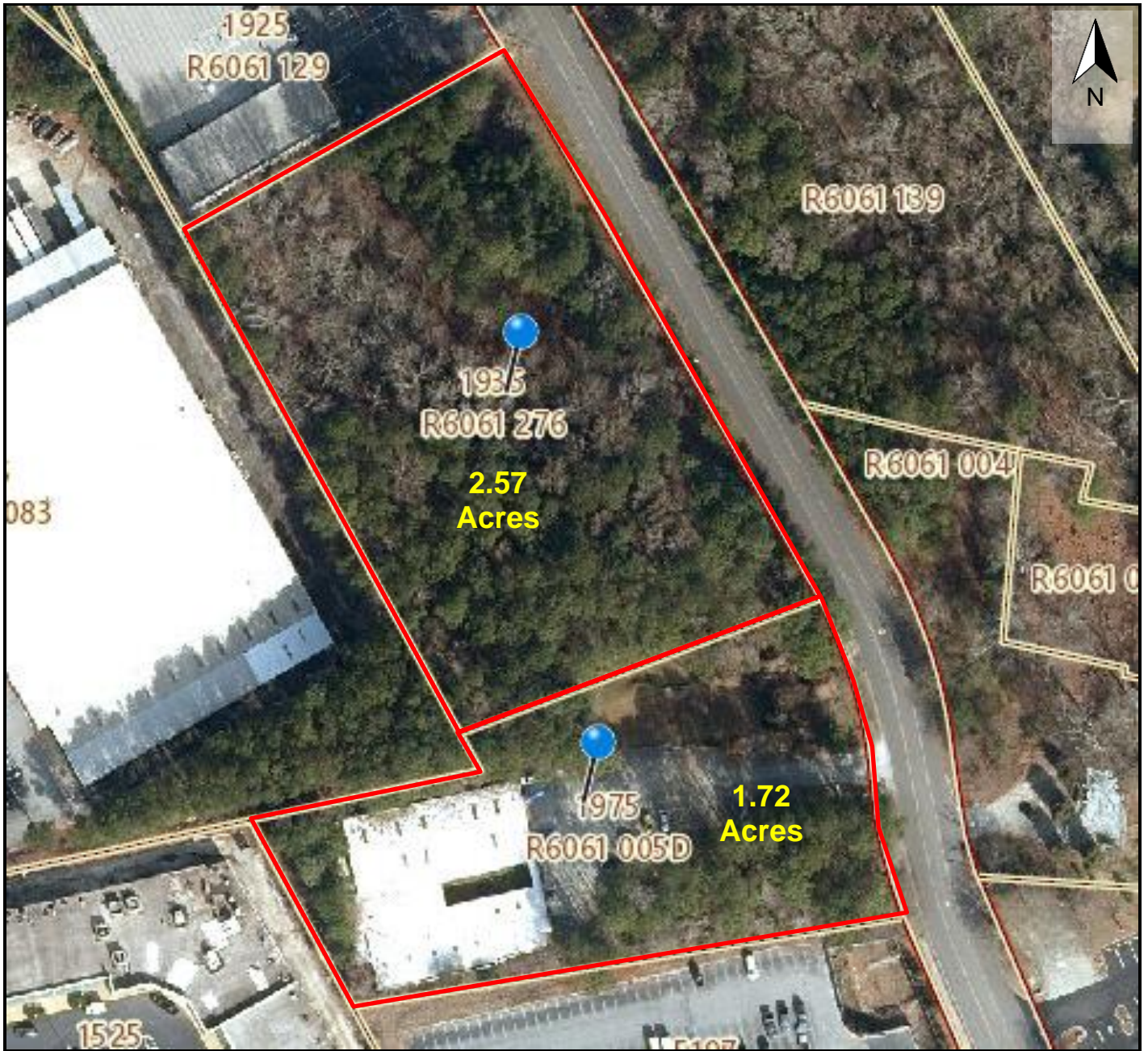
1935 Glenn Club Drive
Vacant Land

UTILITIES



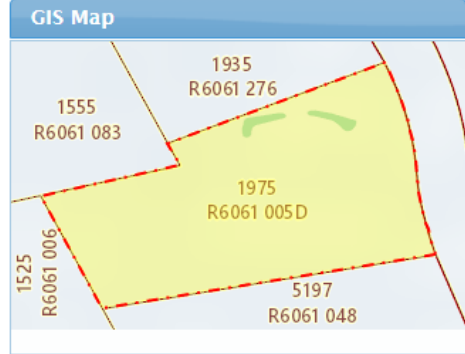
GWINNETT COUNTY ASSESSORS MAP

Gwinnett County Property ID: R6061-5D & R6061 276



PROPERTY CARD

1975 Glenn Club Drive

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[Neighborhood Sales](#)
[Property Report](#)


General Info		
1975 GLENN CLUB DR STONE MTN GA 30087-3406	Property ID	R6061 005D
	Alternate ID	681075
	Address	1975 GLENN CLUB DR
	Property Class	Veterinary Clinic
	Neighborhood	9300
	Deed Acres	1.7200

Value History					
Year	2020	2019	2018	2017	2016
Reason	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment
Land Val	\$374,600	\$524,400	\$524,400	\$524,400	\$524,400
Imp Val	\$751,800	\$403,500	\$403,500	\$403,500	\$405,600
Total Appr	\$1,126,400	\$927,900	\$927,900	\$927,900	\$930,000
Land Assd	\$149,840	\$209,760	\$209,760	\$209,760	\$209,760
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$300,720	\$161,400	\$161,400	\$161,400	\$162,240
Total Assd	\$450,560	\$371,160	\$371,160	\$371,160	\$372,000

Transfer History								
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
55648	611	12/19/2017	TILGHMAN MICHELLE L	TILGHMAN MICHELLE L	QC	N1	No	\$0
50503	778	1/20/2011	TILGHMAN MICHELLE L	TILGHMAN MICHELLE L	Fu		No	\$0
		8/30/1993		TILGHMAN MICHELLE L	WD	00	Yes	\$92,400
9264	15	8/30/1993		TILGHMAN MICHELLE L	WD	QY	Yes	\$92,400
09264	00015	8/30/1993	TILGHMAN MICHELLE L	TILGHMAN MICHELLE L	WD	QY	Yes	\$92,400

Scale: 20 ft

Address	1975 GLENN CLUB DR
Grade	C
Year Built	1994

Attributes
Floor Areas

Code	Description	Story	Gross	Heated	AC
VETHOSP	Veterinary Hospital	1	6,000	0	0

A second 4,916 SF building and connecting addition added 2005.

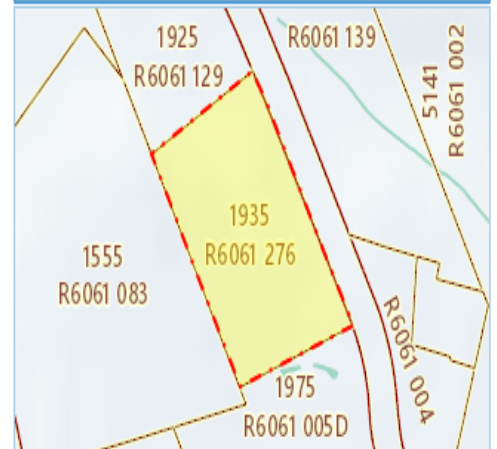
Total Area	6,000	00	00
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PROPERTY CARD

1935 Glenn Club Drive

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[Neighborhood Sales](#)
[Property Report](#)

GIS Map



General Info

1935 GLENN CLUB DR STONE MTN GA 30087-3406	Property ID	R6061 276
	Alternate ID	33238873
	Address	1935 GLENN CLUB DR
	Property Class	Commercial Vacant Land
	Neighborhood	9300
	Deed Acres	2.5700

Value History

Year	2020	2019	2018	2017	2016
Reason	Appeal Current Year Plus Two	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment	Notice of Current Assessment
Land Val	\$212,700	\$175,000	\$175,000	\$175,000	\$175,000
Imp Val	\$0	\$0	\$0	\$0	\$0
Total Appr	\$212,700	\$175,000	\$175,000	\$175,000	\$175,000
Land Assd	\$85,080	\$70,000	\$70,000	\$70,000	\$70,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$0	\$0	\$0	\$0	\$0
Total Assd	\$85,080	\$70,000	\$70,000	\$70,000	\$70,000

Transfer History

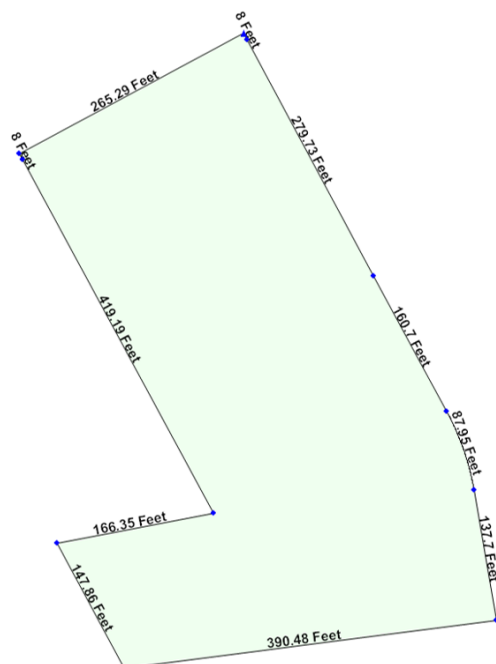
Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
55648	611	12/19/2017	TILGHMAN MICHELLE L	TILGHMAN MICHELLE L	<u>QC</u>	<u>N1</u>	Yes	\$0
50503	778	1/20/2011	TILGHMAN MICHELLE L	TILGHMAN MICHELLE L	<u>Fu</u>		Yes	\$0
9264	15	8/30/1993		TILGHMAN MICHELLE L	<u>WD</u>	<u>QY</u>	Yes	\$92,400

LEGAL DESCRIPTION

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 61 of the 6th Land District of Gwinnett County, Georgia, containing 4.2941 acres, more or less, according to a plat of survey for Loving Touch Animal Center dated May 21, 1993 prepared by Solar Land Surveying Company and being more particularly described according to said survey as follows:

BEGINNING at a point on the southwesterly right of way line of Glenn Club Drive (60 foot right of way) which point is located 985.88 feet southeasterly as measured along said right of way line from its point of intersection with East Park Place Boulevard (if said roads were extended to form an intersection) and run thence along the aforesaid right of way of Glenn Club Drive south 28 degrees 02 minutes 55 seconds east a distance of 8.00 feet to a point; continuing along said right of way run thence south 28 degrees 02 minutes 55 seconds east a distance of 279.73 feet to a point; continuing along said right of way, run thence south 28 degrees 14 minutes 04 seconds east a distance of 160.70 feet to a point; continuing along said right of way line and following the curvature thereof an arc distance of 87.95 feet to a point, said arc having a radius of 271.56 feet and being subtended by a chord line bearing and distance of south 18 degrees 57 minutes 21 seconds east 87.57 feet; continuing along said right of way run thence south 09 degrees 40 minutes 40 seconds east a distance of 137.70 feet to an iron pin found; thence leaving said right of way line run south 82 degrees 39 minutes 14 seconds west a distance of 390.48 feet to an iron pin found; run thence north 28 degrees 18 minutes 40 seconds west a distance of 147.86 feet to an iron pin found; run thence north 78 degrees 53 minutes 42 seconds east a distance of 166.35 feet to an iron pin found; run thence north 28 degrees 17 minutes 05 seconds west a distance of 419.19 feet to a point; run thence north 28 degrees 17 minutes 05 seconds west a distance of 8.00 feet to a point; run thence north 61 degrees 44 minutes 31 seconds east a distance of 265.29 feet to an iron pin found, which marks the TRUE PLACE OR POINT OF BEGINNING.



LEGAL DESCRIPTION PLOTTED

