

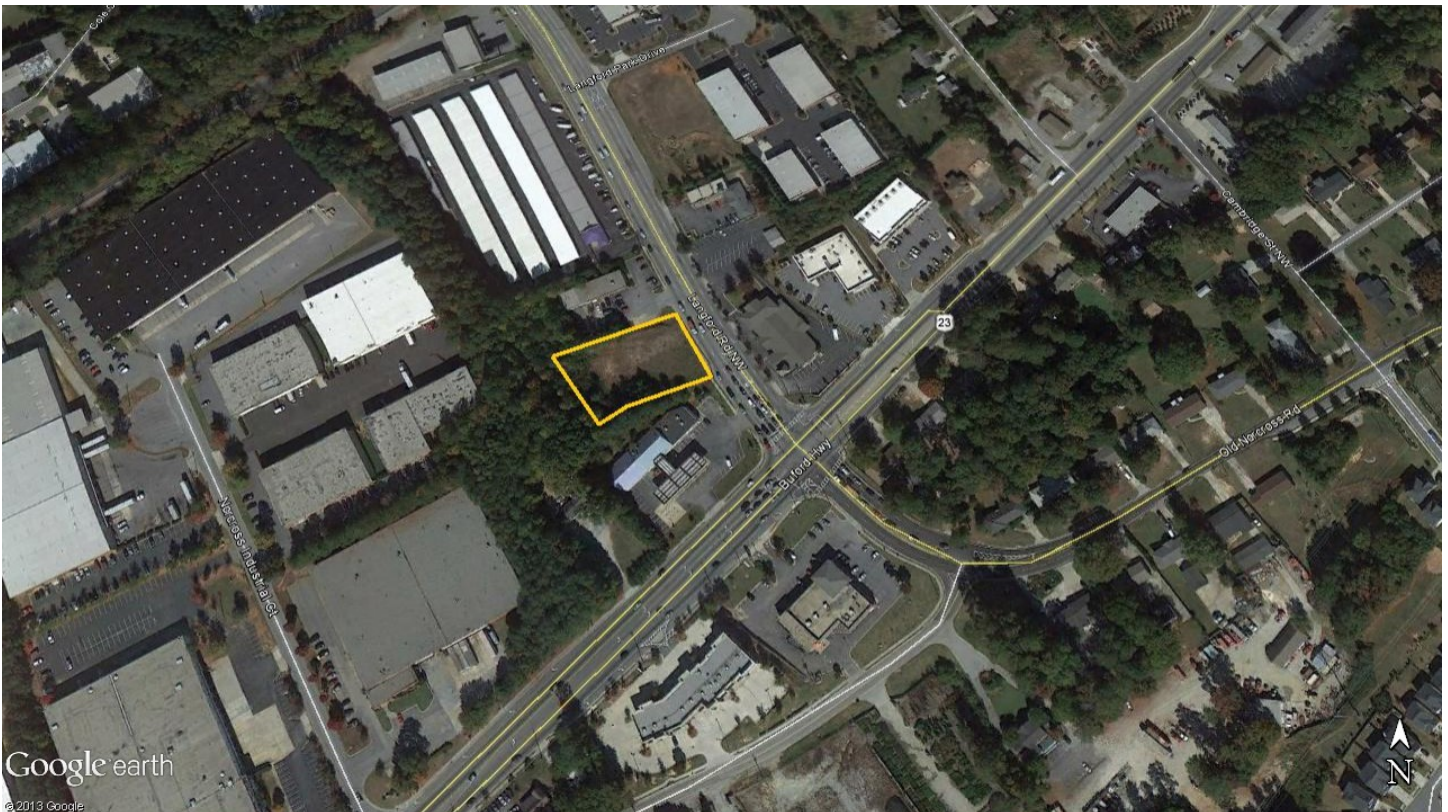
For Sale - 1 AC Langford Rd

2755 Langford Rd | Norcross, GA



\$395,000

- Zoned C2
- Developed and Ready For Build
- All Utilities in Place
- Retention Off Site



The Quin Group, Inc.

5855 Jimmy Carter
Blvd Suite 210

770-448-3385



Tom Forkner:

678-367-8300

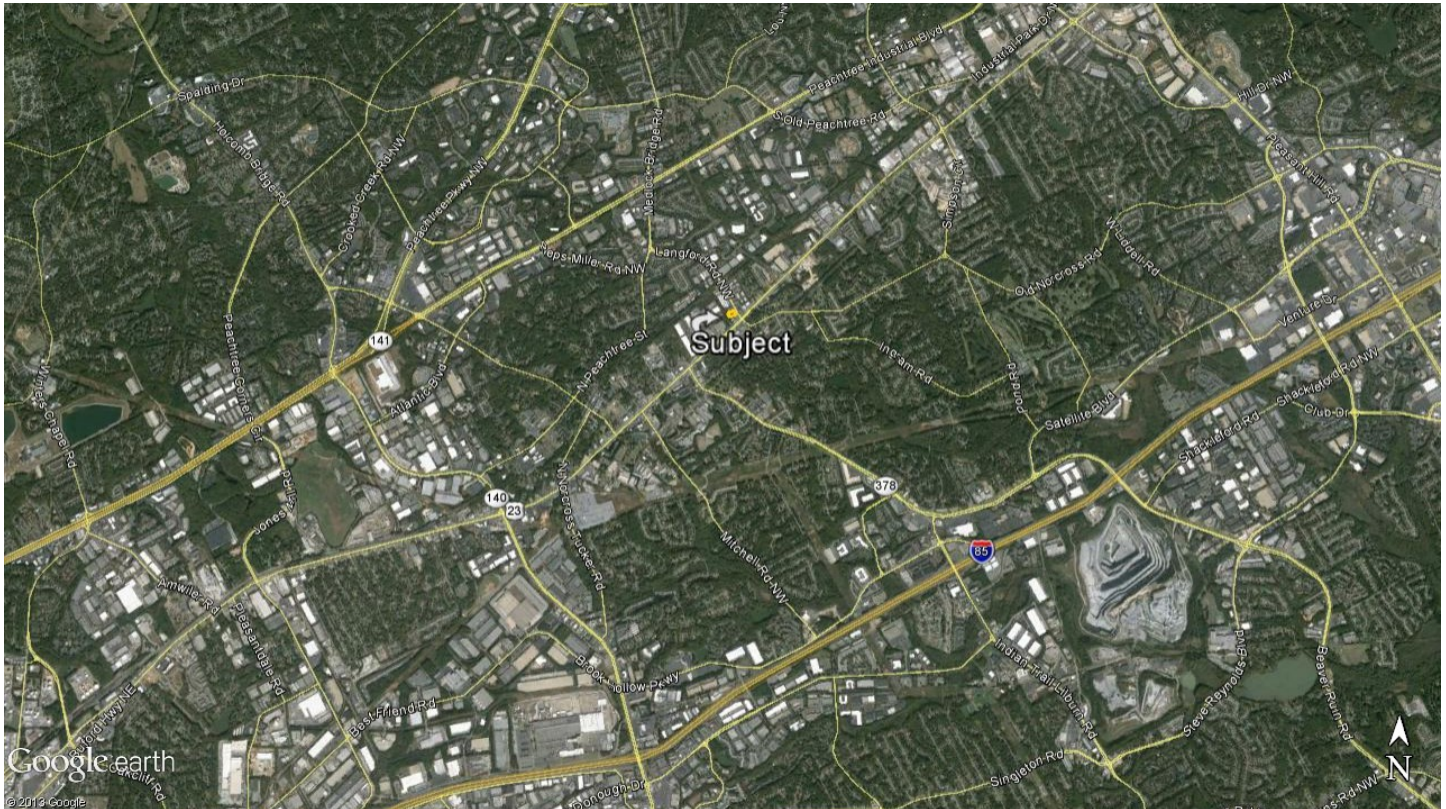
Daniel Forkner:

678-764-3550

All information furnished regarding property for sale, lease or financing is from sources deemed in our sole opinion to be reliable. No representation is made as to the accuracy thereof, and is submitted subject to change, prior sale, withdrawal without notice and acceptance of offer by owner.

For Sale - 1 AC Langford Rd

2755 Langford Rd | Norcross, GA



- Population; Households:
 - 1 Mile: 8,300; 2,700
 - 2 Miles: 71,500; 24,400
 - 3 Miles: 235,600; 82,000
- Surveys and Demographics Available Upon Request

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IT IS HEREBY CERTIFIED, THAT THIS ACT IS TRUE AND CORRECT AS TO THE FACTS LISTED AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. CONTROL AND LOCATION FOR THIS SURVEY WAS CONDUCTED USING REAL TIME KINEMATIC SURVEYING METHODS WHICH MAINTAINED A ROOT MEAN SQUARE NO GREATER THAN ONE HORIZONTAL. THESE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 45,000 FEET, AND CONTAINS A TOTAL OF 100 LINEAR AND ANGULAR MEASUREMENTS HEREIN. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A TORCON 915-25W TOTAL STATION IN ADDITION TO A TORCON 1500-15R ROVER WITH A TORCON 1500-15E BASE STATION.

100

in some cases for 100 years.

NIL
LAND SURVEY
CANTONMENT

DEED NO 59966
LOTS 1 & 2
THE PROPERTY OF
ATLAS GA III SPE, LLC

BEING THE
PROPERTY DESCRIBED IN
DEED BOOK 59925, PAGE 4517
LOCATED IN LAND LOT 256,
4TH DISTRICT,
CITY OF NORCROSS
GWINNETT COUNTY, GEORGIA
GRAPHIC SCALE

TO: BB & Y BAKK
(00 FEET)
1 inch = 60 ft.
DATE: JANUARY 27, 2012
REV. JANUARY 29, 2012
REV. FEBRUARY 03, 2012
REV. FEBRUARY 21, 2012
REV. MARCH 23, 2012