

# 4 Acres For Sale

Rock Quarry Road off Eagles Landing Pkwy  
Across from Piedmont Henry Hospital  
Stockbridge, GA 30281



**Lot Size:** 4.36 acres

**Frontage:** 255' on Rock Quarry Rd.

**Depth:** 525'

**Zoning:** C-2

**Traffic:** 20,200 vpd

**Utilities:** All Available

**Neighbors:** Piedmont Henry Hospital

**Notes:** This property fronts Rock Quarry Road and is directly across from Piedmont Henry Hospital.

**Sale Price: \$2,200,000**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
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478-951-5100 (C)  
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[georgiacommercialrealestate.net](http://georgiacommercialrealestate.net) | [commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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## Topography Map

SURVEY MADE FOR:  
**EAGLE'S LANDING FAMILY PRACTICE**

PROPERTY LOCATED IN:  
 LAND LOT 13 \* 6TH DISTRICT  
 HENRY COUNTY, GEORGIA  
 Scale: 1" = 40' \* 07-26-2016



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA.  
 13181C 0588C  
 EFFECTIVE DATE 05-16-2006



NOTE:  
 PROPERTY IS LOCATED IN THE BIG COTTON-LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION. THIS PROPERTY IS LOCATED IN A WETLAND AREA.

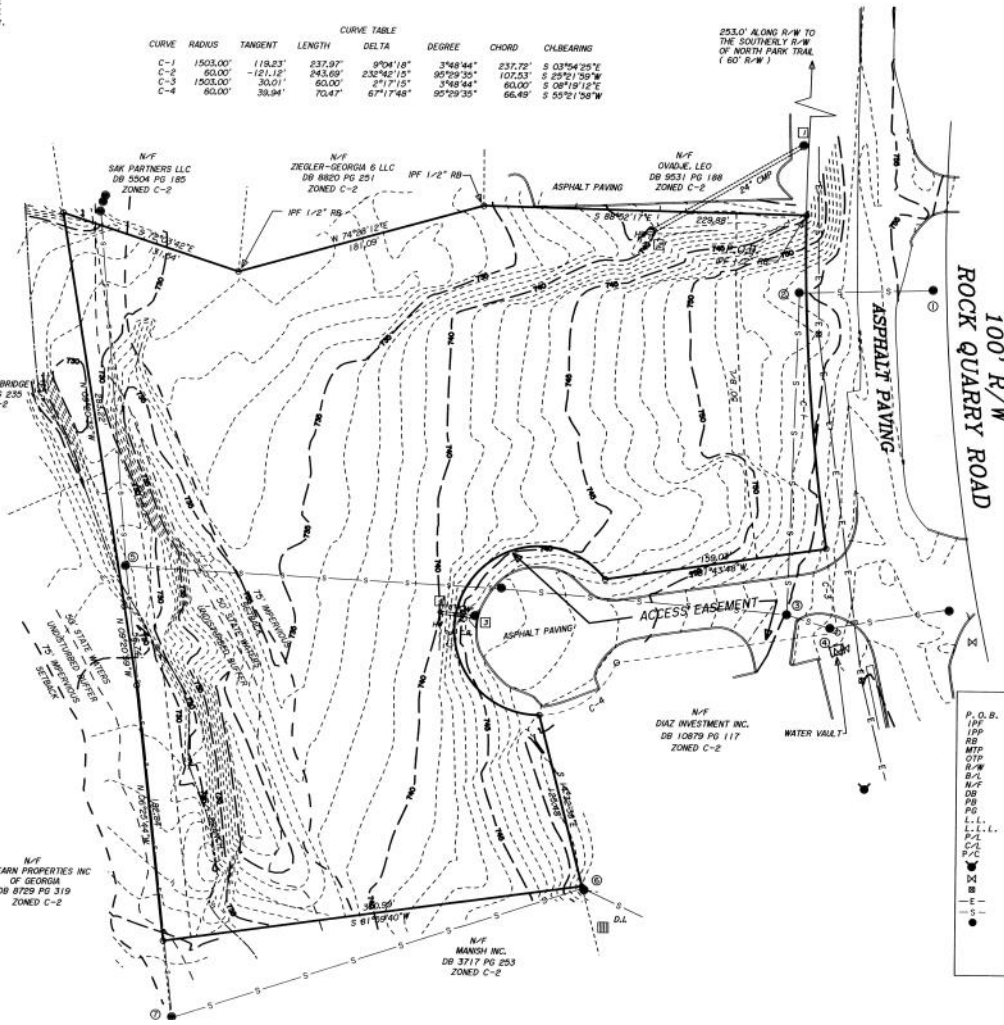
PROPERTY IS SERVED BY COUNTY WATER.  
 THIS PROPERTY DOES HAVE BODIES OF WATER ON THE PROPERTY. THE PROPERTY IS LOCATED ON AN ASPHALT PAVED ROAD. PROPERTY OWNER: SK PROPERTY HOLDINGS I LLC  
 ADDRESS: JAMM C. STEELE  
 ROCK QUARRY ROAD

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHLBEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25"E
C-2	60.00'	-121.12'	243.69'	232°42'10"	90°29'30"	107.53'	S 25°21'59"W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	S 06°19'12"E
C-4	60.00'	30.94'	70.47'	67°17'48"	90°29'30"	66.49'	S 55°21'30"W

NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	SSM#	753.92'	744.67'
2	SSM#	754.66'	743.36'
3	SSM#	755.02'	746.83'
4	SSM#	757.30'	744.75'
5	SSM#	733.59'	
6	SSM#	753.02'	733.64'
7	SSM#	736.67'	

**4.363 ACRES**  
**190,038 SQ.FT.**  
 DB 9345 PG 240  
 ZONED C-2  
 TAX ID #: 032-01-030-012

NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
1	JUNCTION BOX	746.25'	742.23'
2	24" CMP W/ HW		739.28'
3	CATCH BASIN	746.23'	736.83'
4	18" CMP W/ HW		736.30'



LEGEND	
P, D, B.	POINT OF BEGINNING
IP	IRON PIN FOUND
IPP	IRON PIN PLACED
REBAR	REBAR
MB	MESH TOP PIPE
OTP	OPEN TOP PIPE
R-W	RIGHT-OF-WAY
B-L	BUILDING LINE
N-F	NOW OR FORMERLY
DB	DEED BOOK
PL	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P.L.	PROPERTY LINE
C.L.	CENTER LINE
P.C.	PROPERTY CORNER
FW	FIRE HYDRANT
WV	WATER VALVE
OP	OVERHEAD POWERLINE
S	SANITARY SEWER LINE
M	MANHOLE

NOTE:  
 IRON PINS PLACED 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 THE FIELD WORK WAS COMPLETED ON 07-25-2016.  
 THE PLAT WAS COMPLETED ON 07-26-2016.  
 REFERENCE INFORMATION TAKEN FROM DEED BOOK 9345 PAGES 240-243 OF HENRY COUNTY, GEORGIA RECORDS.

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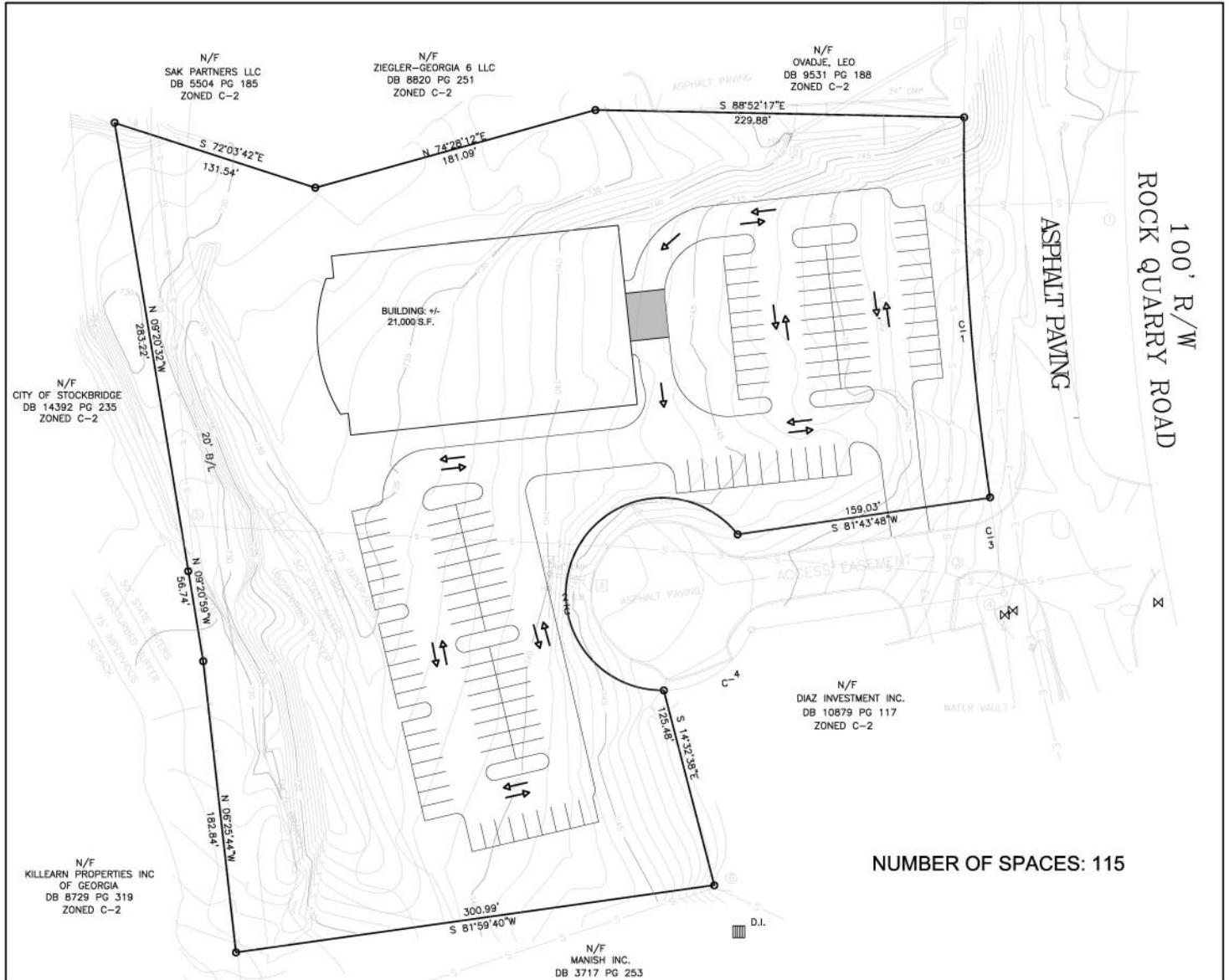
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## Plat & Conceptual Plan



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