



- +/- 1.11 acres
- 99.51' frontage on Hillside Lane (paved and county maintained)
- Gentle topography gradually rolling uphill from front to back
- Wooded
- No flood plain, streams or wetlands
- Douglas County water located in the street
- Passing soil/septic test completed

Offered at \$39,500

Owner / agent disclosure: Listing agent owns the subject property.

Frontier Capital, LLC
Chad Manion, President / Licensed Broker
(770) 778-5904 | cmanion@frontier-ga.com | www.frontier-ga.com



+/-1.11 Acres For Sale
Hillside Lane
Douglasville, GA 30135

Property Overview

Location:

Hillside Lane, Douglasville, GA 30135
Located in unincorporated Douglas County
Douglas County parcel # 01570150100

Site Acreage: +/- 1.11 acres

Utilities:

- Douglas County water is located in the street in front of the lot and is presumed to be available (see enclosed water map)
- Electricity is located along the right of way in front of the site and is presumed to be available
- No sewer; the site will require a septic system. See enclosed passing soil test and preliminary septic plan

Buyer to make confirmation of availability of utilities and final septic plan

Zoning:

The site is zoned Residential-Agriculture in unincorporated Douglas County (see enclosed zoning summary for more details).

Site Conditions:

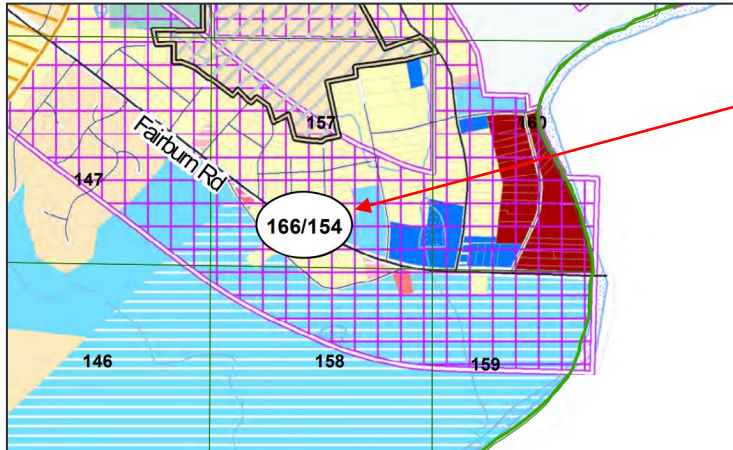
- Vacant
- Wooded
- No flood plain, streams or wetlands (see enclosed maps)
- Gentle topography - see enclosed contour map

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Zoning Map



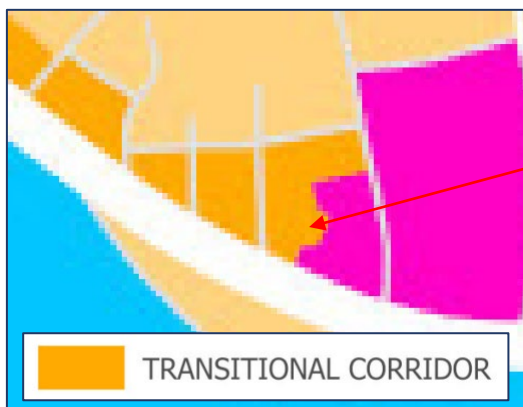
Subject property

R-A (Residential-Agriculture)

Quality Growth Overlay

The subject property is zoned Residential-Agriculture (R-A) and is in the “Quality Growth Overlay” district in unincorporated Douglas County. The R-A zoning category allows detached single-family residential construction on lots of 1.0+ acres with a 35’ front setback, 15’ side setback, and 60’ rear setback.

Future Land Use Map



Subject property

TRANSITIONAL CORRIDOR

The subject property is in the “Transitional Corridor” future land use category. According to the Douglas County zoning department, this category is meant to serve as a transition from traditional single-family detached residential uses to a higher density of uses and/or mixed-use developments.

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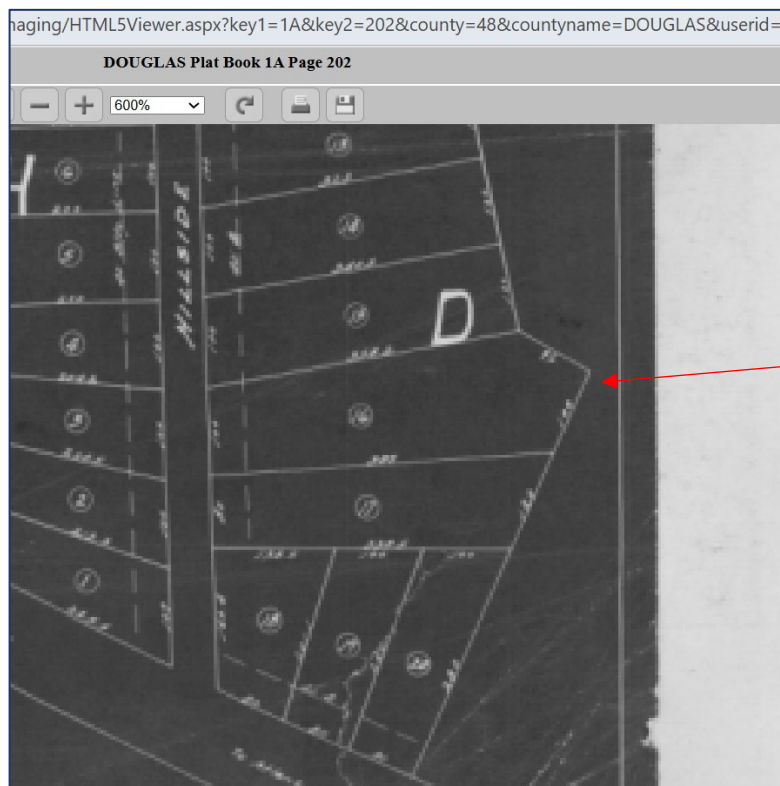
Legal Description

BK PG
1489 0248
EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 147-157, 1st District, 5th Section, Douglas County, Georgia, and being Lot No. 16, Block D of Riverside Gardens Subdivision, according to plat by Watts and Browning Engineers, dated September 1948, recorded in Plat Book 1, Page 202, Douglas County, Georgia Records, and being more particularly described as follows:

SAID LOT BEGINNING at an iron pin on the east side of Hillside Drive 240.4 feet north from the northeast corner of the intersection of Campbellton Road and Hillside Drive; thence running east along the north side of Lot 17, Block D, a distance of 389 feet to an iron pin; thence running in a northeasterly direction a distance of 100 feet to an iron pin; thence running in a northwesterly direction a distance of 92 feet to an iron pin; thence running west along the south side of Lot 15, Block D, a distance of 358.2 feet to an iron pin on the east side of Hillside Drive; thence running south along the east side of Hillside Drive a distance of 100 feet to an iron pin and the POINT OF BEGINNING.

The subject property is Douglas County, GA parcel # 01570150100 .



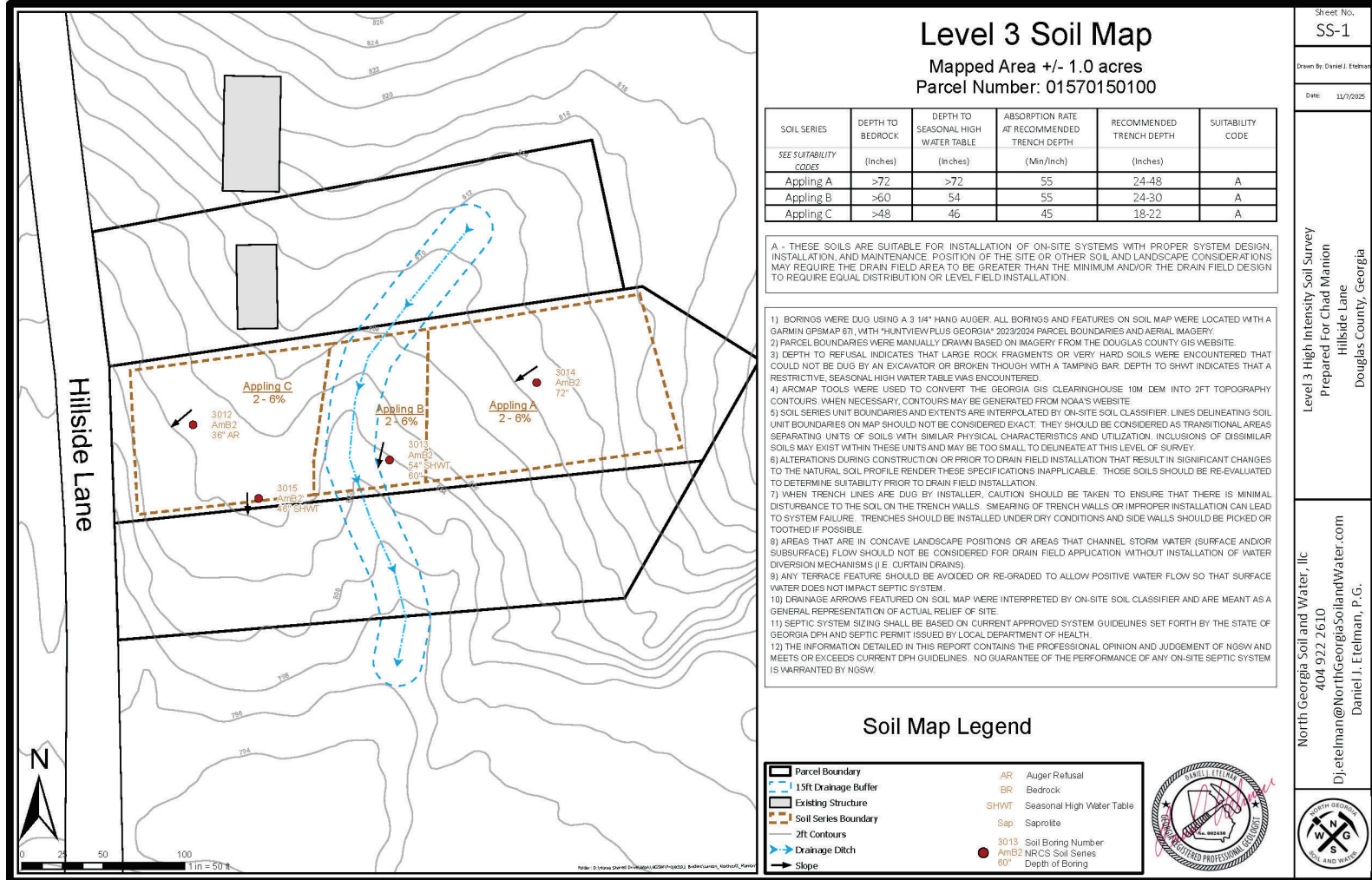
Subject property

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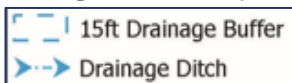
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Soil Survey



Notes:

- *The subject property contains no flood plain according to the FEMA flood map obtained from Douglas County qPublic, and contains no state waterways (streams) and no wetlands according to the map obtained from the Fish & Wildlife Service National Wetlands Inventory map, both enclosed.
- *The area on the soil map above marked as "drainage ditch" and "15' drainage buffer" is not a creek or stream, and is simply a natural ditch in the terrain that should not be used for the septic system. Ditches like this can normally be graded and/or removed during site grading. *Buyer to confirm this with Douglas County*



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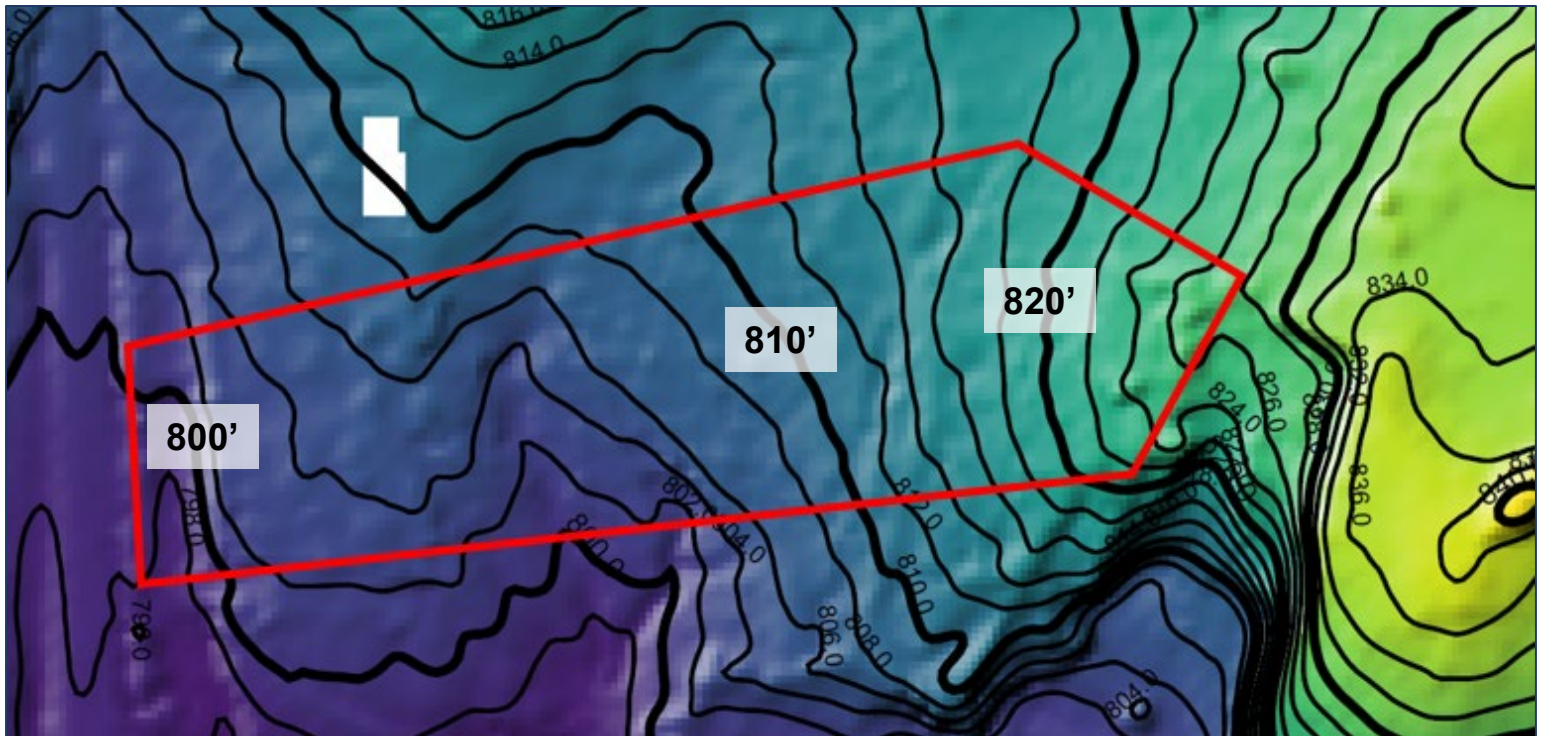
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Contour Map
















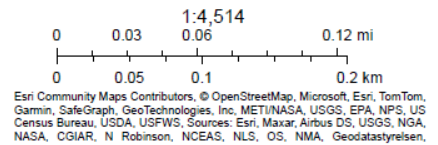
Water Service Map

01570150100 Water & Sewer Map



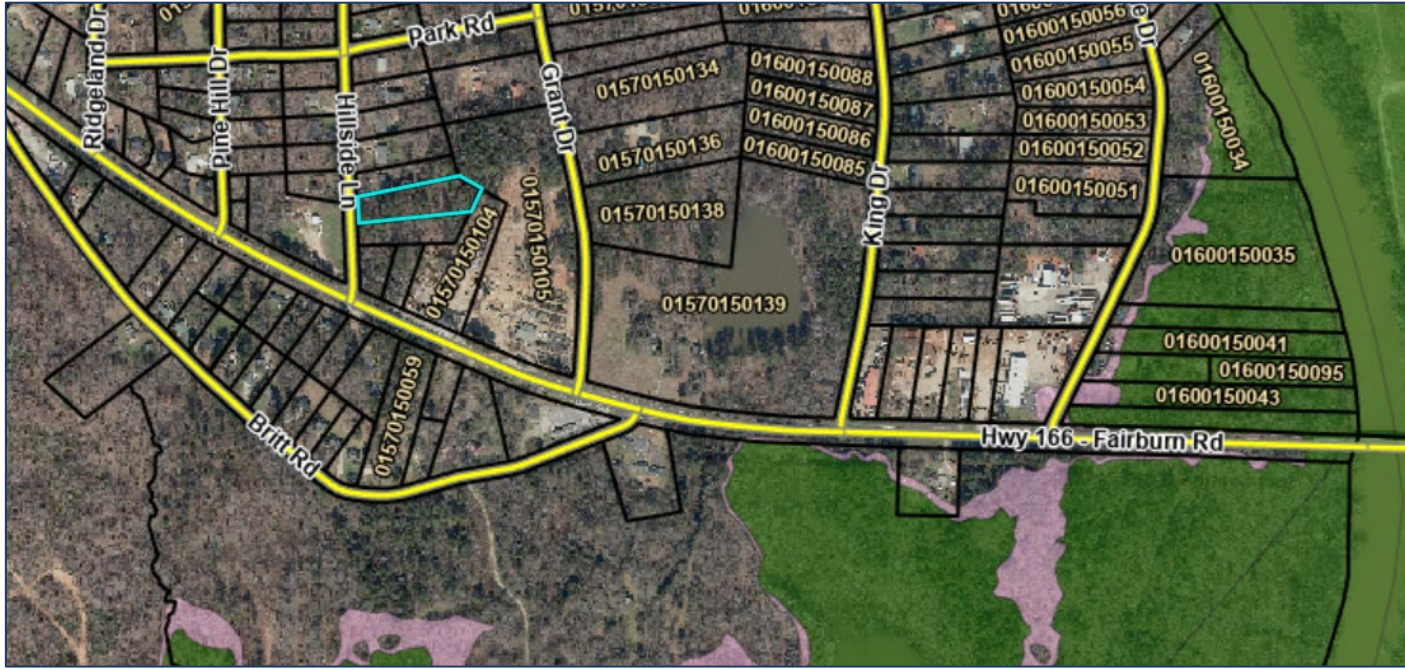
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- | | | | |
|---|--|---|--|
|  Water Mains |  Water Control Valves |  WSA |  Sewer Control Valves |
|  Water System Valves |  Water Hydrants |  Sewer Pressurized Mains |  Sewer Lift Stations |
|  Gate |  Sewer Gravity Mains |  Sewer Manholes |  Lift Station |
|  | | | |

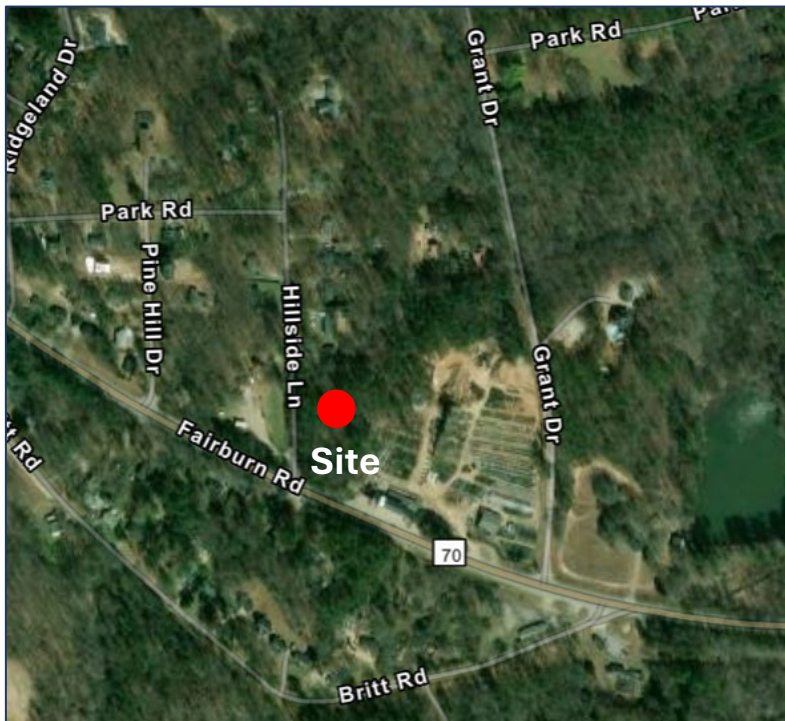


These maps are for information purposes only. DDCWSA does not guarantee the accuracy of these maps.

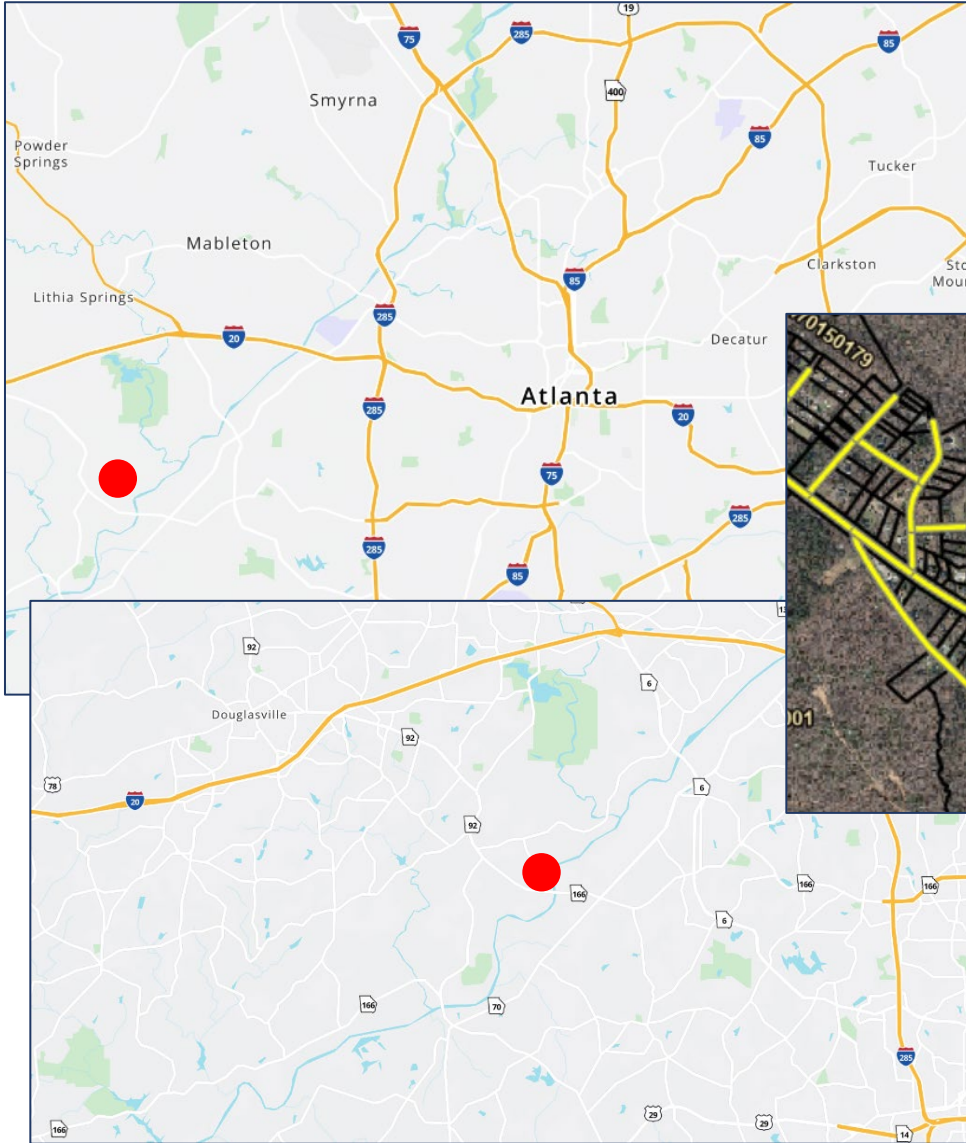
Flood Map



Wetlands Map



Location Maps



GPS:

33.695376218508535,
-84.64241628937175



Nearest address for navigation:

3960 Hillside Ln, Douglasville, GA 30135

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