

**NEW
REDUCED
PRICE!!**

For Sale - 8.49 Acres

**3700 Flakes Mill Road
Decatur, GA 30034
(Unincorporated DeKalb County)**



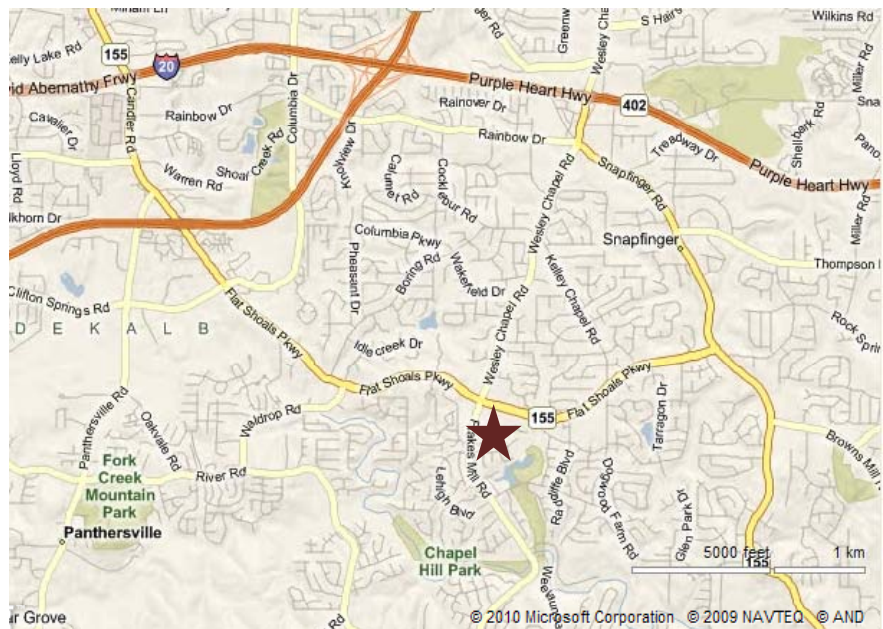
Property Details:

- Price: \$720,750.00
- Price Per Acre: \$84,894.00
- Bank Owned/Foreclosure
- Zoned C-1-
Local Commercial District
- 230.24" Frontage on
Flakes Mill Road
- All Utilities Available
- Daily Traffic Count:
14,460 AADT
- All Reasonable Offers
Considered

Exclusive Agent:

Tarkenton Thompson
tthompson@richardbowers.com

404.816.1600, ext. 150
Richard Bowers & Co.
260 Peachtree St, Suite 2400
Atlanta, GA 30303
www.richardbowers.com



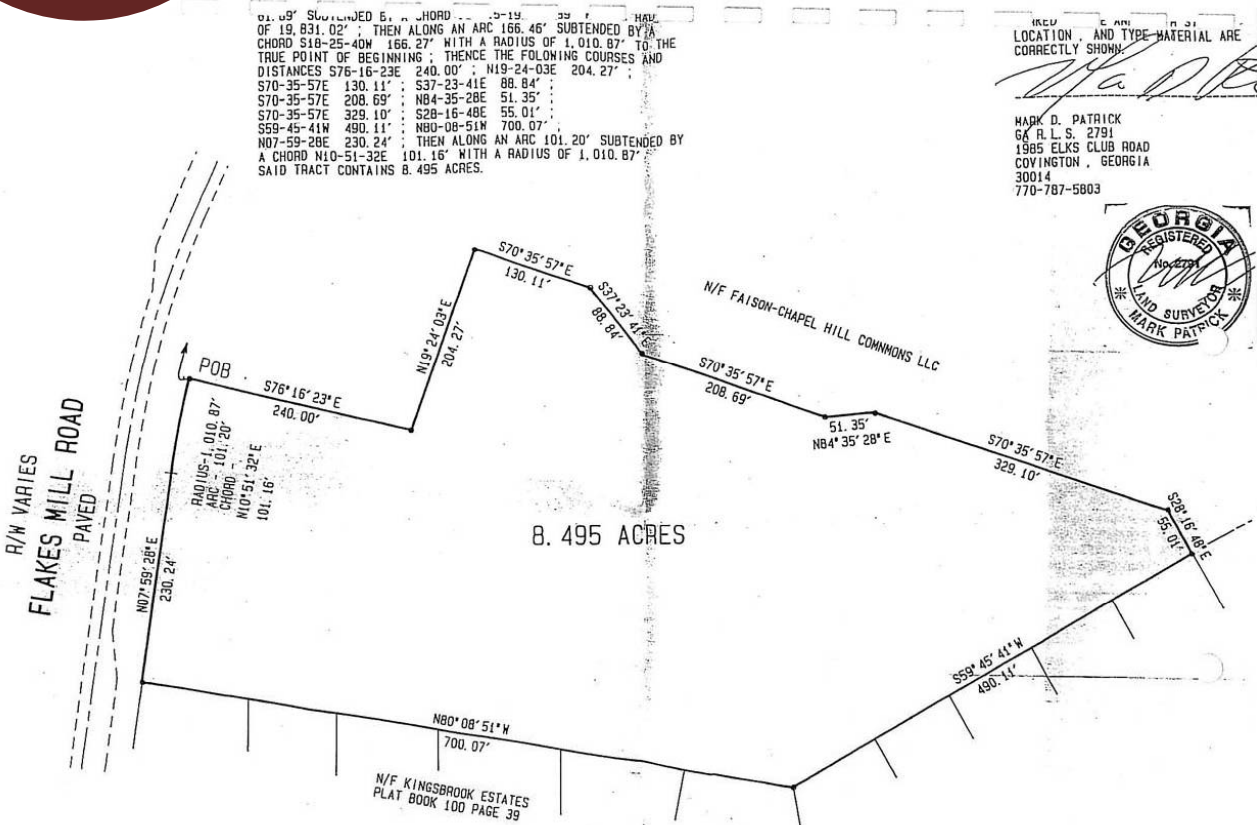
Visit www.richardbowers.com | Call us at 404.816.1600

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01.09' SUBTENDED BY A CHORD OF 19.831.02' THEN ALONG AN ARC 165.45' SUBTENDED BY A CHORD S18-25-40W 166.27' WITH A RADIUS OF 1,010.87' TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES AND DISTANCES S76-16-23E 240.00' ; N19-24-03E 204.27' ; S70-35-57E 130.11' ; S37-23-41E 88.84' ; S70-35-57E 208.69' ; N84-35-28E 51.35' ; S70-35-57E 329.10' ; S28-16-48E 55.01' ; S59-45-41W 490.11' ; N80-08-51W 700.07' ; N07-59-20E 230.24' ; THEN ALONG AN ARC 101.20' SUBTENDED BY A CHORD N10-51-32E 101.16' WITH A RADIUS OF 1,010.87' SAID TRACT CONTAINS 8.495 ACRES.

LOCATION AND TYPE MATERIAL ARE CORRECTLY SHOWN.
[Signature]
MARK D. PATRICK
66 R.L.S. 2791
1985 ELKS CLUB ROAD
COVINGTON, GEORGIA
30014
770-787-5803



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 13,080 FEET AND AN ANGULAR PRECISION OF TWO SECONDS PER ANGLE AND HAS ADJUSTED USING THE SS RULE.
PLAT HAS BEEN CALCULATED FOR OF AND IS FOUND TO BE

LAND LOT 61 - 15th DISTRICT

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