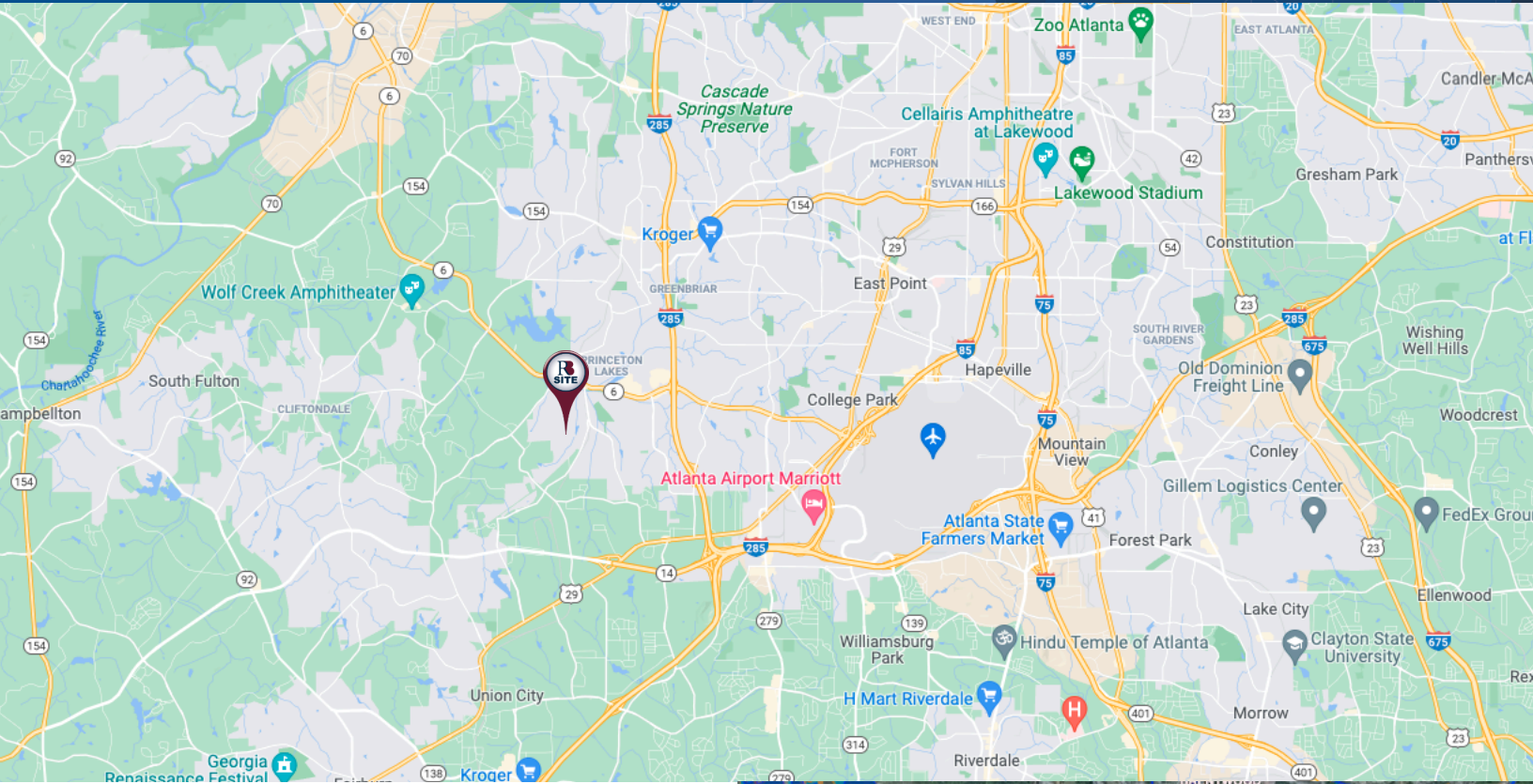


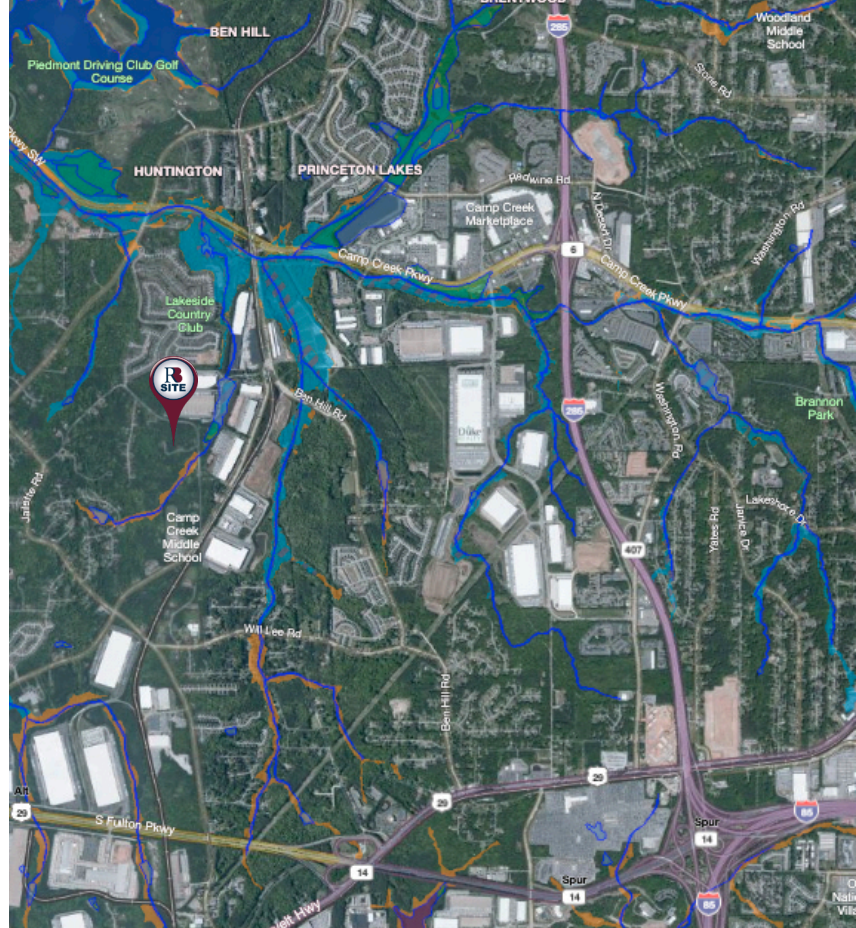
# Assemblage For Sale

# Jailette Road South Fulton, GA



- ± 29.69 acres along Jailette Road (cross street: Bon Echo Drive)
- Parcel numbers: 09F-3804-0178-077-1 (±1.49 ac), 09F-3804-0178-084-7 (±0.76 ac), 09F-3804-0178-085-4 (±2.94 ac), 09F-3804-0178-023-5 (±9.5 ac), 09F-3804-0178-025-0 (±15 ac)
- Current zoning: AG-1
- Future land use: Suburban Neighborhood
- Jurisdiction: City of South Fulton
- Postal code: 30349
- 17 miles to Atlanta (city center), 8 miles to Hartsfield-Jackson International Airport

Disclaimer: The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.



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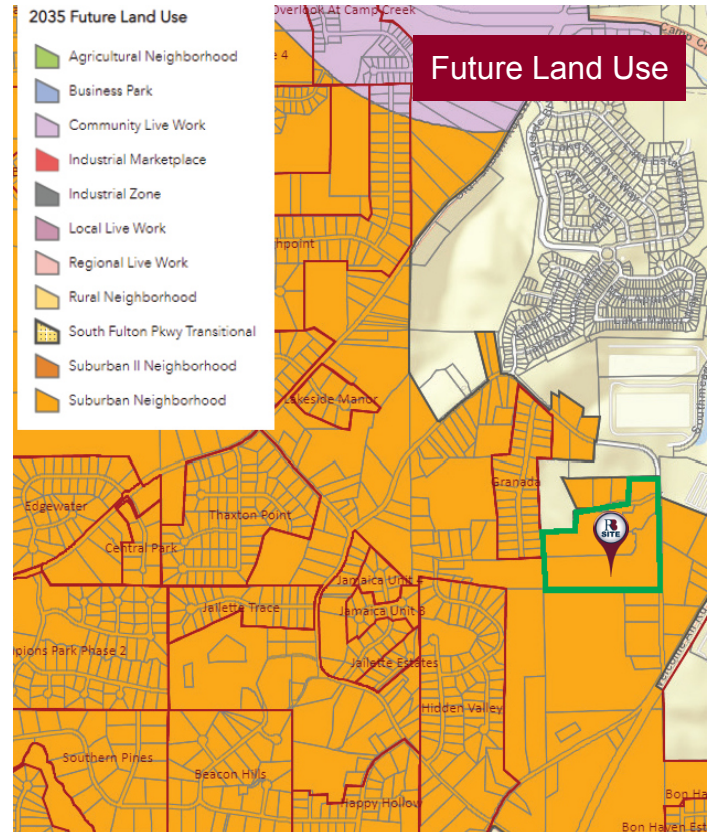
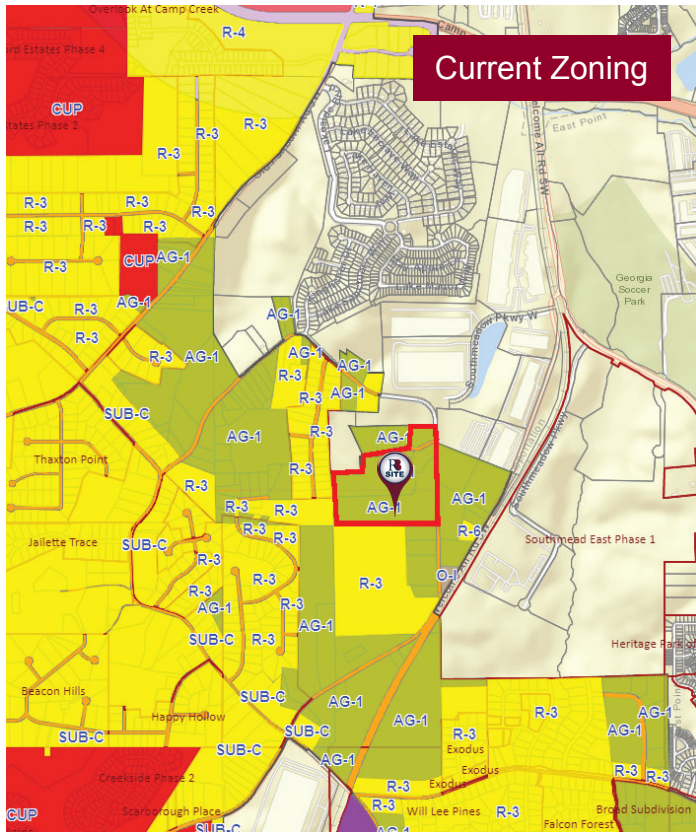
For more information contact:

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# Assemblage For Sale

Jaillette Road  
South Fulton, GA



- 2035 Future Land Use**
- Agricultural Neighborhood
  - Business Park
  - Community Live Work
  - Industrial Marketplace
  - Industrial Zone
  - Local Live Work
  - Regional Live Work
  - Rural Neighborhood
  - South Fulton Pkwy Transitional
  - Suburban II Neighborhood
  - Suburban Neighborhood

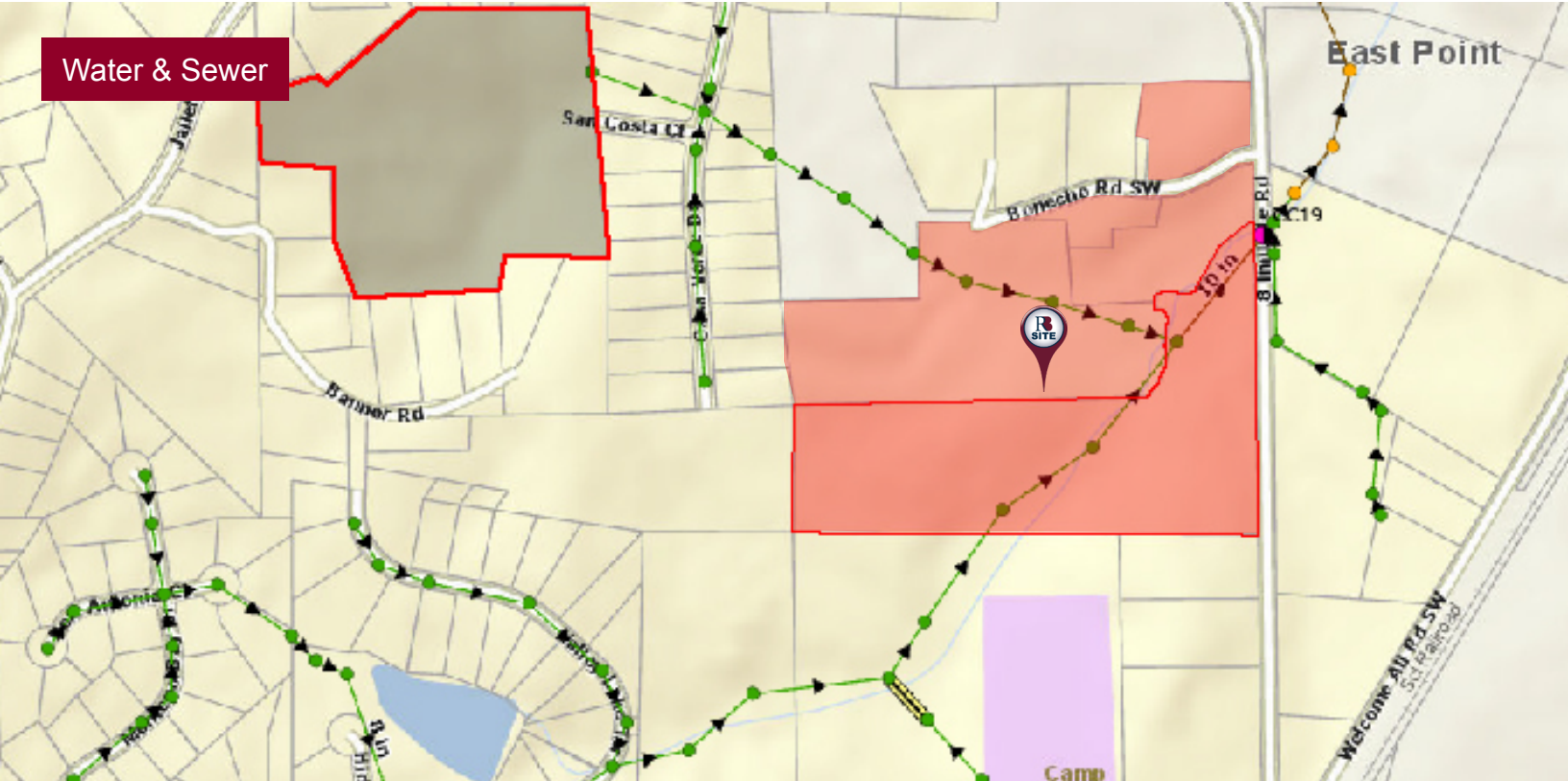


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30349, Atlanta, Georgia

## GEORGIA FLOOD MAP PROGRAM

Property Flood Risk:  
Low Risk

Risk Information	Flood Depths*	
	0.2% ANNUAL CHANCE (500 YEAR) FLOOD DEPTH	1% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH
Current Flood Zone: X	Not Available	Not Available
*Probability of Flooding: (24-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	Not Available
Lowest Adj. Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	Not Available
Flood Zone Change Type:	Not Available	Not Available

\*Base flood adjacent grade

### Location Information

Panel:	13121C0344F
Watershed:	Middle Chattahoochee-Lake Harding
County:	FULTON
Community ID:	13121C
Map Status:	EFFECTIVE

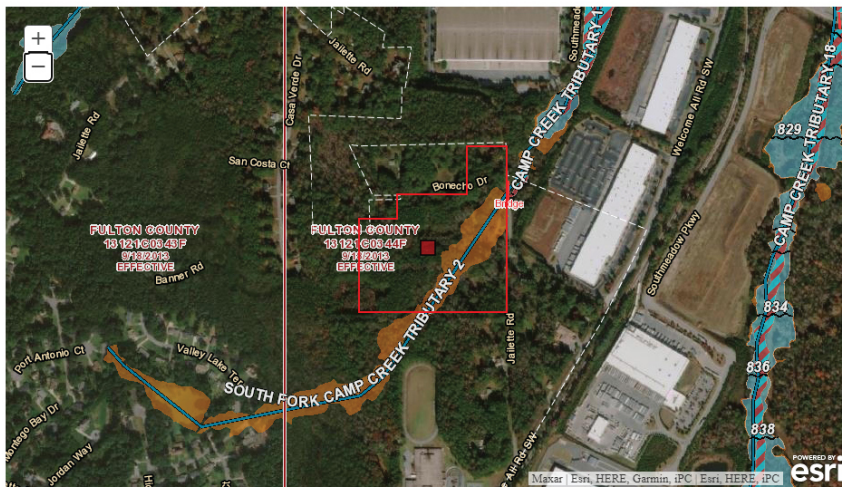
\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at: <https://msc.fema.gov/portal/resources.cfm>

### Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFMA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Legend with Flood Zone Designations			
Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease
Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transsects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).



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