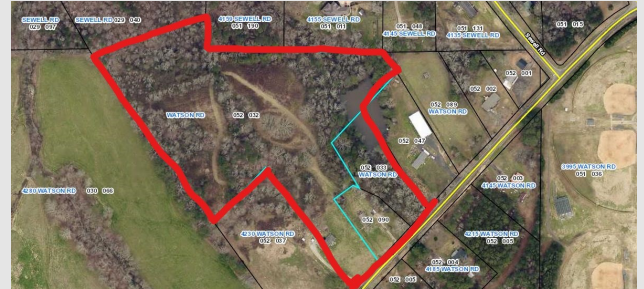


FOR SALE

**4220 Watson Road Cumming, GA.
30040**



Contact Listing Agent for more details



LIST PRICE: \$1,138,950

DESCRIPTION:

- Approx. 15.84 Acres
- Assemblage of 3 Parcels
- Parcel #: 052 032 : Approx. 13.16 Acres (\$65,000 per Acre)
- Parcel #: 052 033: Approx. 1.67 Acres (\$65,000 per Acre)
- Parcel #: 052 090 : Approx. 1.010 Acres (List Price: \$175,000)
- All Utilities Available
- Approx. 433 Feet of Road Frontage
- Sewer is nearby on Watson Road
- Can be assembled with approx. 29.28 Acres on Sewell Road (Parcel #: 029 040: FMLS#: 6865092)
- FMLS #: 6957881
- Zoning: A1
- Shown by appointment only, please call to schedule.
- The listing agent must be present for all showings



BAGLEY COMMERCIAL PROPERTIES

Contact Listing Agent: Doug Sills

Cell: 678-923-5538

doug@bagleycommercial.com

ALL INFORMATION CONTAINED HEREIN BELIEVED ACCURATE BUT NOT WARRANTED.

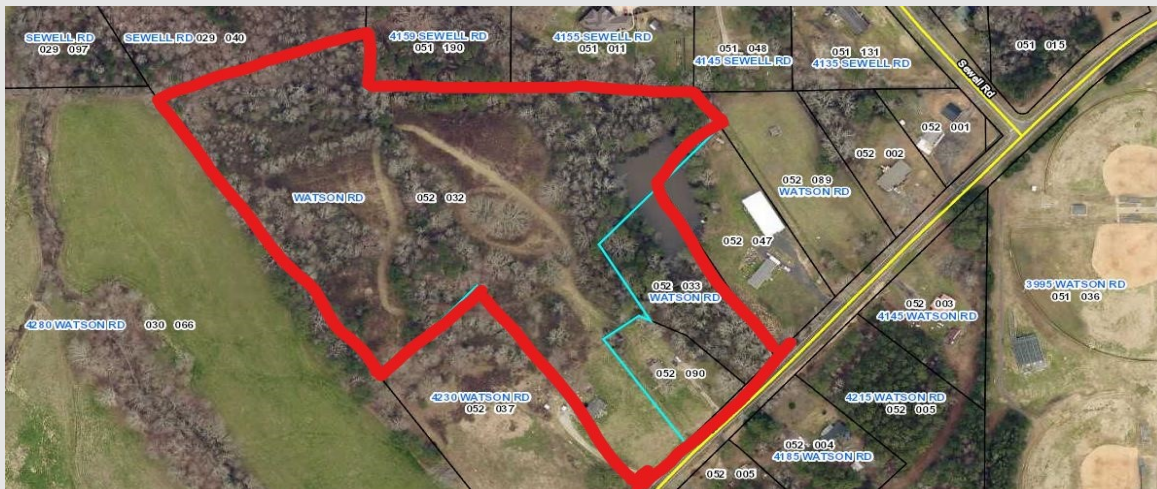
104 Pilgrim Village Drive Suite 400 - Cumming, Ga. 30040 - Office: (770) 781-5935 - www.bagleycommercial.com

FOR SALE:

WATSON RD-15.48+- ACRES

**PARCEL #'S: 029 040, 052 032, 052 033,
052 090**

***Can be assembled with O SEWELL RD -
29.28+- ACRES (separate listing and list
price)**



Disclaimer: The information included in this packet has been obtained from sources believed to be reliable. While Bagley Commercial Properties does not doubt its accuracy, we do not make any guarantee's, warranties, with regards to the included information. It is your responsibility to independently confirm its accuracy and completeness. References to square footage or age are approximate. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. The information contained in this packet is proprietary and confidential, and should not be distributed to any other potential purchaser without the consent of Bagley Commercial Properties.