



TrueSouth Properties
10800 Alpharetta Hwy.
Suite 208, #579
Roswell, GA 30076

PROPERTY SUMMARY
CHATTAHOOCHEE HILLS TRACT
COCHRAN MILL ROAD / CEDAR GROVE ROAD / CREEL ROAD

- Location:** Bounded by Cochran Mill Road, Cedar Grove Road and Creel Road, approximately 3 miles north of South Fulton Parkway, 12 miles West of I-285, and 15 miles from Hartsfield International (Atlanta) Airport. Coordinates 33 37' 05.06" N, 84 41 58.85 W
- Area:** 263 Acres +/- 6/10 mile paved frontage on Cochran Mill Road, 1900 feet paved frontage on Creel Road, 200+ feet paved frontage on Cedar Grove Road.
- Directions:** Travel I-285 to Exit #1 (South Fulton Parkway). Travel West on South Fulton Parkway, turn right (North) on Cochran Mill Road. Cross Rivertown Road, pass Brazell Road, then cross Pea Creek; property begins on left.
- Zoning:** RL (Rural District). This zoning classification permits lots of 3-acre minimum size. This zoning category also allows, with faster application/approval process, "Minor Subdivision" (3-acre lots and larger) or "Farmette Subdivision" (max 3 lots of 3-acres minimum with additional lots being 20-acres minimum).
- Utilities:** Electricity, County Water, Natural Gas are along the property frontage
- Schools:** (public) Palmetto Elementary, Bear Creek Middle, Creekside High, (private) Chattahoochee Hills Charter School
- Remarks:** Heavily wooded property in the Chattahoochee Hills region of southwestern Fulton County. Mixed Natural Pine and Hardwood, generally merchantable-to-mature stands. 3200 feet paved frontage on Cochran Mill Road, 1900 feet paved frontage on Creel Road, 200+ feet paved frontage on Cedar Grove Road.
Two creeks on property offer potential for pond or lake impoundment. Only 15 minutes from the airport, twenty minutes from downtown Atlanta, yet retains that rural, country feel! Excellent deer, turkey, etc. hunting tract.
Ideal for a Private Estate, or Family Compound, or terrific investment property (future residential development potential).
- Price:** \$1,841,000 or \$7000 per Acre

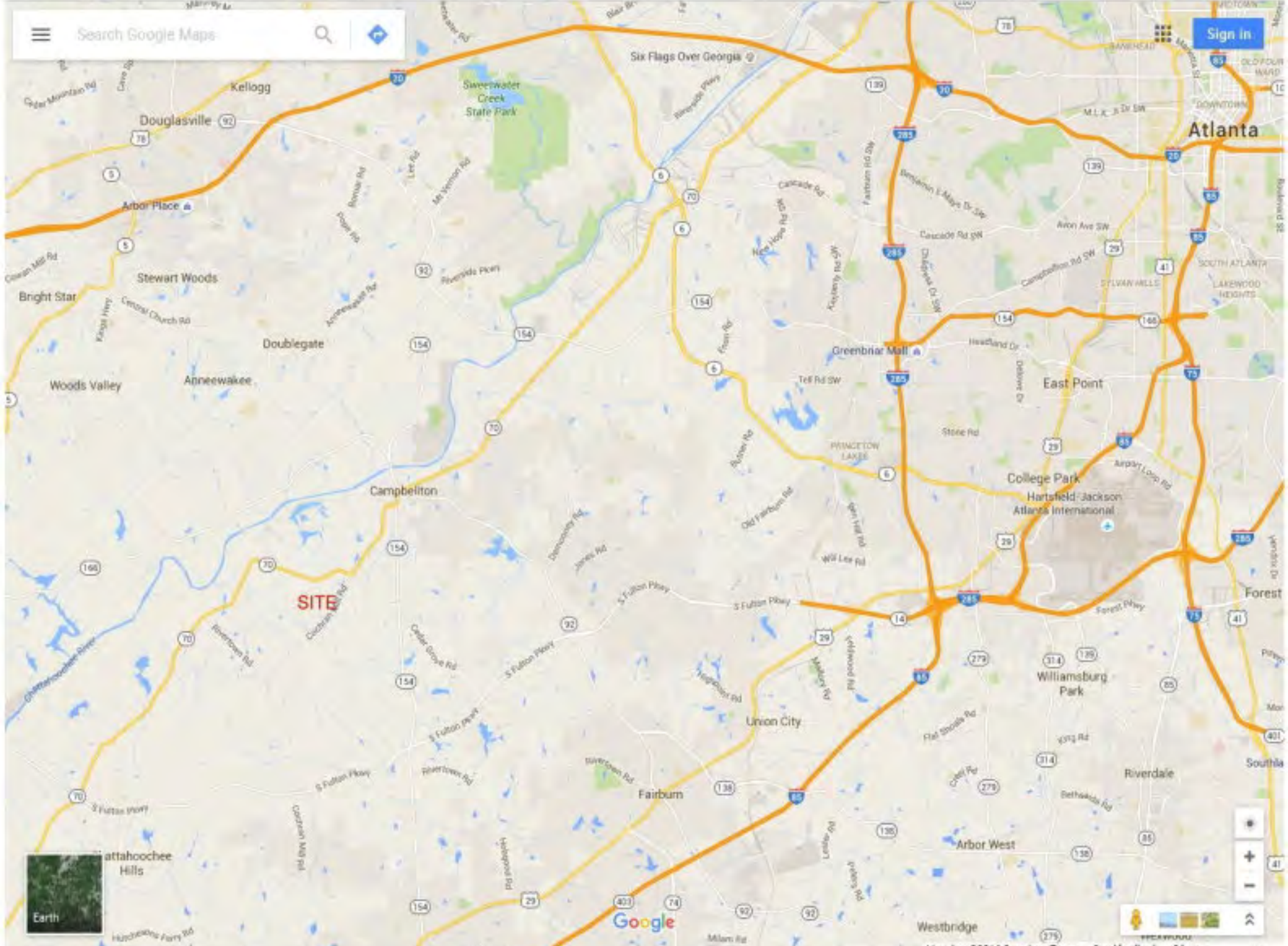
Mark Barnett
Associate Broker
GA/AL Registered Forester

404-271-2573 or 800-200-LAND
markbarnett@truesouth.com
or fallineforestry@gmail.com

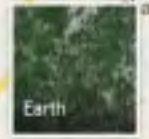
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions. Offering is subject to prior sale, change or withdrawal without notice.

Search Google Maps

Sign in



SITE



Google

Search Google Maps

Sign in

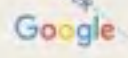
SITE

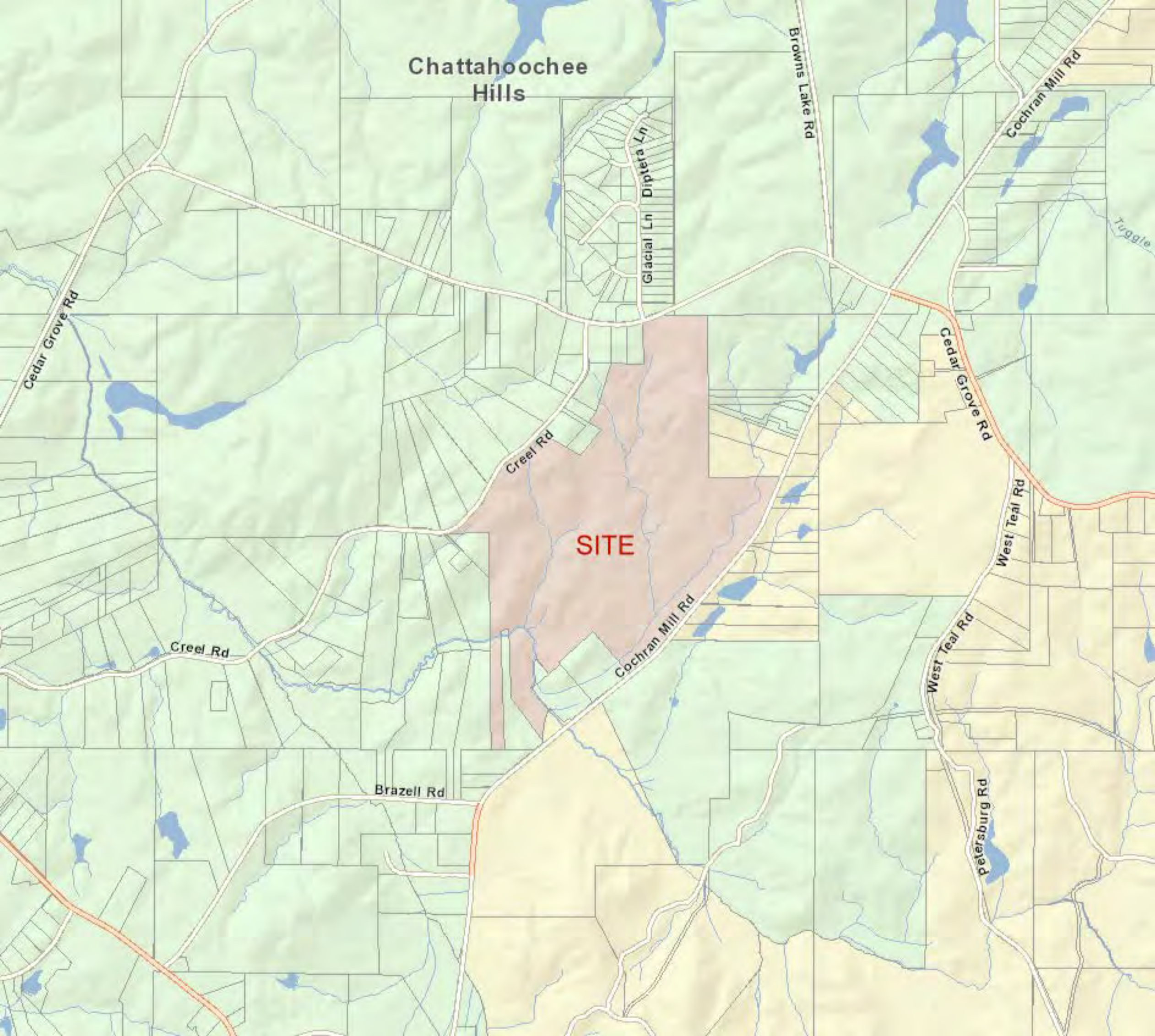
Ati Technologies

Robert Weickum Contracting

Psycho Path Challenge

La Hacienda Bed & Breakfast





Chattahoochee Hills

SITE

Cedar Grove Rd

Creel Rd

Glacial Ln
Diptera Ln

Browns Lake Rd

Cochran Mill Rd

Cedar Grove Rd

West Teal Rd

Creel Rd

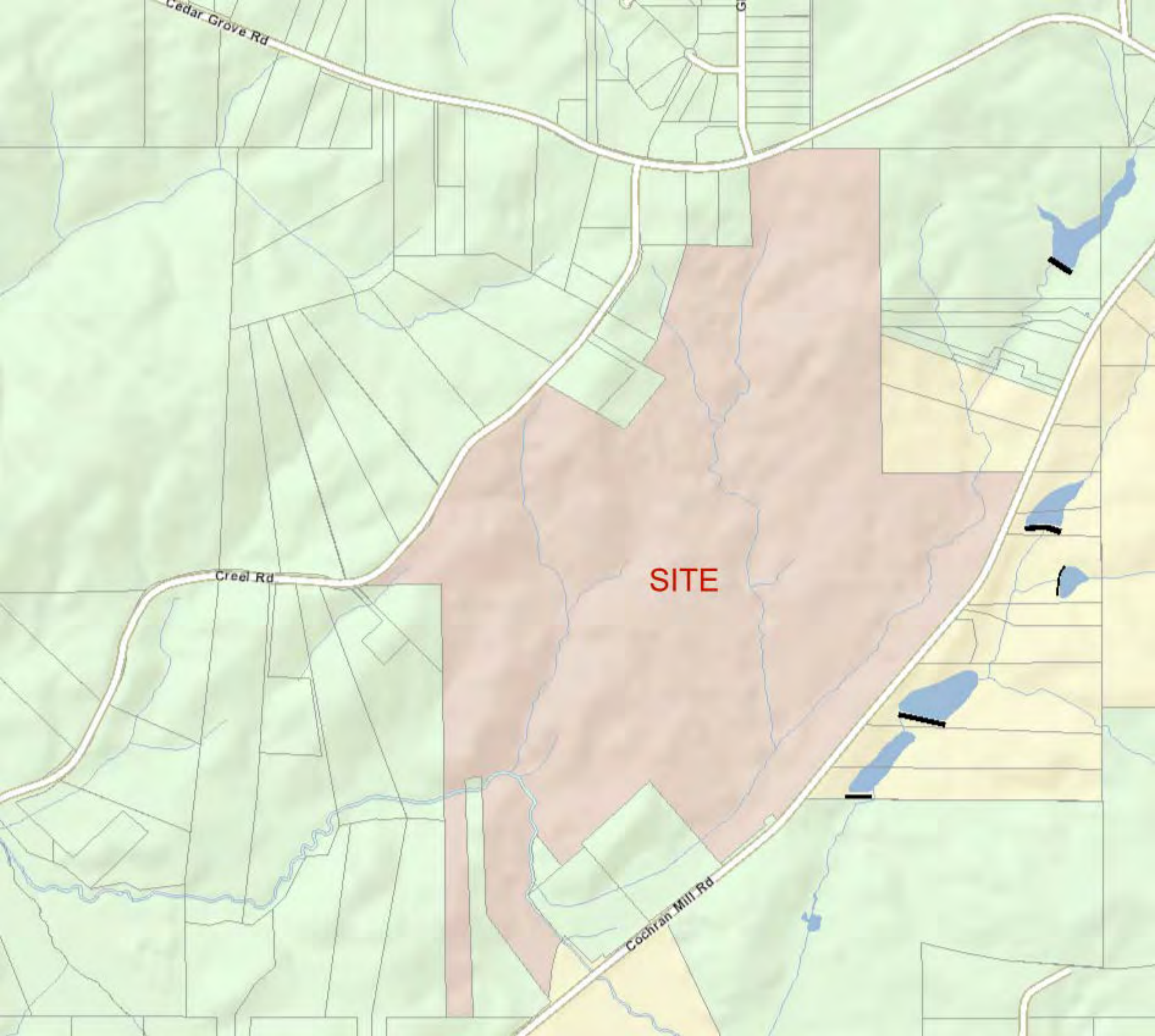
Cochran Mill Rd

Brazell Rd

West Teal Rd

Petersburg Rd

Tuggle



Cedar Grove Rd

Creel Rd

Cochran Mill Rd

SITE



70

Creel Rd

Cochran Mill Rd

Old Teal Rd



2000 ft

Google earth

Image U.S. Geological Survey



70

Greel Rd

Cochran-Mill Rd

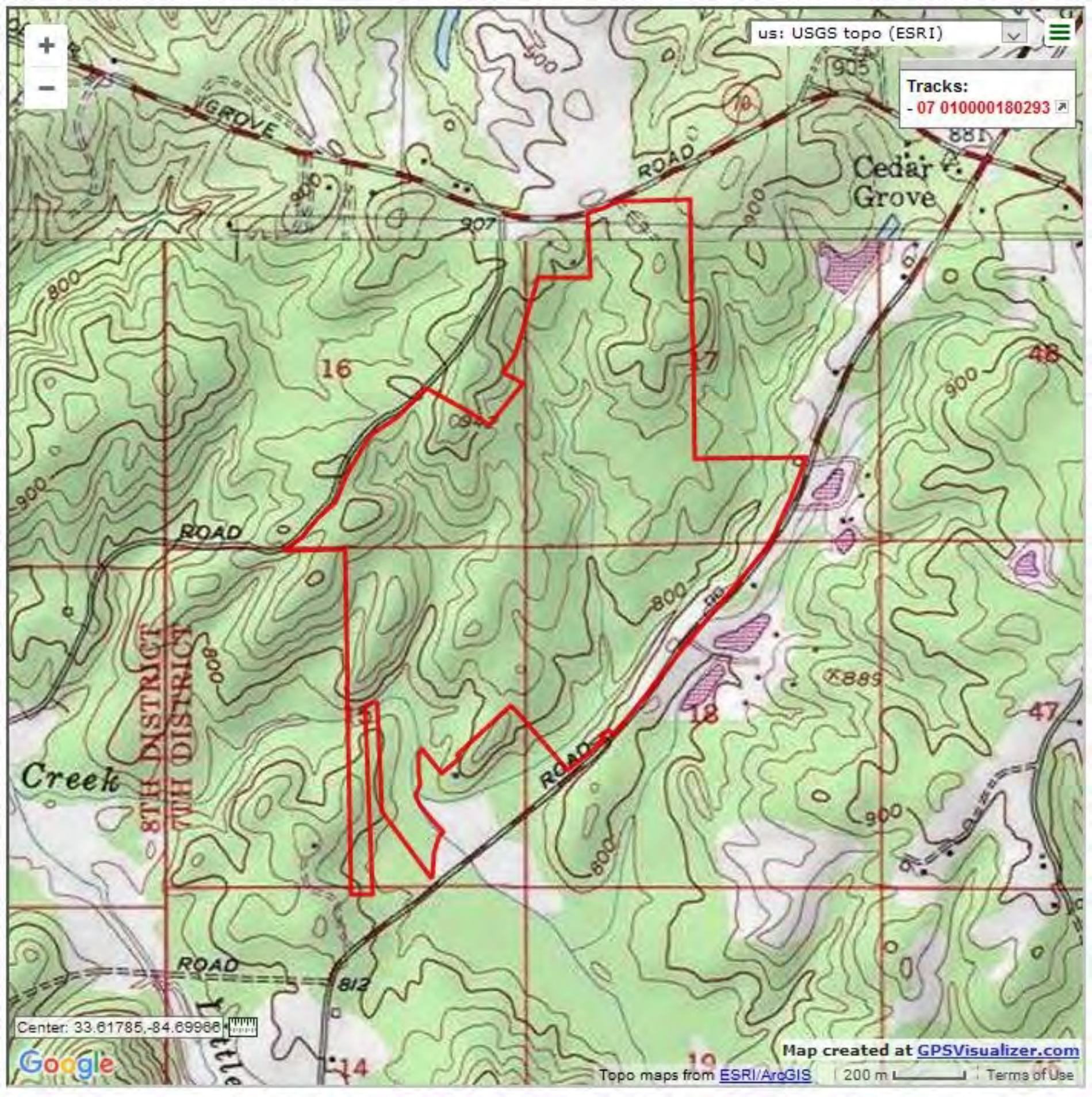
Old-Teal Rd



2000 ft

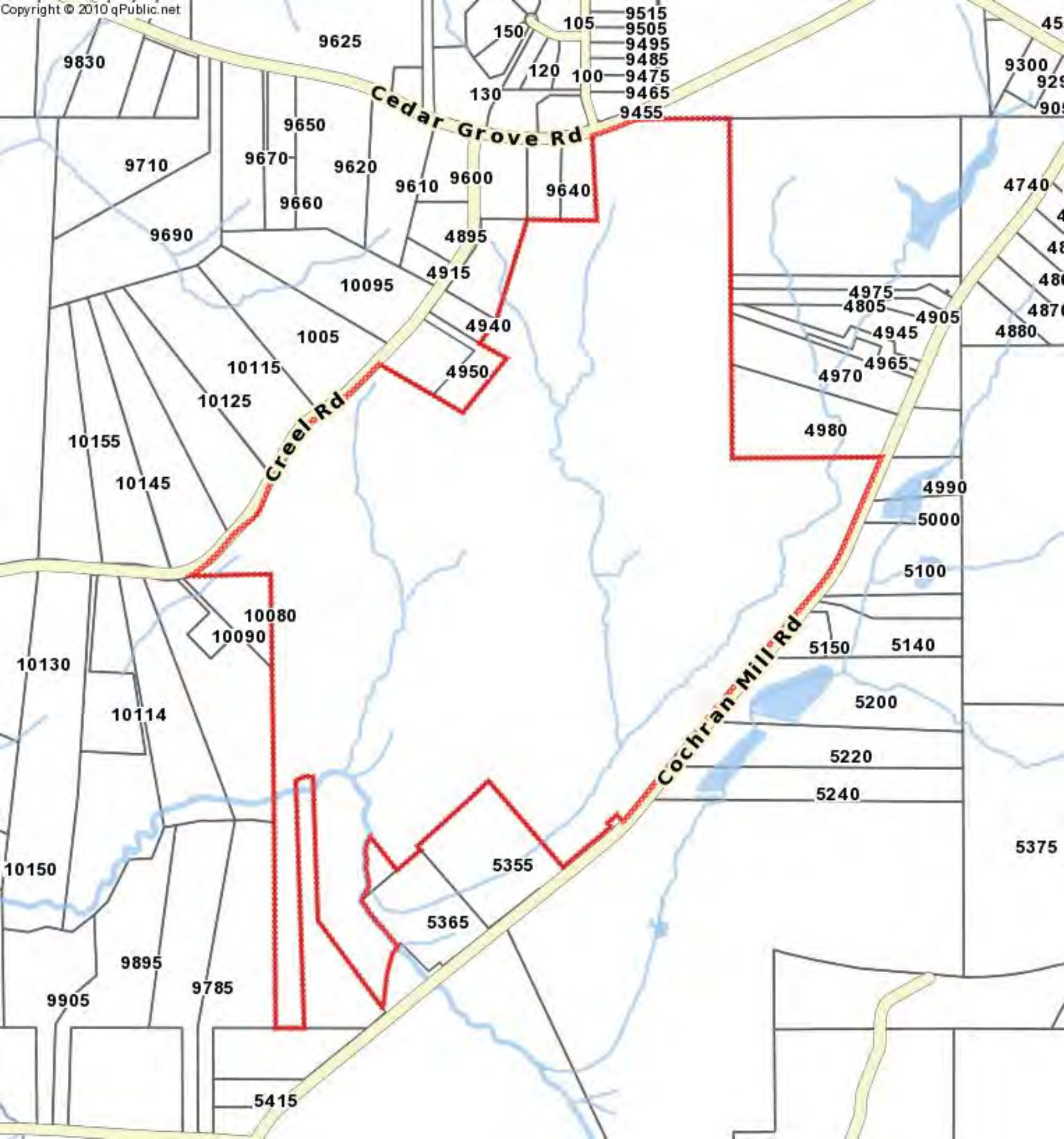


Tracks:
- 07 010000180293



Center: 33.61785,-84.69986









Cochran Mill Road



Cochran Mill Road



Entrance off Cochran Mill





















Cedar Grove Road

A photograph of a road entrance. The foreground shows a paved road with a double yellow line. In the middle ground, there is a grassy area with a green metal gate or fence leading into a dense forest of tall trees. The text "Entrance off Cedar Grove Rd." is overlaid in blue on the road surface.

Entrance off Cedar Grove Rd.

A paved road with double yellow lines curves through a dense forest of tall evergreen trees. The road is asphalt and has a white shoulder line on the left. The trees are dark green and form a thick canopy. The sky is overcast and grey. The text "Creel Road" is overlaid in orange in the lower-middle part of the image.

Creel Road





Entrance off Creel Road

A green metal gate with four horizontal bars and two vertical posts blocks a dirt path. A black sign with white text is mounted on the gate. The path leads into a dense forest of trees and bushes. The gate is supported by wooden posts on either side.

NO
TRESPASSING



