

FORESTAR
LAND SALES

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Terra Glen, Carroll County Georgia (12035)

Snuggled away in the northeastern corner of historic Carroll County on Highway 101 lies Terra Glen, a fully entitled development tract. There is something for everyone to enjoy as this 215-acre community features gently rolling terrain leading to a scenic creek valley which traverses the entire site. Hardwoods and pines are abundant, and make this tract a one-of-a-kind beauty. An historic old church watches over the entrance to the community, patiently waiting to be renovated and expanded to become the neighborhood clubhouse. Future plans have the church surrounded by the pool, playground, and deck and seating areas. Extensive common areas can accommodate tennis and basketball courts. Terra Glen maintains its exceptional appeal with an extraordinary setting. In today's no-growth environment, the current access and allowed density on this parcel remain unique. Overall grading plans are complete, and all street layouts and elevations are approved by the Carroll County Fire Department. In addition all utilities for this site are available, yet again differentiating Terra Glen from almost all other entitlements in the country.

Tract Information

- County Carroll
- Total Acres 215
- Avail. Parcels 2 (subject to Carroll County approvals)
- Price / Acre See Website
- Total Price See Website
- Zoning NA
- Tax Map 144
- Parcel No. 0005 0007
- Schools: Villa Rica Elementary
 Villa Rica Middle School
 Villa Rica High School

Property Amenities

- All utilities available
- Old church on site renovated into club house
- Creek traverses site
- Direct access on frontage road to Interstate-20

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.





Compartment: 12035

County: GA-Carroll

Terra Glen

Region: Southern GA

Overview Map

- Compartment of Interest
- Forestar Ownership

Date: 2/17/2009

Printed By: PackageGenerator

1 inch equals 2 miles



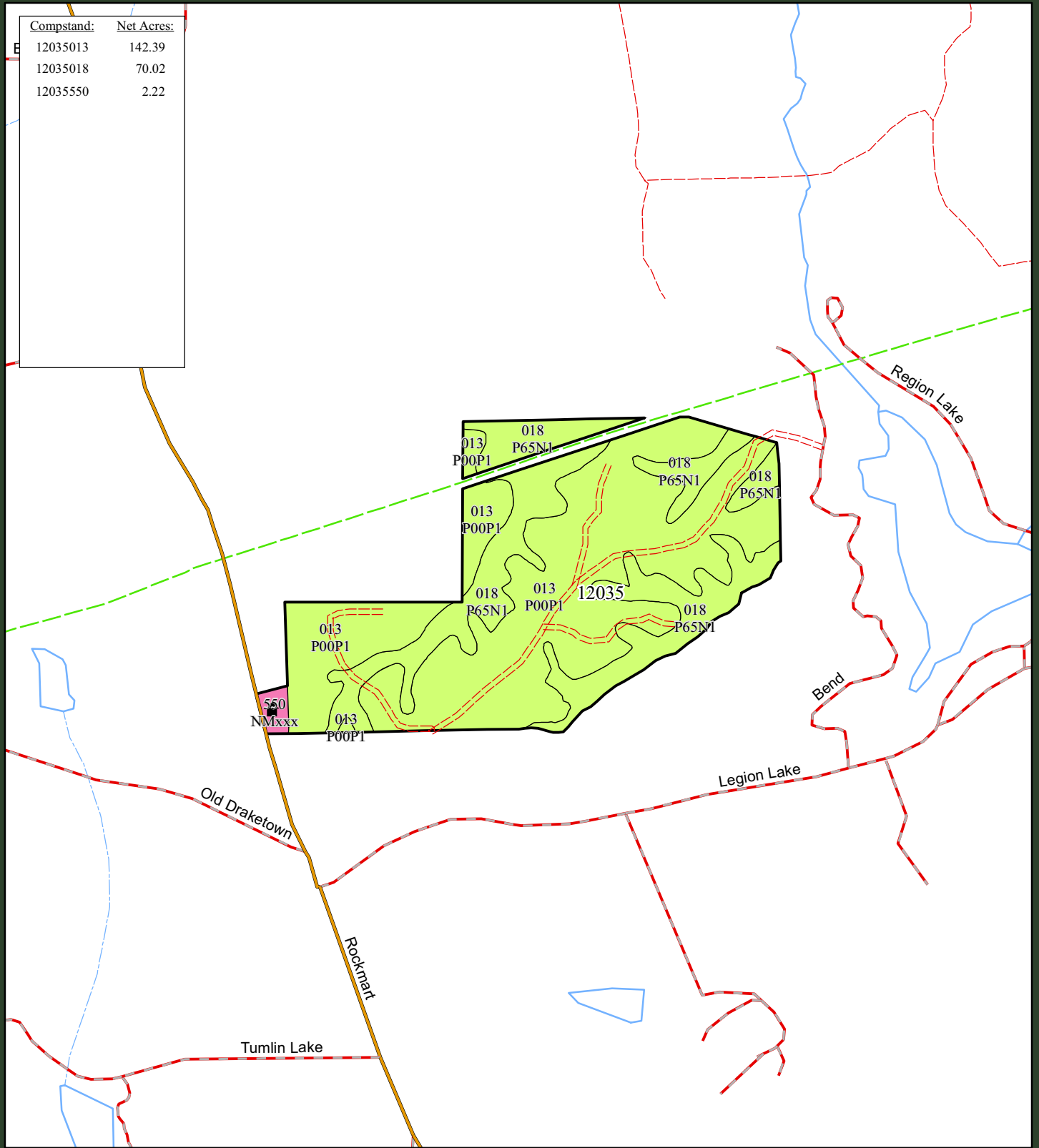
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Compstand:	Net Acres:
12035013	142.39
12035018	70.02
12035550	2.22



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Terra Glen
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Stand Type

- Hardwood
- Pine
- Pine/Hardwood
- Transition
- Other

Date: 2/17/2009
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 1 inch equals 0.25 miles



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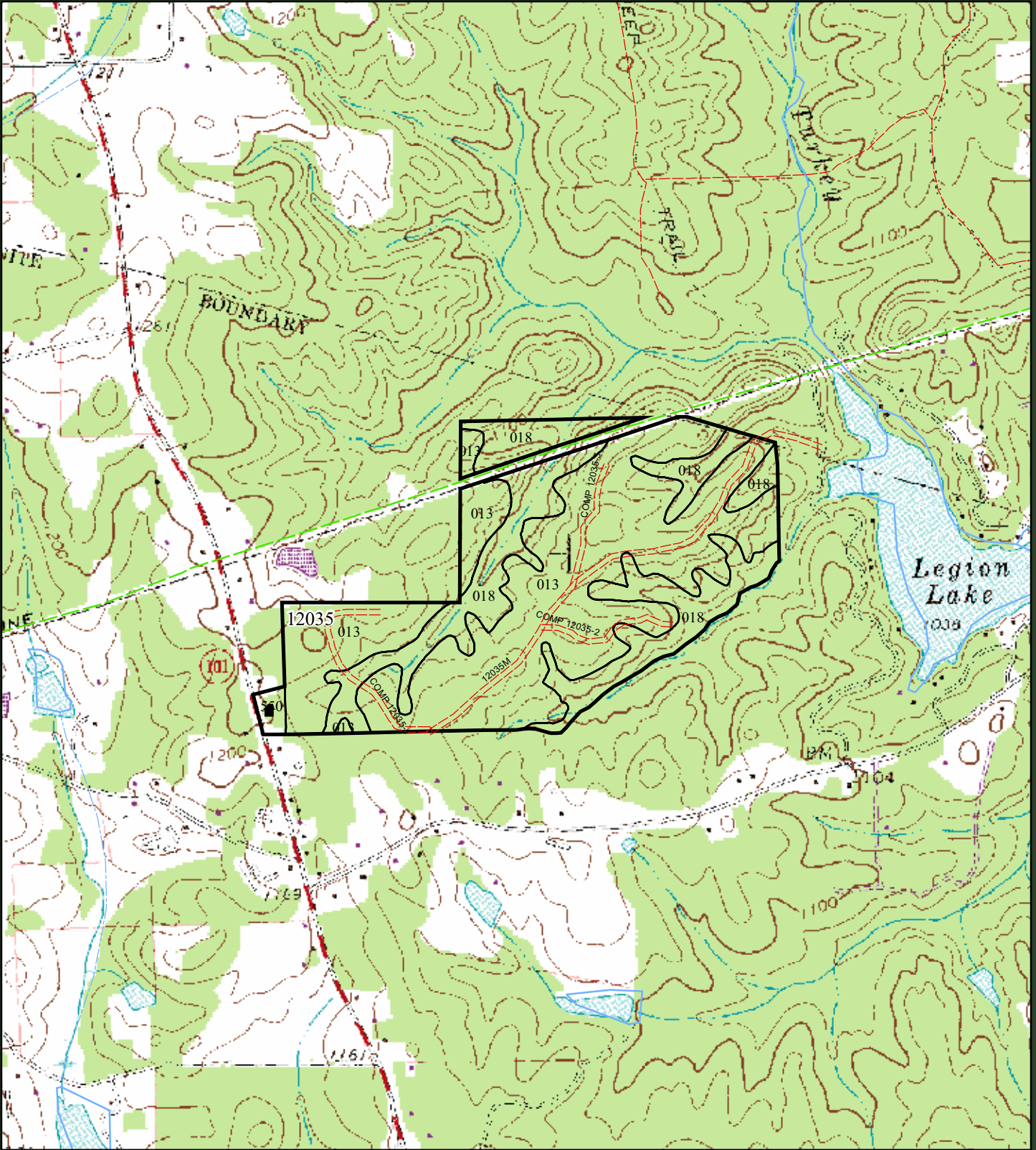
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