



Telfair County Site Analysis Inventory Form
11/5/2005

Site Lumber City -1

Evaluation Criteria	Characteristics
General Site Characteristics	
Total Acreage	142 acres
Expansion Potential	Yes
Site Configuration	Rectangular
Present Zoning	Agricultural - located adjacent to Joint Industrial Park
Land Use constraints	Close proximity to industrial & commercial properties
Ownership	One owner
Map & Parcel	Map 99
	Parcel 29
Environmental	
Probable Wetland Acres	22.3 Acres
Flood Plain Acres	None
Hydric Soils ⁽¹⁾	37.7 Acres
Likely Usable Acres	82 Acres
Transportation	
Highway Accessibility	Direct Access to GA 117
Interstate Highway Accessibility	n/a
Rail Accessibility	None
Airport	
Special Modes of Transportation	
Services	
Water Lines	6" line at site (Lumber City)
Sewer Lines	Adjacent to site
Natural Gas	Not Known
Telecommunications	Not Known
Fire Insurance	Not Known
Purchase Price Estimate	
Infra. Improvement Cost	Not Estimated
Total \$ / Usable Acre	Not Estimated

(1) Hydric soils are prevalent in the coastal areas of Georgia and some hydric soils may be wetlands. For sites where hydric soils or NWI wetlands are present, it is recommended that a wetlands delineation be conducted by a certified engineering or surveying firm prior to a purchase decision.