

# 5 HOWELL BRIDGE ROAD

Ball Ground, Georgia 30107

## 2.35 AC NEIGHBORHOOD COMMERCIAL DEVELOPMENT SITE

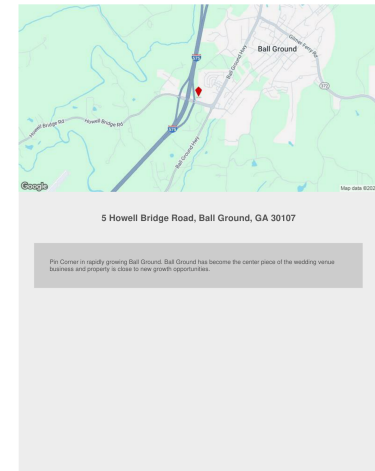
Howell Bridge Rd / Hwy 5 / I-575 | Ball Ground Commercial Growth Corridor



- Master Planned: Neighborhood Commercial
- Access via new grocery-store development
- Adjacent to new Aylo Health development
- Immediate I-575 / Ball Ground Hwy access

# COMMERCIAL LOCATION & ACCESS

A highly visible Ball Ground commercial site positioned beside major new development.



**ASKING PRICE: \$1,495,000**

## PROPERTY HIGHLIGHTS

- 2.35-acre commercial development site
- Master planned Neighborhood Commercial
- Access through new grocery-store development
- New roundabout at Howell Bridge Rd / Hwy 5
- Adjacent to Aylo Health development
- Immediate access to I-575
- Ball Ground / Cherokee County growth market
- Retail, restaurant, medical & service potential

# MASTER-PLANNED COMMERCIAL OPPORTUNITY

Neighborhood Commercial site at the Howell Bridge / Ball Ground Highway gateway.



**CITY OF BALL GROUND MASTER PLAN**

## IDEAL FOR NEIGHBORHOOD COMMERCIAL USES

- Retail / service retail
- Medical / dental office
- Bank / financial services
- Restaurant / coffee / QSR
- Professional office
- Daycare / neighborhood services

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