

I-75

LAKEPOINT  
SPORTS



**H&H Realty, LLC**  
GLOBAL REAL ESTATE

## OFFERING MEMORANDUM

19 6th Street, Emerson, GA 30137, Bartow County | 3.80 Acres

Exclusively listed by H&H Realty, Inc.

# LAKEPOINT SPORTS

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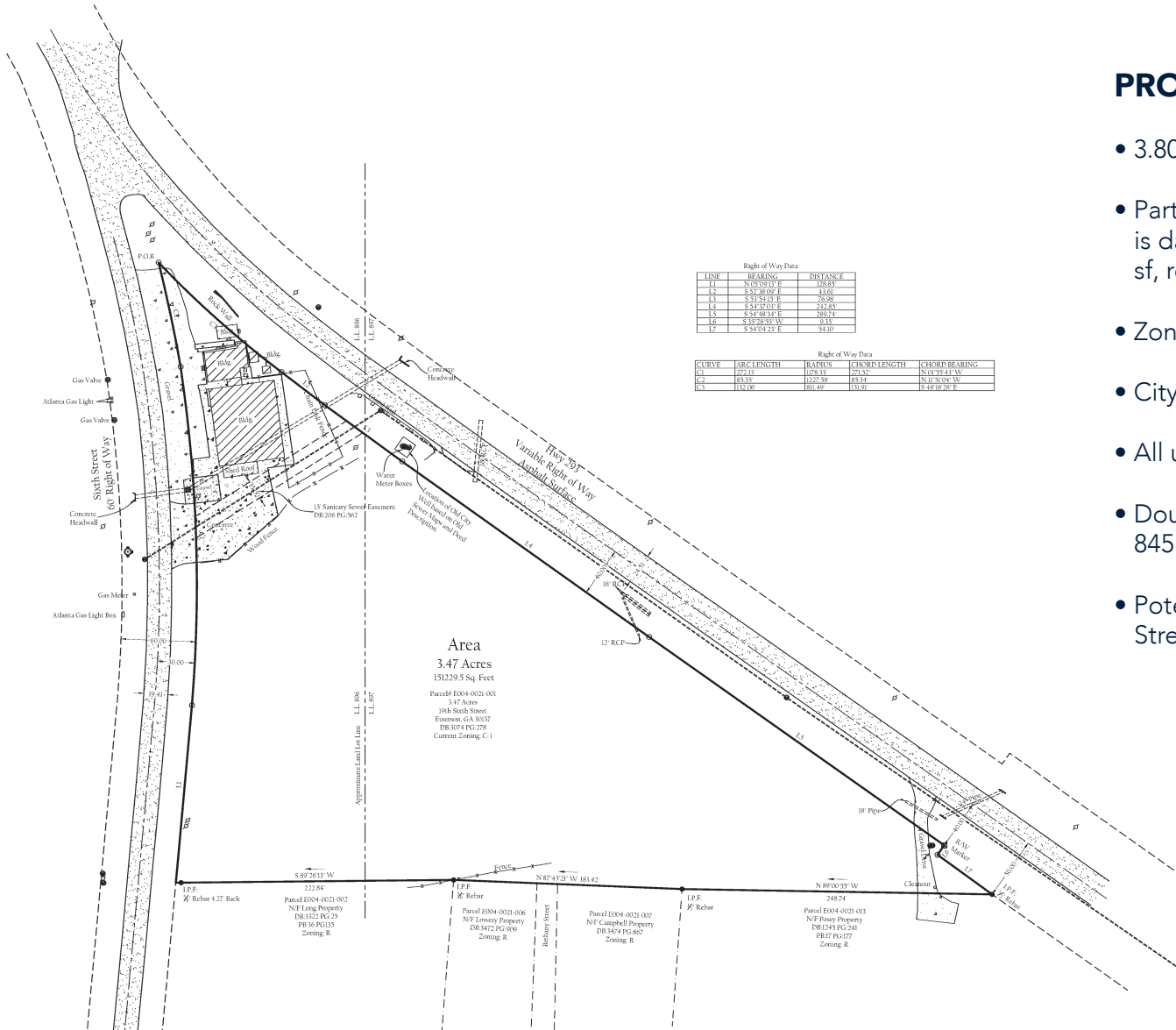
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# SURVEY

19 6th Street, Emerson, GA | 3.80 Acres



## PROPERTY DETAILS

- 3.80 acres redevelopment project
- Partially developed. Current usage of structure is day-care, short-term lease. Building is 3,910 sf, renovated.
- Zoned C-1, Neighborhood Retail Commercial
- City of Emerson
- All utilities available at site
- Double road frontage (Sixth St-520 ft) (Hwy 293-845 ft)
- Potential 3rd access ingress/egress via Bethany Street (needs improvement)

# PHOTOGRAPHS

19 6th Street, Emerson, GA | 3.80 Acres



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# PHOTOGRAPHS

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# PROPERTY OVERVIEW

19 6th Street, Emerson, GA | 3.80 Acres

Address:	19 6th Street
	Emerson, GA 30137
County:	Bartow
Site Size:	3.80 Acres
Parcel ID:	E004-0021-0017
Utilities:	All utilities available
Zoning:	C-1, Neighborhood Retail Commercial
Sale Price:	\$1,400,000

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

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