

For Sale

1.13 +/- Acres
Industrial Land

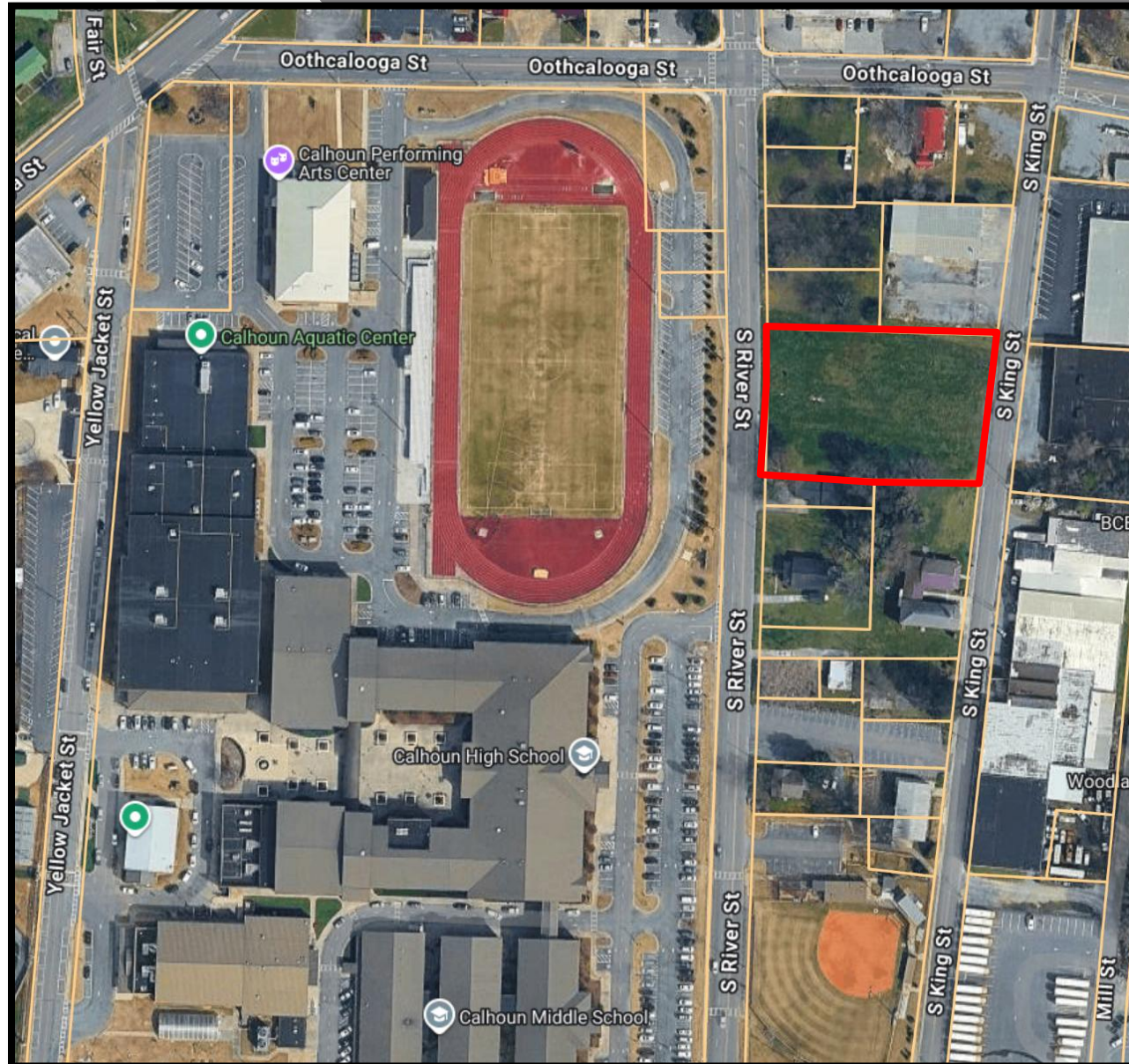
Parcel C12 102

Asking \$400,000

Raw Land for
Development:

Commercial
Industrial

Gordon County
Calhoun, Georgia



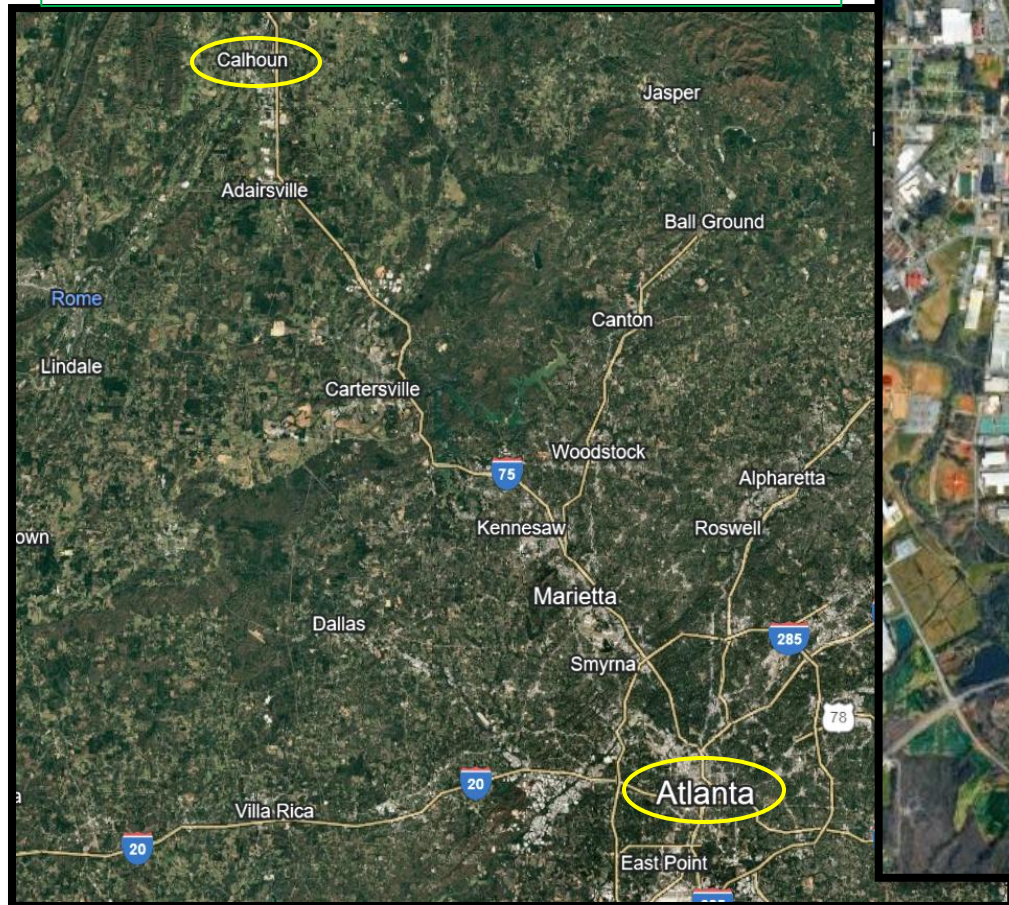
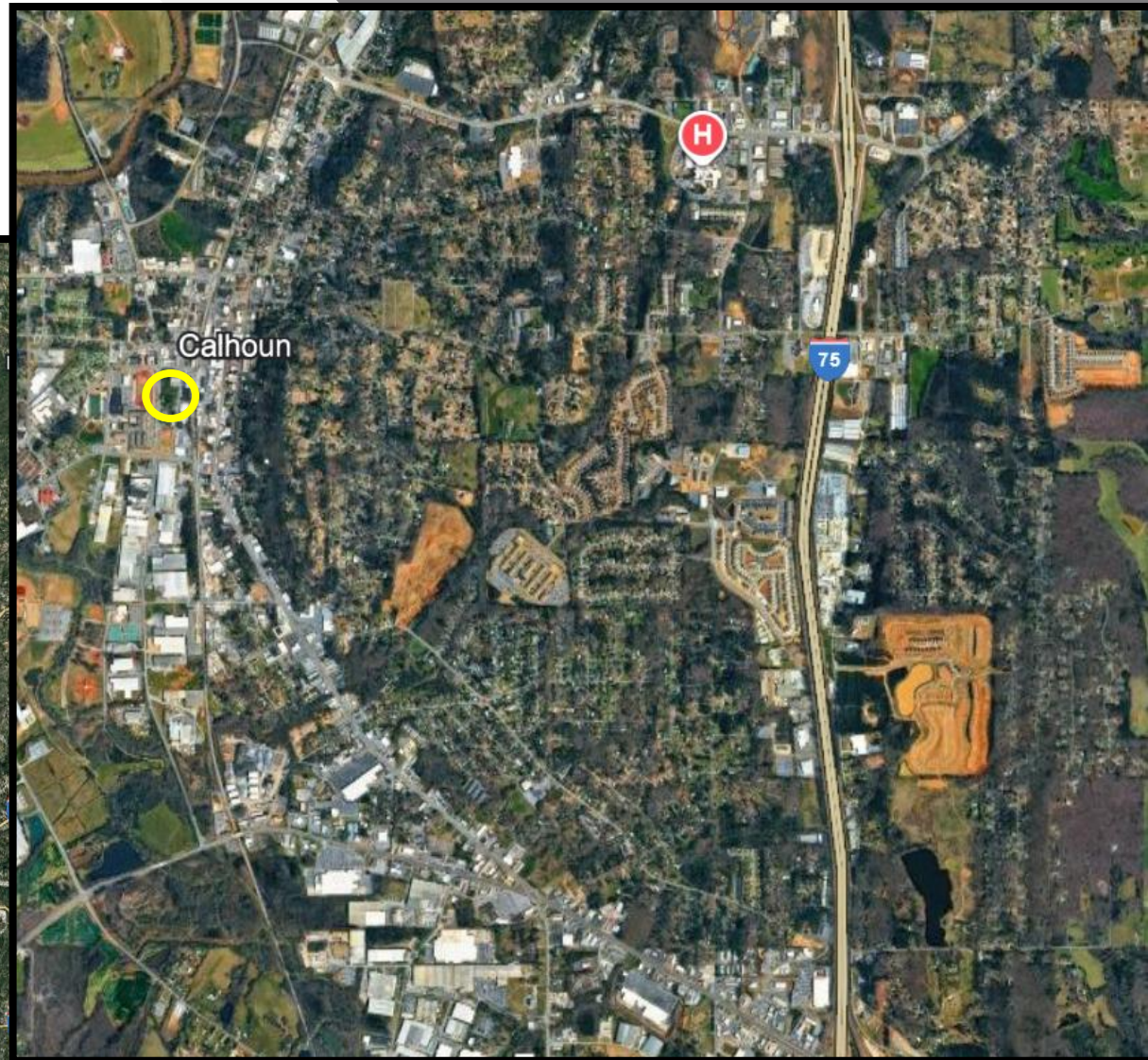
Location

Adjacent to Calhoun High School

Excellent Visibility and Traffic Counts

Frontage on S. River Street & S. King Street

Downtown Calhoun



Summary

+/- 1.13 Acres
Parcel C12 102

Scarcely-Available Industrial-Zoned Raw Land
- In a quickly-growing market

+/- 180' Frontage on S. River Street
+/- 180' Frontage on S. King Street

All Utilities onsite
- Power, Gas, Water, Gravity Sewer

Current Zoning: Industrial

Proposed Best Use:

- Commercial
- Industrial

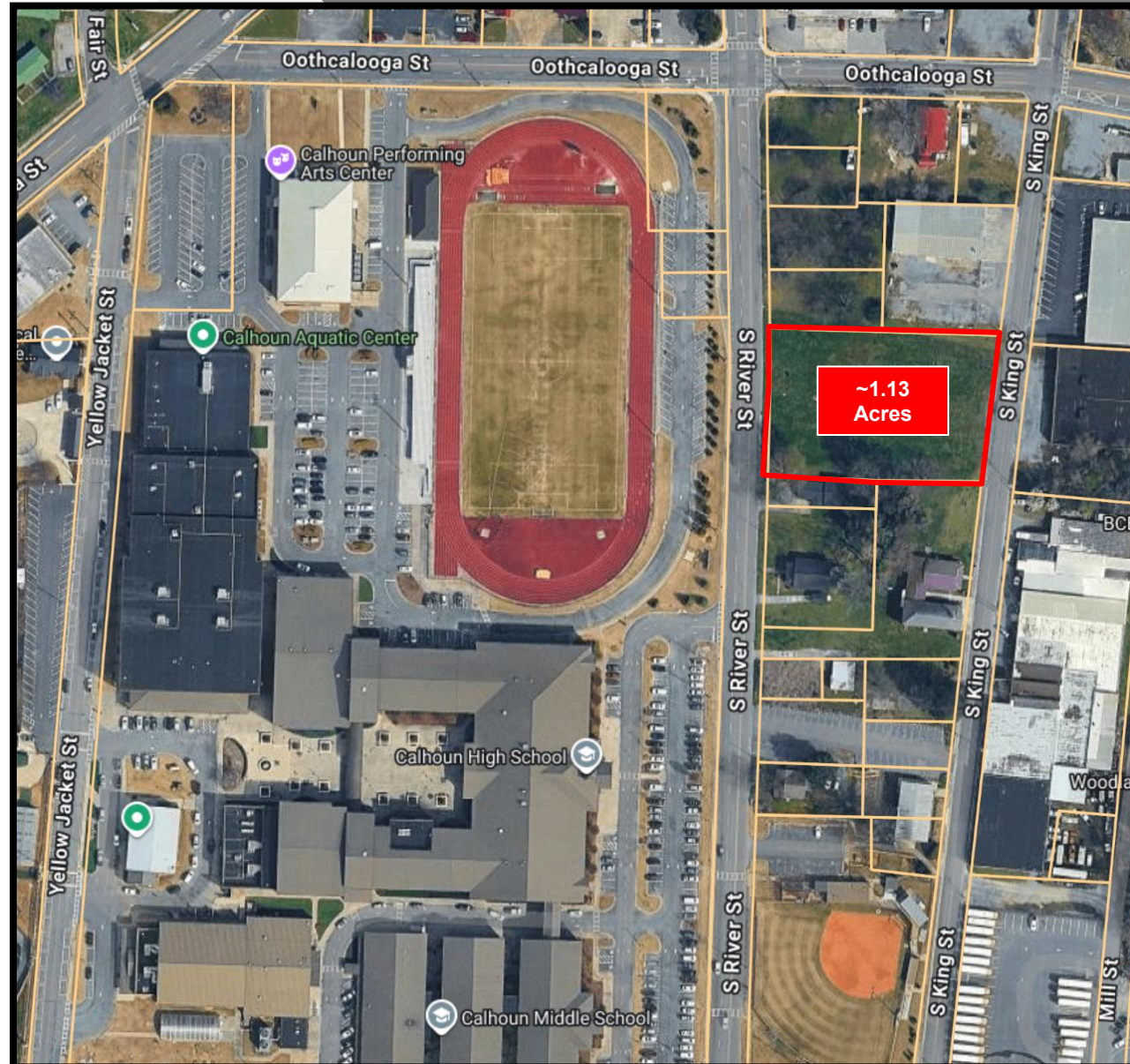
Future Land Use Plan Allows for Commercial

Favorable Traffic @ 5,000 – 9,000 Cars/Day

Pancake Flat Topography
Excellent Parcel shape for development

City of Calhoun

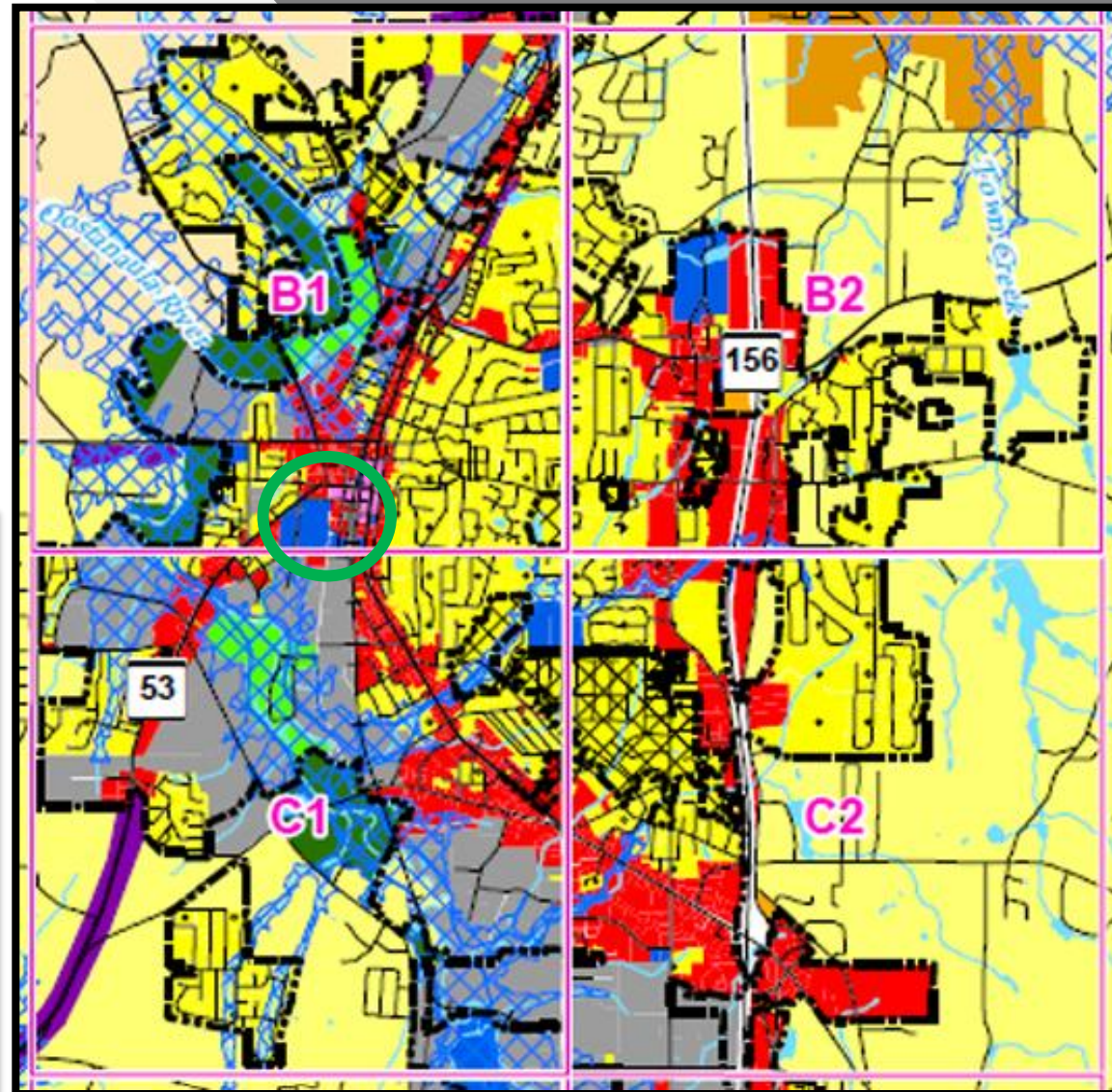
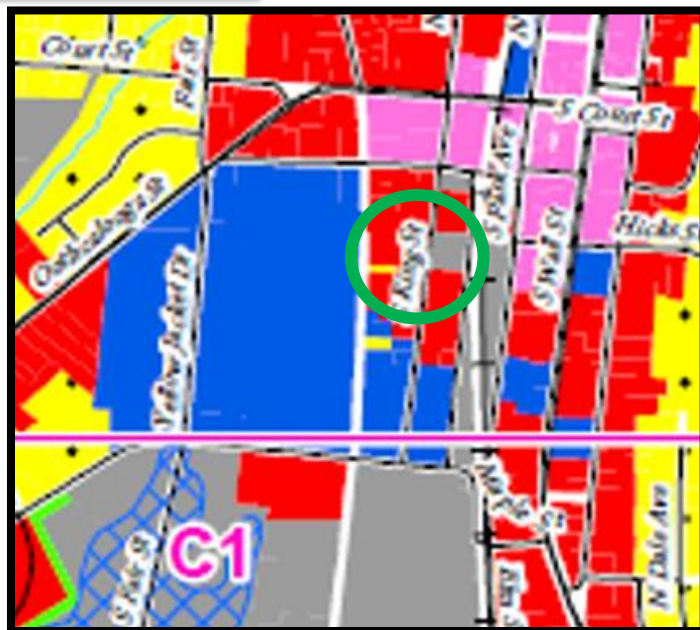
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Land Use



The Subject property's Future Land Use calls for Industrial and/or Commercial. This is consistent with current and ongoing growth in the immediate area. We feel confident that a reasonable commercial and/or industrial use would be passed by the Municipality.



Topography

Subject has favorable topography

- Ready for Development

Gravity Sewer onsite

Subject property unaffected by wetlands and/or floodplain

- All Acreage is usable

Highly Visible both from Roads and from Calhoun High School

This property has been owned for several generations and is available on the market for the first time





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