

For Sale

4.3 +/- Acres
Commercial Land

Armuchee Connector
& Highway 1

Asking \$1,200,000

Development:

Commercial
Hospitality
Car Dealership
QSR

Floyd County
Rome, Georgia

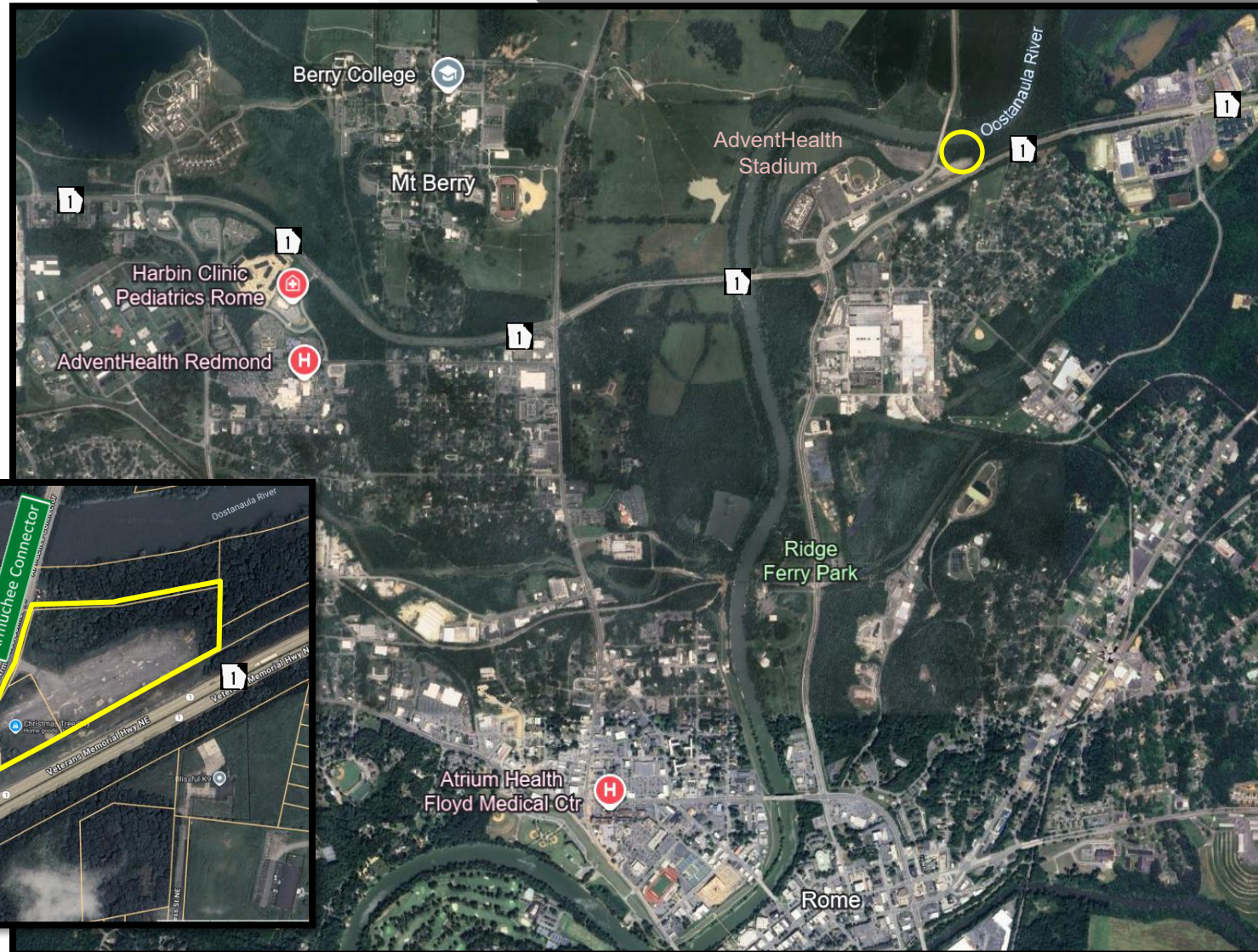


Location

Located in North Rome

+/- 750' Frontage on Highway 1
+/- 380' Frontage on Armuchee Connector

Walking Distance to
AdventHealth Stadium,
Oostanaula River, Heritage Trail
System, Campgrounds, Retail



Summary

+/- 4.3 Acres

+/- 750' Frontage on Highway 1
+/- 380' Frontage on Armuchee Connector

25,000+ VPD on Highway 1
- +/-10,000 VPD on Armuchee Connector

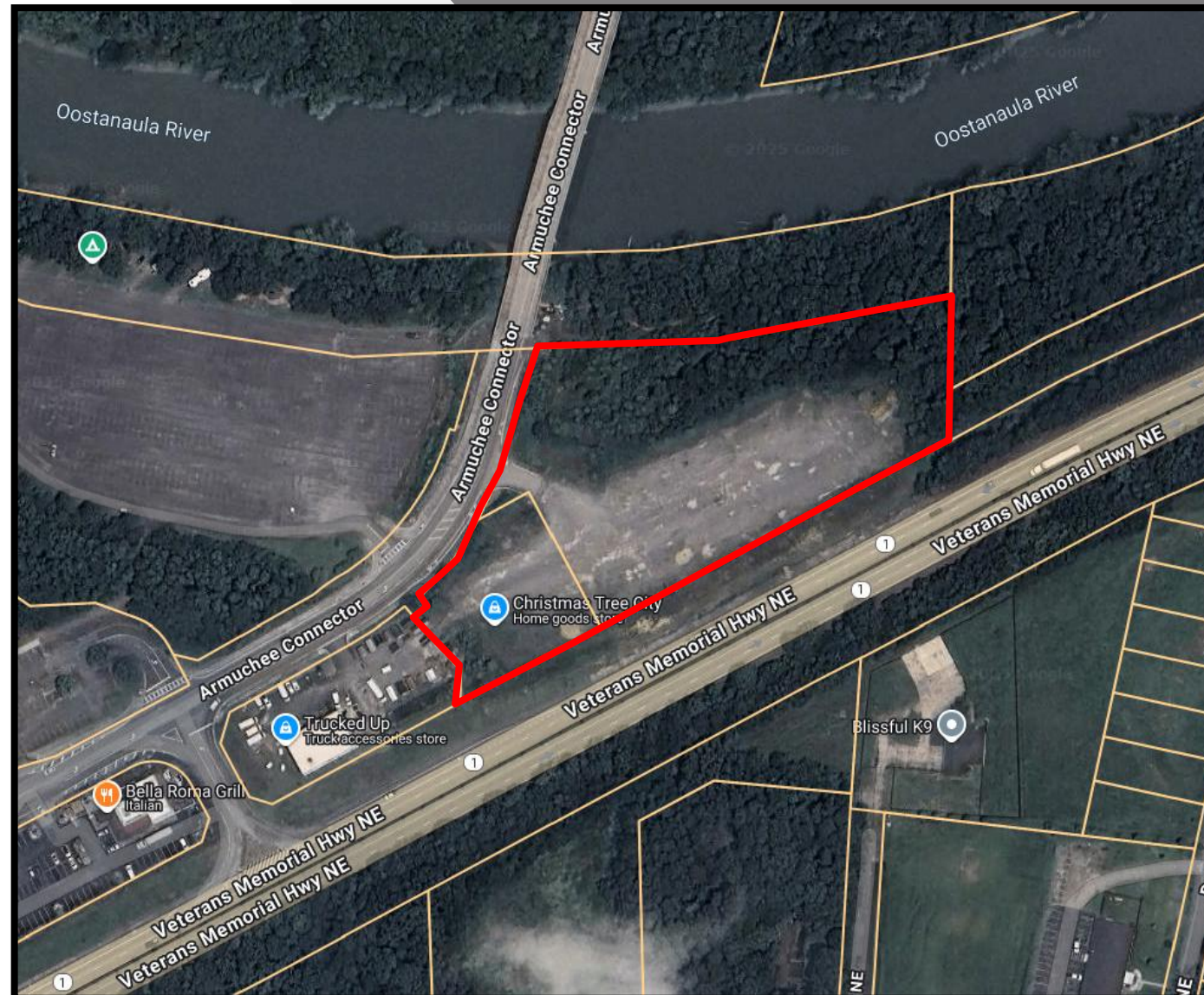
Walking Distance to
AdventHealth Stadium,
Oostanaula River, Heritage Trail
System, Campgrounds, Retail

Favorable Zoning and Future
Land Use

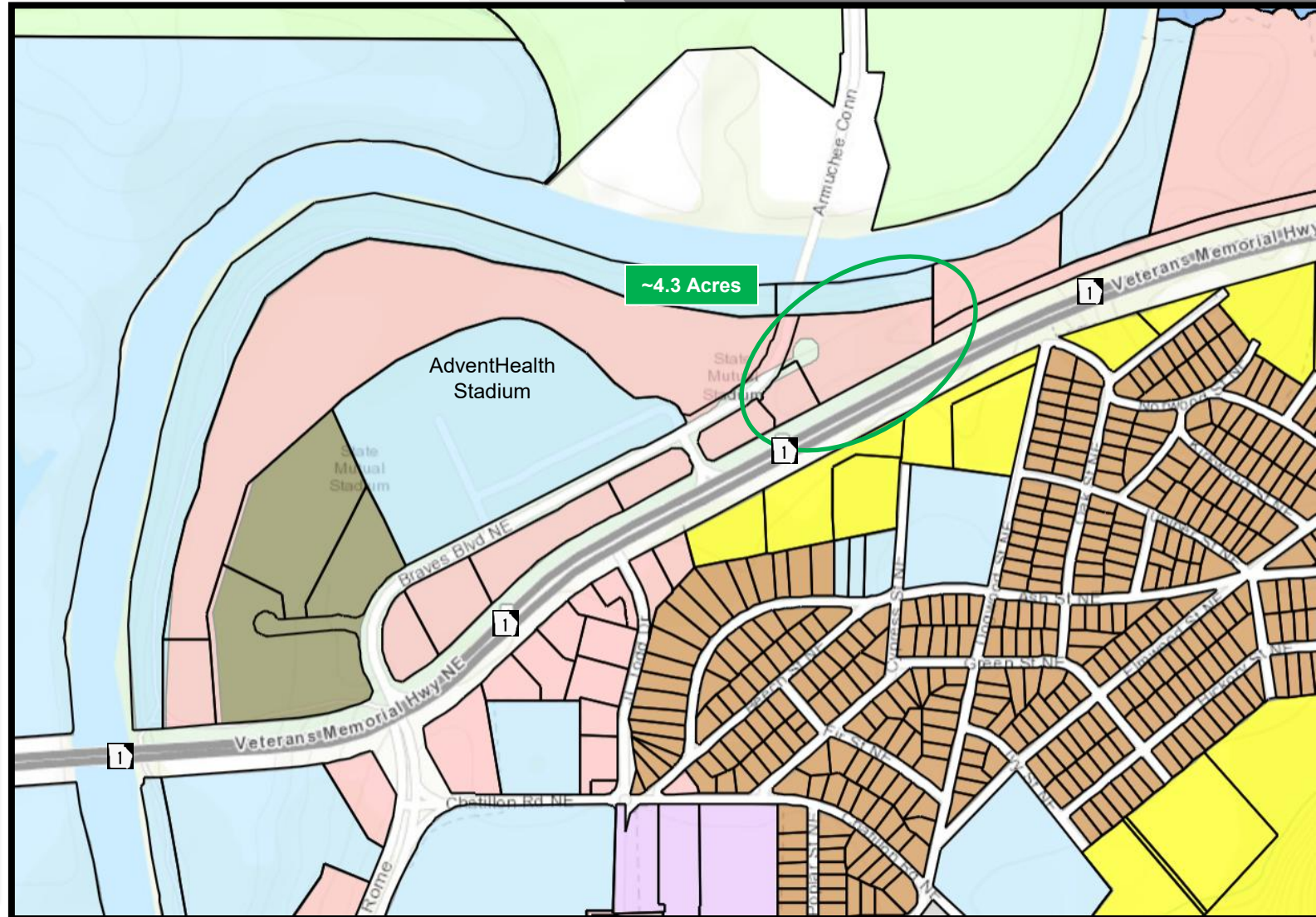
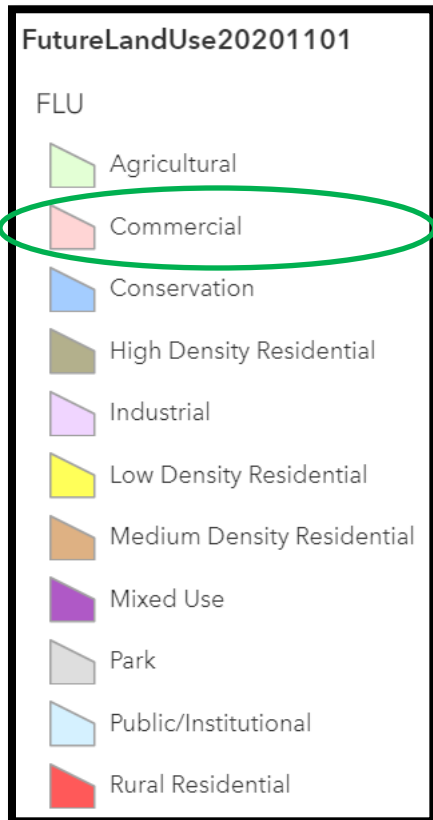
Sewer Onsite

Flat, ready for development

Asking \$1,200,000



Land Use

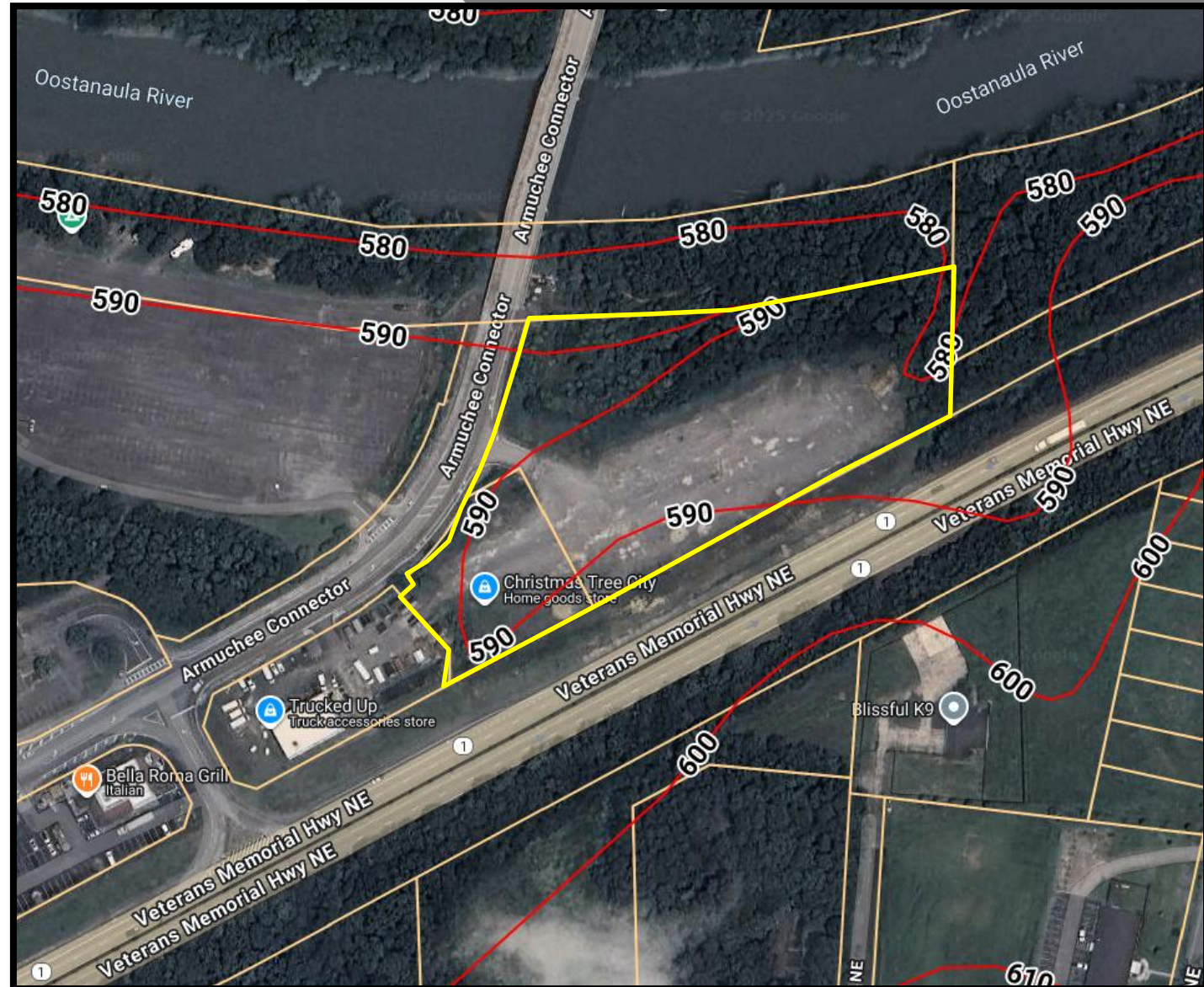


Topography

Subject has favorable
topography
- Flat, Ready for Development

Direct visibility on Highway 1,
Braves Boulevard

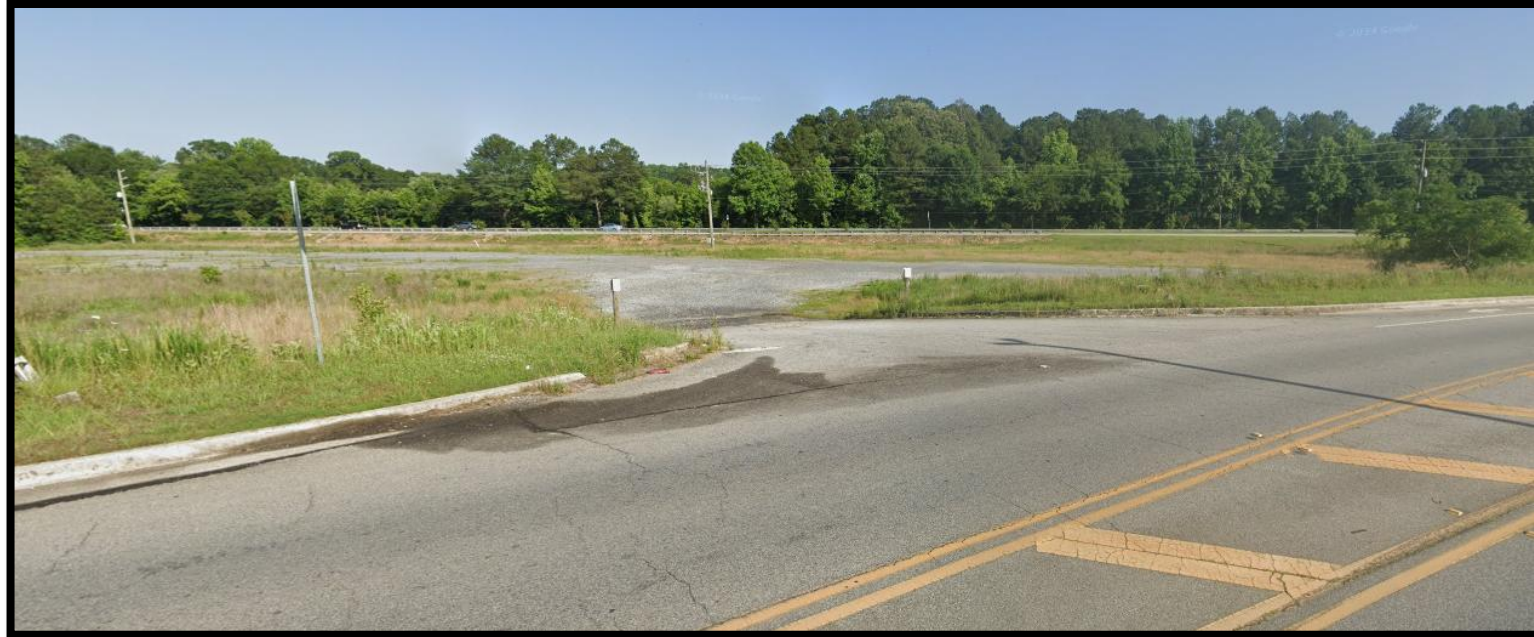
4.3 Acres



Street View

Flat, high visibility

Zoning- and Development-Ready





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