

For Sale

1.1 +/- Acres

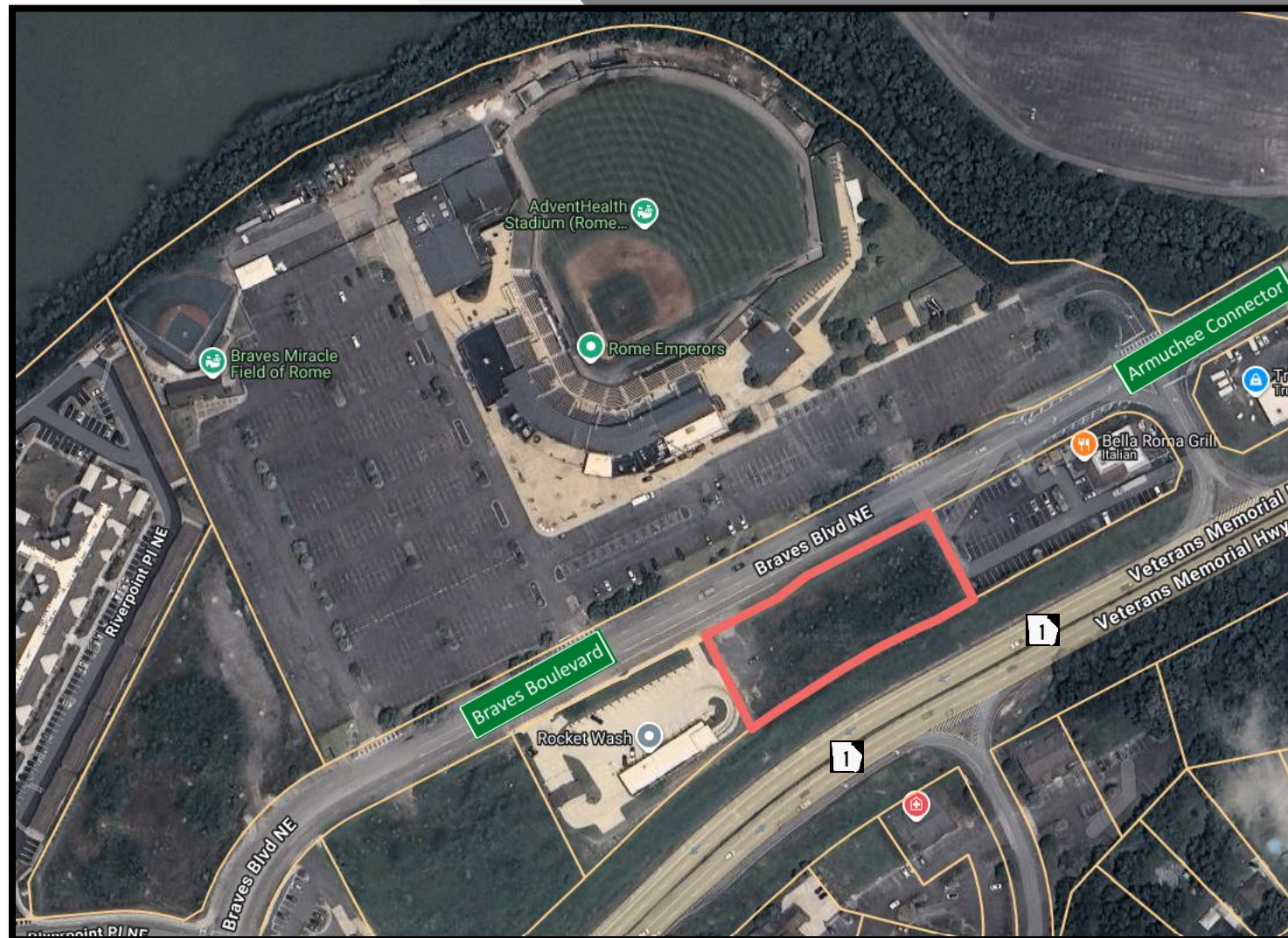
Braves Boulevard

Asking \$600,000

Development:

Commercial
QSR

Floyd County
Rome, Georgia

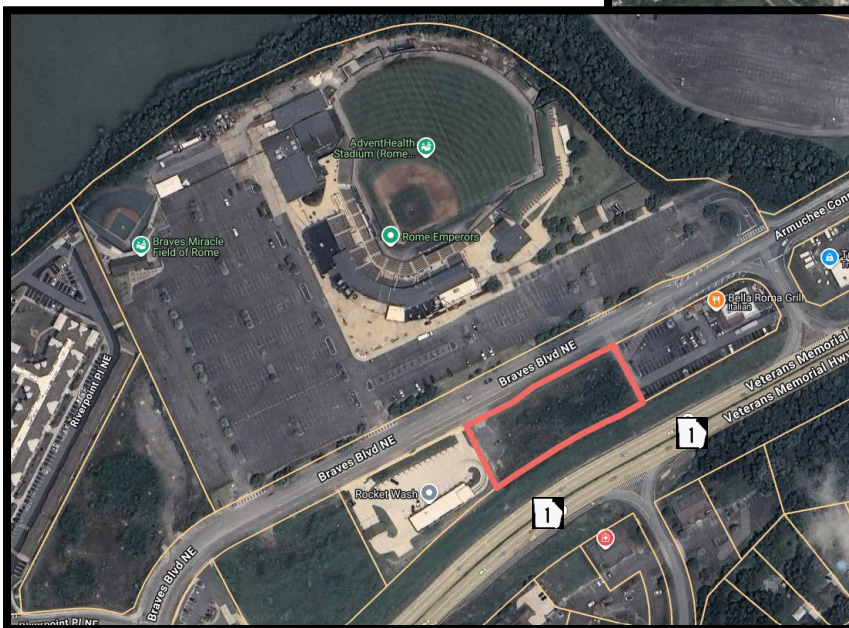
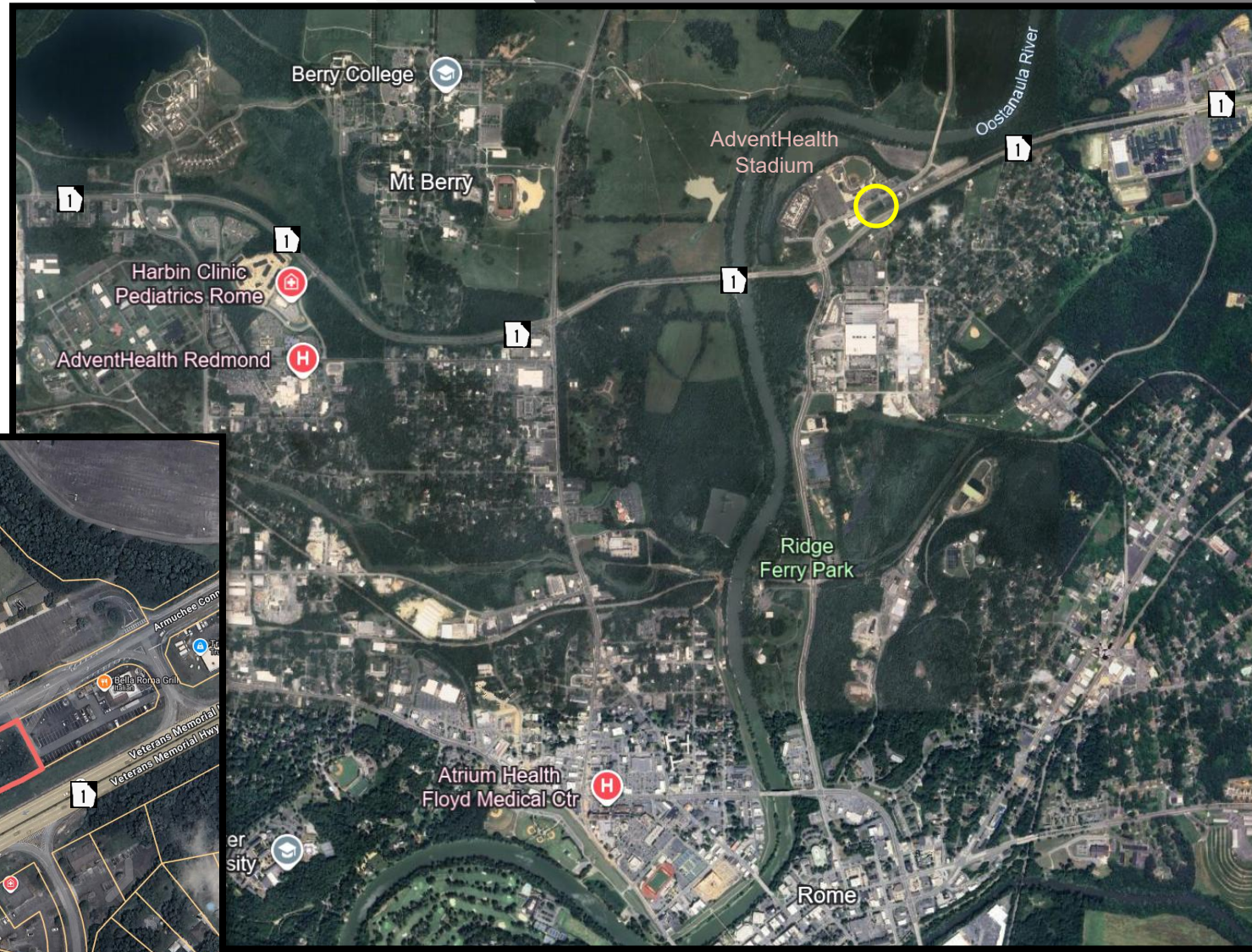


Location

Located in North Rome

+/- 360' Frontage on Highway 1 &
Braves Boulevard

Walking Distance to
AdventHealth Stadium,
Oostanaula River



Summary

+/- 1.1 Acres

+/- 360' Frontage on Highway 1 & Braves Boulevard

25,000+ VPD on Highway 1

- 10,000 VPD on Armuchee Connector
- 15,000+ VPD on Riverside Parkway

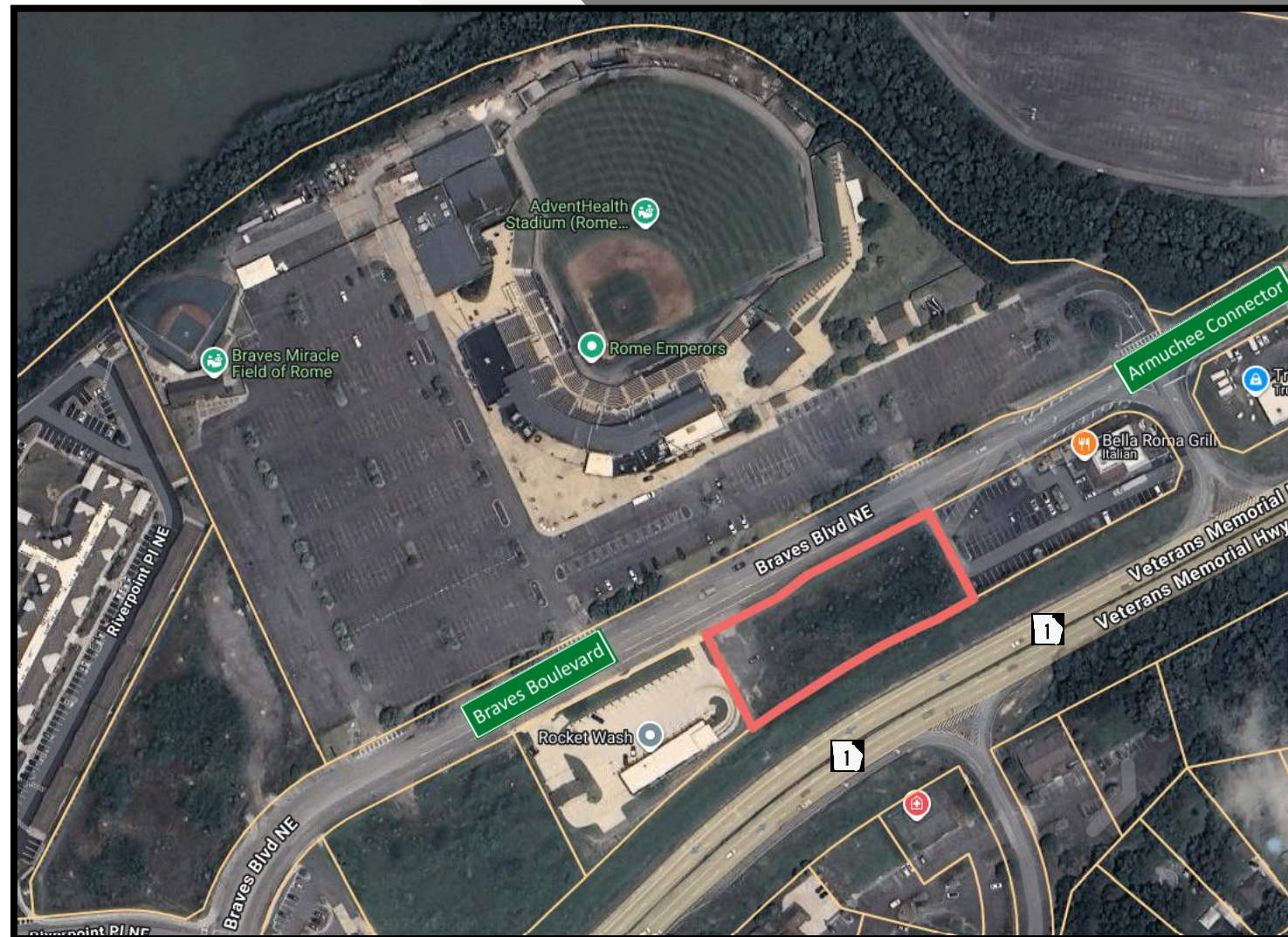
Walking Distance to AdventHealth Stadium, Oostanaula River, Heritage Trail System, Campgrounds, Retail

Favorable Zoning and Future Land Use

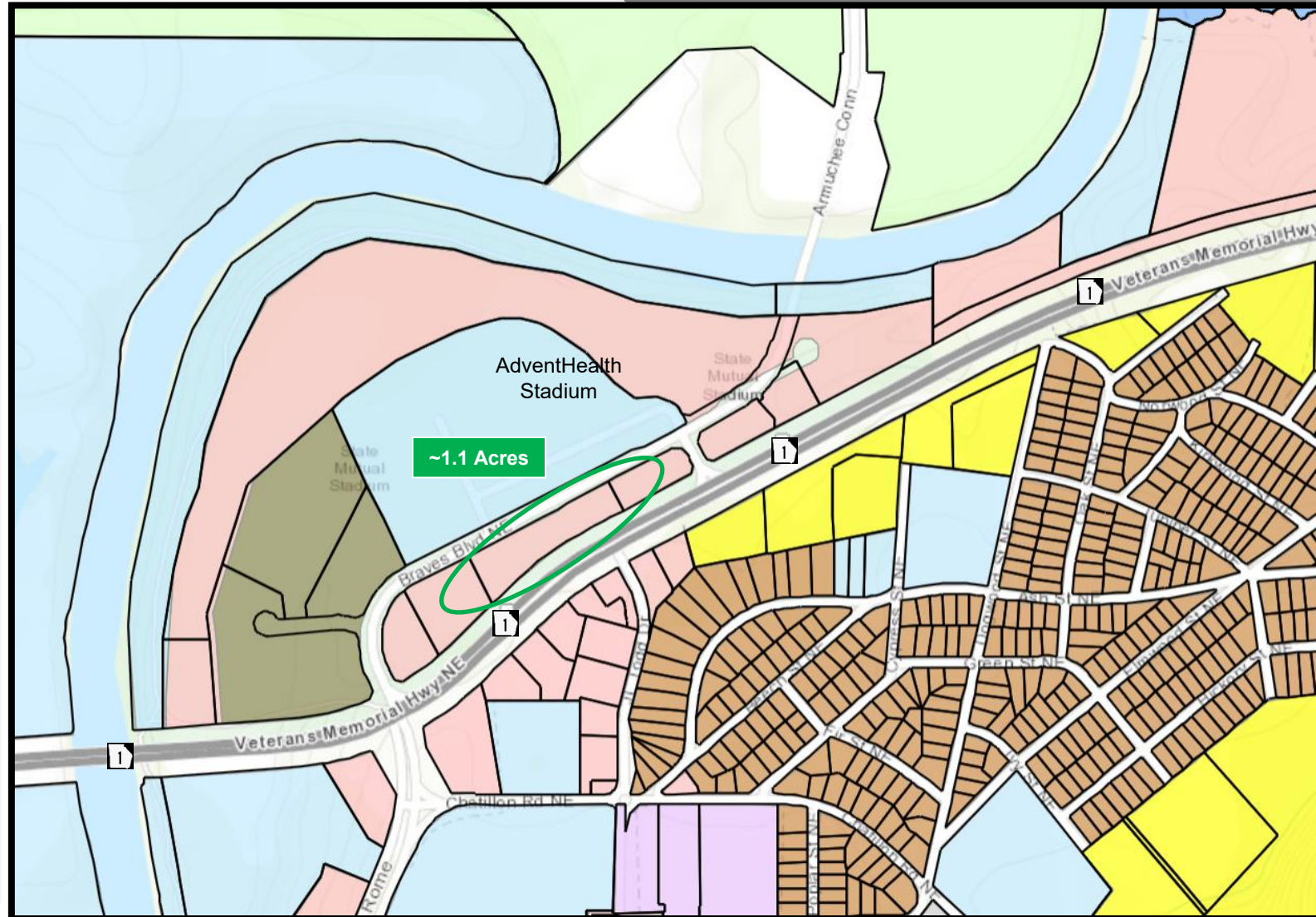
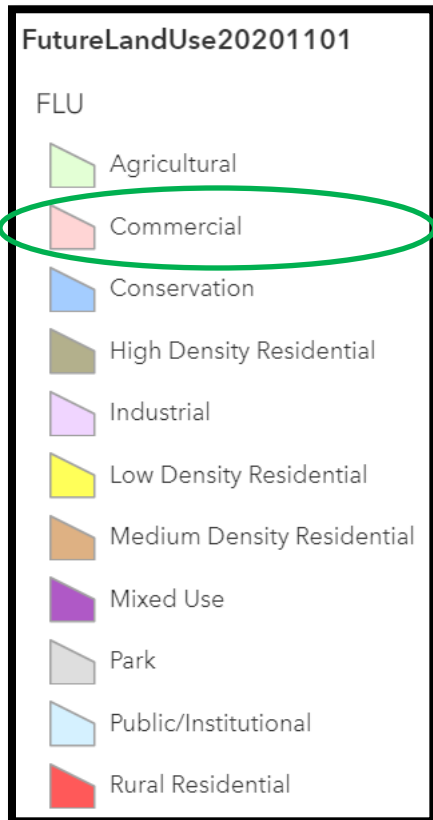
Gravity Sewer Onsite

Flat, ready for development

Asking \$600,000



Land Use

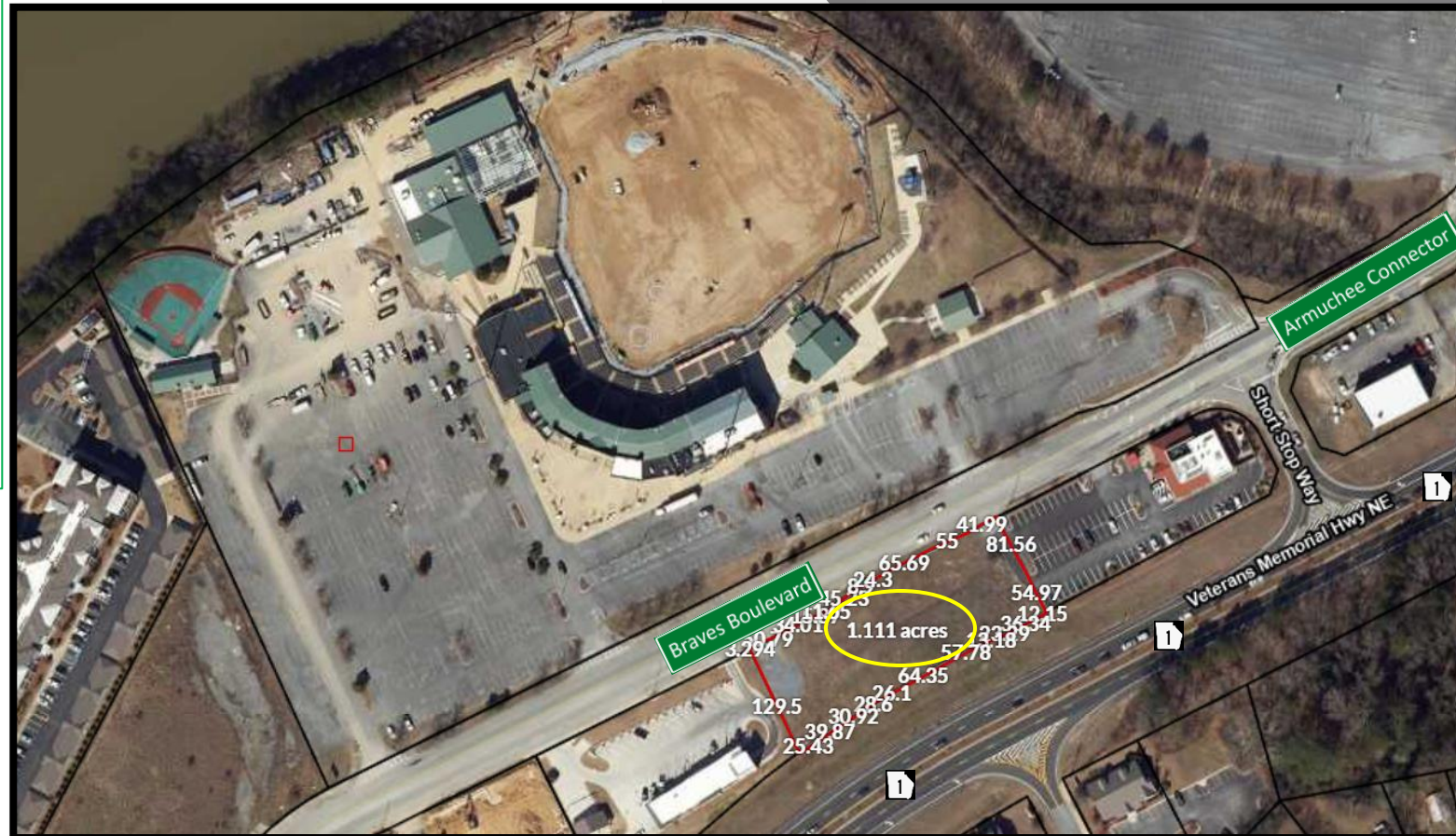


Topography

Subject has favorable topography
- Flat, Ready for Development

Direct visibility on Highway 1,
Braves Boulevard

1.1 Acres
- +/- 150' Deep
- +/- 360' Wide

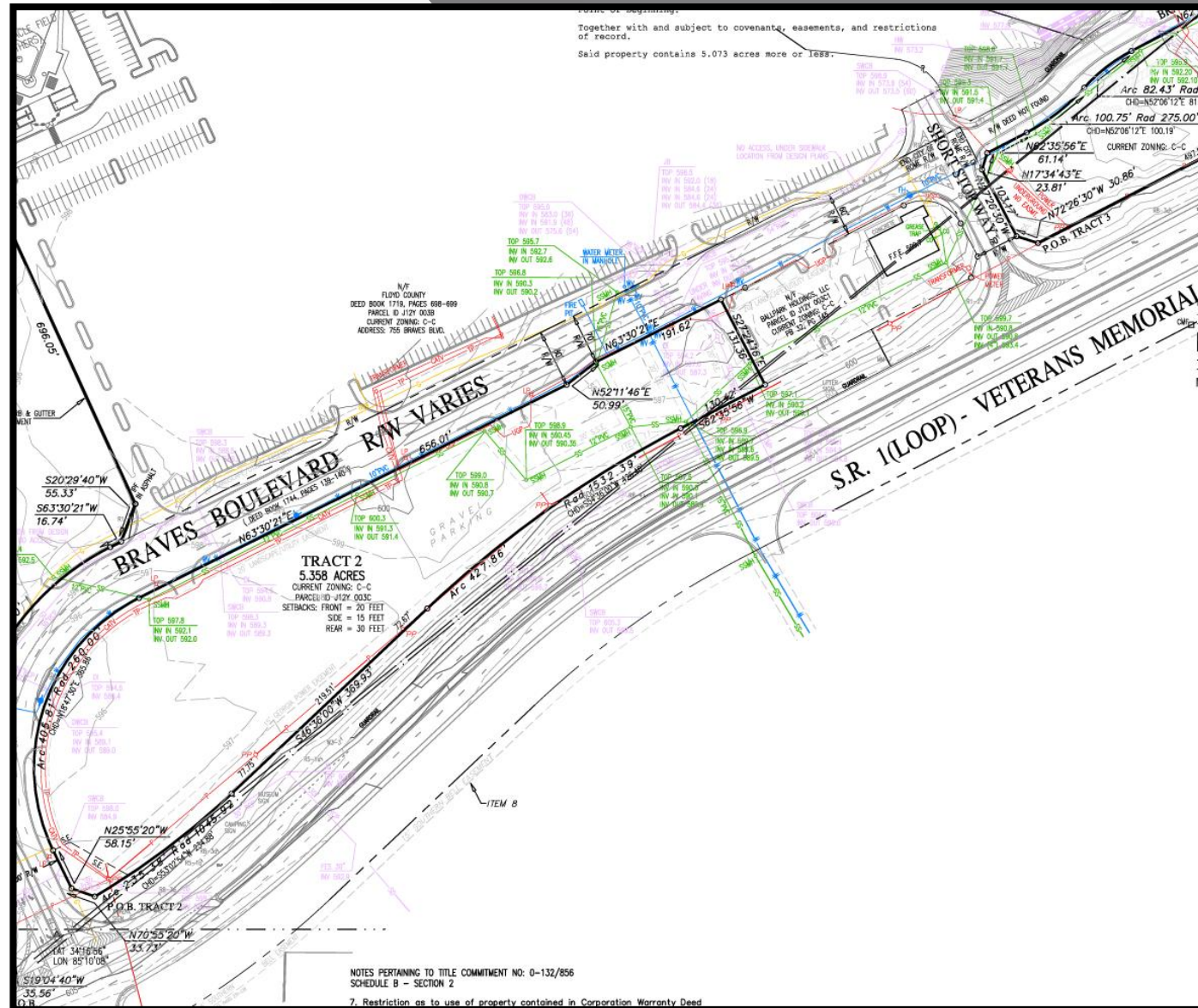


Survey

Survey Available

Covenants, Conditions, &
Restrictions Available

Zoning- and Development-Ready





Trip Smith- 678.642.4640
tsmith@AtlantaLandGroup.com



Trip Smith
Associate Broker
Atlanta Land Group
tsmith@atlantalandgroup.com
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