



ZAXBYS
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CREDIT UNION
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McDonald's **Chevron** **TACO BELL** **Wendy's** **DUNKIN DONUTS**

Georgia Power
PLANT BOWEN

SIXES
Tavern
STRIP
RETAIL CENTER

Bank OZK

West - End
PHARMACY

Shaw
FLOORS

ingles

TRINITY UMC

WEST AVE 61/HWY.113

PROPERTY ACCESS

PROPERTY BOUNDARY HERE
(125 FT. DUE NORTH)

HIGH POTENTIAL UNDEVELOPED LAND

815 West Avenue, Cartersville, GA 30120

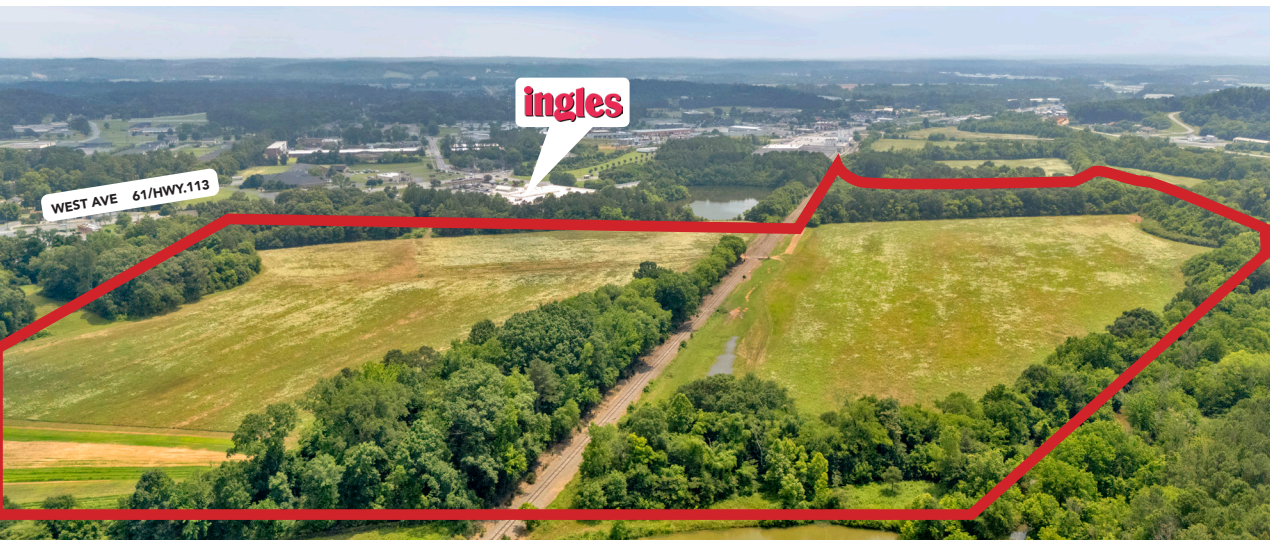
OFFERING MEMORANDUM



H&H Realty, LLC
GLOBAL REAL ESTATE

PROPERTY PHOTOS & DETAILS

815 West Avenue, Cartersville, GA 30120 | 80.78 Acres



PROPERTY DETAILS

- +/-80 Acres
- Located in rapidly expanding commercial district in West Cartersville
- Proximate to prominent developments such as grocery, national retail, public schools, centers of employment, recreation, and expanding single or multi-family residential
- 5 minutes to historic downtown Cartersville
- 10 minutes to I-75
- Accessible via West Avenue a.k.a. GA HWY 113 East/ West Corridor from Rockmart to I-75
- Zoning: O-Commercial - City of Cartersville
- O-C Zoning supports uses such as: Retail centers, Office parks, Multi-use commercial/residential, Medical facilities, Wholesale/retail developments
- Undeveloped property with potential for +/-35 acres of usable land* (**see disclaimer on page 3**)



Mark Harris
Broker
770.314.3145

Leah Harper
Associate Broker
770.608.8321

Sam Tate
Sales Associate
770.851.8870

PROPERTY OVERVIEW

815 West Avenue, Cartersville, GA 30120 | 80.78 Acres

Address:	815 West Avenue Cartersville, GA 30120
County:	Bartow
Site Size:	+/-80 acres gross, +/-35 acres of usable land
Parcel IDs:	C023-0001-008, C023-0001-007, 0072-0521-001
Zoning:	O-Commercial (O-C) - City of Cartersville
Utilities:	All public utilities available
Sale Price:	\$7,000,000

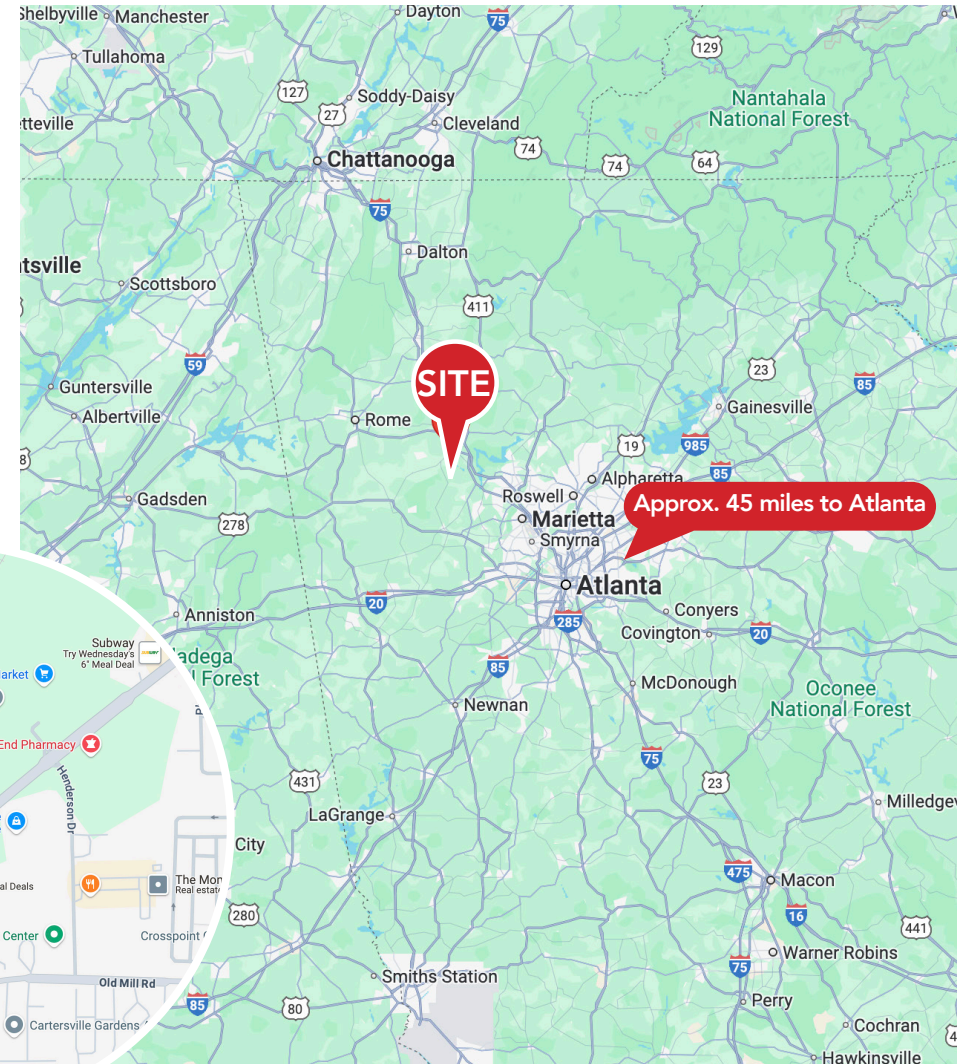
IMPORTANT PROPERTY DISCLOSURES:

* **Present Site Conditions** – This property covers a total of 80.78 acres presently in FEMA Flood Zone AE. Civil Engineering grading plans were created to remediate a portion of the flood area, approximately 35 acres, through a “cut and fill” grading process. These plans would require updating for submission to the Federal, State and local permitting agencies to accomplish development. This process, and associated costs estimates, can be better understood by a serious commercial developer by calling the listing broker for a more comprehensive discussion on the matter.

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent upon appropriate plan completion, permitting, and zoning 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/developer may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



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