



Trip Smith- 678.642.4640  
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KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

# For Sale

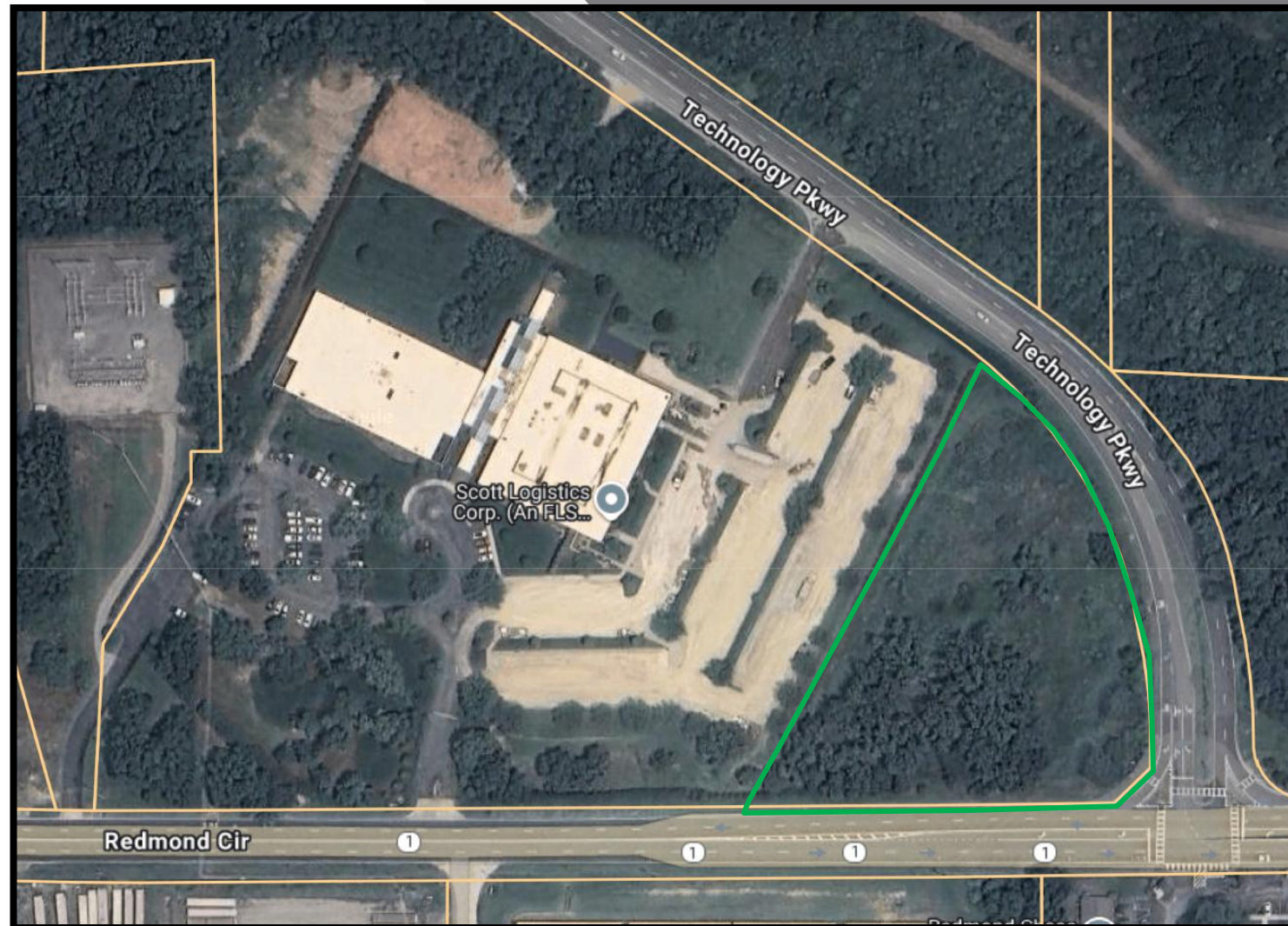
3.0 +/- Acres  
Commercial Land

Highway 1 at  
Technology Parkway

Asking \$1,000,000

Retail  
Commercial  
Office & Institutional

Floyd County  
Rome, Georgia



# Location

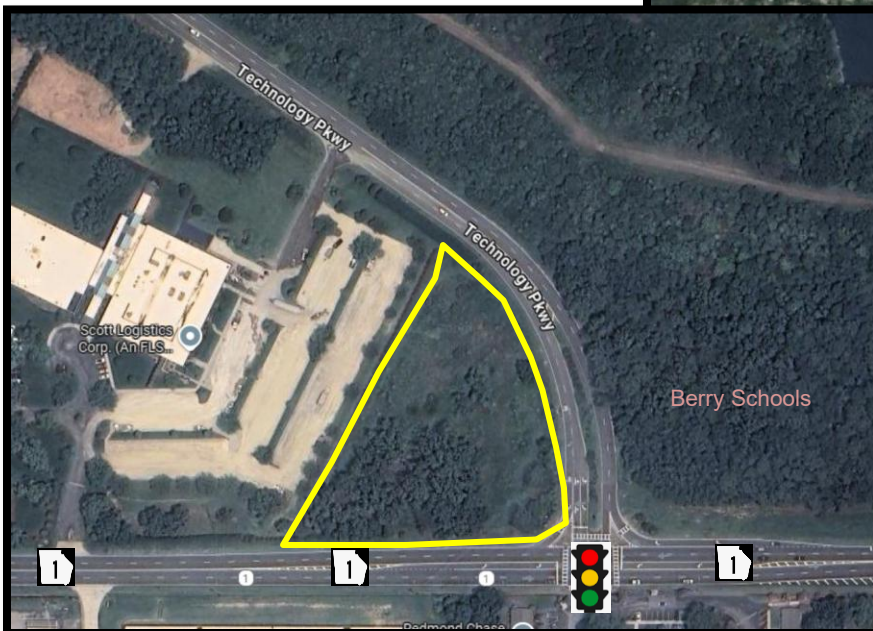
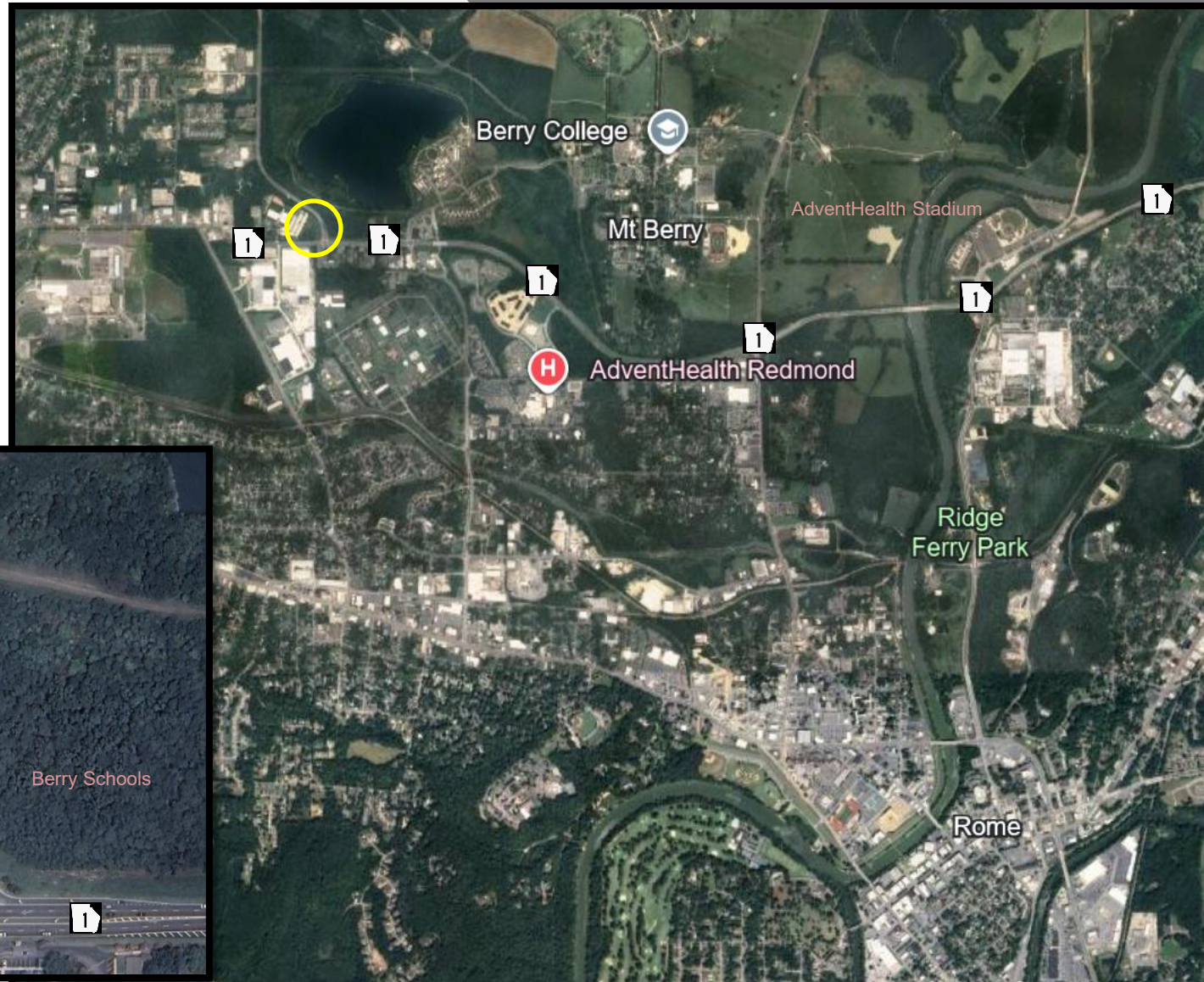
Northwest Rome

Frontage on Highway 1

Adjacent to Berry College

Approximate to AdventHealth /  
Redmond Medical Campus

Short Drive East on Hwy 1 to  
AdventHealth Stadium



# Summary

**+/- 3.4 Acres**

Signalized Pin Corner Lot on Hwy 1  
~25,000 VPD Highway 1

Gravity Sewer Available

+/- 400' Frontage on Hwy 1  
+/- 530' Frontage on Technology  
Parkway

Current Zoning: O-I

- Surrounded by Office, Medical, Light Industrial, and other Commercial
- Future Land Use Map allows for Commercial Use

Never been available to purchase

Favorable topography







**Asking \$1,000,000**

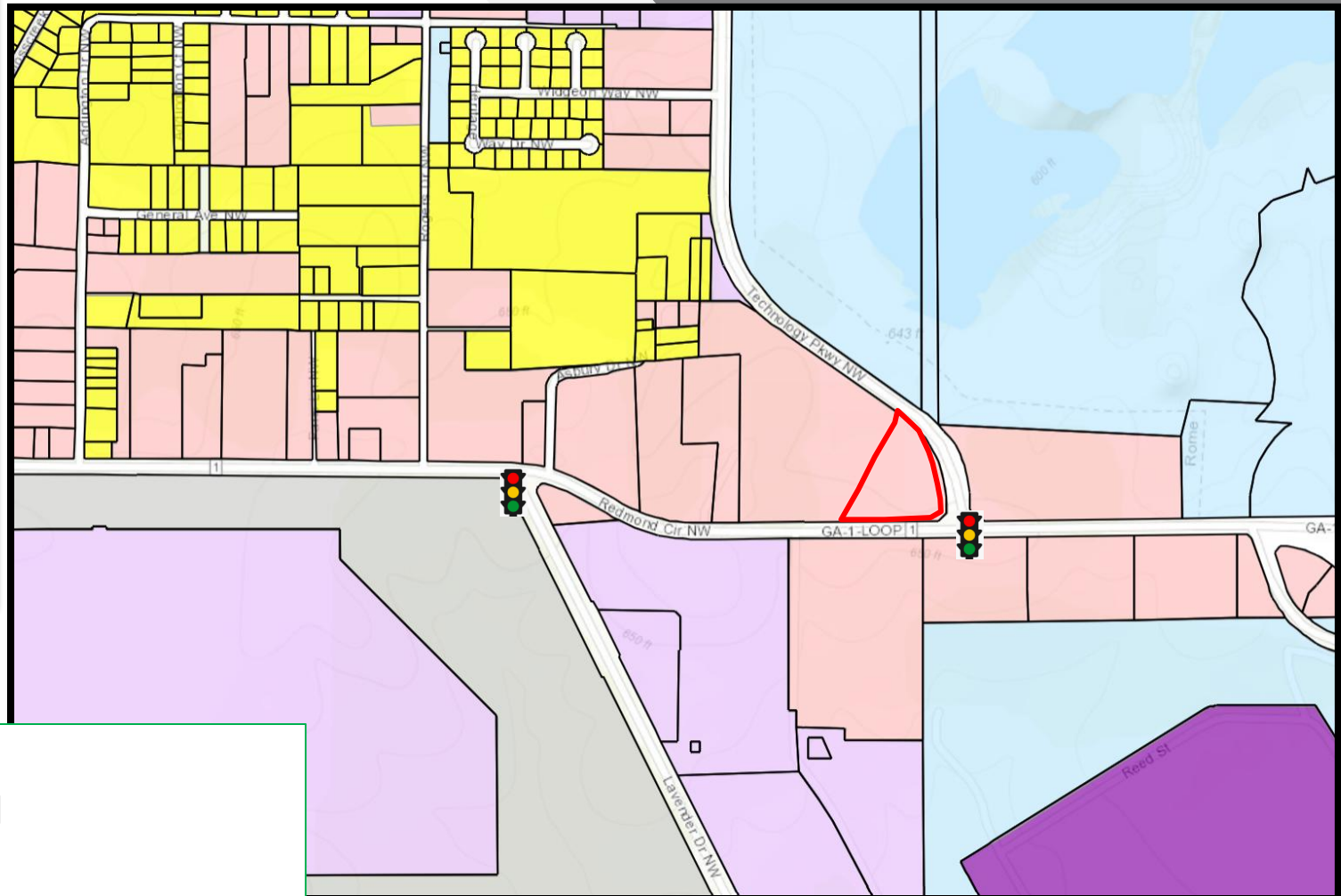


# Land Use

FutureLandUse20201101

FLU

-  Agricultural
-  Commercial
-  Conservation
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Park
-  Public/Institutional
-  Rural Residential



**Best Use:**

- Office & Institutional
- Commercial
- Industrial

# Topography

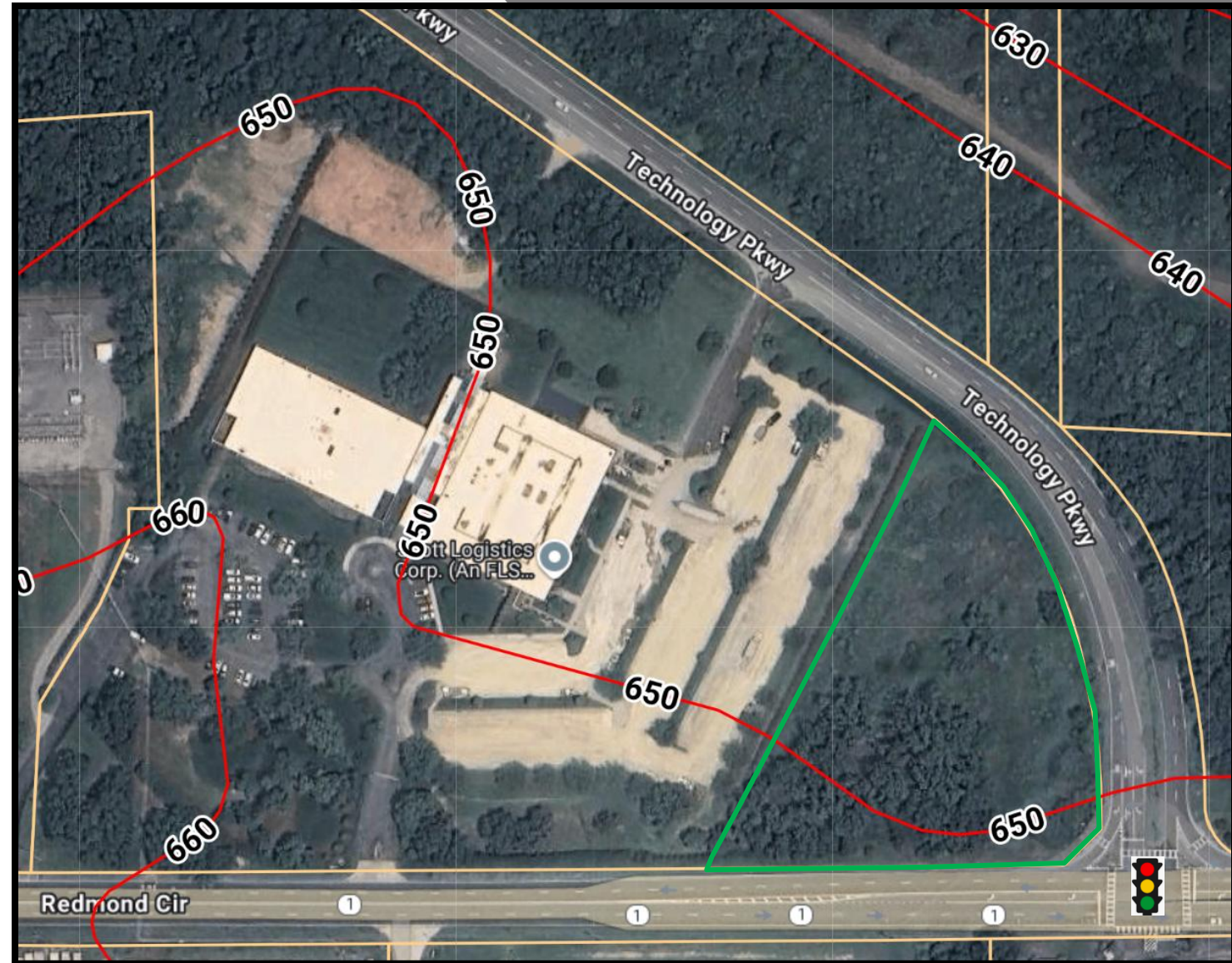
Subject has favorable topography  
- Almost entirely flat

Gravity Sewer

Minor Clearing and Grading to  
balance site for development

No water, wetlands, or flood plain  
onsite. All acreage is usable

Well-manicured hedgerow  
between Subject and adjacent  
office building



# Street View

~25,000VPD Highway 1

Corner of Highway 1 and Technology Parkway

Borders quiet, well-manicured office building

- Berry College adjacent to the East
- Medical and Industrial adjacent to the South

1<sup>st</sup> Time this corner has hit the market





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