



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

1.87+/- Acres

1434 Highway 41
Parcel 041B 017

Asking \$1,150,000

Development:

QSR
Retail
C-Store

Gordon County
Calhoun, Georgia



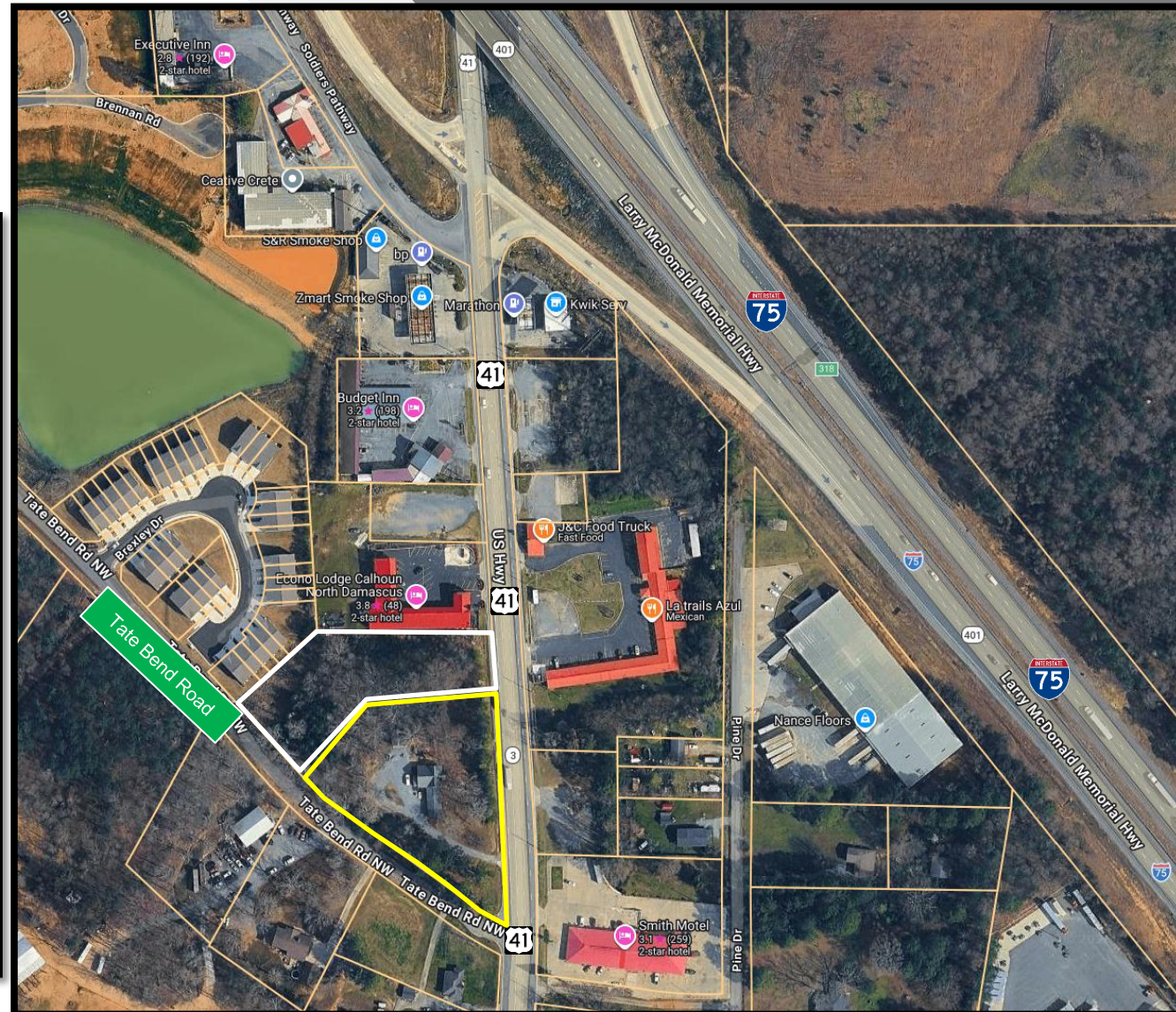
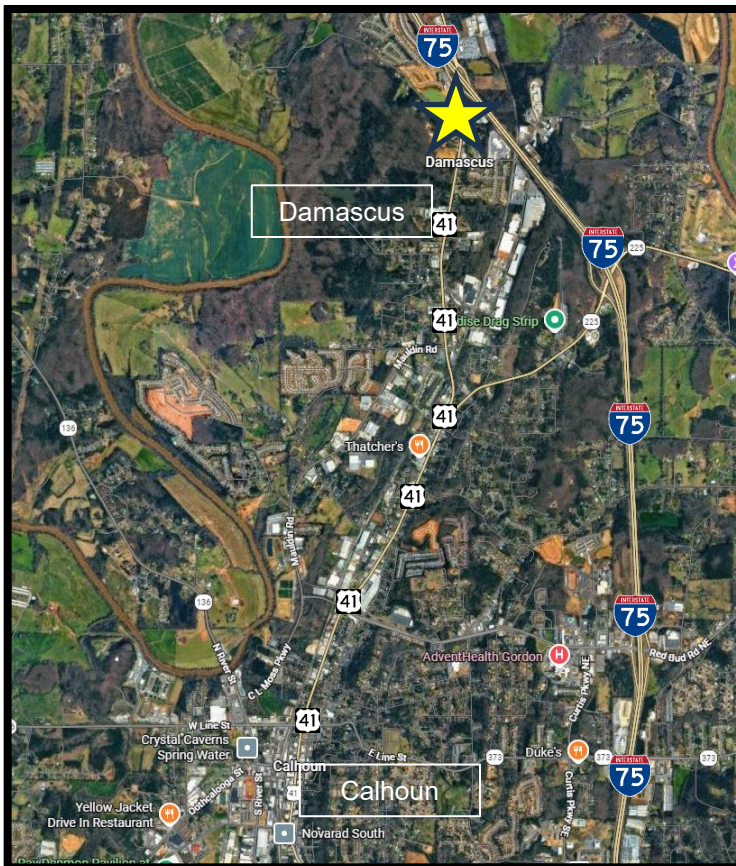
Location

+/- 1.87 Acres

+/- 400' Frontage on Highway 41

+/- 435' Frontage on Tate Bend Road NW

~750' to Exit 318 @ I-75



Summary

+/- 1.87 Acres

1434 Highway 41, Calhoun, GA 30701

- Parcel 041B 017

Gordon County - can be annexed into Calhoun

- Rezoning & Annexation happen concurrently
- City Utilities and Calhoun High School

Growing Area - New developments in progress throughout the larger area

- Two new subdivisions within 300' of Subject along Tate Bend Road

Current Zoning: Residential

Proposed Best Use:

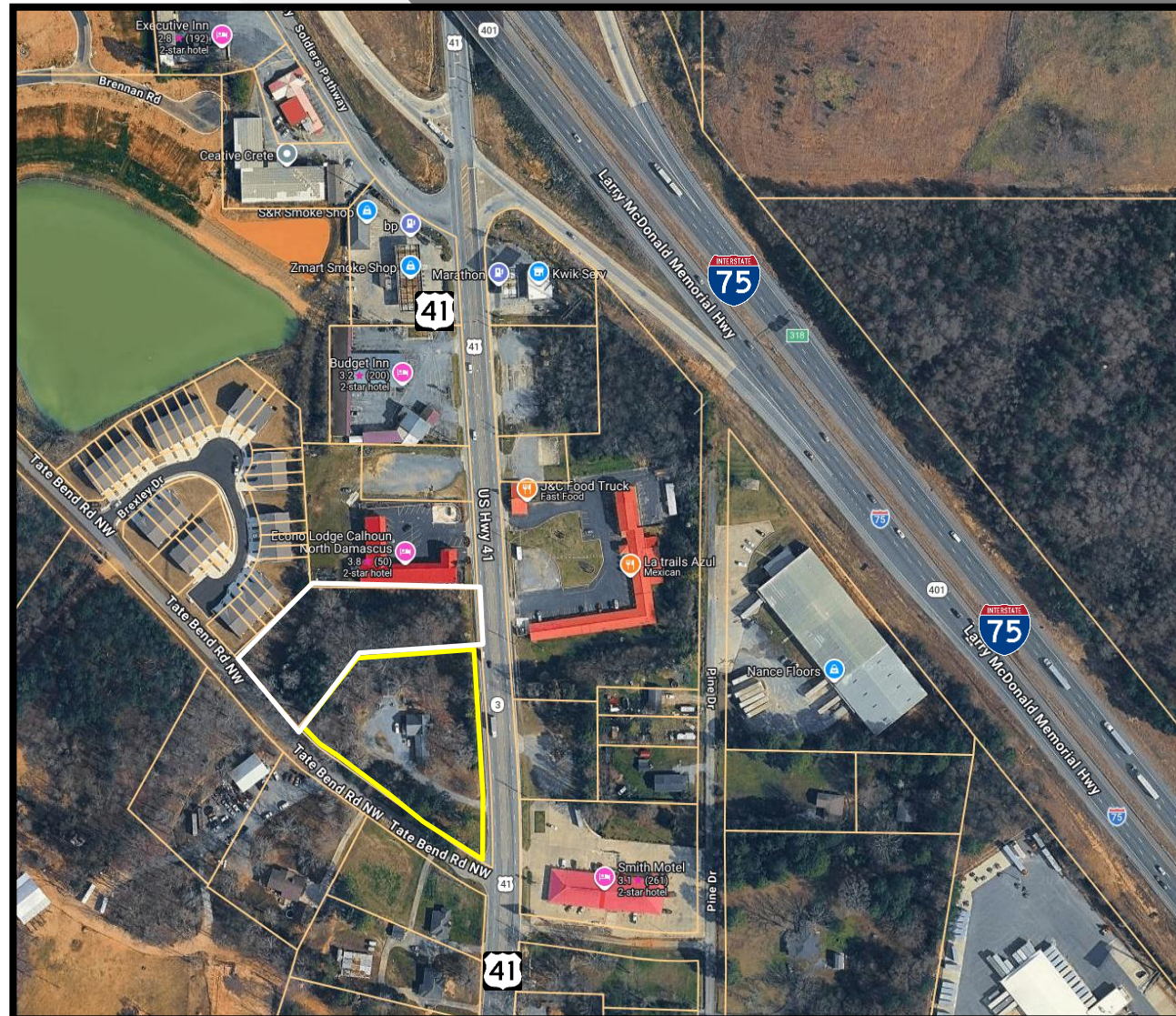
- Commercial: Retail, QSR, C-Store
- Immediate area in need of quality C-Store and better retail

750' from I-75 @ Highway 41

- Excellent Road Frontage on Hwy 41 & Tate Bend Road

Moderate topo work

Asking \$1,150,000



Optional Assemblage



+/- 3.3 Acres
1434 Highway 41
- Parcels 041B 017 & 041B 017A

~500' Frontage on Hwy 41
~620' Frontage on Tate Bend Road

Gordon County
Can be annexed into City of Calhoun

- All utilities available
- Commercial land right off the exit

Outskirts of Both Atlanta & Chattanooga Metropolitan Areas

~3.3 Acre Assemblage Asking \$1,900,000

Topography & Measurements

+/- 435' Frontage on Tate Bend Road
+/- 400' Frontage on Highway 41

Onsite Notes: Subject sits above road-grade with a rental property (SFR home) on top. Soil exports would allow the site to come down. However, the highest-and-best use of the site would be to assemble the two highlighted properties. Soil from the Subject, balanced with the White property, would bring the site much closer to Road Grade, and it would balance quite well.

Assemblage with secondary property plus some soil export would make this an excellent corner. This assemblage would also improve access and total road frontage on both access points.

The above are approximations & are subject to changes based on the observations of a licensed engineer



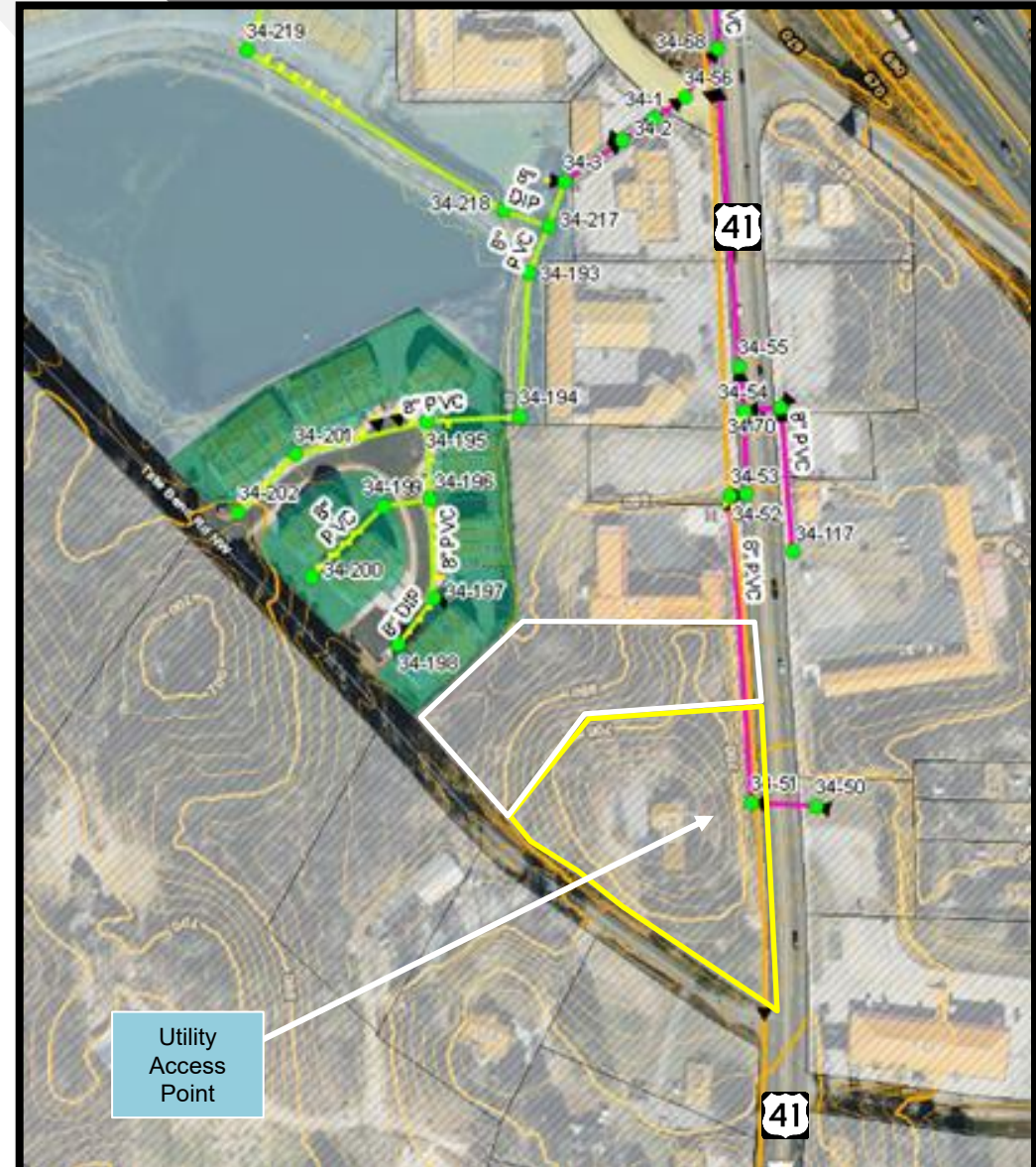
Utilities

Utilities onsite.

This tract would be eligible for Annexation into City of Calhoun. When the Tate Bend Townhomes were built across the street, an access point was provided. See the White Circle / Arrow in the images provided.



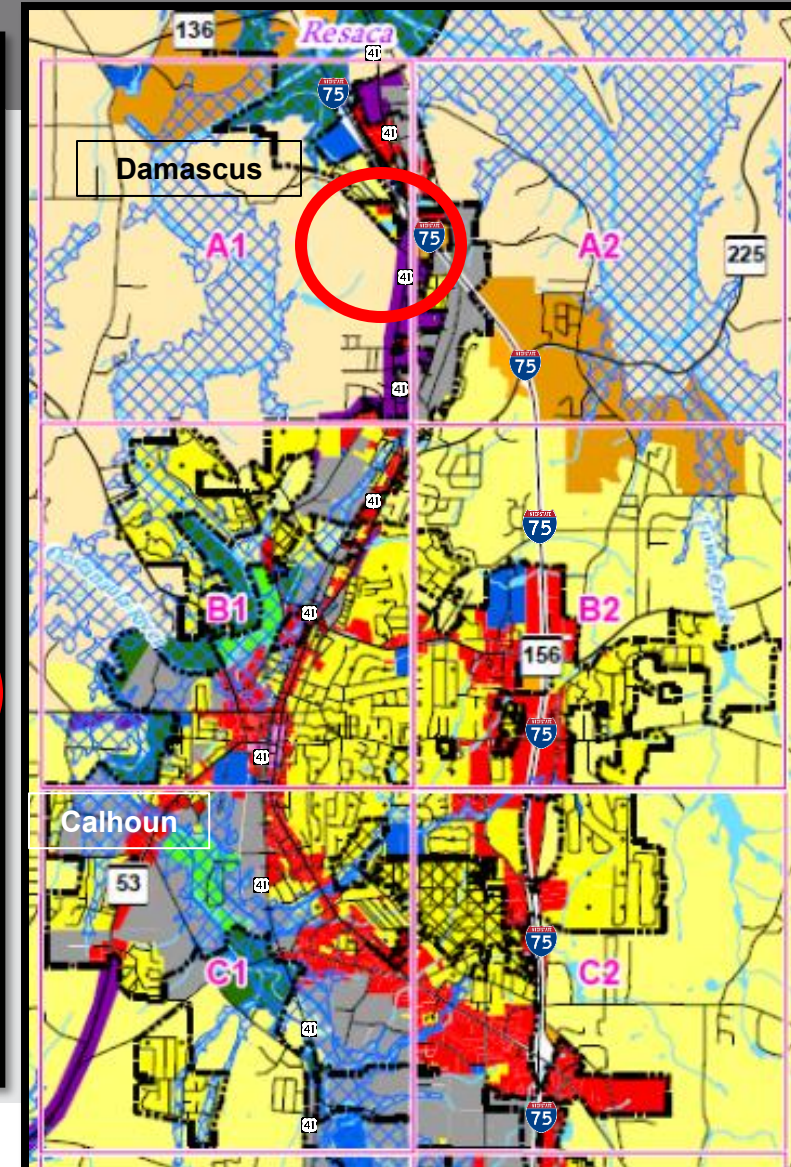
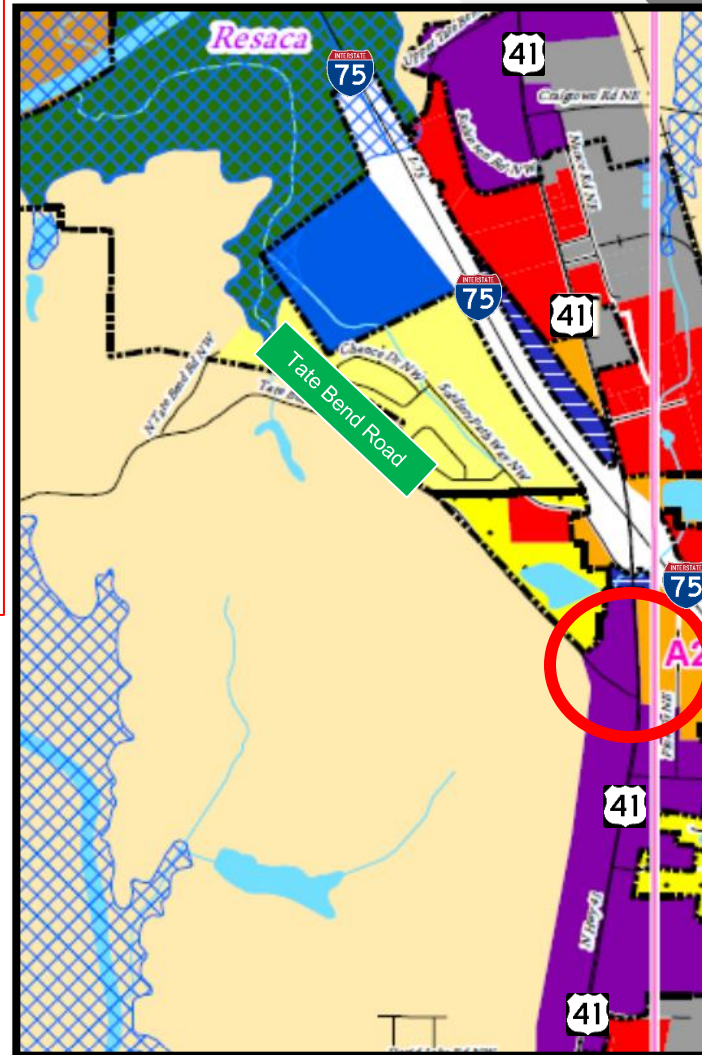
Rezoning and
Annexation take place
concurrently with City
of Calhoun



Utility
Access
Point

Land Use

The Subject property's Future Land Use (FLU) is "Mixed Use" along the Highway 41 corridor. Existing development surrounding the Subject (and similar to the Subject along Hwy 41) are mostly Commercial in nature. We suggest that the Commercial end-use would be the highest-and-best use for this site and would also be a realistic target to aim for. There is a strong precedent in place for the approval of Commercial Re-Zones in this area, and in the immediate area along most I-75 exits. Use of Calhoun's water/sewer lines will require annexation into the City.





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