

OFFERING MEMORANDUM

Prime Development Sites

Douthit Ferry Rd. | 19.69 acres



H&H Realty, LLC
GLOBAL REAL ESTATE



Exclusively listed by H&H Realty, Inc.



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Mark Harris
Broker
770.314.3145

DISCLAIMER & LIMITING CONDITIONS

Douthit Ferry Road | Prime Development Site

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate rezoning for intended use. Utilities available within close proximity to site.

This Offering Memorandum 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 may require.

This Offering Memorandum is subject to prior placement, 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.

Owner/seller expressly reserve the right to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner/seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The owner/seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without prior written authorization of H&H Realty, LLC. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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EXECUTIVE SUMMARY

Douthit Ferry Road | Prime Development Site



PROPERTY DETAILS

- 19.69 acres divisible
- Level and mostly cleared
- Prime mixed use development property
- Zoning: A-1 - FLUM-Commercial-Mixed Use
- Status water, gas, sewer, power and fiber-com

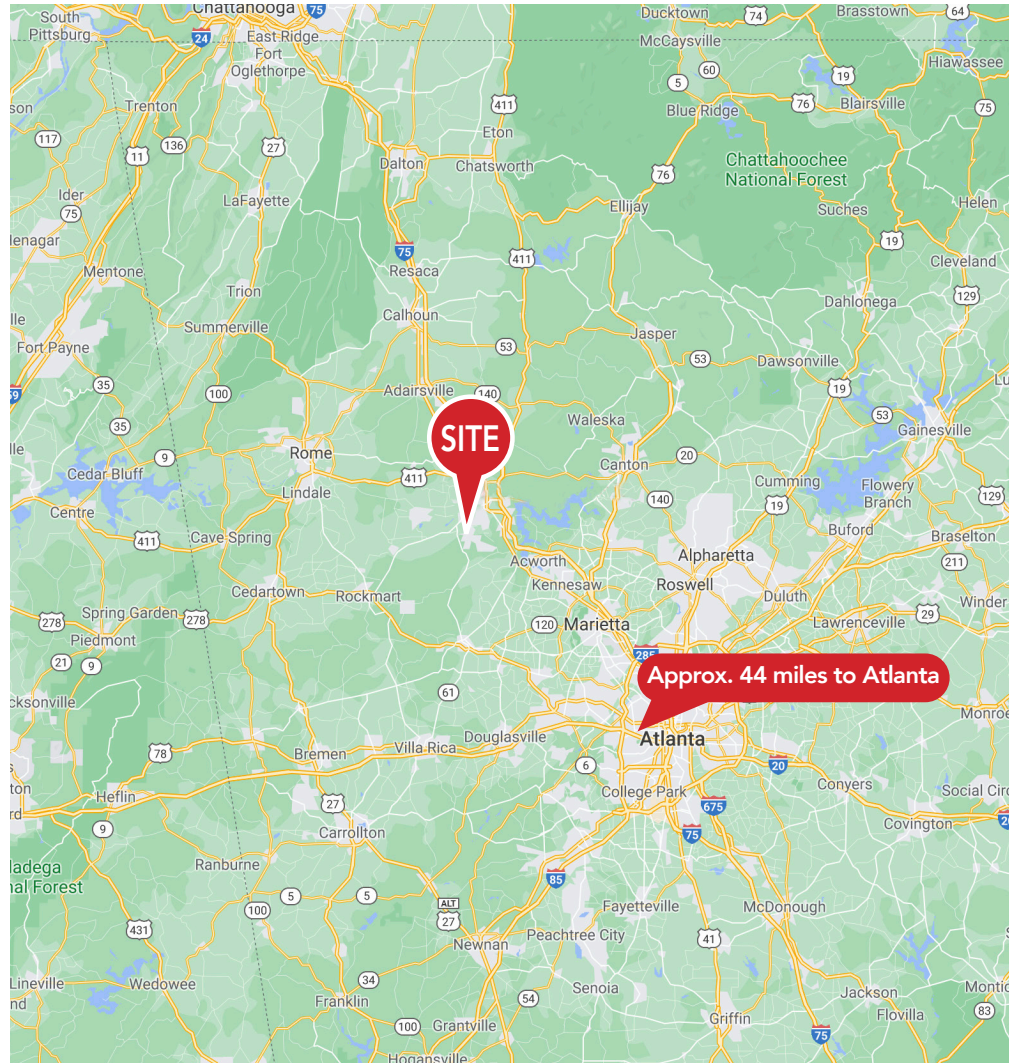


PRICE | *Call For Pricing*

PROPERTY OVERVIEW

Douthit Ferry Road | Prime Development Site

Address:	00 Douthit Ferry Road, Cartersville, GA 30120
County:	Bartow
Site Size:	19.69 acres
Parcel IDs:	0073-0665-001
Utilities:	Available within close proximity
Proposed Use:	Development sites
Traffic Counts:	5,500 AADT
Sale Price:	Call for pricing



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DEMOGRAPHICS

Douthit Ferry Road | Prime Development Site

2016 DATA

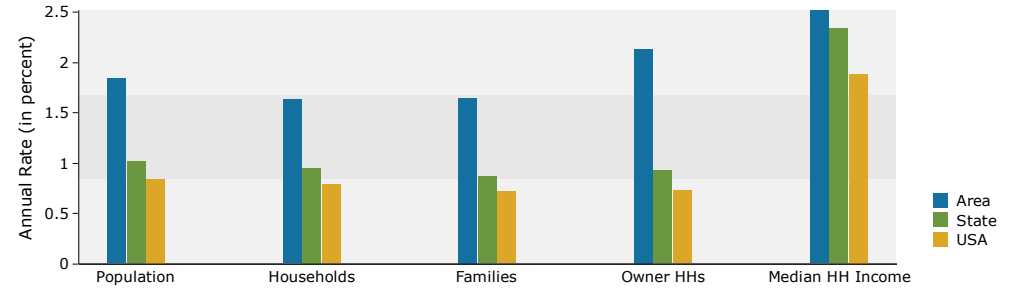
	1 MILE	3 MILE	5 MILE
Total Population:	3,114	21,864	43,164
Household Average Inc:	\$78,679	\$62,666	\$59,222
Median Household Inc.:	\$58,192	\$46,505	\$45,706

2021 DATA

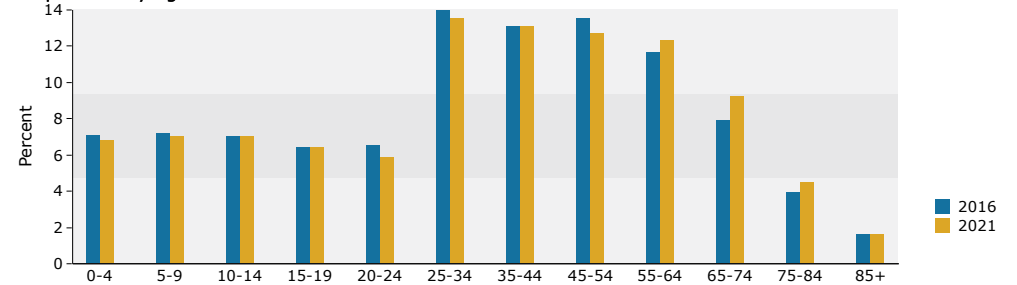
	1 MILE	3 MILE	5 MILE
Total Population:	3,149	22,281	47,273
Household Average Inc:	\$86,397	\$68,360	\$65,555
Median Household Inc.:	\$63,817	\$51,844	\$451,766

TRENDS FOR 5 MILE RADIUS

Trends 2016-2021



Population by Age



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