



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

4.8 +/- Acres

Commercial Land

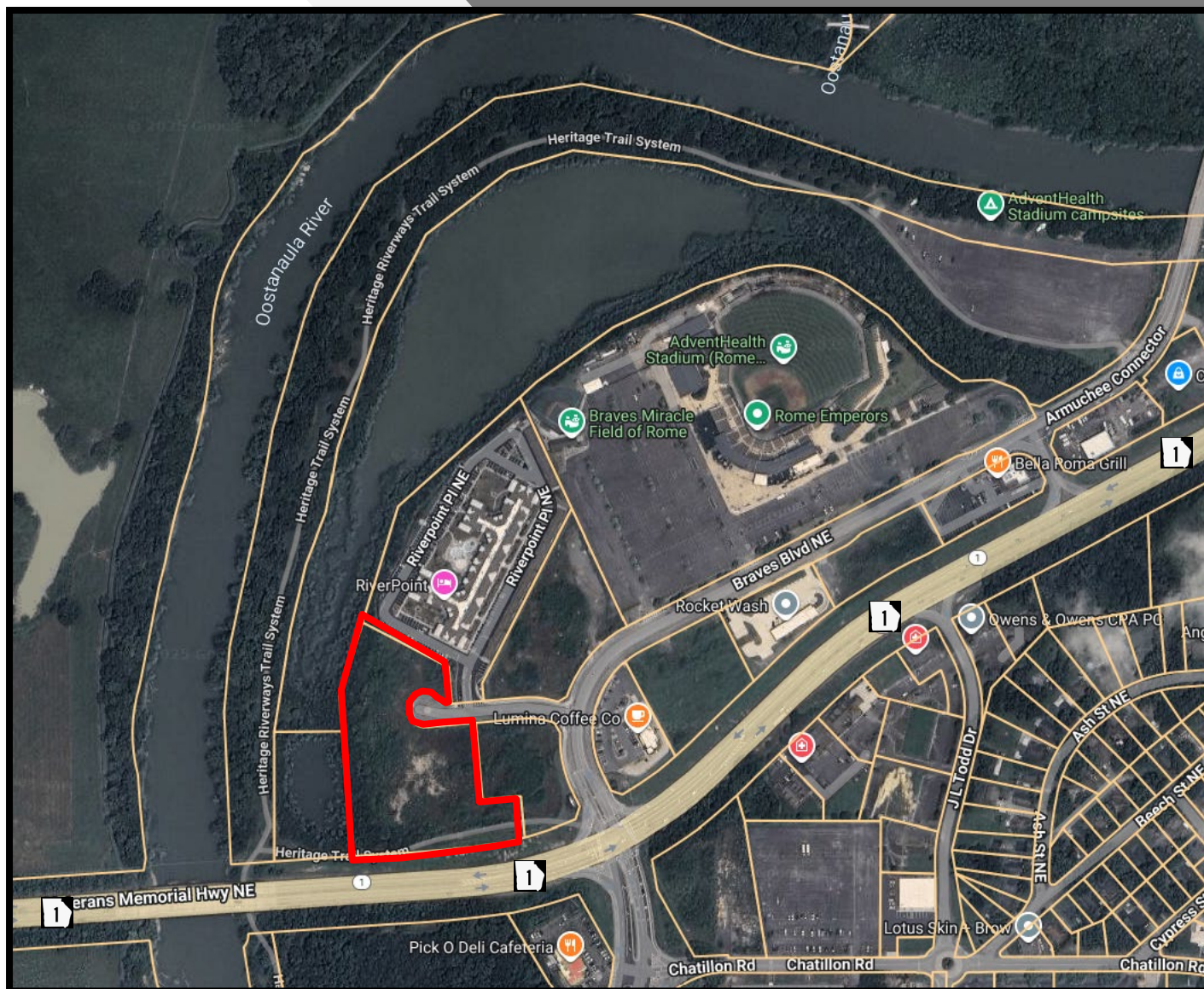
Highway 1 &
Braves Boulevard

Asking \$2,000,000

Development:

Multi-Family
Mixed-Use
Hospitality

Floyd County
Rome, Georgia

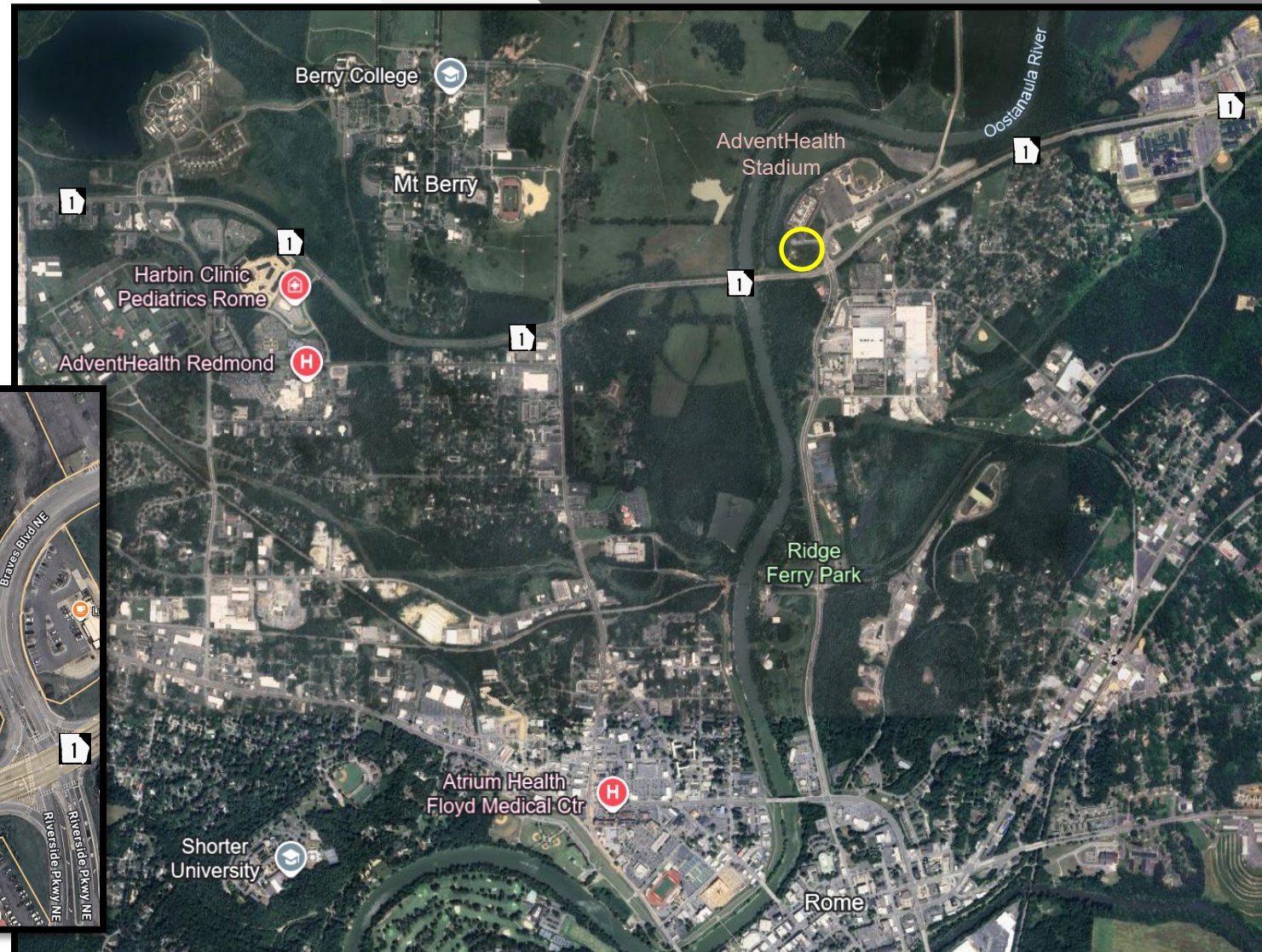


Location

Located in North Rome

Walking Distance to

- AdventHealth Stadium
- Oostanaula River
- Heritage Riverways Trail System
- Campgrounds
- Retail



Summary

+/- 4.8 Acres
Parcel J13X080

+/- 500' Frontage on Highway 1

25,000+ VPD on Highway 1

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

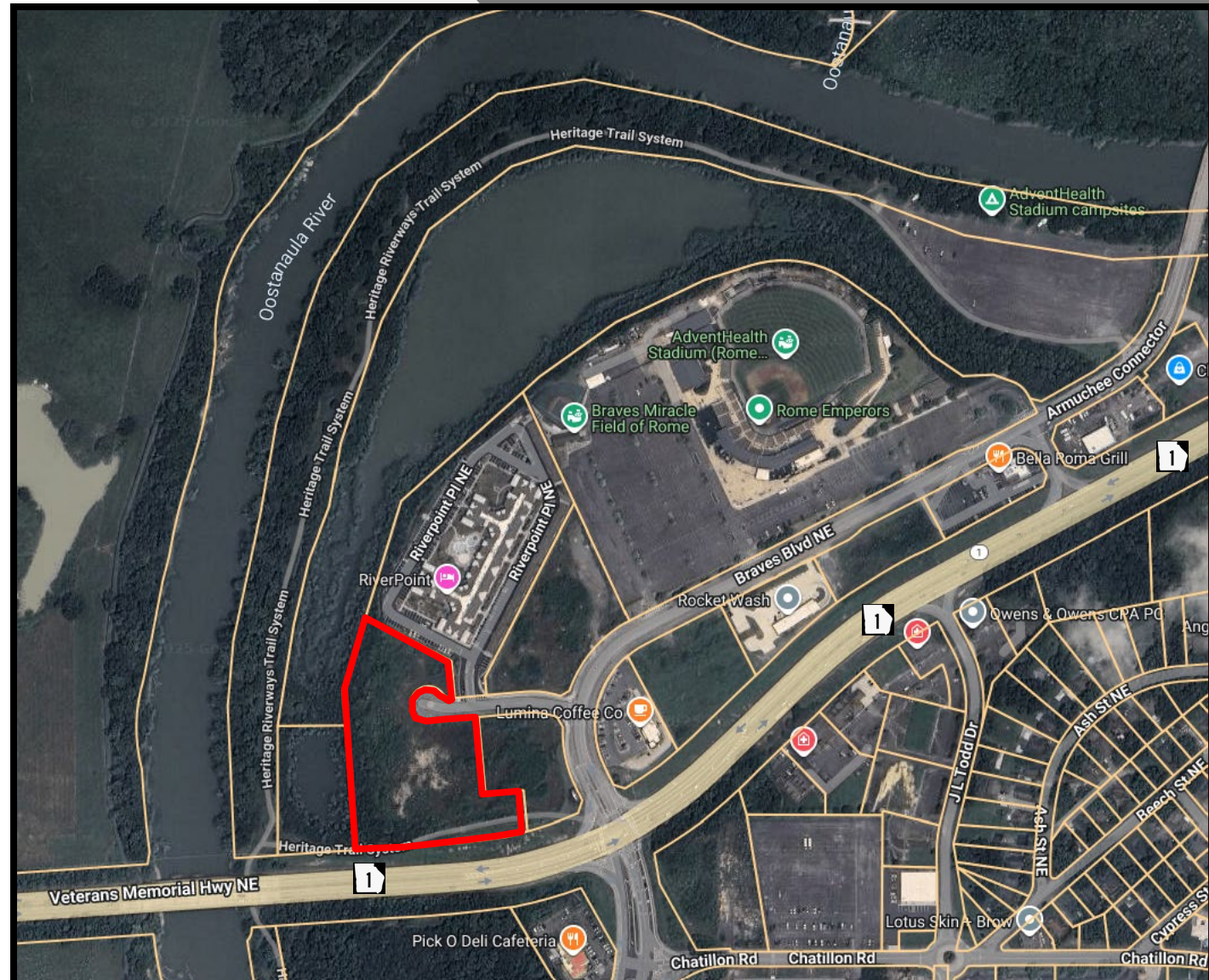
Walking Distance to
AdventHealth Stadium,
Oostanaula River, Heritage Trail
System, Campgrounds, Retail

Favorable Zoning and Future
Land Use

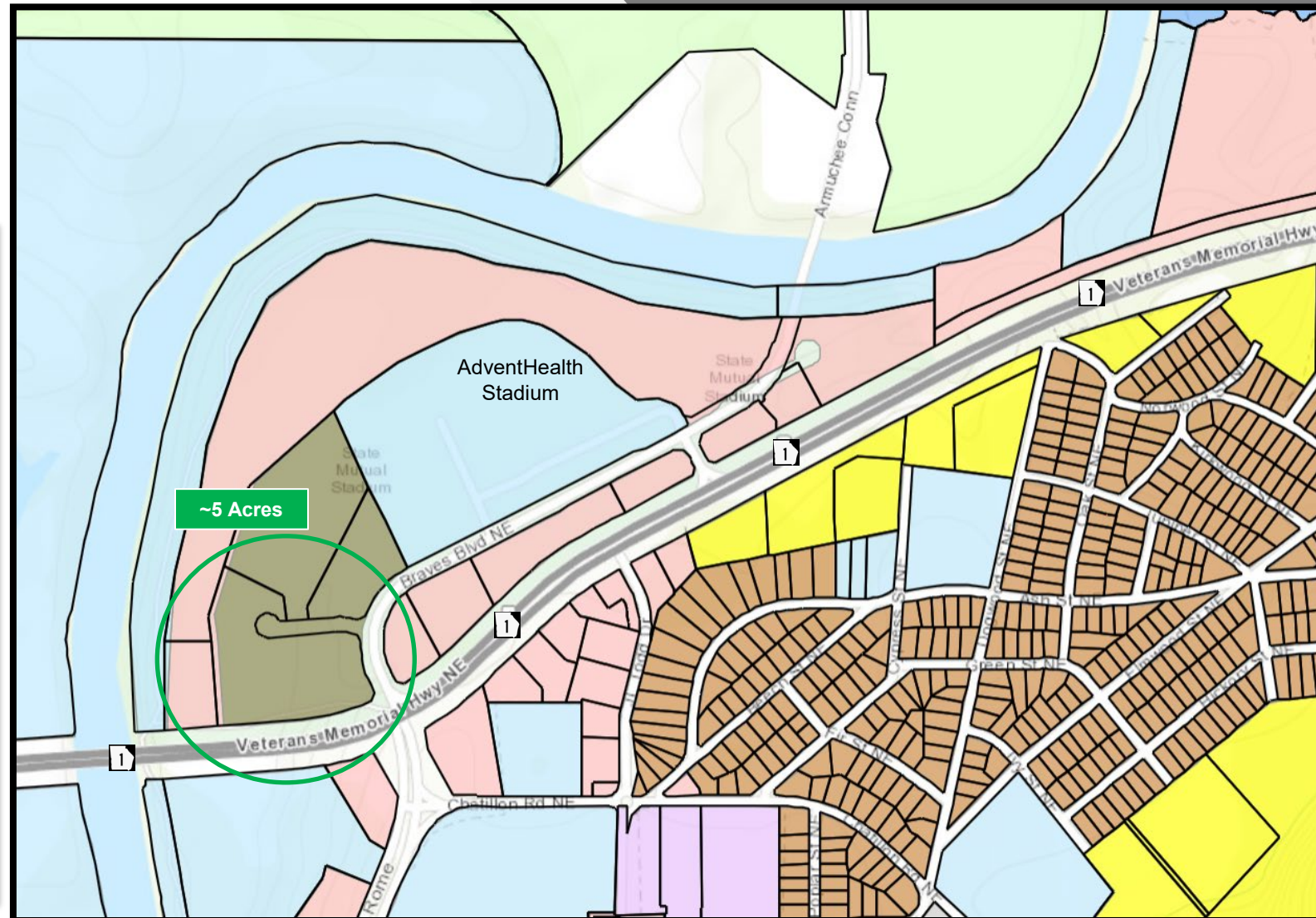
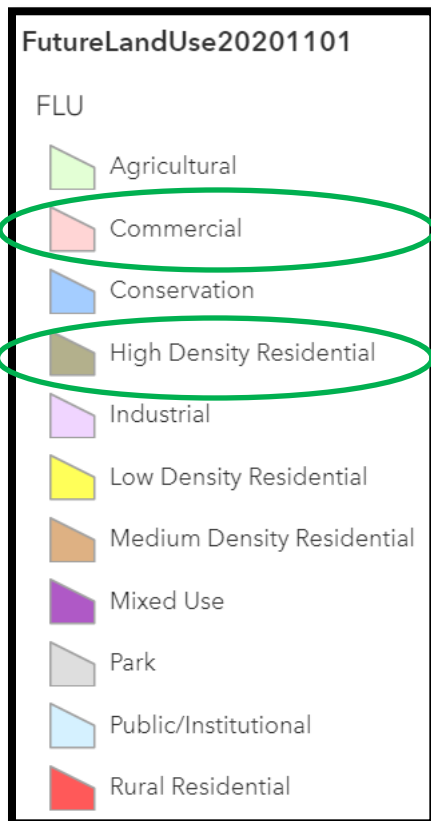
Gravity Sewer Onsite

Flat, ready for development

Asking \$2,000,000



Land Use



Acreage

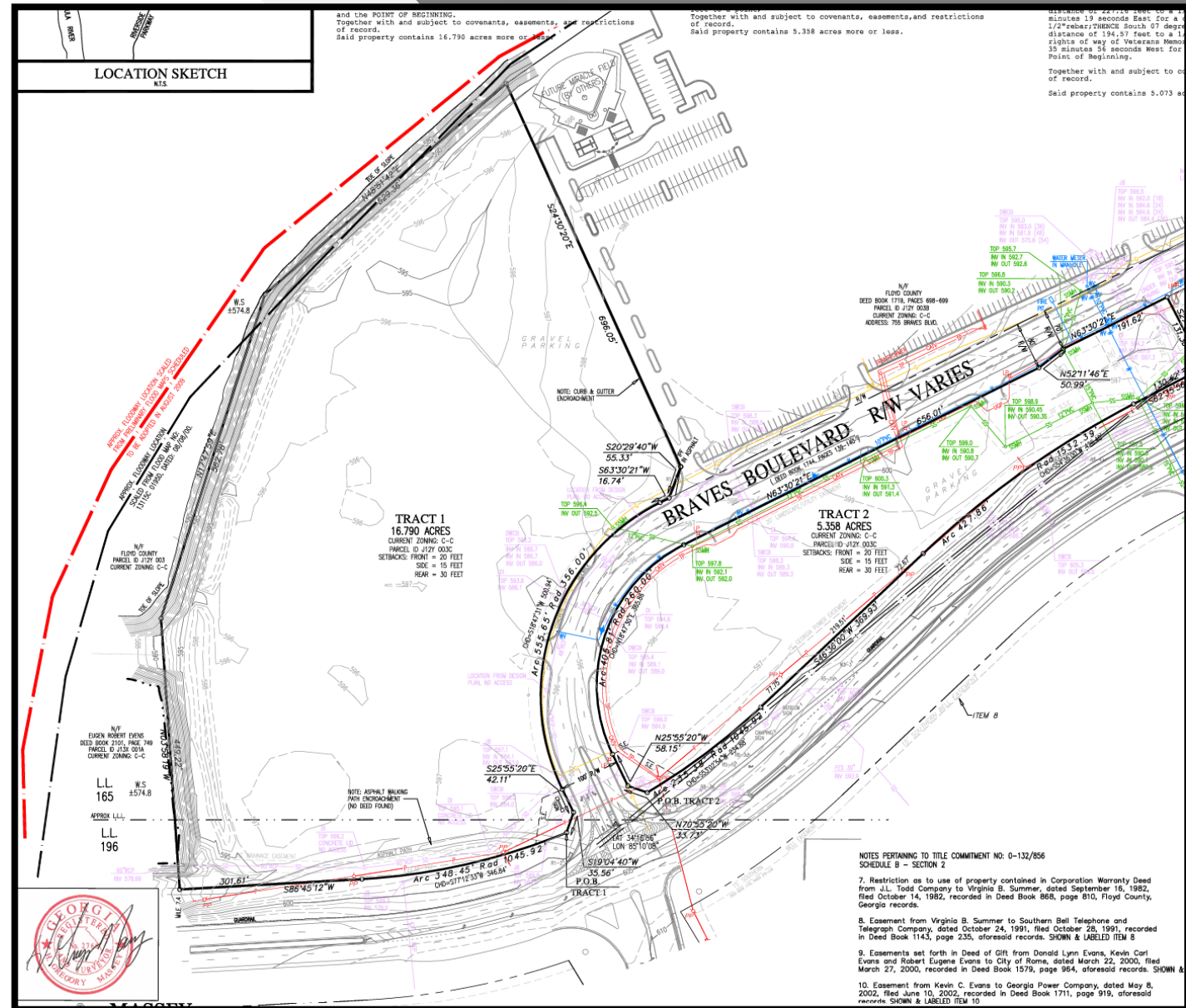


Survey

Survey Available

Covenants, Conditions, &
Restrictions Available

Zoning- and Development-Ready





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