

OFFERING MEMORANDUM

Prime Industrial Development Lot

851 West Ave., Cartersville, GA 30120 | 1.51 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE



Easement

ingles



Shaw
Where Great Floors Begin



Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
700 Douthit Ferry Road, Suite 770
Cartersville, GA 30120
770.386.1400
handhrealty.net

SITE

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
DEMOGRAPHICS	5

Mark Harris
Broker
770.314.3145

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning 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 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.

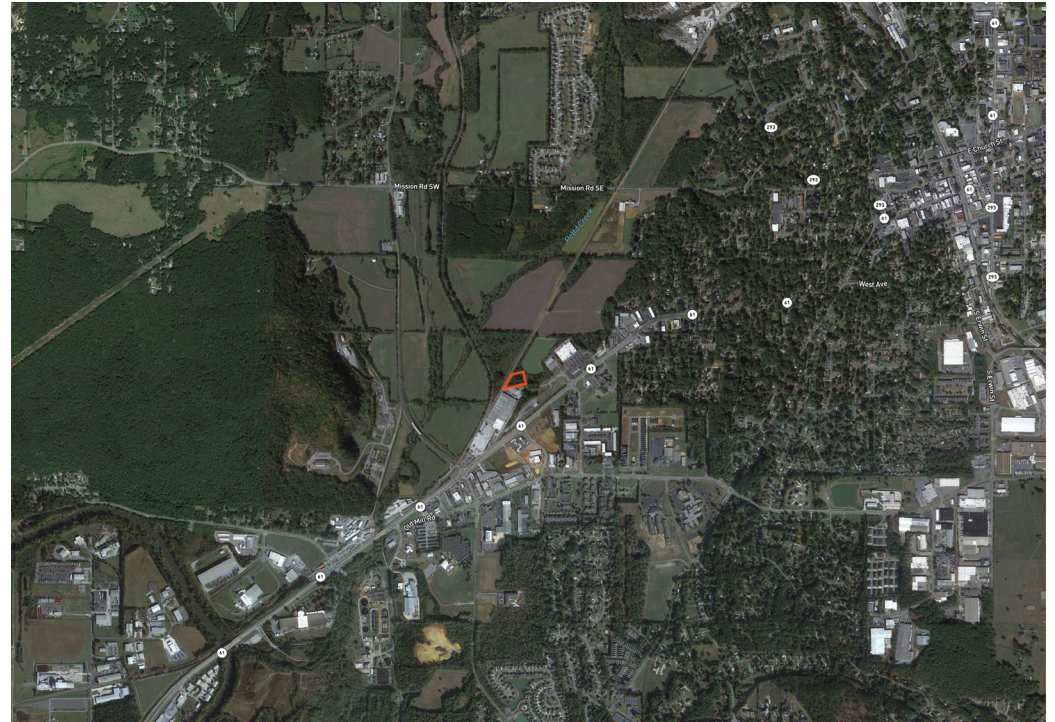
EXECUTIVE SUMMARY

Prime Industrial Development Lot | 1.51 Acres



OVERVIEW

Prime industrial development lot situated on 1.51 acres.
Strategic proximity to US HWY 113 and SR 61 (AADT 16,700
*Per GADOT)



PROPERTY DETAILS

- 1.51 acres
- Parcel ID: C023-0001-006
- All utilities available within close proximity to site
- Strategic proximity to US HWY 113 and SR 61
- Located in Bartow county

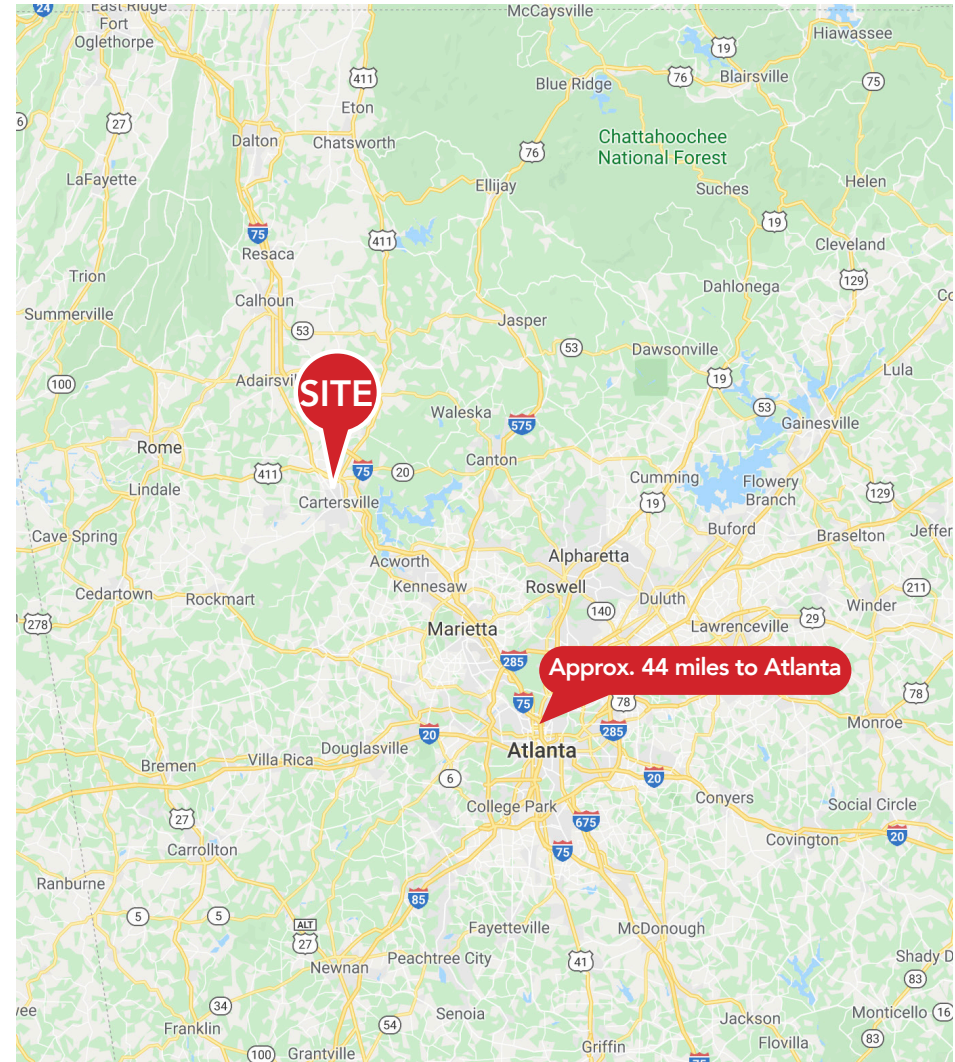


OVERALL PRICE | \$175,000
PER ACRE | \$115,894.04

PROPERTY OVERVIEW

Prime Industrial Development Lot | 1.51 Acres

Address:	851 West Avenue, Cartersville, GA 30120
County:	Bartow
Site Size:	1.51 acres
Parcel ID:	C023-0001-006
Utilities:	Utilities available within close proximity
Proposed Use:	Industrial development
Traffic Counts:	16,700 AADT-SR 61
Sale Price:	\$175,000



H&H Realty, LLC
GLOBAL REAL ESTATE

DEMOGRAPHICS

Prime Industrial Development Lot | 1.51 Acres

2016 DATA

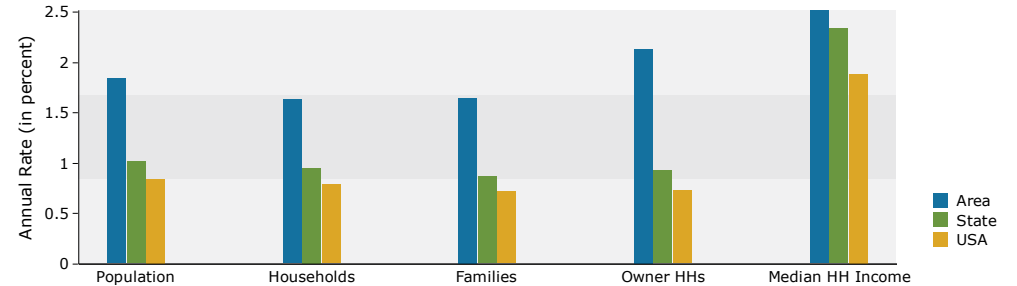
	1 MILE	3 MILE	5 MILE
Total Population:	3,114	21,864	43,164
Household Average Inc:	\$78,679	\$62,666	\$59,222
Median Household Inc.:	\$58,192	\$46,505	\$45,706

2021 DATA

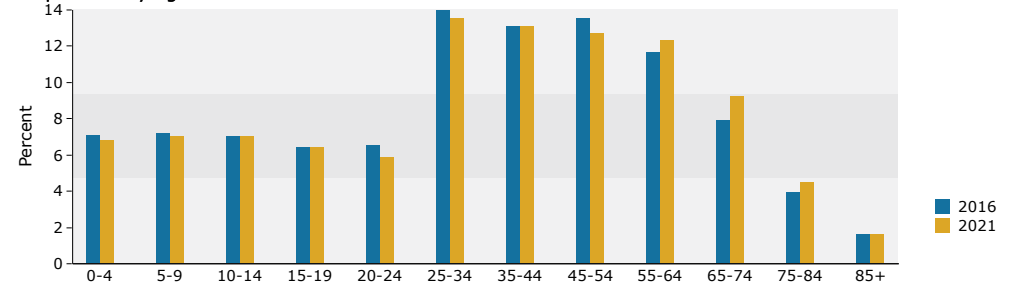
	1 MILE	3 MILE	5 MILE
Total Population:	3,149	22,281	47,273
Household Average Inc:	\$86,397	\$68,360	\$65,555
Median Household Inc.:	\$63,817	\$51,844	\$451,766

TRENDS FOR 5 MILE RADIUS

Trends 2016-2021



Population by Age



H&H Realty, LLC
GLOBAL REAL ESTATE