

# CALHOUN, GA

## 4.87 A. PRIME COMMERCIAL CORNER FOR SALE

### US HWY 41 at South Calhoun Bypass (GA Hwy 53)



#### Offering Summary:

- Sale Price: \$1,740,000
- Site Size: 4.87 Acres

#### Property Overview:

Prime opportunity for commercial development on US Highway 41 at the South Calhoun Bypass ( GA Hwy 53)

#### Located near I-75 Exit 310:

Immediate area has significant commercial and industrial growth

**Excellent access** : Access is on US Highway 41 a major corridor connecting Calhoun and Adairsville at the corner of the South Calhoun Bypass - the major route between Calhoun and Rome



#### Property Features:

- Relatively flat terrain
- High visibility from intersection of US 41 and S Calhoun Bypass
- 370 feet of frontage on US 41
- Direct access onto US 41
- 700 feet of frontage on South Calhoun Bypass (GA HWY 53)
- Zoning: Currently Agricultural
- County future land use plan shows subject property as Emerging Mixed Use allowing commercial uses



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**Chuck Dobbins**

706.217.8492

[chuck@dobbinsproperties.com](mailto:chuck@dobbinsproperties.com)

[www.dobbinsproperties.com](http://www.dobbinsproperties.com)