



4.86 ACRES

235 CONFERENCE ROAD

Calhoun, GA 30701 | Gordon County

COMMERCIAL DEVELOPMENT SITE

SITE SIZE 4.86 acres

Ideal development site for industrial, retail, medical office, mixed-use or hospitality

HIGHLIGHTS

- Commercial development corner site adjacent to Food Lion shopping center
- Frontage and access along Conference Rd (520') and Newton Church Rd (380')
- Just off I-75 exit 315, near AdventHealth Gordon, one of the county's top rated hospitals
- The city of Calhoun and surrounding area is experiencing strong residential growth

EDGAR HERNANDEZ
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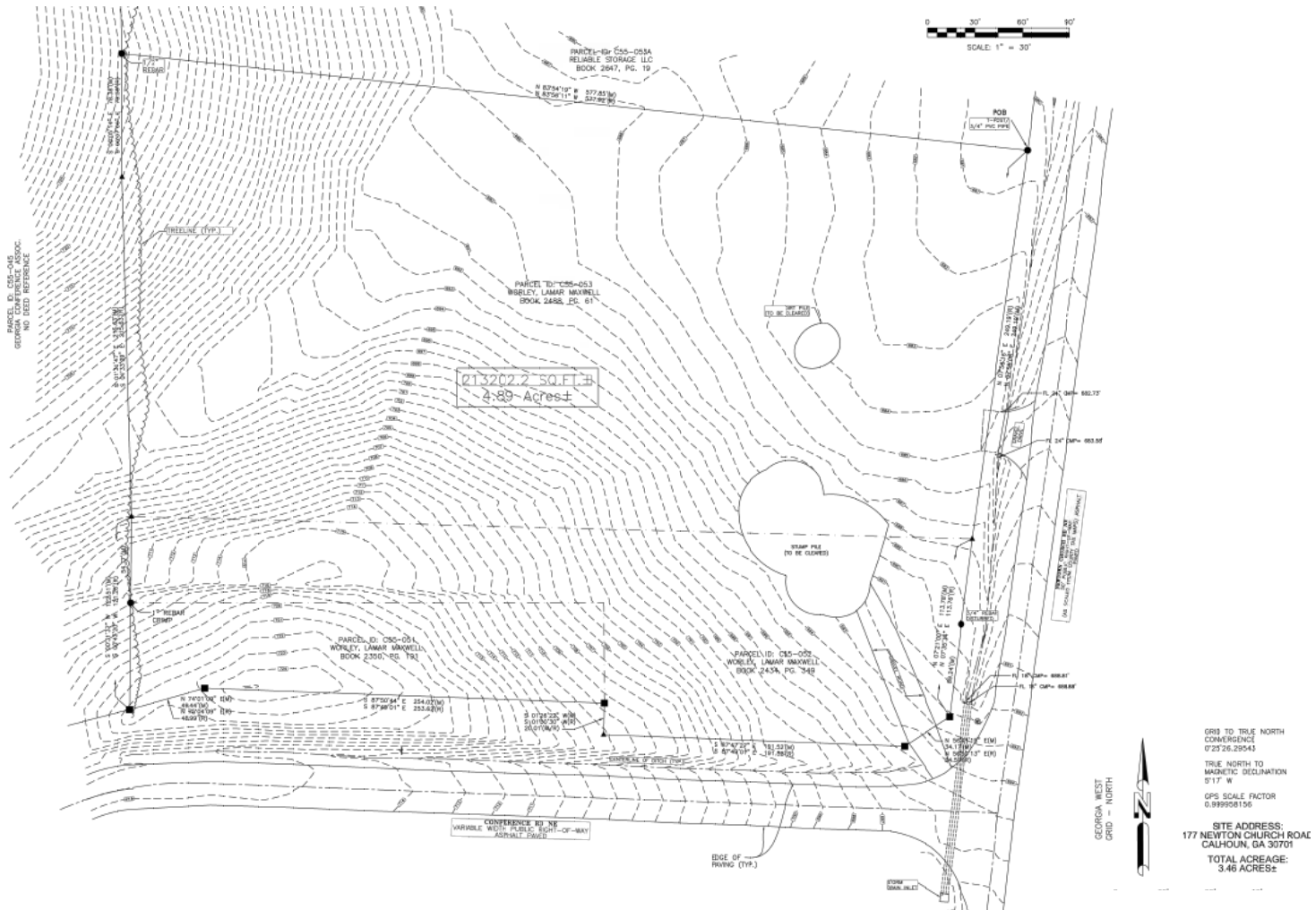
CHRIS MILLER
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SITE SURVEY



Ackerman & Co.

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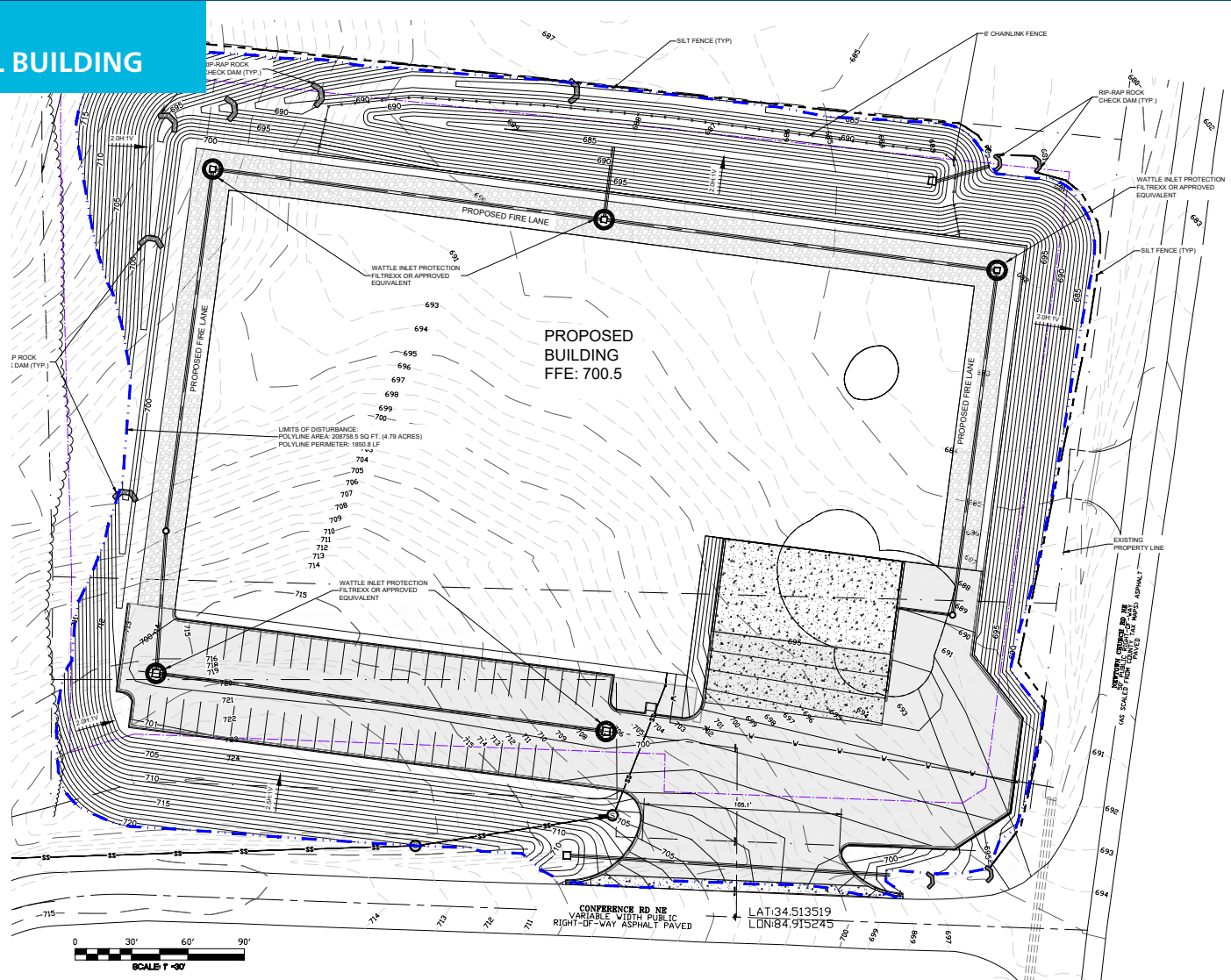
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POTENTIAL DEVELOPMENT
APPROVED 80,625 SF INDUSTRIAL BUILDING



IMPAIRED STREAM SEGMENT NOTE
THIS PROPOSED SITE IS NOT ADJACENT TO AND/OR DISCHARGING STORM WATER INTO AN IMPAIRED STREAM SEGMENT.

FERTILIZER REQUIREMENTS				
TYPE OF SPECIES	YEAR	ANALYZED OR EQUIVALENT DATE	N	TOP DRESSING RATE
COOL SEASON GRASSES	FIRST SEEDING	8-10-12	100 lbs./ac.	25-100 lbs./ac. *1, 2*
	MAINTENANCE	8-10-13	100 lbs./ac.	25 lbs./ac.
WARM SEASON GRASSES	FIRST SEEDING	8-10-12	100 lbs./ac.	25-100 lbs./ac. *1, 2*
	MAINTENANCE	8-10-13	100 lbs./ac.	25 lbs./ac.

*1 APPLY IN SPRING FOLLOWING SEEDING.
*2 APPLY IN GREAT APPLICATIONS WHEN HIGH RATES ARE USED. *N APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

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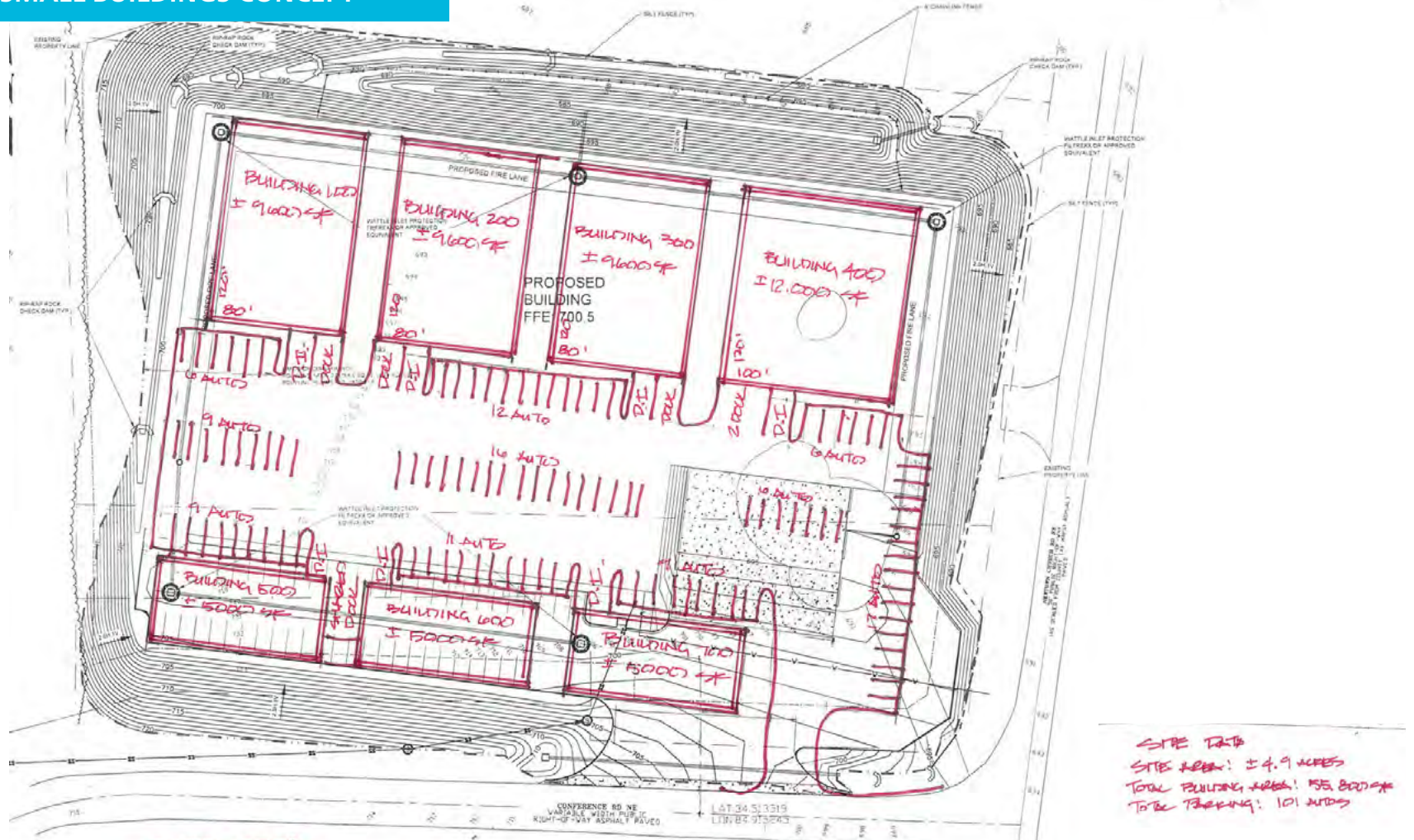
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POTENTIAL DEVELOPMENT MULTIPLE SMALL BUILDINGS CONCEPT



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