



OFFERING MEMORANDUM

**Prime Corner Commercial Site
in Fast Growing Euharlee Area**

Northeast Corner of Euharlee & McCormick
Roads | +/- 8.68 Acres



Exclusively listed by H&H Realty, Inc.



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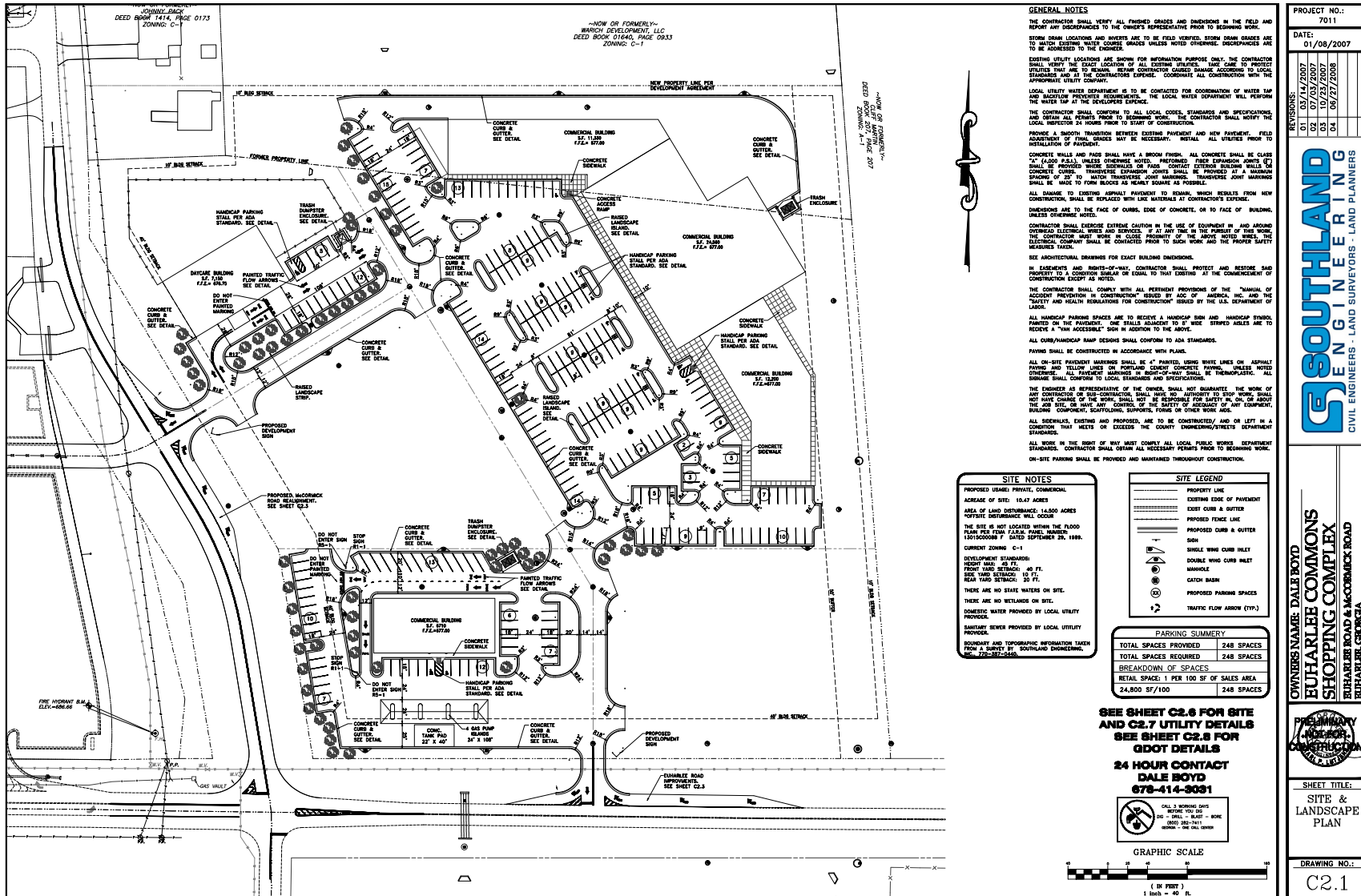
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CONCEPTUAL SITE PLAN

Northeast Corner of Euharlee & McCormick Roads | +/- 8.68 Acres



GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

STORM DRAIN LOCATIONS AND SIZES ARE TO BE FIELD VERIFIED. STORM DRAIN GRADES ARE TO MATCH EXISTING WATER COURSE UNLESS NOTED OTHERWISE. DISCREPANCIES ARE TO BE ADDRESSED TO THE ENGINEER.

EXISTING UTILITY LOCATIONS ARE SHOWN FOR INFORMATION PURPOSE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. CARE TO BE TAKEN TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR SAVED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

LOCAL UTILITY WATER DEPARTMENT IS TO BE CONTACTED FOR COORDINATION OF WATER TAP AND BASEFLOW PROTECTED REQUIREMENTS. THE LOCAL WATER DEPARTMENT WILL PERFORM THE WATER TAP AT THE DEVELOPER'S EXPENSE.

THE CONTRACTOR SHALL COMPLY TO ALL LOCAL CODES, STANDARDS AND SPECIFICATIONS. LOCAL INSPECTOR IS TO BE CONTACTED PRIOR TO STARTING CONSTRUCTION. NOTIFY THE LOCAL INSPECTOR 24 HOURS PRIOR TO STARTING CONSTRUCTION.

PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.

CONCRETE WALLS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS #3 (4,000 P.S.I.) UNLESS OTHERWISE NOTED. REINFORCING BARS SPACING SHALL BE PROVIDED WHERE SIDEWALKS OR PADS CONTACT EXISTING BUILDING WALLS OR CONCRETE CURBS. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 20' TO MATCH TRANSVERSE JOINT MARKINGS. TRANSVERSE JOINT MARKINGS SHALL BE MADE TO FORM BLOCKS AS NEARLY SQUARE AS POSSIBLE.

ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPAIRED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE COURSE OF THE WORK, THE CONTRACTOR MEETS WITH IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.

IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE AND PROCEED TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS PROVIDED IN THE "MANUAL OF ACCOUNT PREVENTION IN CONSTRUCTION" ISSUED BY A.C.C. OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.

ALL HANDICAPPED PARKING SPACES ARE TO RECEIVE A HANDICAPPED SIGN AND HANDICAPPED SYMBOL PAINTED ON THE PAVEMENT. ONE SHALL BE PROVIDED TO EACH HANDICAPPED SPACE. TO RECEIVE A "VIA ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.

ALL CURB/HANDICAP RAMP DESIGN SHALL CONFORM TO STANDARDS.

PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PANS.

ALL ON-SITE PAVEMENT MARKINGS SHALL BE 4" PAINTED, USING WHITE LINES ON ASPHALT PAVING AND YELLOW LINES ON CONCRETE PAVING. UNLESS NOTED OTHERWISE, ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY SHALL BE THERMOPLASTIC. ALL SIGNAGE SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS.

THE ENGINEER AS REPRESENTATIVE OF THE OWNER, SHALL NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUB-CONTRACTOR, SHALL MAKE NO WARRANTIES OR STATEMENTS OF ANY KIND CONCERNING THE WORK, SHALL NOT BE RESPONSIBLE FOR SAFETY OR ANY COMPANY, BUILDING COMPONENT, SCAFFOLDING, SUPPORTS, FORMS OR OTHER WORK AIDS.

ALL SIDEWALKS, EXISTING AND PROPOSED, ARE TO BE CONTINUED, AND ON LEFT IN A CONDITION THAT MEETS OR EXCEEDS THE COUNTY ENGINEERING/STREETS DEPARTMENT STANDARDS.

ALL WORK IN THE RIGHT OF WAY MUST COMPLY ALL LOCAL PUBLIC WORKS DEPARTMENT STANDARDS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.

ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

SITE NOTES

PROPOSED USE: PRIVATE, COMMERCIAL

PROPERTY LINE

ACREAGE OF SITE: 10.47 ACRES

AREA OF LAND DISTURBANCE: 14,500 ACRES

*OTHER DISTURBANCE WILL OCCUR

THE SITE IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEMA (FEMA PANEL NUMBER: 1301500088 F DATED SEPTEMBER 29, 1989).

CURRENT ZONING: C-1

DEVELOPMENT STANDARDS:

- HEIGHT MAX: 35 FT.
- FRONT YARD SETBACK: 40 FT.
- SEE VARIOUS SETBACKS: 10 FT.
- REAR YARD SETBACK: 20 FT.

THERE ARE NO STATE WATERS ON SITE.

THERE ARE NO WETLANDS ON SITE.

DOMESTIC WATER PROVIDED BY LOCAL UTILITY PROVIDER.

SANITARY SEWER PROVIDED BY LOCAL UTILITY PROVIDER.

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY SOUTHLAND ENGINEERING, INC. 772-387-2469.

SITE LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TRUCK LANE
- PROPOSED CURB & GUTTER
- DO NOT ENTER MARKING
- DOUBLE WING CURB INLET
- DOUBLE WING CURB INLET
- SHOULDER
- CATCH BASIN
- PROPOSED PARKING SPACES
- TRAFFIC FLOW ABOVE (TYP.)

PARKING SUMMARY

TOTAL SPACES PROVIDED: 248 SPACES

TOTAL SPACES REQUIRED: 248 SPACES

BREAKDOWN OF SPACES

RETAIL SPACE: 1 PER 100 SF OF SALES AREA

24,800 SF/100 248 SPACES

SEE SHEET C2.8 FOR SITE AND C2.7 UTILITY DETAILS

SEE SHEET C2.8 FOR GDOT DETAILS

24 HOUR CONTACT

DALE BOYD

678-414-3081

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

PROJECT NO.: 7011

DATE: 01/08/2007

REVISION	DATE	DESCRIPTION
01	01/08/2007	ISSUED FOR PERMITS
02	07/03/2007	REVISED PER COMMENTS
03	10/23/2007	REVISED PER COMMENTS
04	09/27/2008	REVISED PER COMMENTS

SOUTHLAND ENGINEERING

CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS

OWNERS NAME: DALE BOYD

EUHARLEE COMMONS SHOPPING COMPLEX

EUHARLEE ROAD & MCCORMICK ROAD

EUHARLEE, GEORGIA



SHEET TITLE:

SITE & LANDSCAPE PLAN

DRAWING NO.:

C2.1



TAX MAP

Northeast Corner of Euharlee & McCormick Roads | +/- 8.68 Acres



Parcel ID	0051-0614-006	Alternate ID	9267	Owner Address	BDM PROPERTY LLC
Sec/Twp/Rng	n/a	Class	Agricultural		8 BOBWHITE TRL
Property Address	MCCORMICK RD	Acreege	8.68		CARTERSVILLE, GA 30120
District	Bartow County				
Brief Tax Description	LL 614 D 17				

(Note: Not to be used on legal documents)



H&H Realty, LLC
GLOBAL REAL ESTATE

AERIAL IMAGING

Northeast Corner of Euharlee & McCormick Roads | +/- 8.68 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

PROPERTY OVERVIEW

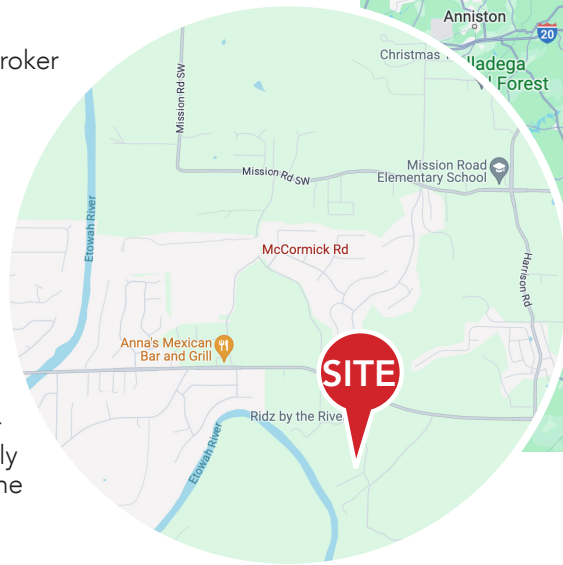
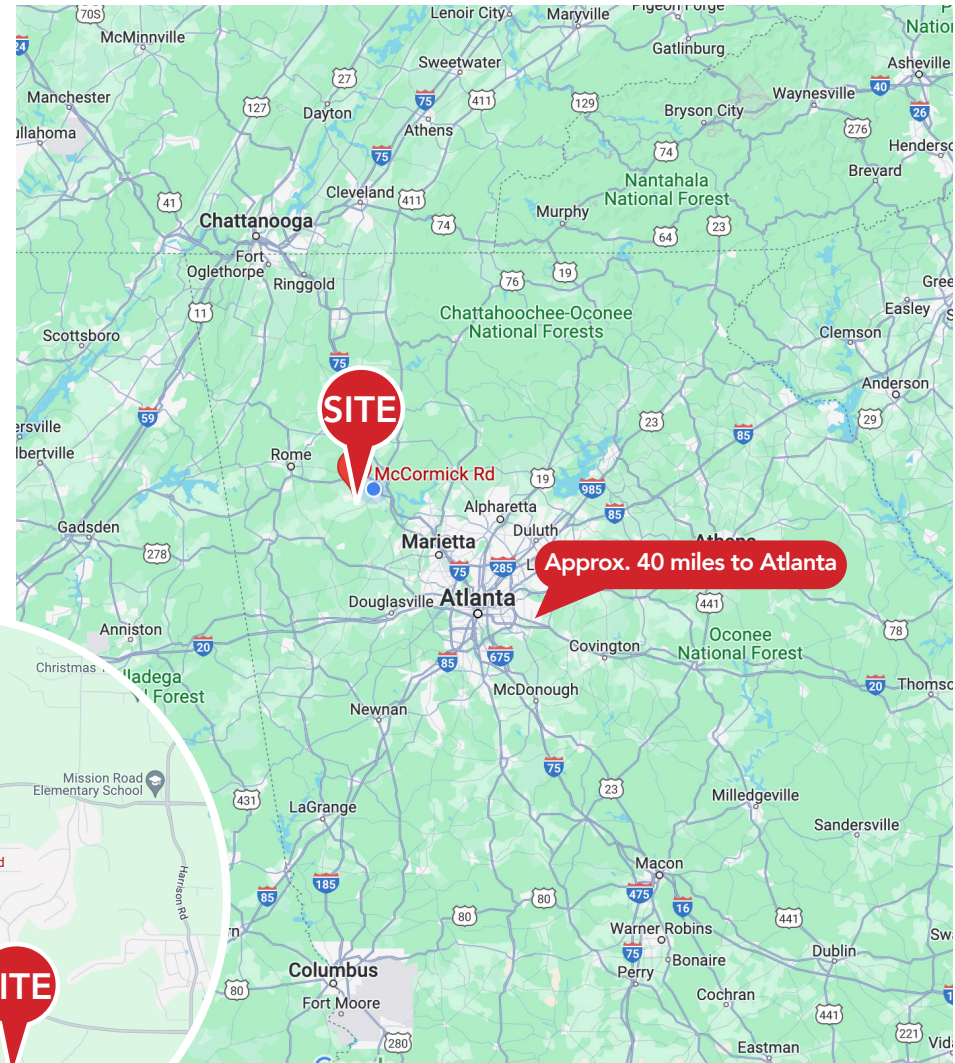
Northeast Corner of Euharlee & McCormick Roads | +/- 8.68 Acres

Address:	Northeast corner of Euharlee and McCormick Roads Euharlee, GA 30120
County:	Bartow
Intersection:	Bartow County has acquired additional right-of-way to realign McCormick Road with Elizabeth Road to create a four corner intersection.
Site Size:	+/- 8.68 Acres
Parcel IDs:	0051-0614-006
Utilities:	Bartow County Water, Natural Gas, Georgia Power Electricity and Bartow County Sewer nearby
Zoning:	C-1 General Business District (Bartow Co. Ordinance Section 7.11)
Traffic Counts:	10,100 AADT per GA DOT traffic data (Euharlee Rd.)
Sale Price:	\$1,200,000

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.



DEMOGRAPHICS

Northeast Corner of Euharlee & McCormick Roads | +/- 8.68 Acres

POPULATION

	1 MILE	3 MILE	5 MILE
2023 Total Population:	2,120	9,951	21,305
2028 Population:	2,210	10,257	22,057
Population Growth 2023-2028:	4.25%	3.08%	3.53%
Average Age:	36.90	37.70	38.20

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2023 Total Households:	688	3,241	7,461
HH Growth 2023-2028:	4.22%	3.09%	3.57%
Median Household Inc.:	\$59,631	\$71,941	\$67,470
Average Household Size:	3.10	3.10	3.00

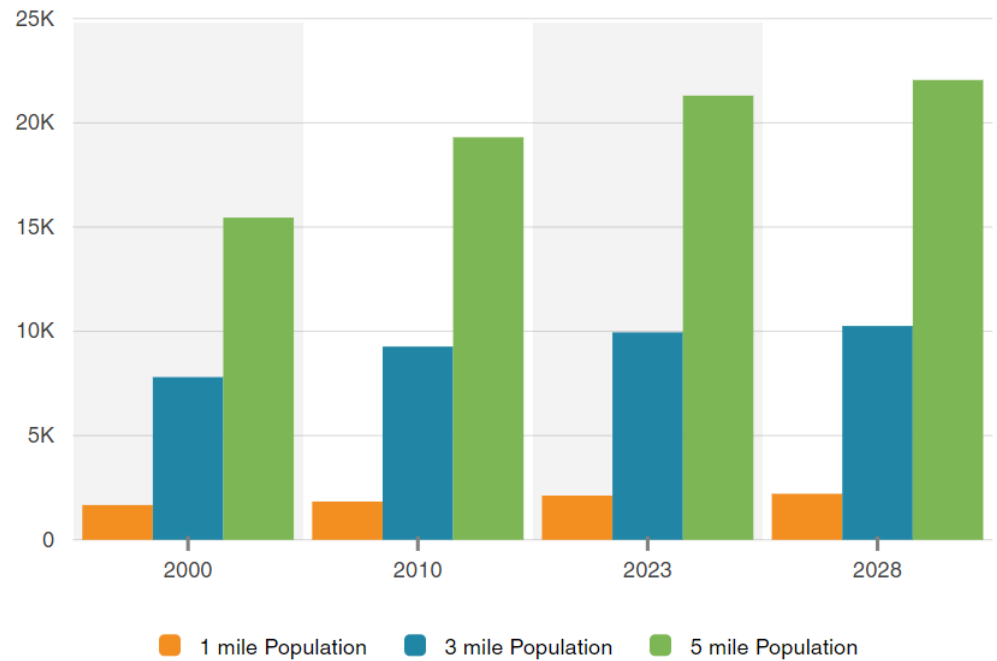
HOUSING

	1 MILE	3 MILE	5 MILE
Median Household Value:	\$167,761	\$188,526	\$203,907
Median Year Built:	1993	1993	1994

RESIDENTIAL DEVELOPMENT (EXISTING & UNDER CONSTRUCTION)

2023 2 mile radius:	+/- 2,260 households
4 mile radius:	+/- 3,600 households

POPULATION



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