

sey Heating &  
ditioning Inc



**SITE**

vered Bridge  
occer Club

Joe Cowan  
Park

Euharlee

Osborne Park

Historic Euharlee  
Creek Covered Bridge

Woodland Middle School

Georgia Lock and Door

Jacobs Hill Wild  
Game Services

Dollar General

Etowah River

Westminster Dr

Campfire Trail

Dobson Dr SW

Milam Bridge Rd

## FOR SALE MULTI-PARCEL LAND

**3 Parcels in Historic  
Downtown Euharlee**

76 Covered Bridge Rd., Euharlee, GA  
Bartow County | +/- 0.53 Acres

SCAN FOR  
AERIAL VIDEO  
TOUR



**H&H Realty, LLC**  
GLOBAL REAL ESTATE

Technologies



Exclusively listed by H&H Realty, Inc.



Cliff Nelson Rd

**H&H Realty, LLC**  
GLOBAL REAL ESTATE

SITE

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

## TABLE OF CONTENTS

SURVEY	3
PHOTOGRAPHS	4-5
PROPERTY OVERVIEW	6
DEMOGRAPHICS	7

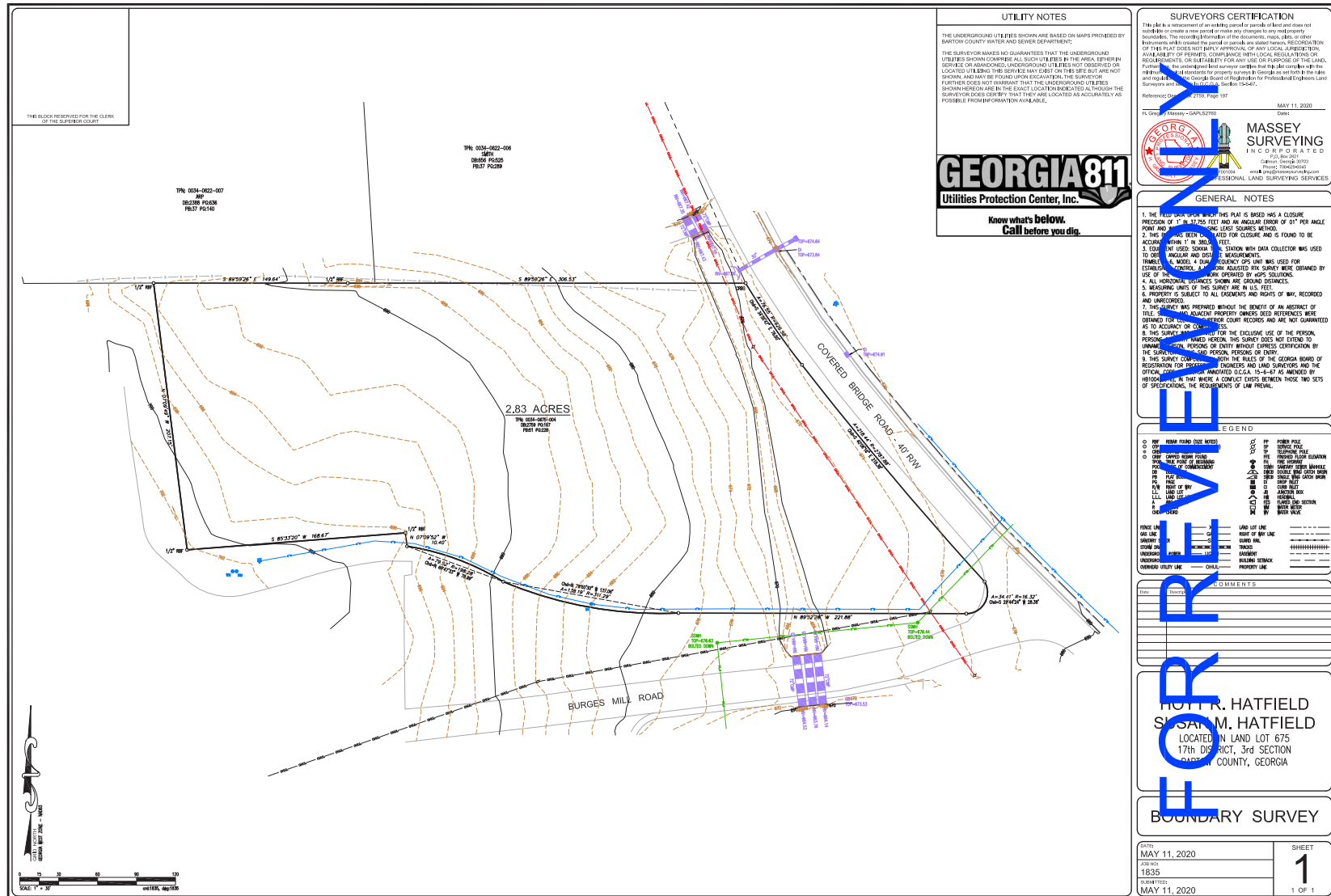
Mark Harris  
Broker  
770.314.3145

Leah Harper  
Associate Broker  
770.608.8321

Sam Tate  
Sales Associate  
770.851.8870

# SURVEY

76 Covered Bridge Road, Euharlee, GA | 6.57 Acres



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# PHOTOGRAPHS

76 Covered Bridge Road, Euaharlee, GA | 6.57 Acres

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# PHOTOGRAPHS

76 Covered Bridge Road, Euaharlee, GA | 6.57 Acres



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# PROPERTY OVERVIEW

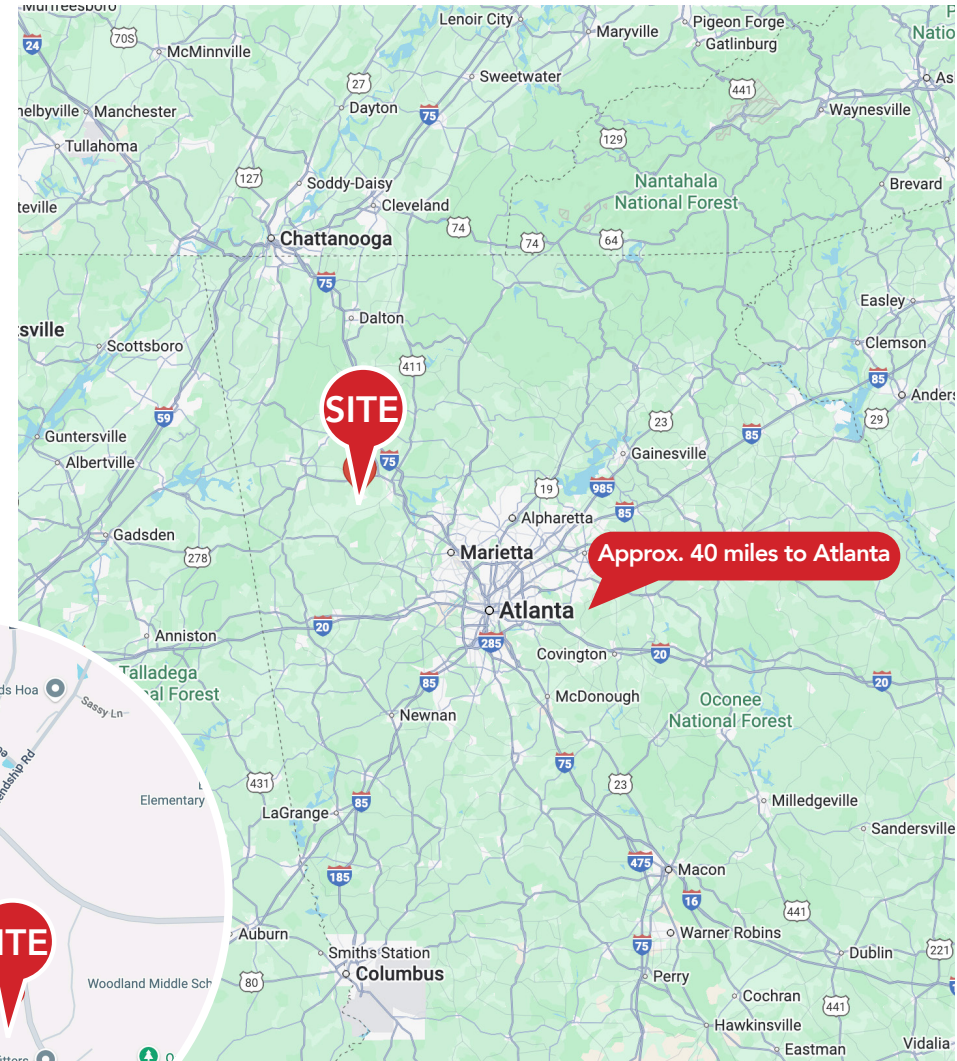
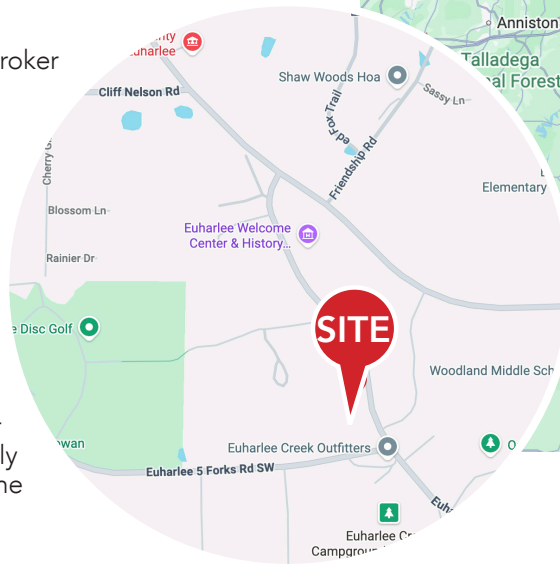
76 Covered Bridge Road, Euharlee, GA | 6.57 Acres

Address:	94 Covered Bridge Road Euharlee, GA 30145
County:	Bartow
Site Size:	6.57 Acres
Parcel IDs:	0034-0675-004, 0034-0676-009, and 0034-0676-007
Parcel Sizes:	0034-0675-004   2.82A 0034-0676-009   1.50A 0034-0676-007   2.25A
Utilities:	Bartow County Water, Natural Gas, Georgia Power Electricity and Bartow County Sewer
Zoning:	C-1 General Commercial
Traffic Counts:	3,570 AADT - 2024 (Cliff Nelson Rd. & Euharlee Rd.)
Sale Price:	\$395,000 per acre

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.



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# DEMOGRAPHICS

76 Covered Bridge Road, Euharlee, GA | 6.57 Acres

## ROOFTOPS

	1 MILE	3 MILE	5 MILE
Current:	1,135	2,856	4,274
Under Development:	886	946	1,642

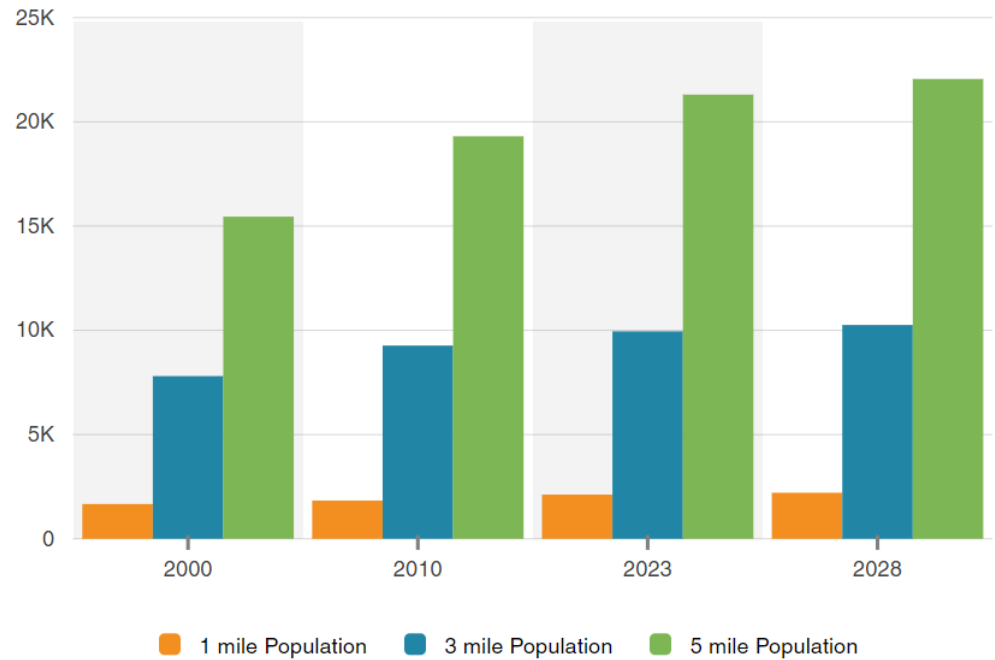
## POPULATION

	1 MILE	2 MILE	3 MILE
2024 Total Population:	2,623	5,147	7,642
2029 Population:	2,846	5,597	8,317
Population Growth 2024-2029:	1.7%	1.7%	1.7%
Average Age:	36.90	36.60	37.00

## HOUSEHOLDS

2024 Total Households:	876	1,737	2,603
HH Growth 2024-2029:	1.7%	1.7%	1.7%
Median Household Inc.:	\$92,298	\$90,399	\$88,465
Average Household Size:	3.00	3.00	2.90

## POPULATION



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