



SITE

Euharlee Rd

Covered Bridge
Soccer Club

Joe Cowan
Park

Historic Euharlee
Creek Covered Bridge

Euharlee

Woodland Middle School

Osborne Park

Campfire Trail

Georgia Lock and Door

Etowah River

Jacobs Hill Wild
Game Services

Dollar General

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



Covered Bridge Rd



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

H&H Realty, LLC
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Cartersville, GA 30120
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handhrealty.net

SITE

Euharlee Rd

Historic Euharlee
Creek Covered Bridge

Covered Bridge Rd

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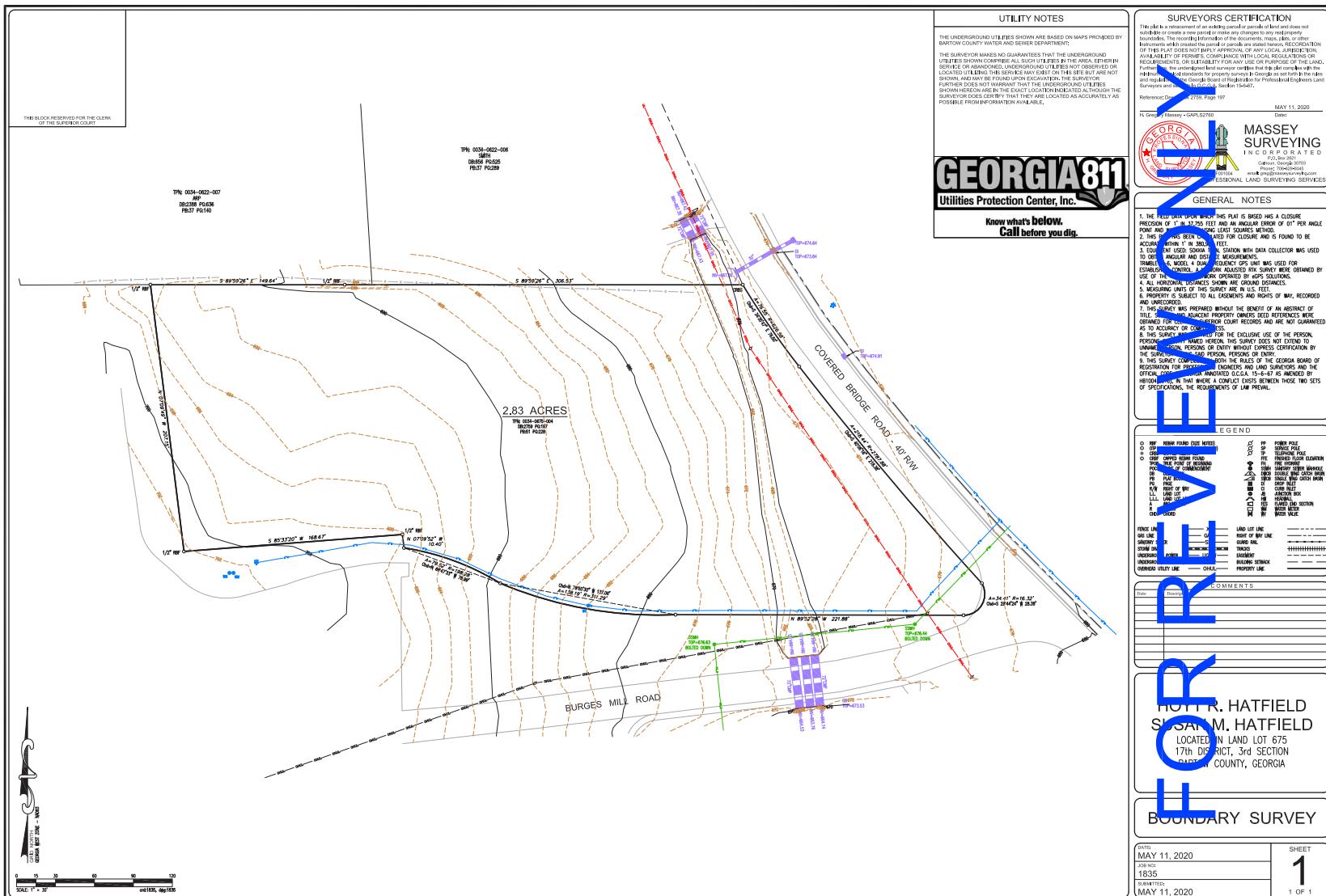
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SURVEY

76 Covered Bridge Road, Euharlee, GA | 6.57 Acres



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— PHOTOGRAPHS —

76 Covered Bridge Road, Euharlee, GA | 6.57 Acres

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— PHOTOGRAPHS —

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PROPERTY OVERVIEW

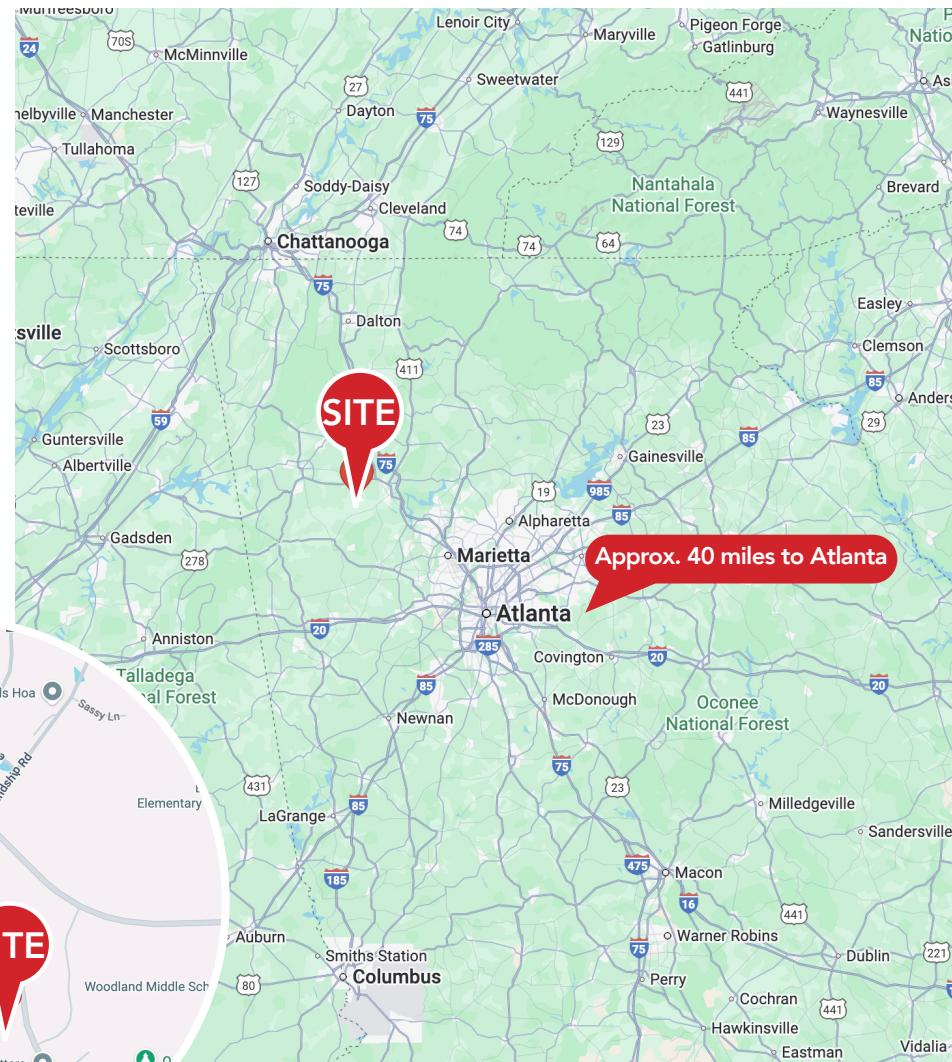
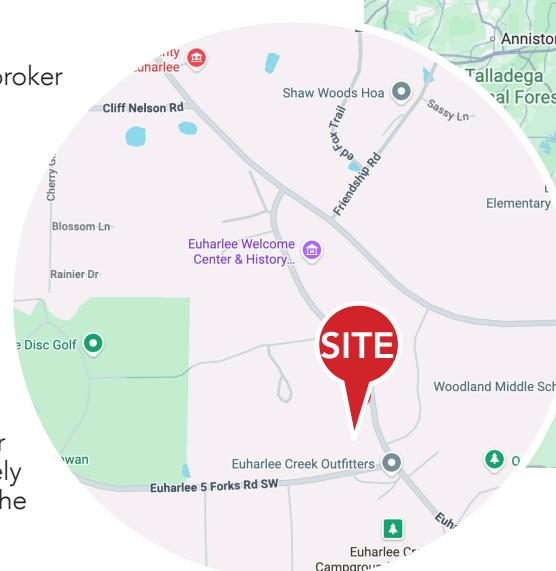
76 Covered Bridge Road, Euharlee, GA | 6.57 Acres

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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DEMOCRAPHICS

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

25K

20K

15K

10K

0

2000

2010

2023

2028

1 mile Population

3 mile Population

5 mile Population



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