



OFFERING MEMORANDUM

**Prime Residential Development
Opportunity**

00 Cummings Road | +/- 21 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
GLOBAL REAL ESTATE

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DISCLAIMER & LIMITING CONDITIONS

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H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate rezoning for intended use. Utilities available within close proximity to site.

This Offering Memorandum 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 Offering Memorandum is subject to prior placement, 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.

Owner/seller expressly reserve the right to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner/seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The owner/seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without prior written authorization of H&H Realty, LLC. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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EXECUTIVE SUMMARY

Prime Residential Development Opportunity | +/- 21 Acres



OVERVIEW

Prime residential development opportunity located in Cartersville, GA with convenient proximity to Cartersville City Schools and municipal parks.

PROPERTY DETAILS

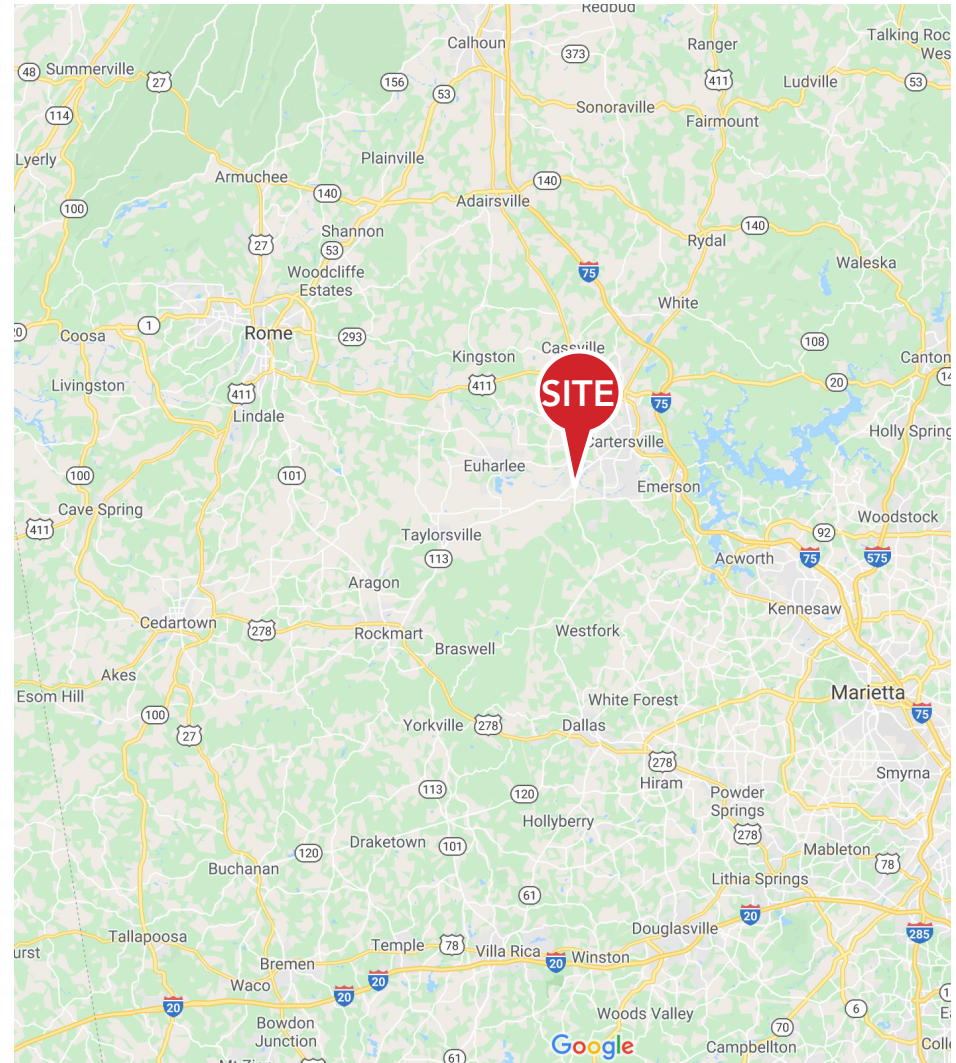
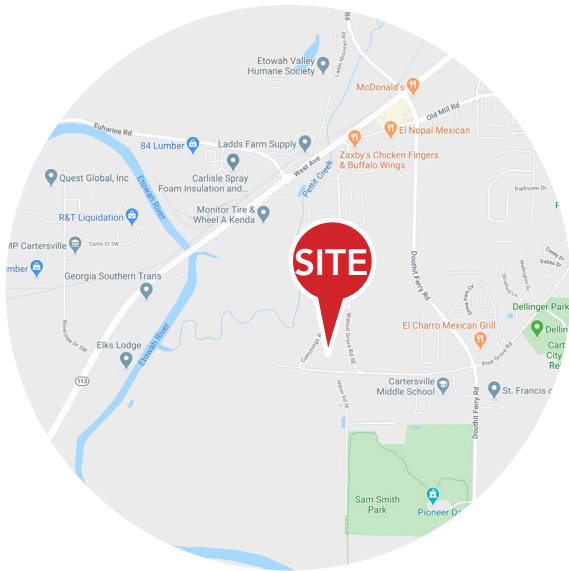
- +/- 21 acres
- Parcel IDs: 0073-0735-001
- All utilities available within close proximity to site.
- Uniquely located by multiple schools and parks
- Located in Bartow county
- Ideal for high density residential or apartments

OVERALL PRICE | \$1,980,000

PROPERTY OVERVIEW

Prime Residential Development Opportunity | +/- 21 Acres

Address:	00 Cummings Road, Cartersville, GA 30120
County:	Bartow
Site Size:	+/- 21 acres
Parcel IDs:	0073-0735-001
Utilities:	All available
Proposed Use:	residential development, multi-family, retirement community
Sale Price:	\$1,980,000



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DEMOGRAPHICS

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POPULATION

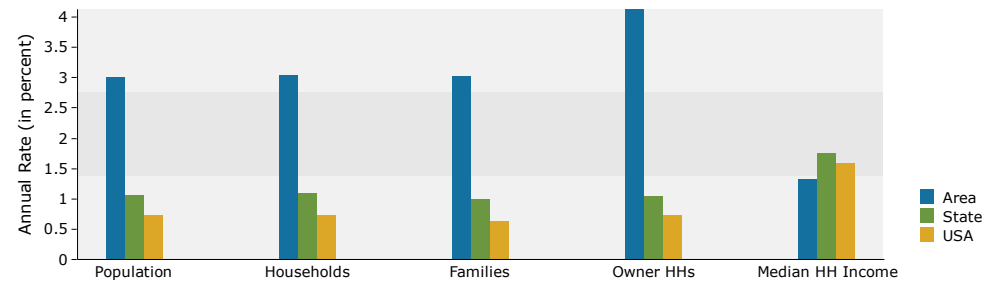
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2020 Total Population:	2,011	16,952	41,520
2025 Population:	2,126	19,307	48,153
Population Growth 2020-2025:	5.5%	2.64%	3.01%
Average Age:	40.6	39.10	37.50

HOUSEHOLDS

2020 Total Households:	761	6,393	15,184
Median Household Inc.:	\$62,961	\$58,950	\$56,768
Average Household Size:	2.64	2.63	2.70

POPULATION TRENDS 2024-2025 FOR 5 MILE RADIUS



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