



For Sale, 402-Acres
Cassville White SE / Brown Loop Rd.
Bartow County, Cartersville, GA 30120

Eric Clark, CCIM

Broker, Advisor, Mentor

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GA #411355

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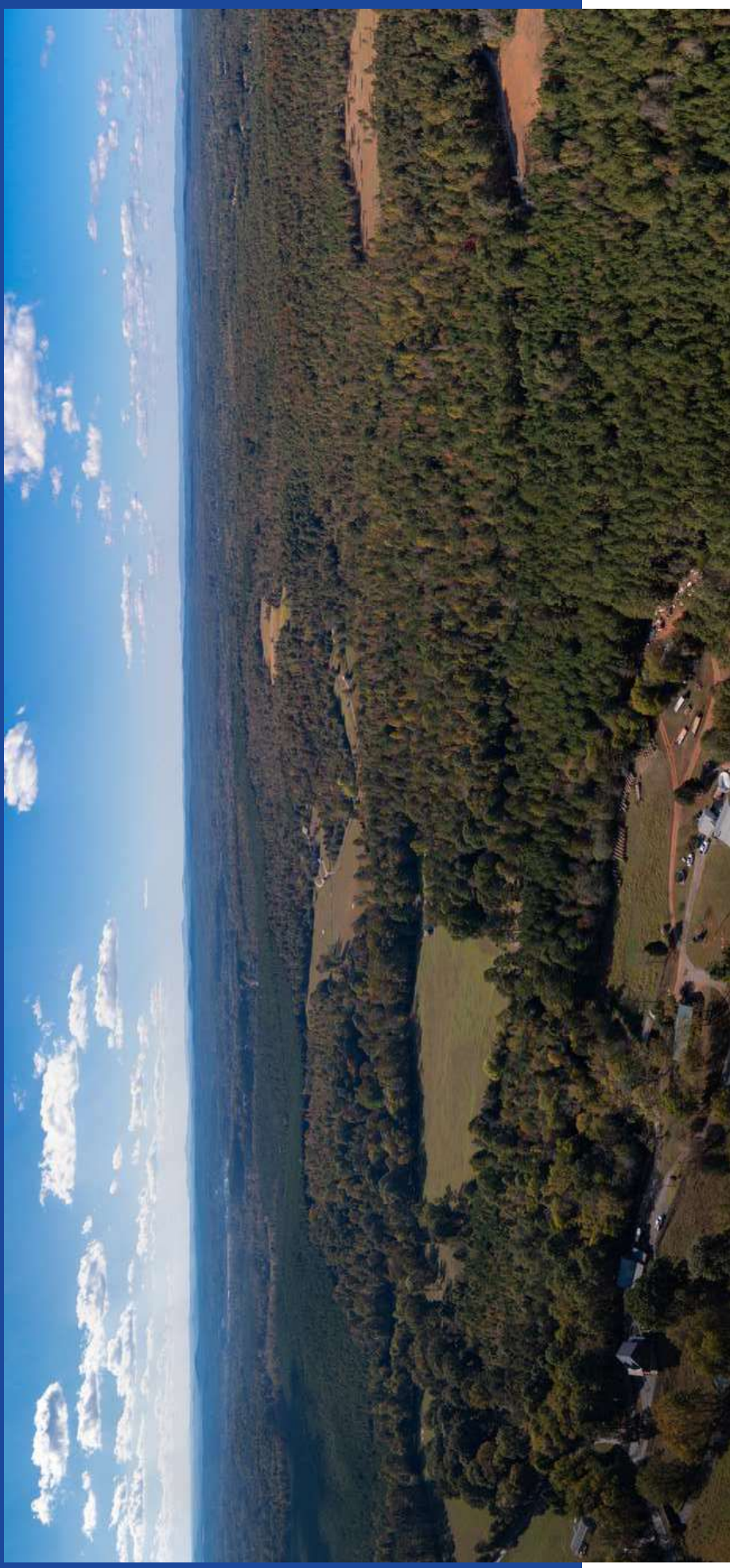
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

For Sale, 402-Acres
Cassville White /
Brown Loop Rd
Bartow, County, GA





Property Description

Introducing 70 Brown Loop Rd, a prime investment opportunity in Cartersville, GA. With over 402-acres of land, made up of two tracts, located off of the Cassville White Rd. SE. exit off of I-75. This property is zoned Agricultural, with re-zoning it can provide a wide range of development possibilities. Strategically located near I-75 and major distribution centers, it offers easy access to the Appalachian Regional Port in Murray County. Entrepreneurs will benefit from the strong support of business-friendly Bartow County and excellent working relationships with local authorities. This property is an ideal choice for meeting the increasing demand in manufacturing and industrial markets as well as for single family planned communities. Don't miss the chance to be part of this versatile and promising investment opportunity.

Property Highlights

- Two tracts making up the site location. Strategic location near I-75 and major distribution centers. Proximity to the Appalachian Regional Port in Murray Count. Zoned Agricultural, versatile development options.
- Strong support from business-friendly Bartow Count. Excellent working relationships with local authorities
- Ideal for meeting demand in manufacturing and industrial markets

Offering Summary

Sale Price:	Call for pricing		
Lot Size:	402 Acres		
Demographics	1 Mile	3 Miles	5 Miles
Total Households	266	2,387	9,057
Total Population	734	6,196	22,845
Average HH Income	\$76,956	\$74,341	\$66,412

Property Description



Property Description

Introducing 70 Brown Loop Rd, a prime investment opportunity in Cartersville, GA. With over 402 acres of land, this property is zoned Agricultural, providing a wide range of development possibilities. Strategically located near I-75 and major distribution centers, it offers easy access to the Appalachian Regional Port in Murray County. Entrepreneurs will benefit from the strong support of business-friendly Bartow County and excellent working relationships with local authorities. This property is an ideal choice for meeting the increasing demand in manufacturing and industrial markets as well as the demand for single family planned communities. Don't miss the chance to be part of this versatile and promising investment opportunity.

Location Description

Discover the extraordinary investment opportunities in the thriving Northwest Georgia market at Cassville White/Brown Loop Rd, North Cartersville, GA. This dynamic location offers easy access to major highways and the broader Atlanta metropolitan area, making it an ideal choice for Land/Industrial & Single Family Community Developers/Investors who seek growing markets and connectivity. Nearby attractions, including the renowned Etowah Indian Mounds and the picturesque Red Top Mountain State Park, provide a perfect balance of business and leisure activities. Uncover the potential for your industrial investment at this prime location, where strategic positioning meets endless potential.

Site Description

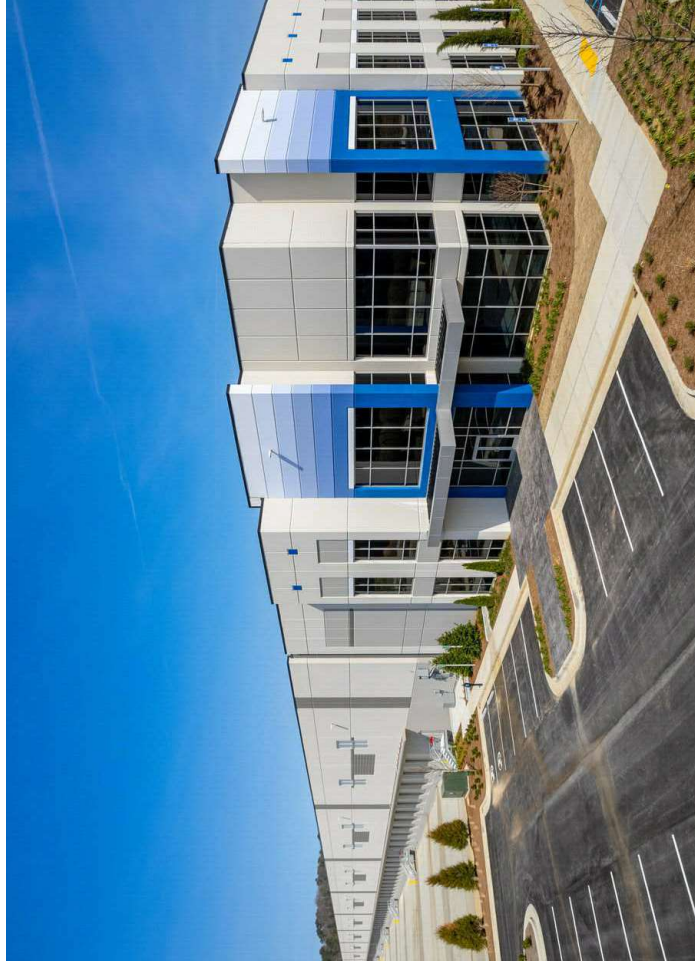
This site is ideal for Industrial or Logistic Distribution facilities and or for a large Single Family Residents Community.

Power Description

Georgia Power

Gas Description

Gas within (circa) 2,000 feet of property line or closer

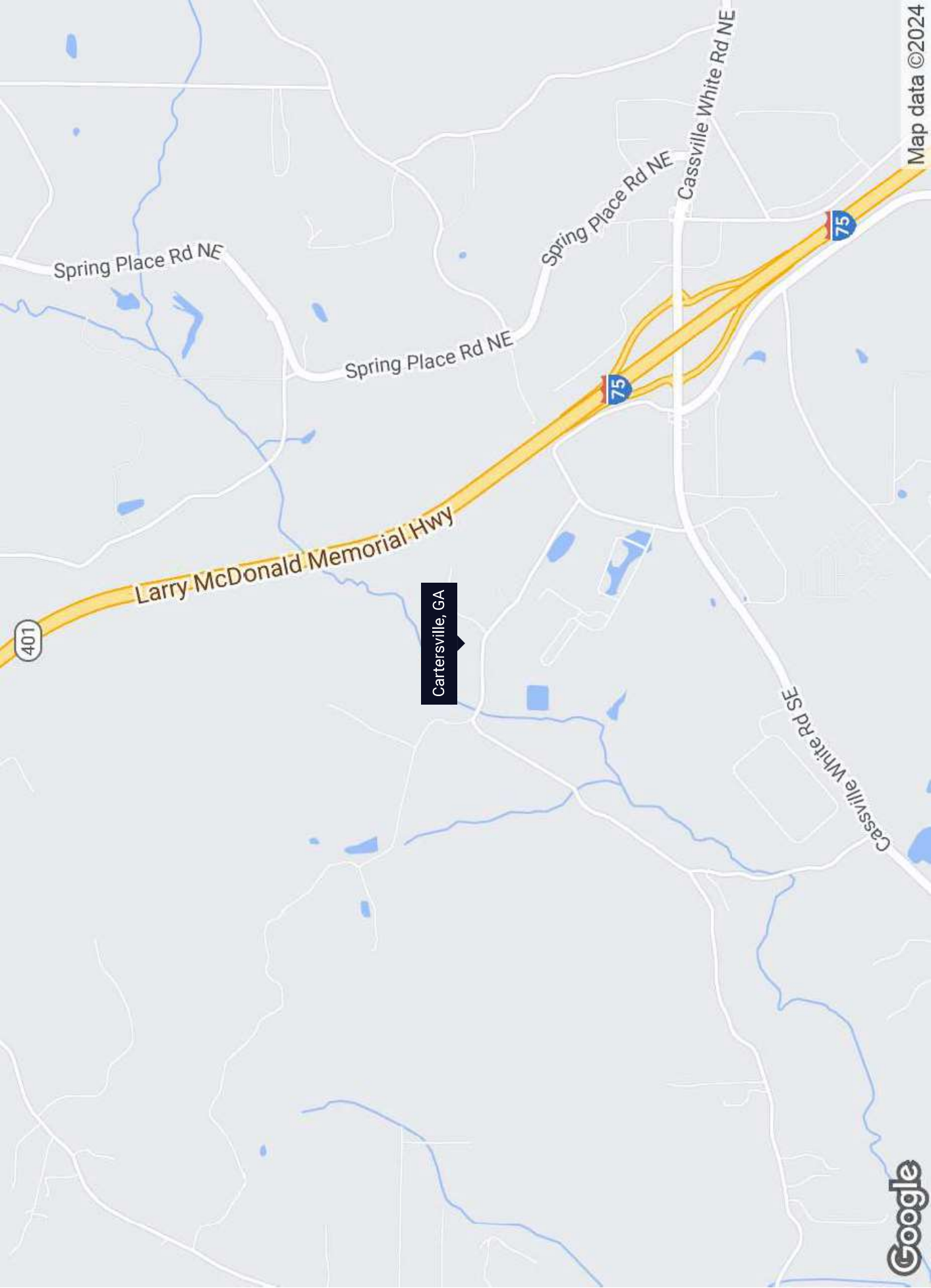


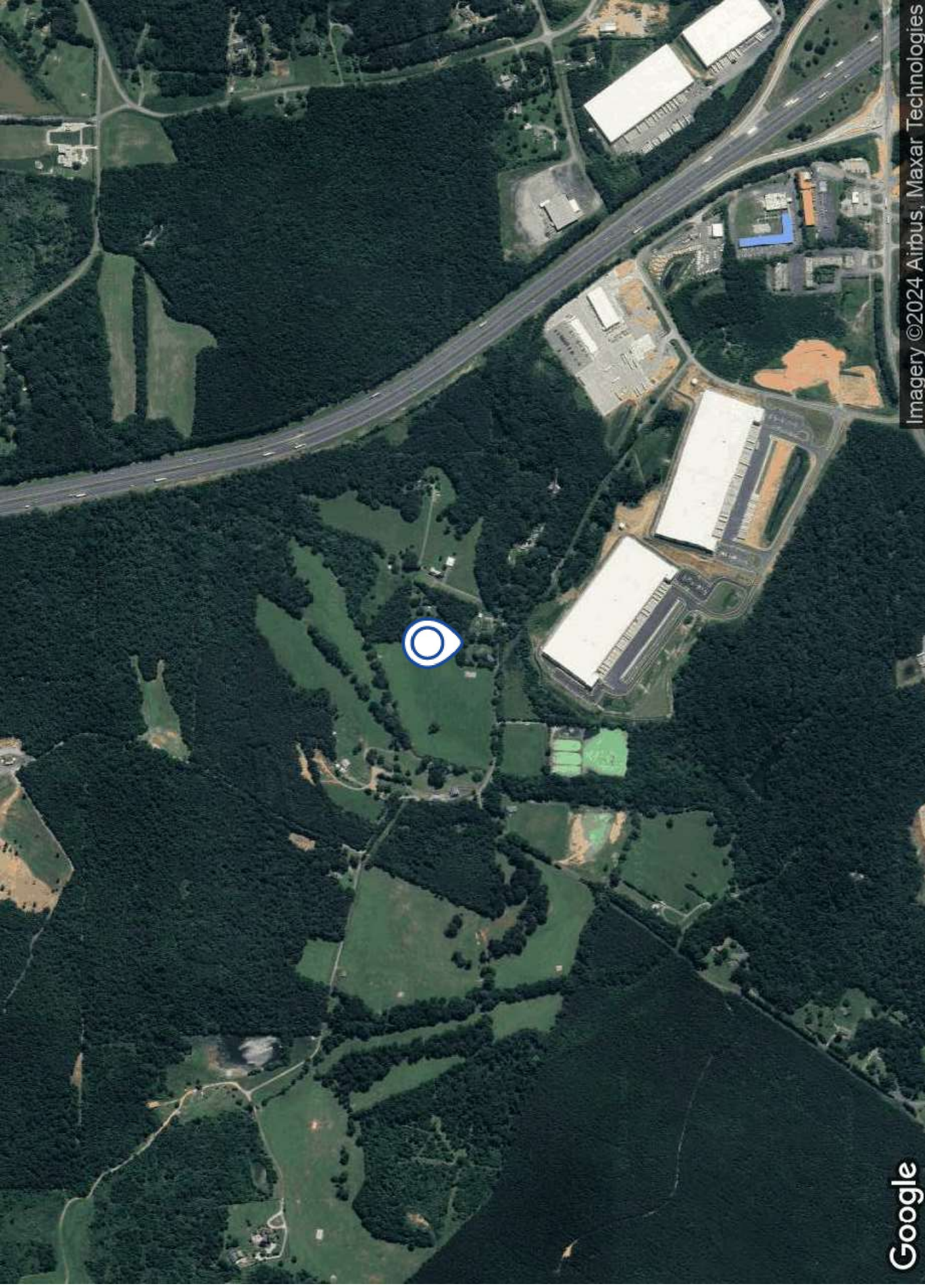
Location Information

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Bartow County, GA



Regional Map





Demographics

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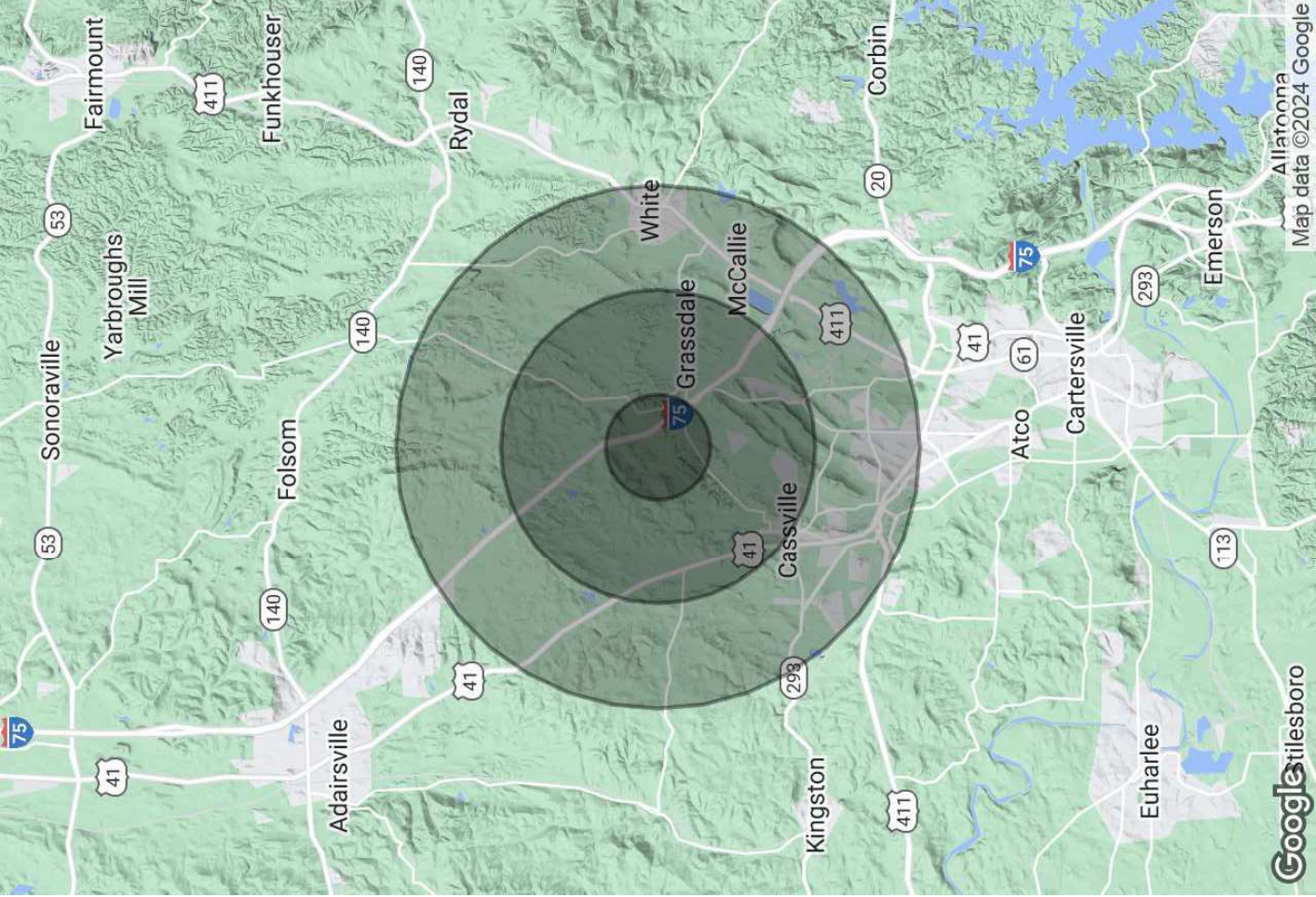


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	734	6,196	22,845
Average Age	40.6	39.0	36.8
Average Age (Male)	41.4	39.4	35.9
Average Age (Female)	40.2	39.9	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	266	2,387	9,057
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$76,956	\$74,341	\$66,412
Average House Value	\$403,582	\$247,251	\$182,886

2020 American Community Survey (ACS)

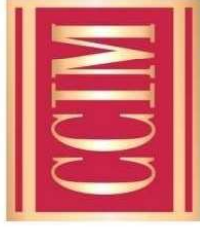


Advisor Bios

For Sale, 402-Acres
Cassville White /
Brown Loop Rd.
Bartow County, GA

ERIC CLARK, CCIM

LEWIS & CLARK, CRE GROUP, LLC
SOUTHEASTERN UNITED STATES



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Professional Background

As a CRE Broker with eXp Commercial Real Estate and Principal/President of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully built and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga. I performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional service in the greater Northwest Georgia market and beyond.

Education

- 1989 - Bachelor of Arts in Education, Bob Jones University, Greenville, South Carolina
- 1990 - Master's degree in Sport Science, United States Sports Academy, Daphne, Alabama
- 1995 - Business Finance, American Management Association, Detroit, Michigan
- 2023 - CCIM Institution Designee, Chicago, Illinois

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