

4.49± Acre Commercial Development Site

For retail, office, medical-office, other commercial development



McWhirter



4300 Martha Berry Highway
Rome, GA 30165

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Aerial View



Property Summary

McWhirter is pleased to present this 4.49± ac commercial site located in Rome (Floyd County), GA. The site is situated at the traffic light corner of Martha Berry Highway and North Floyd Park Drive.

The site is approved for the development of retail, office, medical-office, and other commercial uses.

Location

The property is located in the foothills of the Appalachian Mountains in Rome, GA, centered within the interstate highways to Birmingham, Atlanta, and Chattanooga.

Zoning

The property is zoned C-C, Community Commercial District which allows for a full-range of retail and office developments to serve the general needs of the surrounding community.

Frontage

The property has approximately 983' of frontage on Martha Berry Highway and 300' of frontage on North Floyd Park Drive.

Martha Berry Highway has a total of 18,100 vehicles per day south of the site and 11,600 vehicles per day north of the site (2020 GADOT).

Utilities

All utilities are available at the site (subject to independent verification).

Price

\$399,000 (\$88,864.14±/ac)



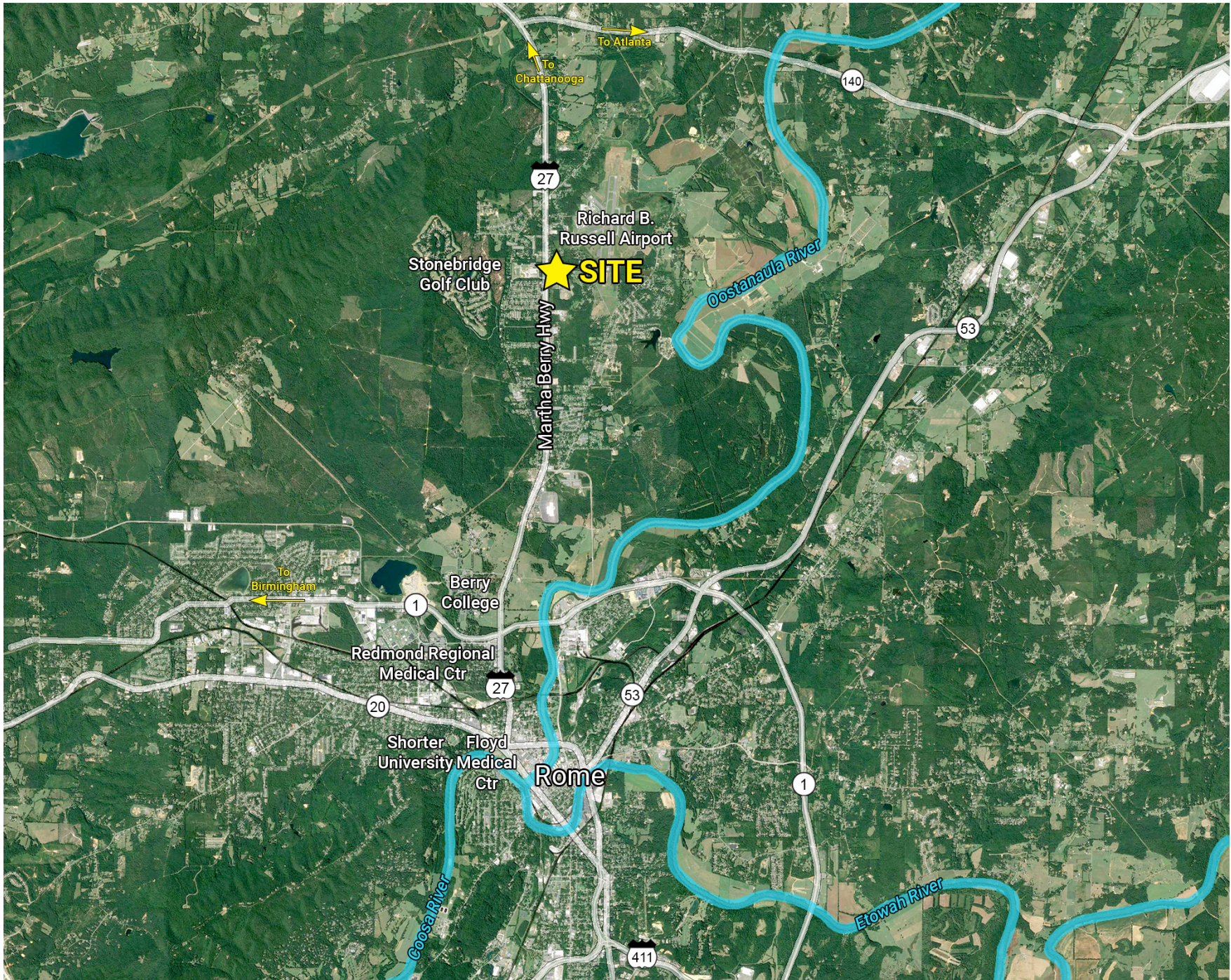
Area Demographics

Population	1-mile	3-mile	5-mile
2026 Population Projection	2,747	7,991	20,539
2021 Population	2,650	7,715	19,994
2010 Population	2,429	7,116	19,362
Annual Growth 2021-2026	0.7%	0.7%	0.5%
Annual Growth 2010-2021	0.8%	0.8%	0.3%

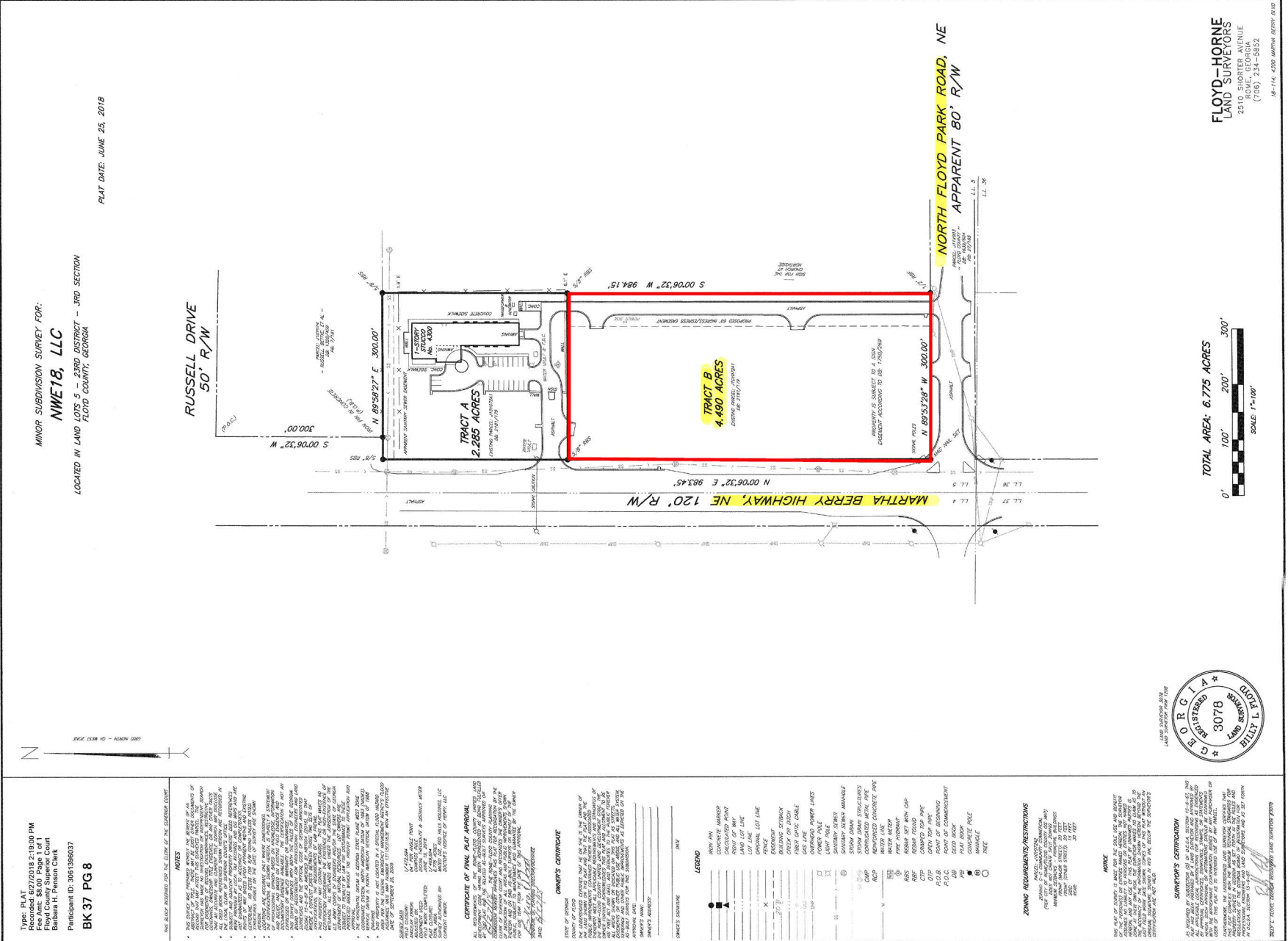
Income	1-mile	3-mile	5-mile
2021 Avg Household Income	\$86,289	\$77,037	\$69,091
2021 Med Household Income	\$55,872	\$54,611	\$51,752

Source: CoStar

Aerial Map



Site Survey



THIS PLAT WAS PREPARED FOR THE CLIENT BY THE SURVEYOR'S OFFICE.

NOTES:

- 1. THE SURVEY WAS MADE BY THE SURVEYOR'S OFFICE ON THE DATE INDICATED ABOVE.
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- 10. THE SURVEY WAS MADE BY THE SURVEYOR'S OFFICE ON THE DATE INDICATED ABOVE.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above-described property, do hereby certify that the above-described plat is a true and correct copy of the original plat as recorded in the public records of the State of Georgia.

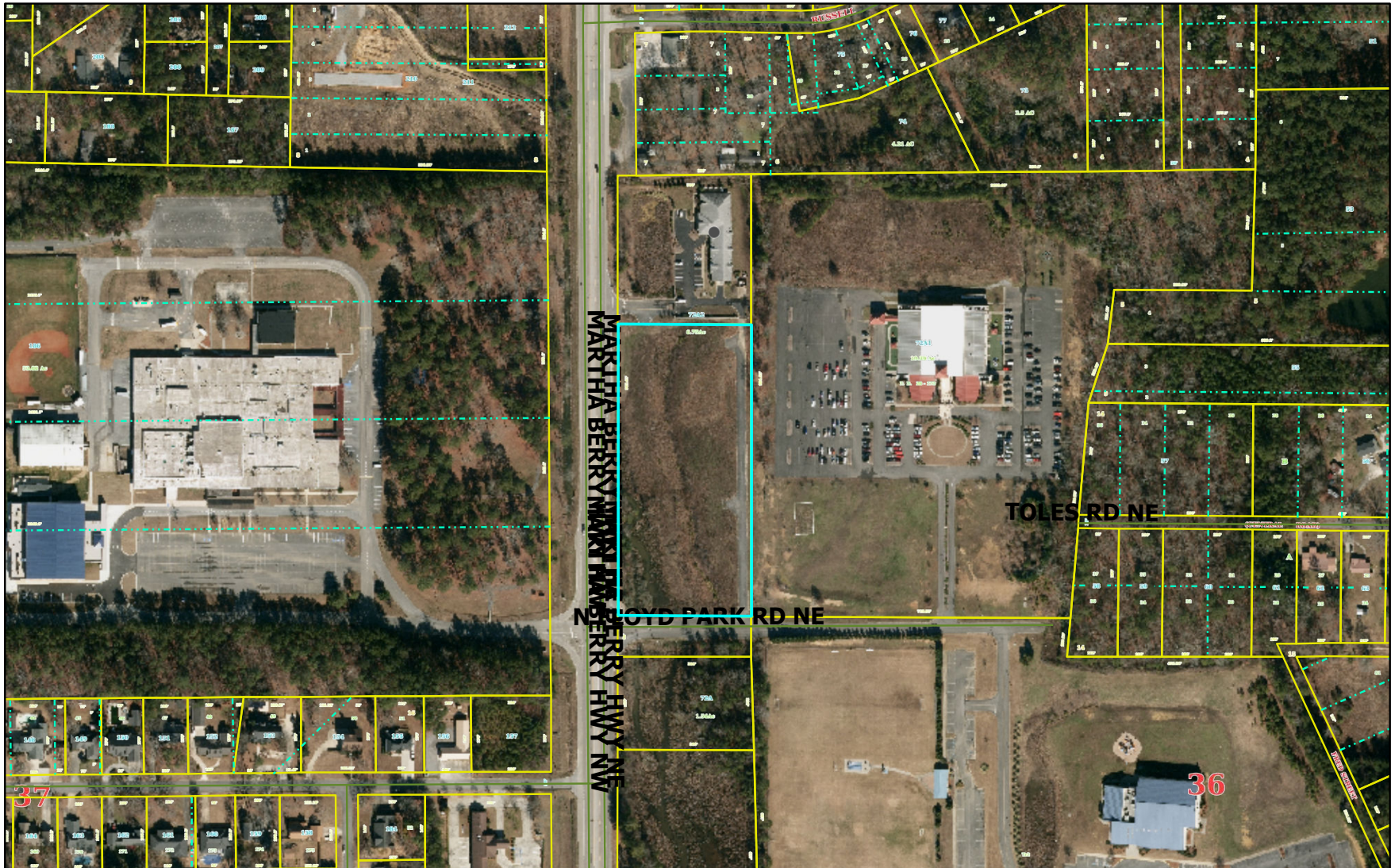
OWNER'S ADDRESS:

OWNER'S SIGNATURE:

LEGEND:

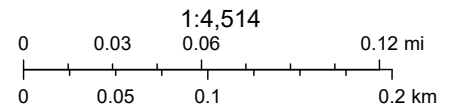
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- 241. 1/706738862979663677705907708848995555816" = 1" SCALE
- 242. 1/14134777259

Tax Aerial



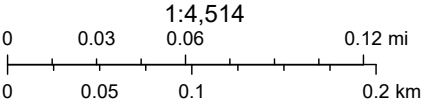
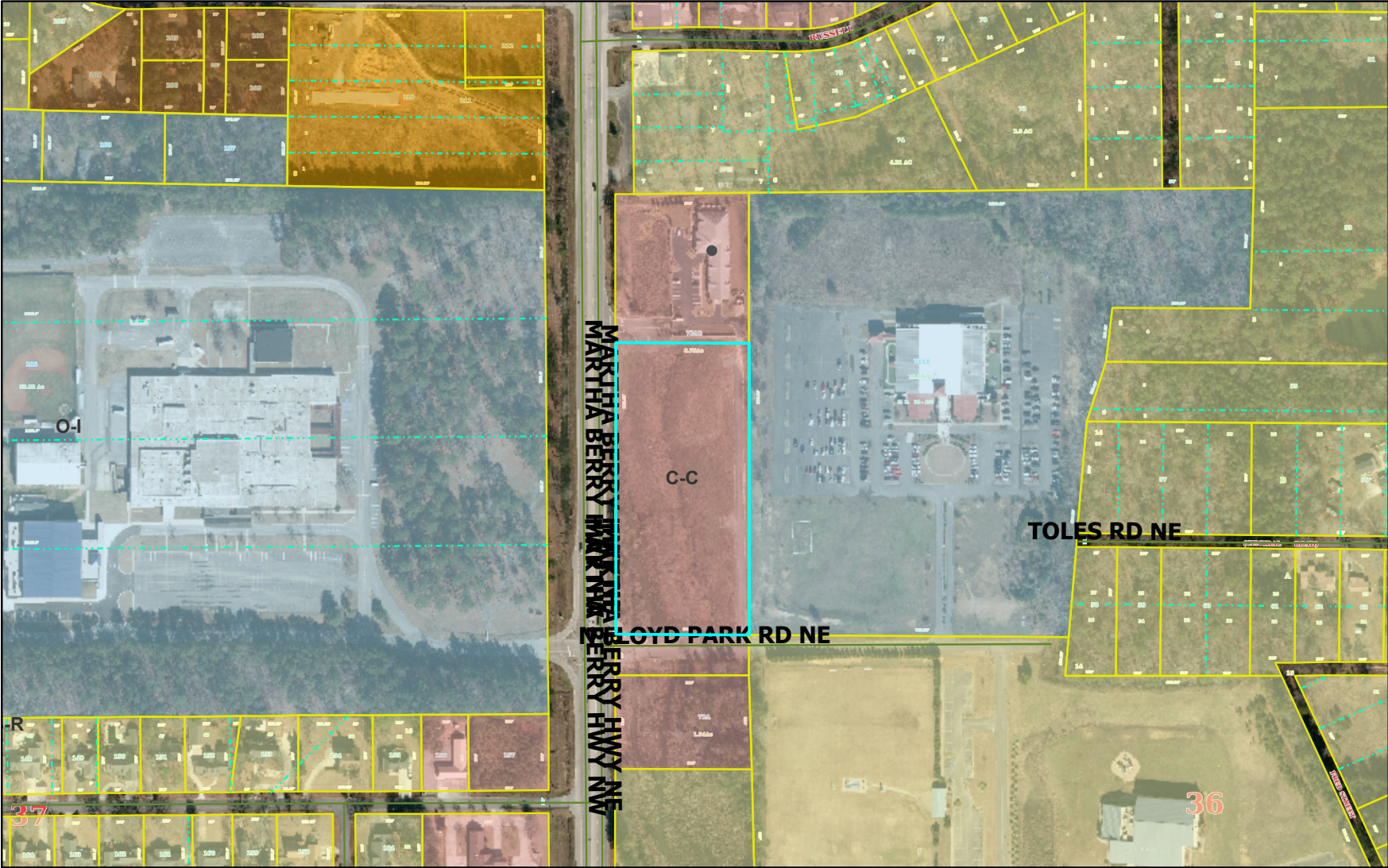
- - - - LotLine
 Roads
 Parcels

floyd_ga_anno



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Zoning Districts



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Subject Property Photos



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