

# NEW LISTING

## Prime Location Acreage

264 Euharlee Road. | +/- 58 Contiguous Acres

*Adjacent to Ladds River  
Landing 696 Home  
Development*



Health and Fitness:  
AN DELMONICO

The Hayfields

WM - Cartersville  
Transfer Station  
Temporary  
Dumpster Rental

Stingray Gymnastics

84 Lumber  
Manufacturing Plant

1st Class Boat  
and RV Storage  
1st Class  
Storage Boat & RV

Cartersville Water  
Department Lab

Eco Energy

Walnut Grove Plantation

El Nopal Mexican  
Restaurant

Elementa

Deerfield D

Sa  
Luther

Delli



109 N. Erwin St, Cartersville, GA 30120  
770-386-1708



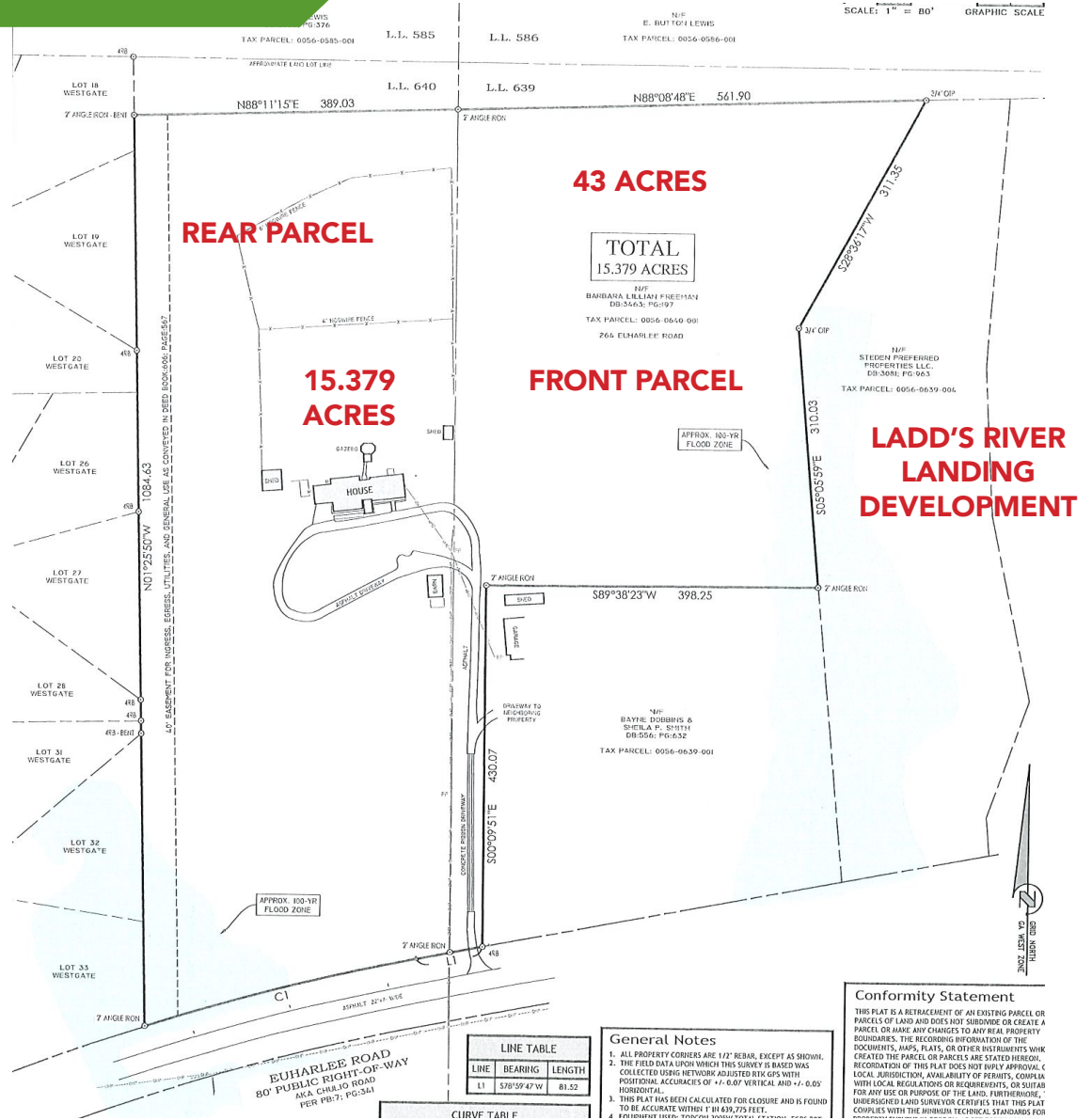
700 Douthit Ferry Road, Ste 770, Cartersville, GA 30120  
770-386-1400

The Fountains  
in Cartersville (assisted)



# TAX MAPS & PLAT

264 Euharlee Road | +/- 58 Acres



David Roberts  
Broker  
770.337.0111



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

Mark Harris  
Broker  
770.314.3145



# PROPERTY OVERVIEW

264 Euharlee Road | +/- 58 Acres

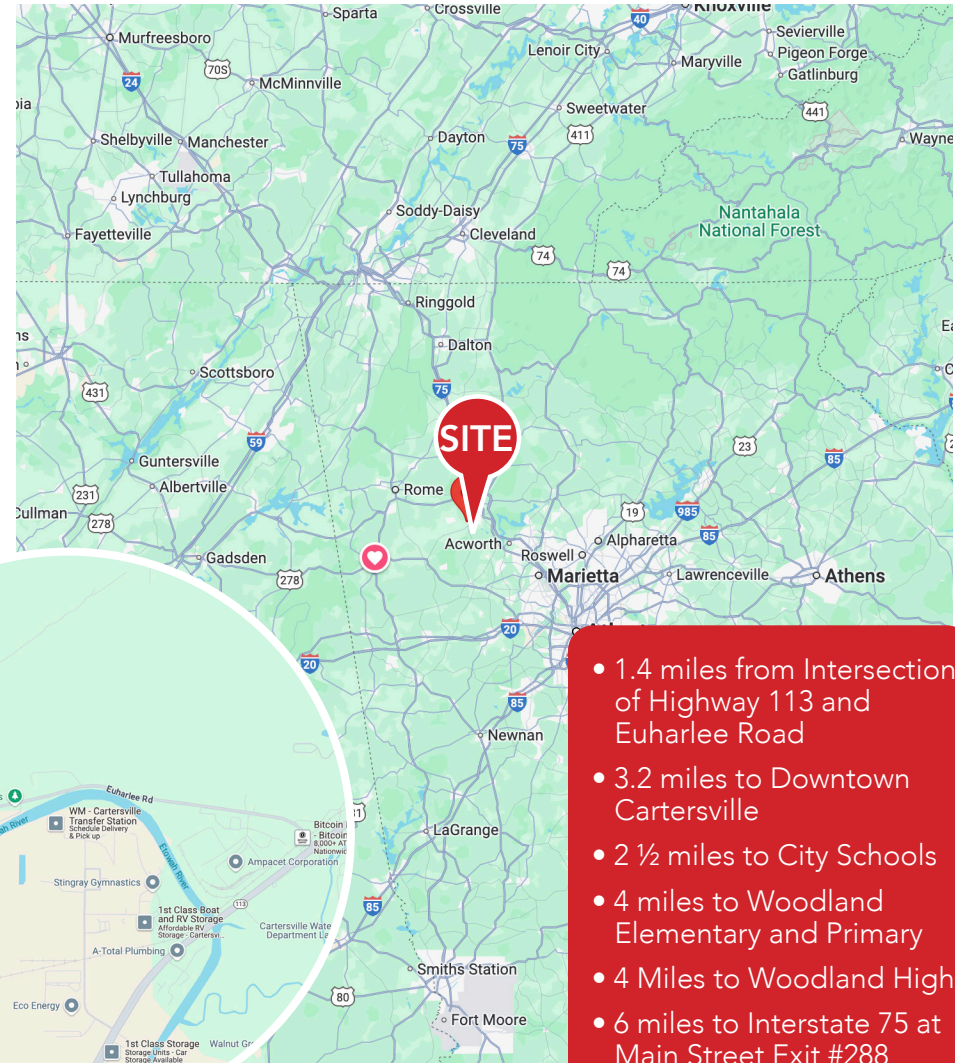
## PROPERTY DETAILS

- +/- 58 contiguous acres fronting Euharlee Road
- Two property assemblage - No division
- Zoned A-1 / Future Land Use Map is low density residential
- All public utilities, sanitary sewer, +/- 4,300'
- One residential existing dwelling on front parcel
- Georgia Power Transmission Line Traverses rear parcel
- Price \$2,475,000
- Sellers will provide appropriate due diligence period for the buyer/developer
- Adjacent to 696 home approved residential development/Ladds River Landing

H&H Realty, LLC & Robert's Realty Group have been retained as the exclusive listing brokers 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.

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.



- 1.4 miles from Intersection of Highway 113 and Euharlee Road
- 3.2 miles to Downtown Cartersville
- 2 ½ miles to City Schools
- 4 miles to Woodland Elementary and Primary
- 4 Miles to Woodland High
- 6 miles to Interstate 75 at Main Street Exit #288



# DEVELOPMENT OVERVIEW

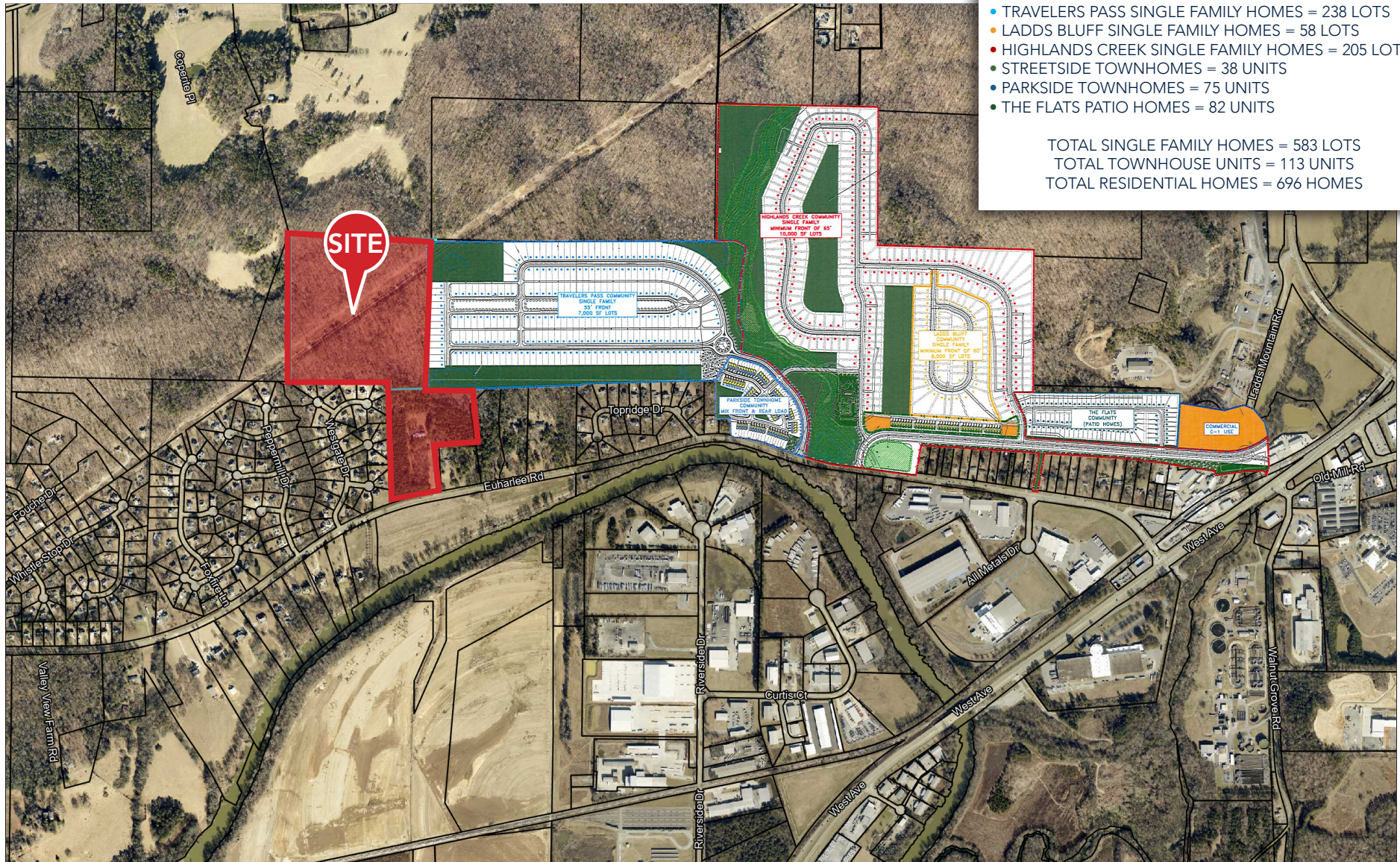
264 Euharlee Road | +/- 58 Acres

## LADDS RIVER LANDING WEST SIDE

LOCATED IN LAND LOTS 565,586-591, 634-637  
4TH DISTRICT, 3RD SECTION  
BARTOW COUNTY, GEORGIA

- TRAVELERS PASS SINGLE FAMILY HOMES = 238 LOTS
- LADDS BLUFF SINGLE FAMILY HOMES = 58 LOTS
- HIGHLANDS CREEK SINGLE FAMILY HOMES = 205 LOTS
- STREETSIDE TOWNHOMES = 38 UNITS
- PARKSIDE TOWNHOMES = 75 UNITS
- THE FLATS PATIO HOMES = 82 UNITS

TOTAL SINGLE FAMILY HOMES = 583 LOTS  
TOTAL TOWNHOUSE UNITS = 113 UNITS  
TOTAL RESIDENTIAL HOMES = 696 HOMES



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