



OFFERING MEMORANDUM

Prime Corner Commercial Site

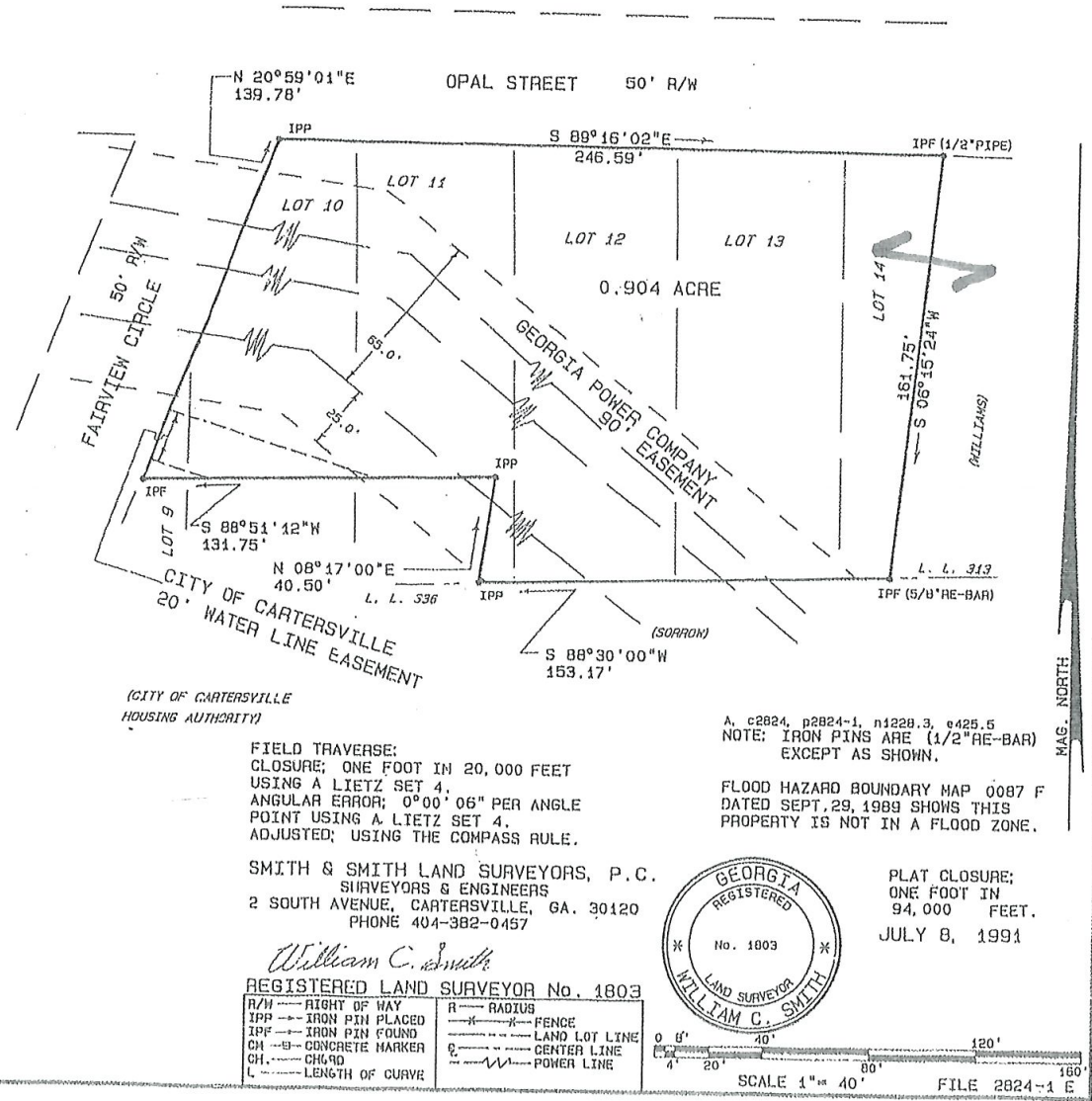
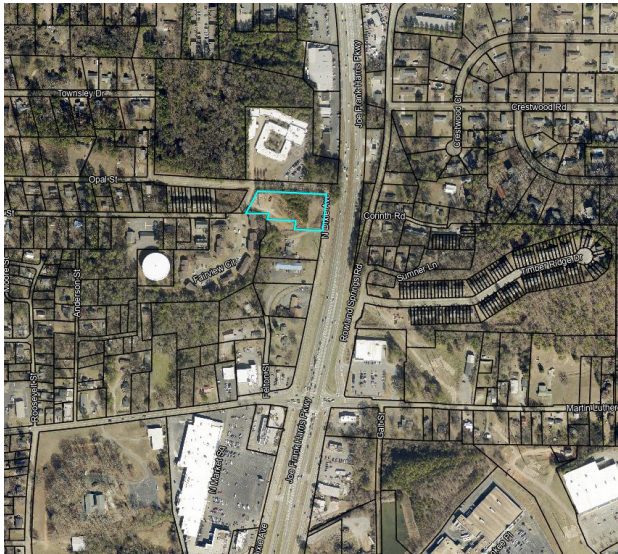
Corner of 322 Dixie Ave. & Opal St.,
Cartersville, GA 30121 | 1.66 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

TAX MAPS & PLAT

Corner of 322 Dixie Ave. & Opal St. | 1.66 Acres



Mark Harris
 Broker
 770.314.3145

PROPERTY PHOTOS & DETAILS

Corner of 322 Dixie Ave. & Opal St. | 1.66 Acres



PROPERTY DETAILS

- Undeveloped Corner lot overlooking US Hwy 41 (Joe Frank Harris Parkway) just north of Main Street.
- Gently sloping lot with all city utilities.
- Affected by 90' Georgia Power Easement across the southeast corner of the site.
- Great highway exposure
- 0.8 miles north of Main Street
- 1 mile north of Downtown Cartersville
- 2.5 Miles to I-75 Main Street Exit #288
- 1.5 miles South of Piedmont Hospital
- Ideal Uses: Automobile and Truck Sales/ Service, Professional/Medical Offices, QSR Franchise, Retail, Carwash,, Animal Clinic, Special Trade Contractors, Day Care, and more
- Seller will consider joint venture, build-to-suit, land lease and will offer **OWNER FINANCING** to qualified buyers.



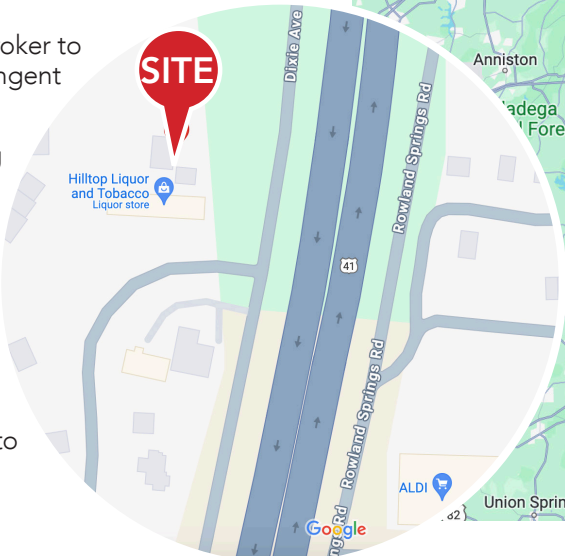
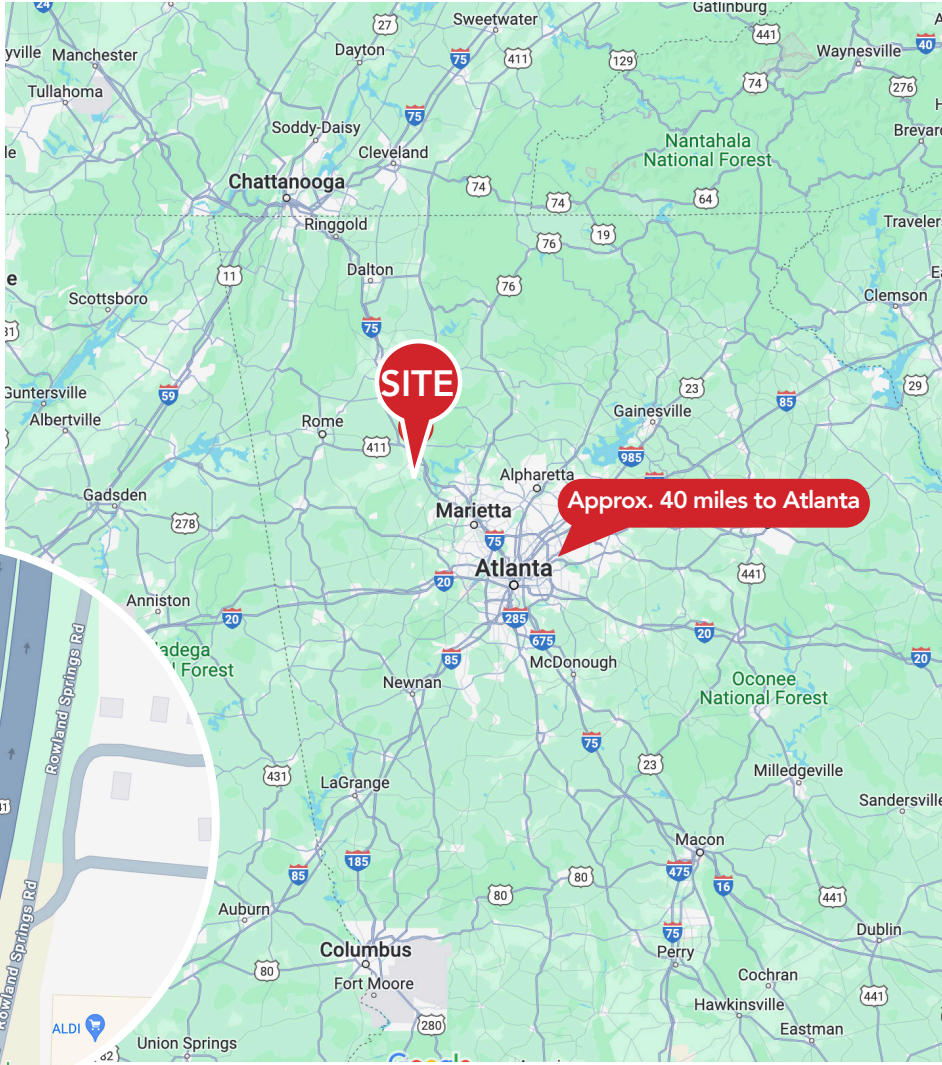
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PROPERTY OVERVIEW

Corner of 322 Dixie Ave. & Opal St. | 1.66 Acres

Address:	corner of 322 Dixie Ave. & Opal St. Cartersville, GA 30120
County:	Bartow
Site Size:	1.66 Acres
Parcel IDs:	C009-0005-094
Zoning:	G-C, general commercial
Utilities:	all utilities available
Sale Price:	\$747,000



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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