



<b>GAMLS No.:</b>	20116691
<b>Property Type:</b>	Commercial
<b>List Price:</b>	\$2,000,000
<b>County:</b>	Gordon
<b>Tax ID:</b>	043051
<b>Annual Taxes:</b>	\$2,507
<b>Total Acres:</b>	5.24 +/- Acres
<b>Zoning:</b>	Res

+/- 5.24 acre parcel located in a prime commercial/ retail area of Calhoun, Gordon County, GA. Currently zoned residential, the highest and best use will be for commercial or retail development. Located in the city limits of Calhoun, with sewer, 310 ft of frontage on Hwy 41 and less than a mile from I-75. Calhoun is a fast growing community with 6 exits off I-75, bringing in thousands of guests and workers daily. There are many floor covering manufacturers located in Calhoun, including Mohawk Industries' Corporate Headquarters. Buc-ee's recently opened off the Union Grove Exit and residential developers are building in numerous areas of the City and County.



**TOLES, TEMPLE  
& WRIGHT, INC.**  
REAL ESTATE

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