H&H Realty, LLC
GLOBAL REAL ESTATE

OFFERING MEMORANDUM

19 6th Street, Emerson, GA 30137, Bartow County | 3.80 Acres

Exclusively listed by H&H Realty, Inc.

H&H Realty, LLC
GLOBAL REAL ESTATE

H&H Realty, LLC
700 Douthit Ferry Road, Suite 770
Cartersville, GA 30120
770.386.1400
handhrealty.net

TABLE OF CONTENTS

SURVEY & PROPERTY DETAILS 3
PHOTOGRAPHS 4-5
PROPERTY OVERVIEW 6

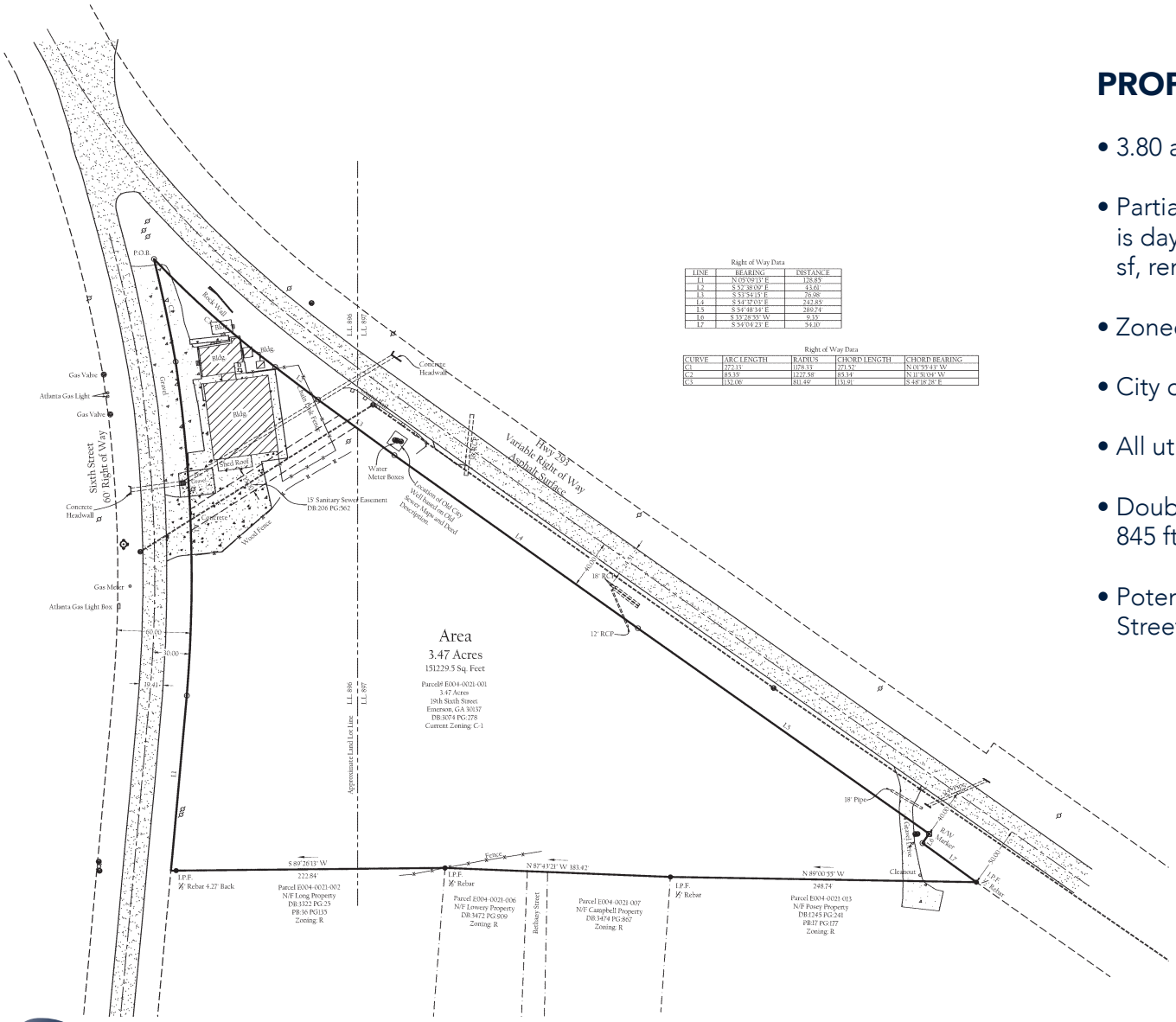
Mark Harris
Broker
770.314.3145

Leah Harper
Associate Broker/Partner
770.608.8321

Cassie Harris Cargle
Associate Broker
770.547.5123

SURVEY

19 6th Street, Emerson, GA | 3.80 Acres



PROPERTY DETAILS

- 3.80 acres redevelopment project
- Partially developed. Current usage of structure is day-care, short-term lease. Building is 3,910 sf, renovated.
- Zoned C-1, Neighborhood Retail Commercial
- City of Emerson
- All utilities available at site
- Double road frontage (Sixth St-520 ft) (Hwy 293-845 ft)
- Potential 3rd access ingress/egress via Bethany Street (needs improvement)

H&H Realty, LLC
GLOBAL REAL ESTATE

PHOTOGRAPHS

19 6th Street, Emerson, GA | 3.80 Acres

H&H Realty, LLC
GLOBAL REAL ESTATE

PHOTOGRAPHS

19 6th Street, Emerson, GA | 3.80 Acres

H&H Realty, LLC
GLOBAL REAL ESTATE

PROPERTY OVERVIEW

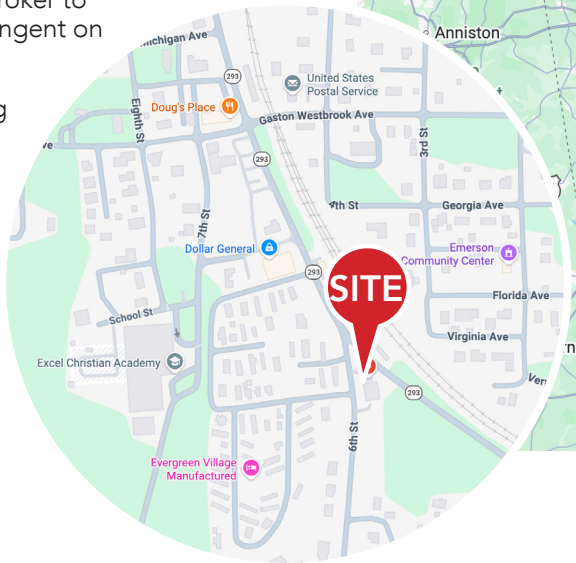
19 6th Street, Emerson, GA | 3.80 Acres

Address:	19 6th Street
	Emerson, GA 30137
County:	Bartow
Site Size:	3.80 Acres
Parcel ID:	E004-0021-0017
Utilities:	All utilities available
Zoning:	C-1, Neighborhood Retail Commercial
Sale Price:	$1,600,000

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.



H&H Realty, LLC
GLOBAL REAL ESTATE