

For Sale

4.49 +/- Acres
Commercial Land

4300 Martha Berry Highway
Parcel J10Y072A3

Asking \$350,000

Commercial Land

Sewer-Served

Motivated Seller!

Make an Offer!

Floyd County
Rome, Georgia



Location

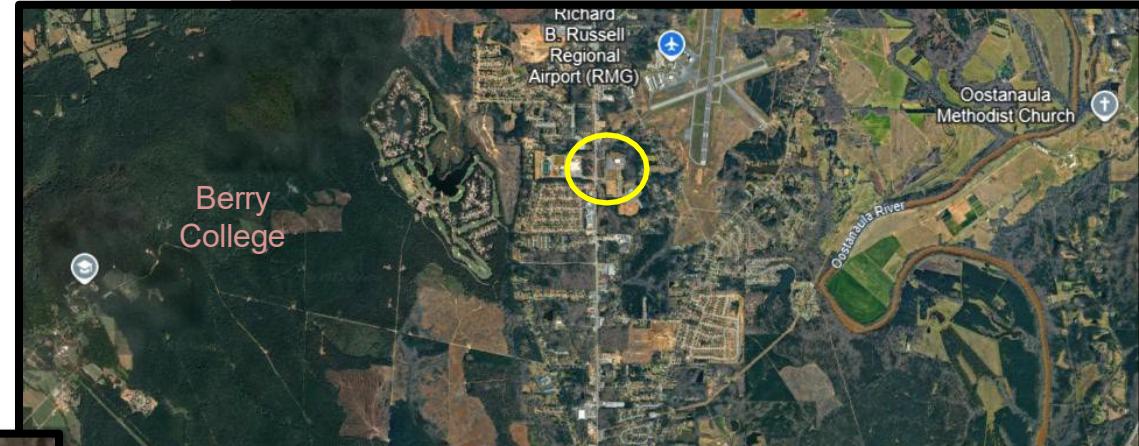
North of Downtown Rome, GA

+/- 650' Frontage on Highway 27

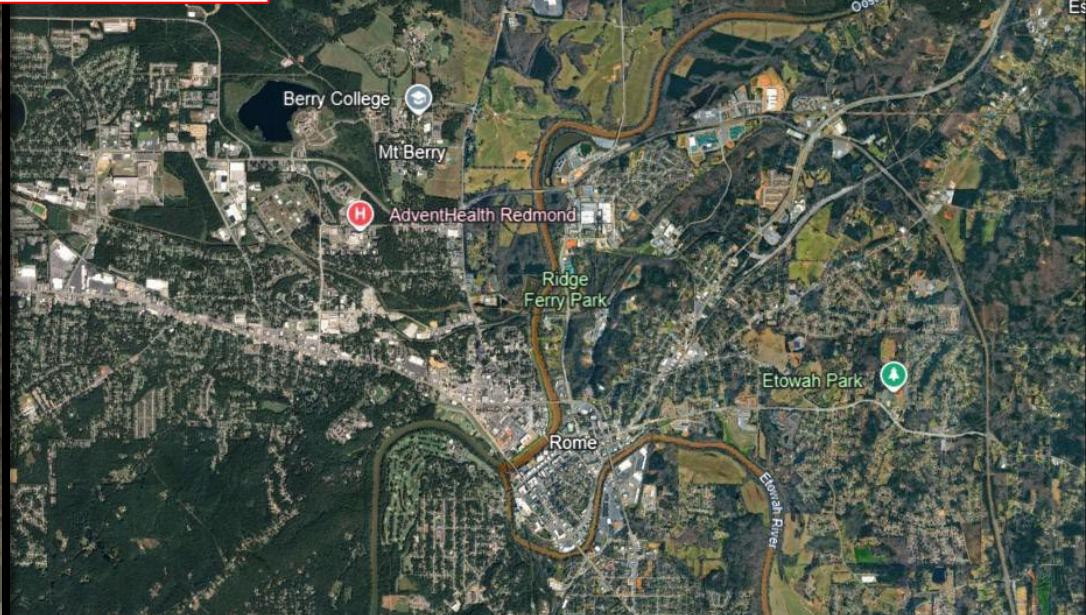
Across the street from Armuchee High School

Approximate to Berry College Campus

Just South of RMG Regional Airport



Must Sell! Make an
Offer!



Summary

+/- 4.49 Acres
Parcel J10Y072A3
4300 Martha Berry Highway

~20,000 AADT Highway 27

Previously-graded site with all utilities & infrastructure available

- 4 GDOT curb cuts
- Deceleration lane
- Sanitary sewer onsite
- +/- 650' Frontage on Hwy 1

Current Zoning: C-C

- Approved for Office, Retail, Hotel, General Commerce
- Buildable height 45'

Flexible current zoning classification allows for a multitude of uses

Unmet Market Demand and Survey are available upon request

**Asking \$350,000
Priced to Sell – Make an Offer!**

Must Sell! Make an Offer!



Topography

Subject property was previously cleared and graded

- Mild, level topography

Infrastructure already in place

- Deceleration Lane on the North side
- Signalized interchange on the South side
- 4 GDOT curb cuts already in place (see Yellow circles)

Southwestern corner (about 1 acre) has a culvert onsite & presents development challenges

Priced to sell. Make an offer!

Must Sell! Make an Offer!

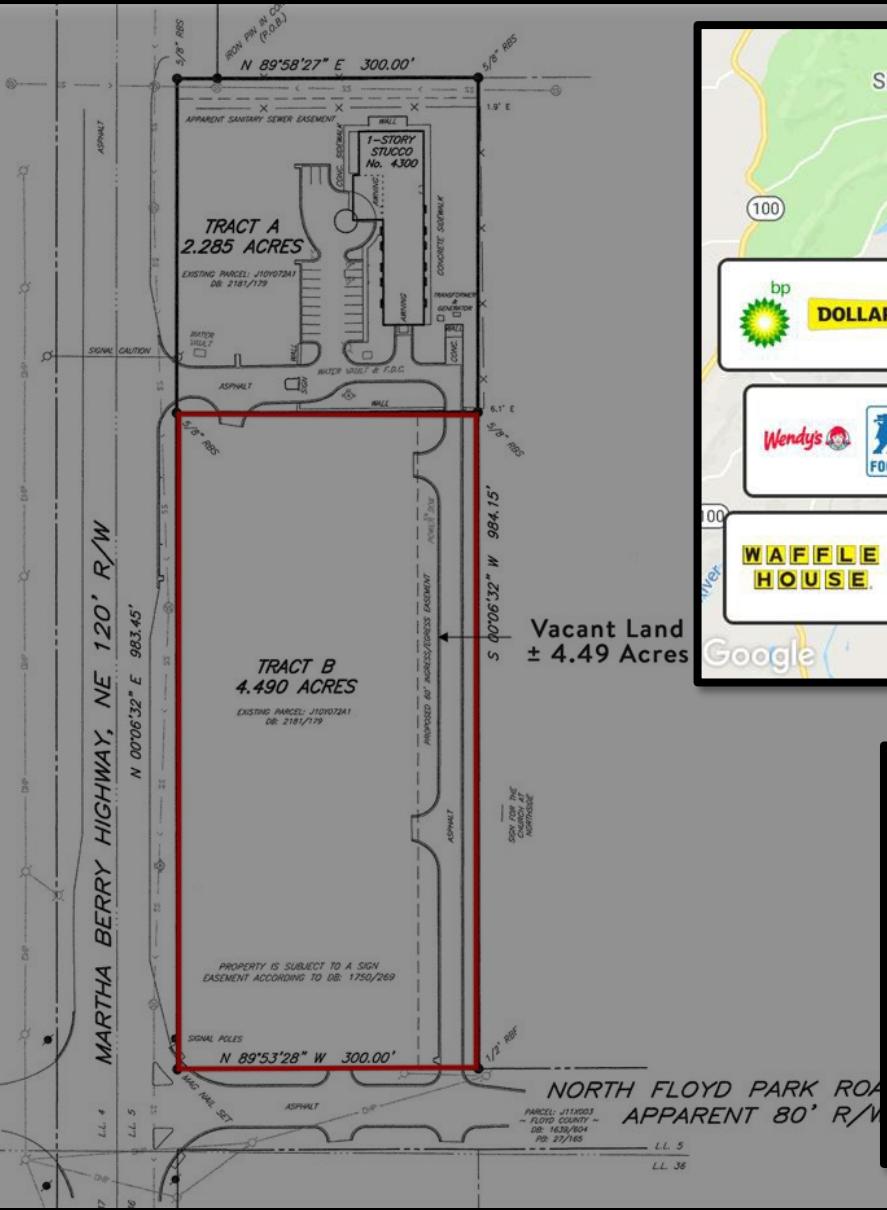




Survey & Area Statistics

Trip Smith- 678.642.4640

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,070	2,881	6,692
Total Population:	2,691	7,502	19,488
Average HH Income:	\$89,172	\$80,170	\$65,671

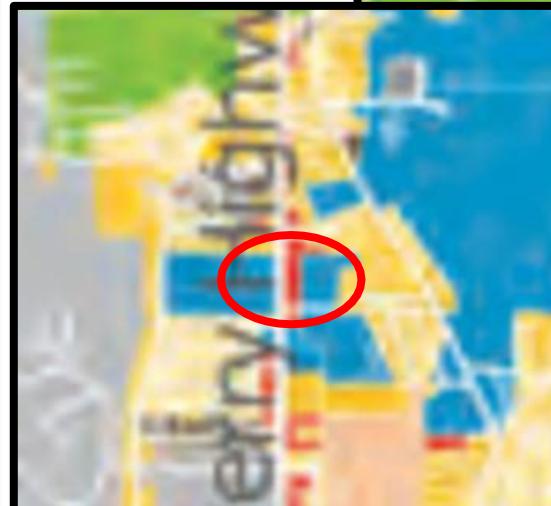
*Data derived from ESRI

Land Use

The Subject property's Future Land Use calls for commercial, which is consistent with the Current zoning and planning. This suggests flexibility in terms of commercial uses on this tract, and we predict that a reasonable re-zone request for the Subject would also be received with flexibility and open-mindedness

LEGEND

	Suburban Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Commercial
	Mixed Use
	Industrial
	Public/Institutional
	Park
	Agriculture/Conservation



Street View



DOT Curb Cuts

Must Sell! Make an
Offer!

Graded



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