



Trip Smith- 678.642.4640
tsmith@AtlantaLandGroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

For Sale

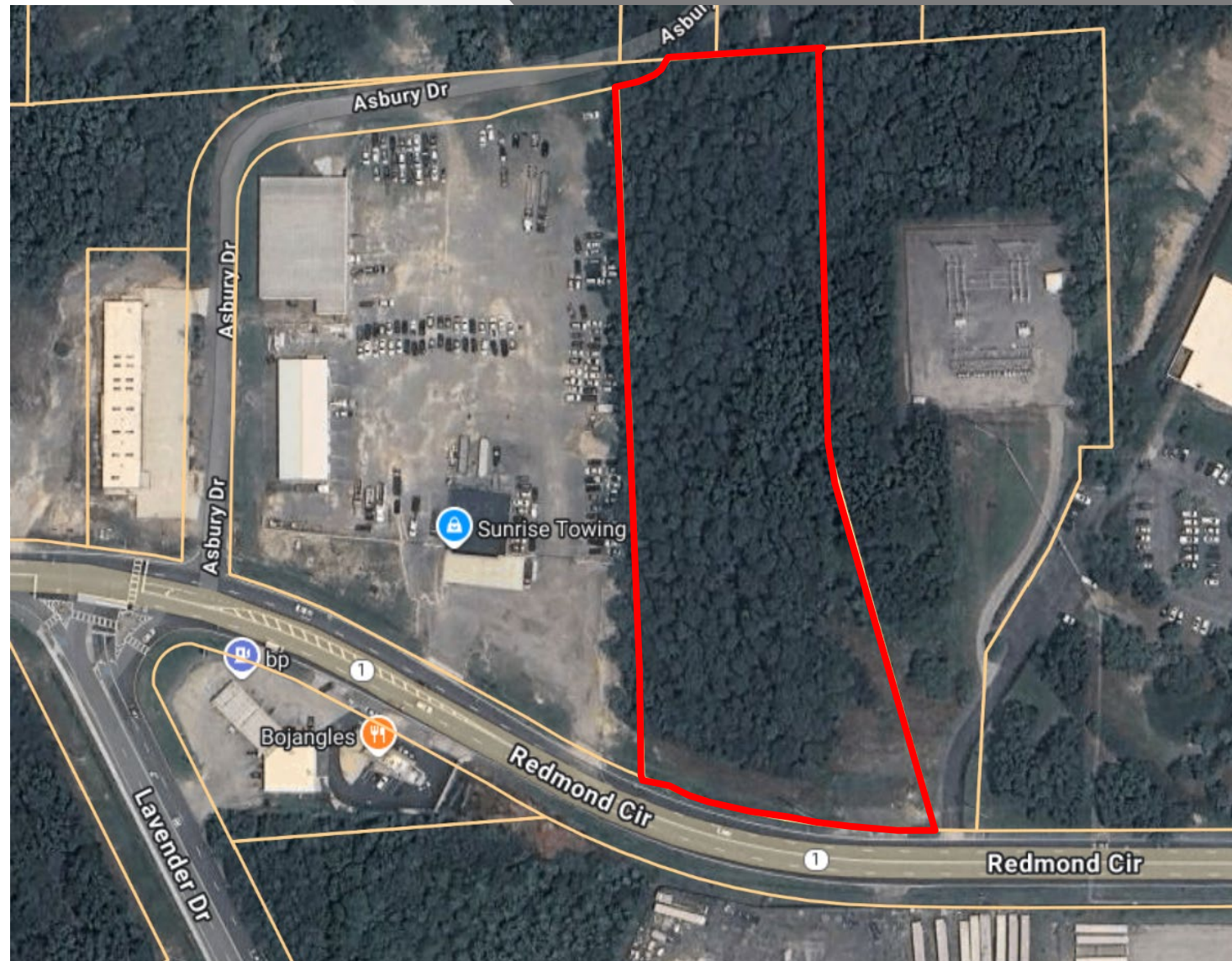
4.06 +/- Acres
Commercial Land

Highway 1
Parcel I12 036

Asking \$1,000,000

Commercial Land

Floyd County
Rome, Georgia

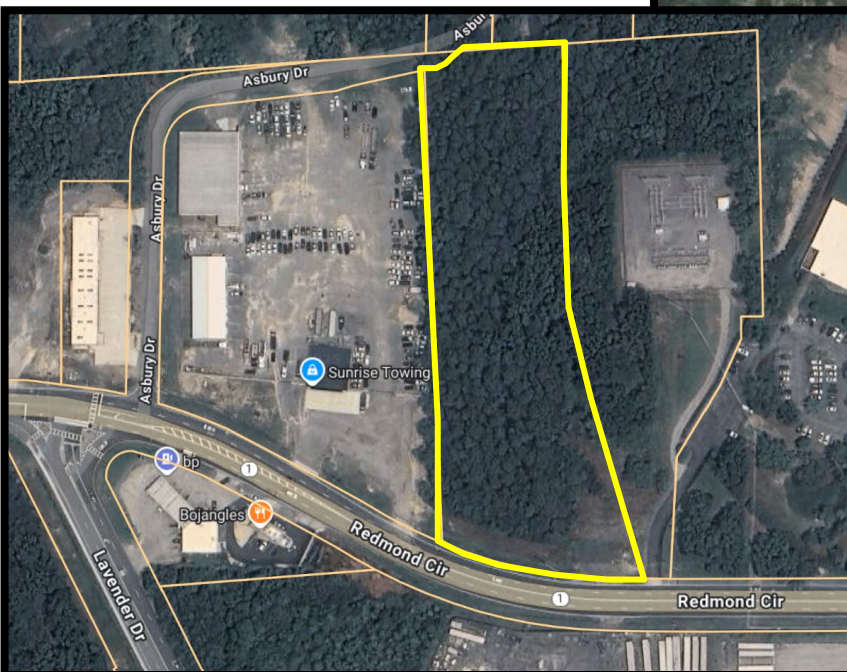
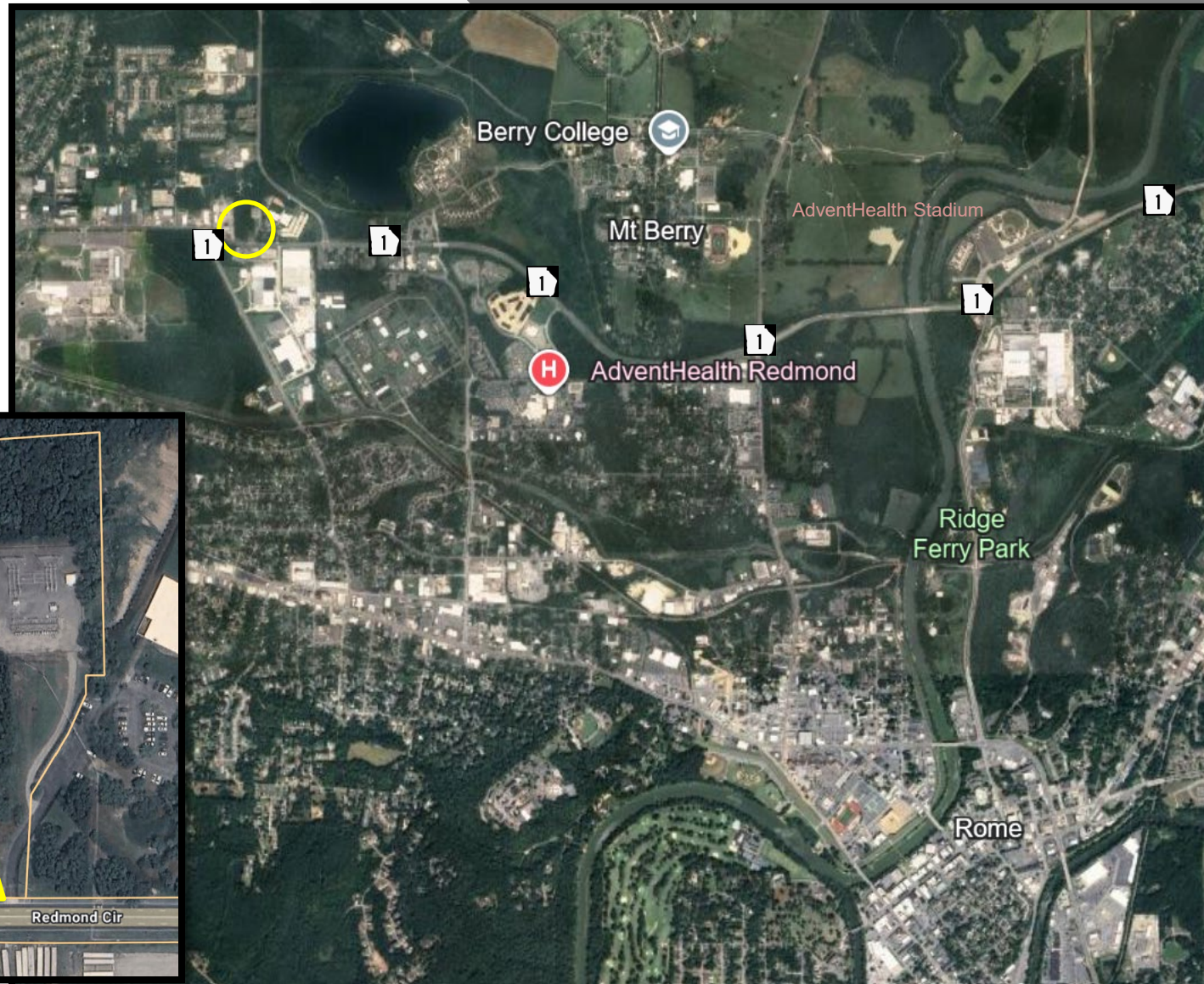


Location

Northwest Rome

+/- 320' Frontage on Highway 1

Approximate to AdventHealth /
Redmond Medical Campus, Berry
College



Summary

+/- 4.06 Acres
Parcel I12 036

~25,000VPD Highway 1

Sanitary Sewer Available

+/- 320' Frontage on Hwy 1

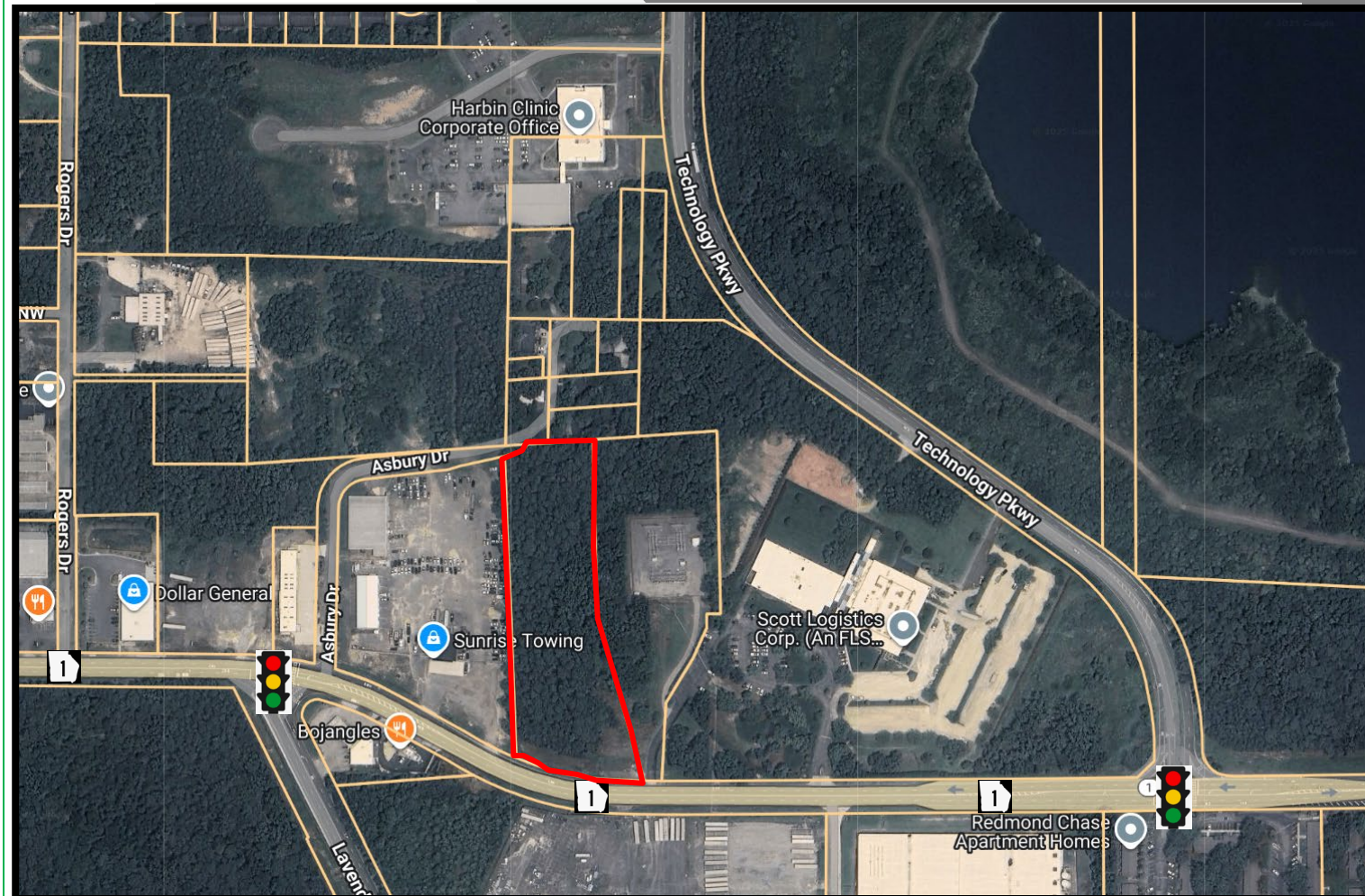
Current Zoning: C3

- Surrounded by Office, Medical, Light Industrial, and other Commercial
- Future Land Use Map allows for Commercial Use

Flexible current zoning classification allows for a multitude of uses

Future Land Use allows for Commercial, Industrial

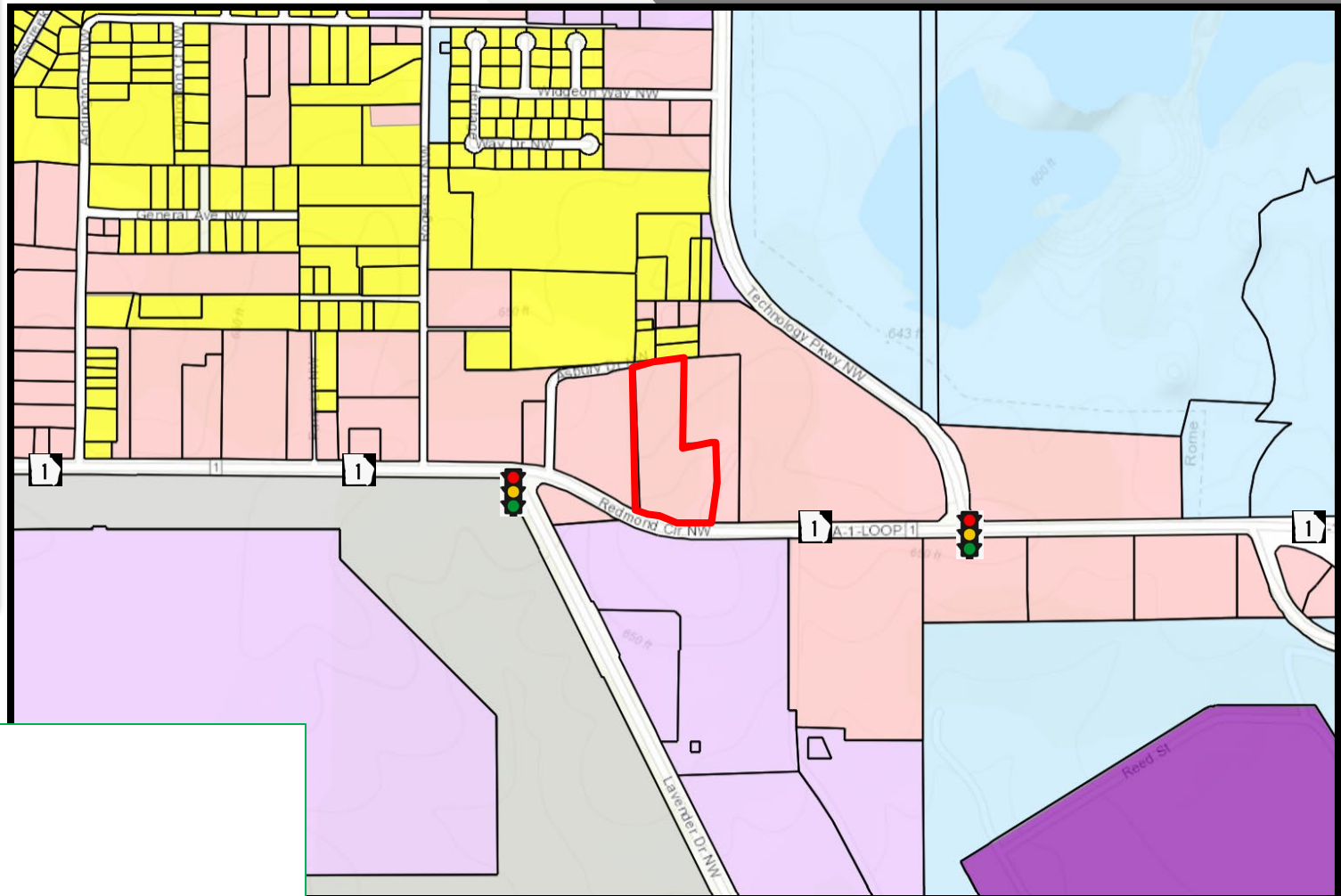
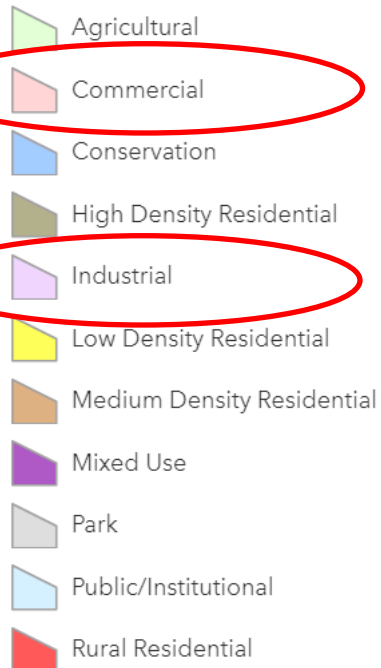
Asking \$1,000,000



Land Use

FutureLandUse20201101

FLU



Best Use:

- Commercial
- Industrial

Topography

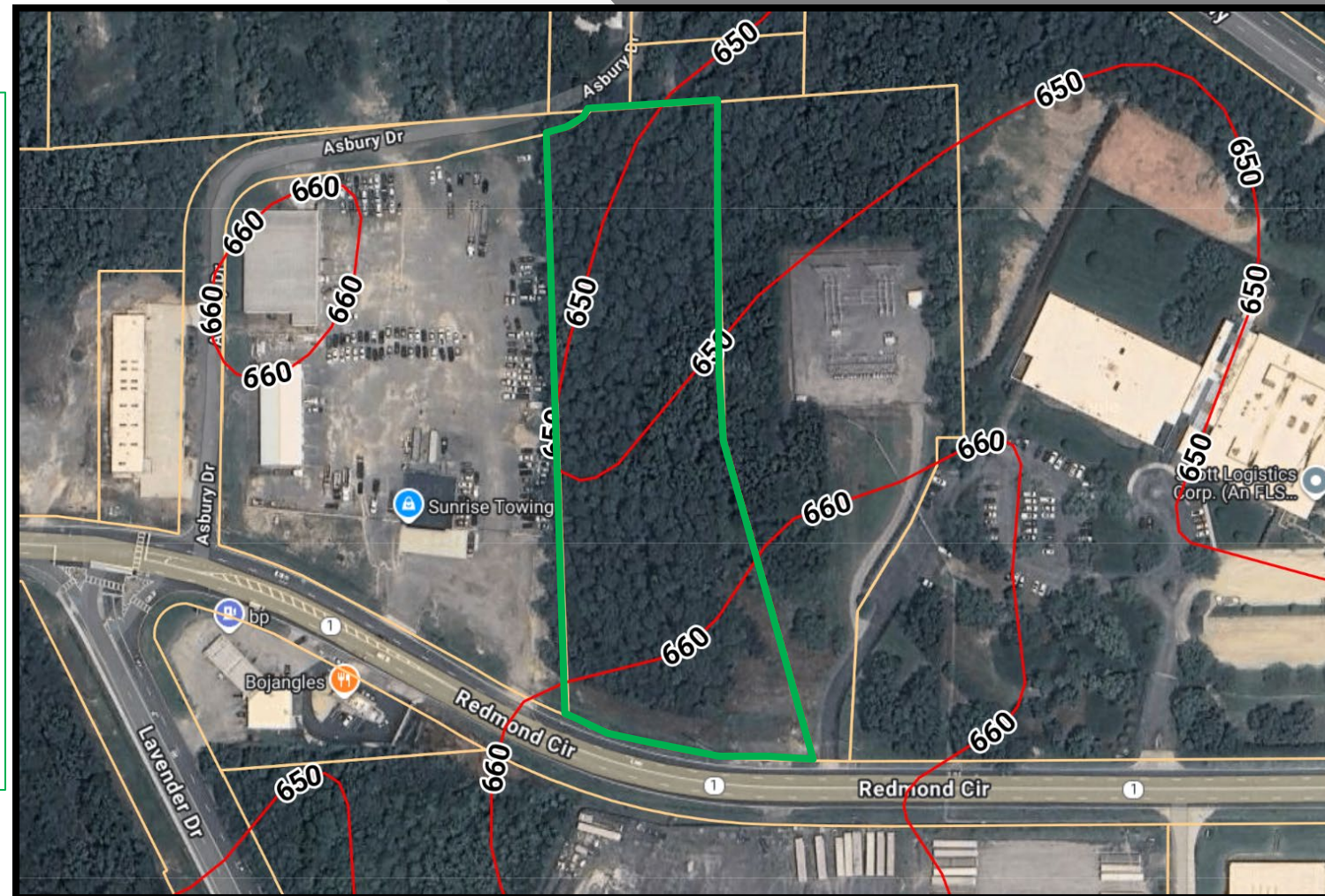
Subject has reasonable topography
- Mild slope moving North from Highway 1

Site will balance well after clearing and grading. Mild sitework to prepare for development

Sanitary Sewer available onsite

No water, wetlands, or flood plain onsite. All acreage is usable

Frontage on both Highway 1 & Asbury Drive



Street View

~25,000VPD Highway 1

Pre-existing GDOT Curb Cut
- See Yellow Circle in Image

Surrounding businesses include GA Power
Substation, Commercial (Towing, Bojangles,
Dollar General) Industrial, O-I





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