

# For Sale

8 +/- Acres  
Commercial Land

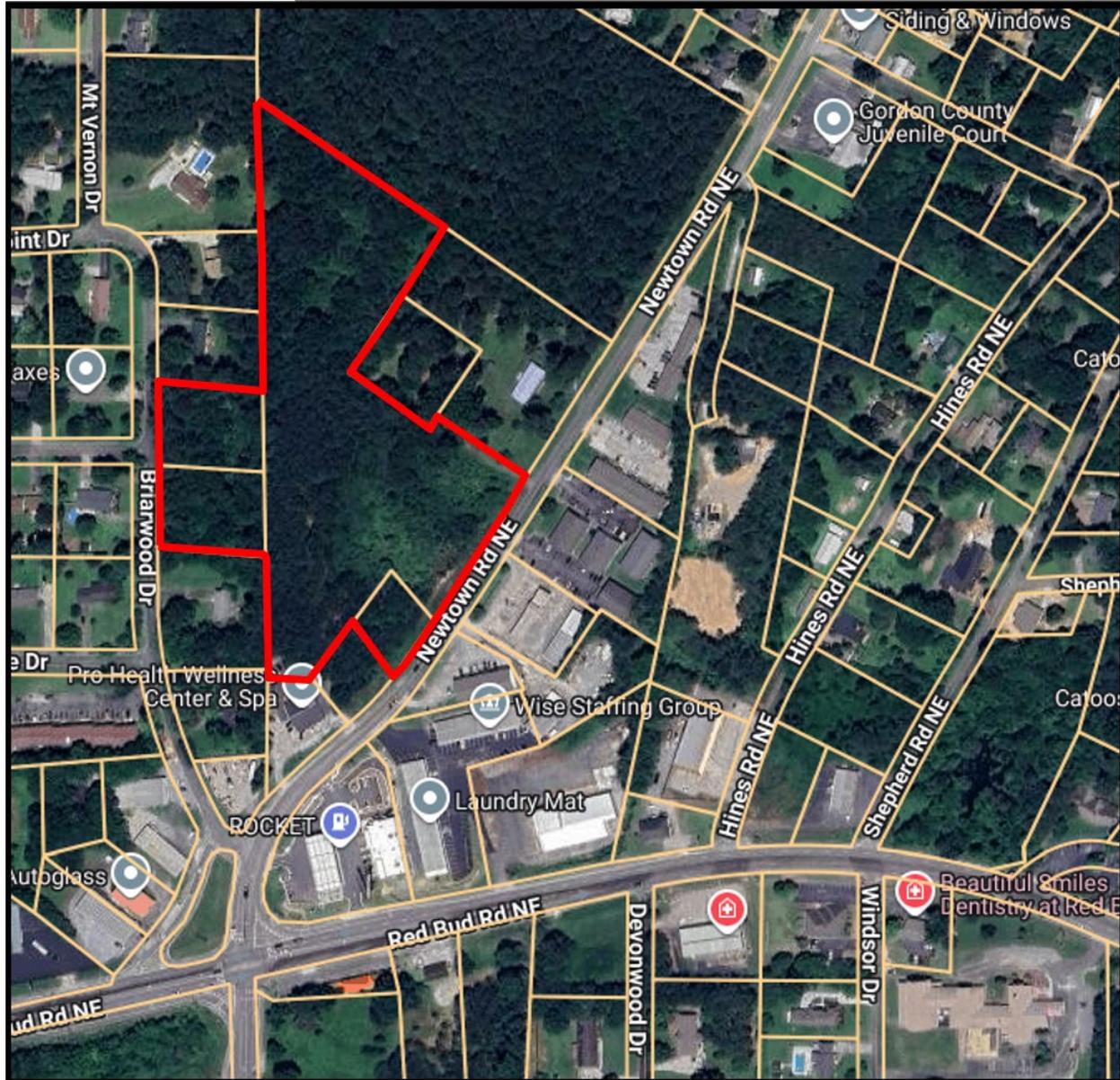
Newtown Road

Asking \$1,050,000

Development:

Office  
Medical

Gordon County  
Calhoun, Georgia





# Summary

**+/- 8.0 Acres**

465' Frontage on Newtown Road NE Po  
Gordon County

All Utilities onsite

- Power, Gas, Water, Gravity Sewer

Current Zoning: Commercial / Residential  
Proposed Best Use:

- Commercial
- Office
- Medical

Close to AdventHealth Redevelopment  
Project

Favorable Traffic Counts @  
12,000 – 13,000 Cars/Day

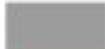
Easily balanced topography

City of Calhoun

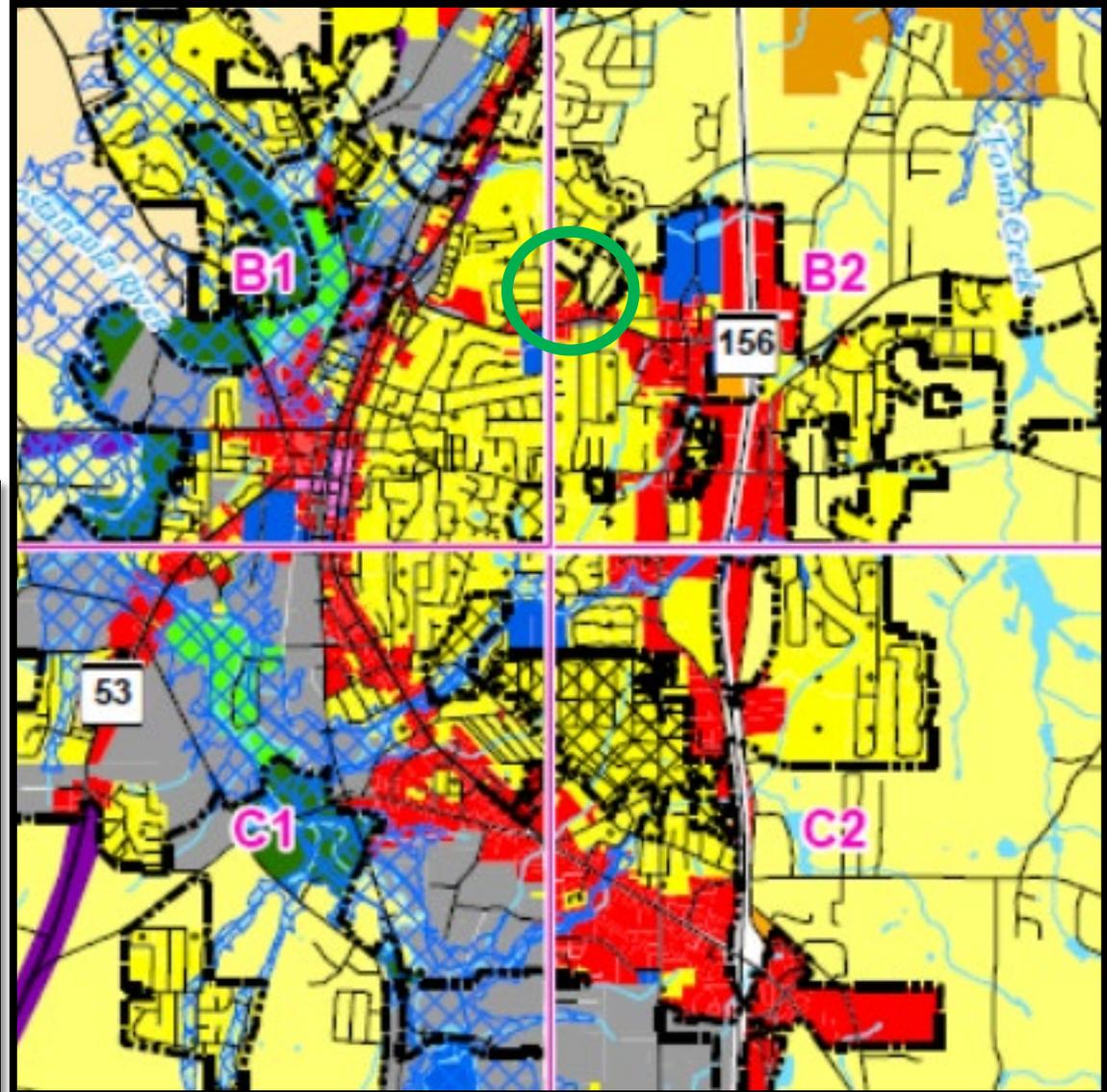
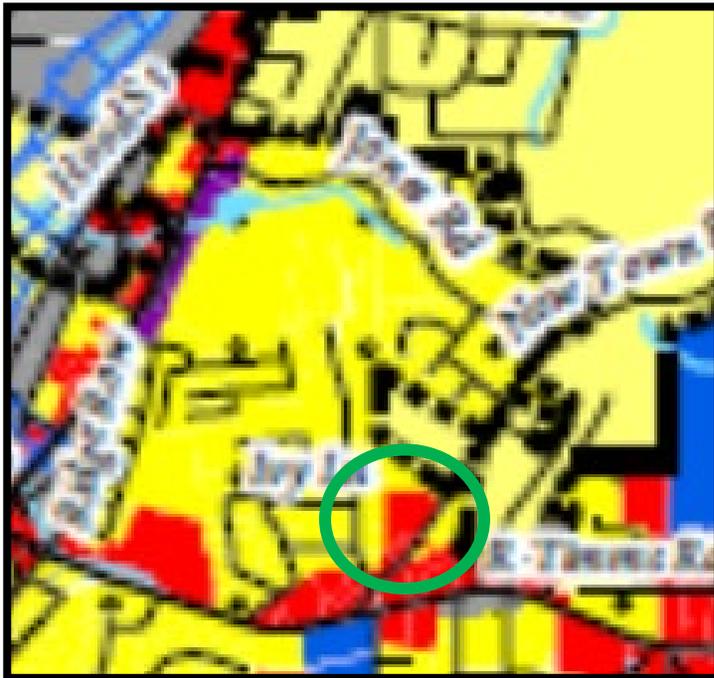
**Asking \$1,050,000**



# Land Use

-  Commercial
-  Emerging Mixed Use
-  Emerging Suburban
-  Greenspace
-  Historical
-  Industrial
-  Parks & Recreation
-  Public/Institutional
-  Residential

The Subject property's Future Land Use calls for commercial. Adjacent properties are Commercial and Residential, both by standards of Current Zoning as well as Future Land Use / Comprehensive Plans



# Topography

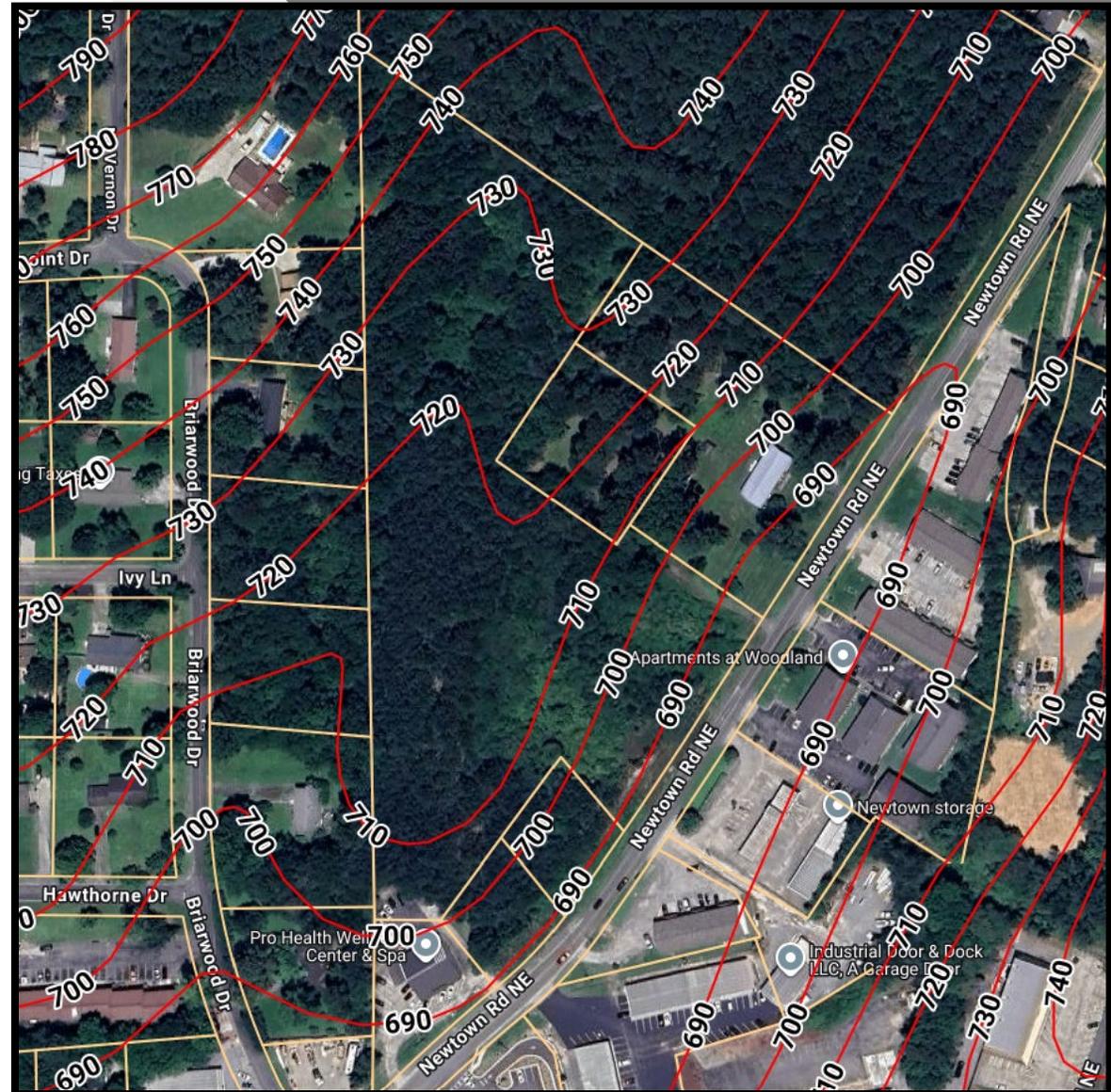
Subject has favorable topography

Gently sloping downwards moving from North to South

Gravity Sewer onsite

Site was previously graded and needs clearing and minor/moderate grading to be development-ready

Subject property unaffected by wetlands and/or floodplain





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