



**443 JOE FRANK  
HARRIS PKWY**  
EMERSON, GA 30120

**Land For Sale**  
**34.21 +/- Acres**

**ROBERT GRAHAM**

*Vice President*

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*President*

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**King** Industrial  
Realty, Inc.

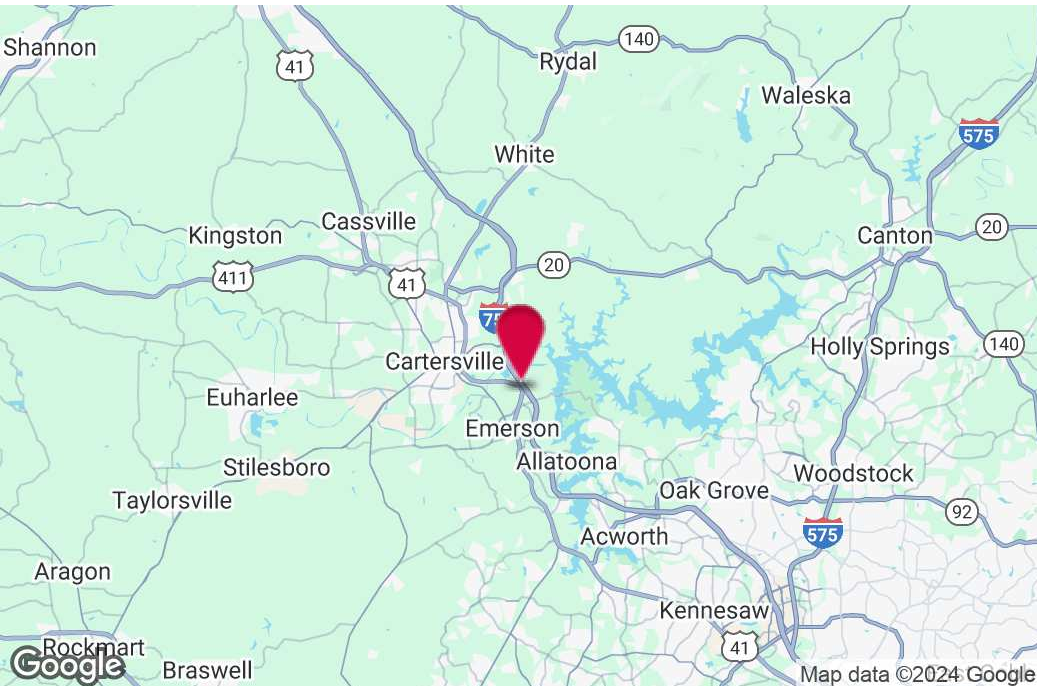
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LAND FOR SALE  
34.21 +/- ACRES



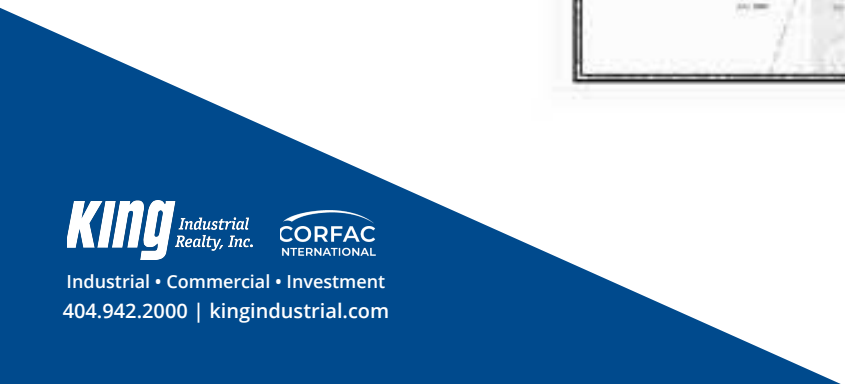
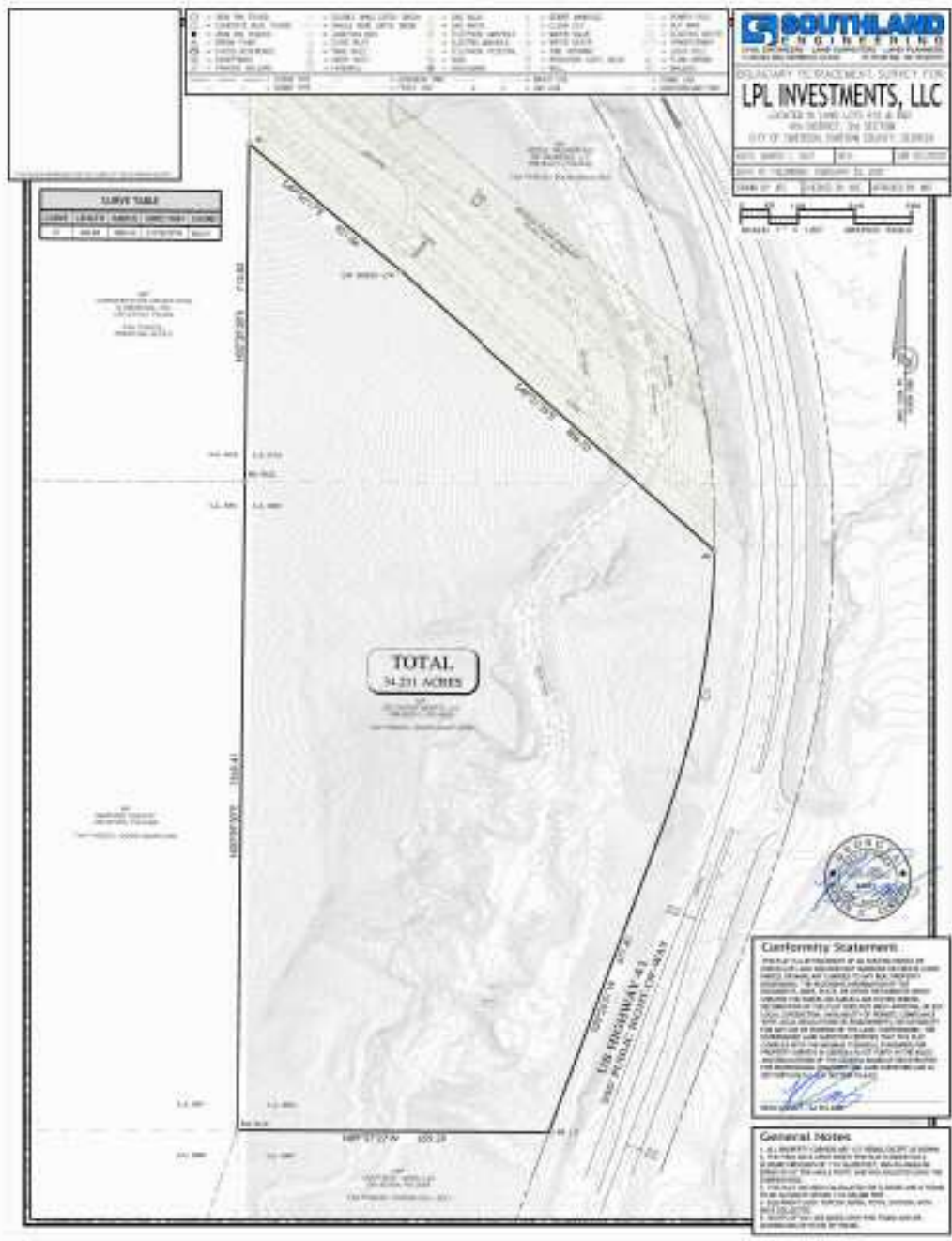
## PROPERTY HIGHLIGHTS

- 1,391 +/- LF of Frontage Along the West Side of Joe Frank Harris Pkwy (Hwy. 41)
- Approved Plans for 250' Deceleration Lane with 100' Taper
- Existing Median Cut & Turn Lane for Northbound Traffic on Joe Frank Harris Pkwy.
- Traffic Count 18,000 +/- AADT
- All Utilities Available
- Less Than 1 Mile to I-75 Interchange @ Red Top Mountain Road (Exit 285)
- 2.2 +/- Miles to LakePoint Sports Complex
- 3 +/- Miles to Downtown Cartersville
- Currently Zoned C-2, Community Retail Commercial

## OFFERING SUMMARY

Lot Size:	34.21 Acres
Zoning:	C-2

# SURVEY



# ADDITIONAL PHOTOS



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## ROBERT GRAHAM

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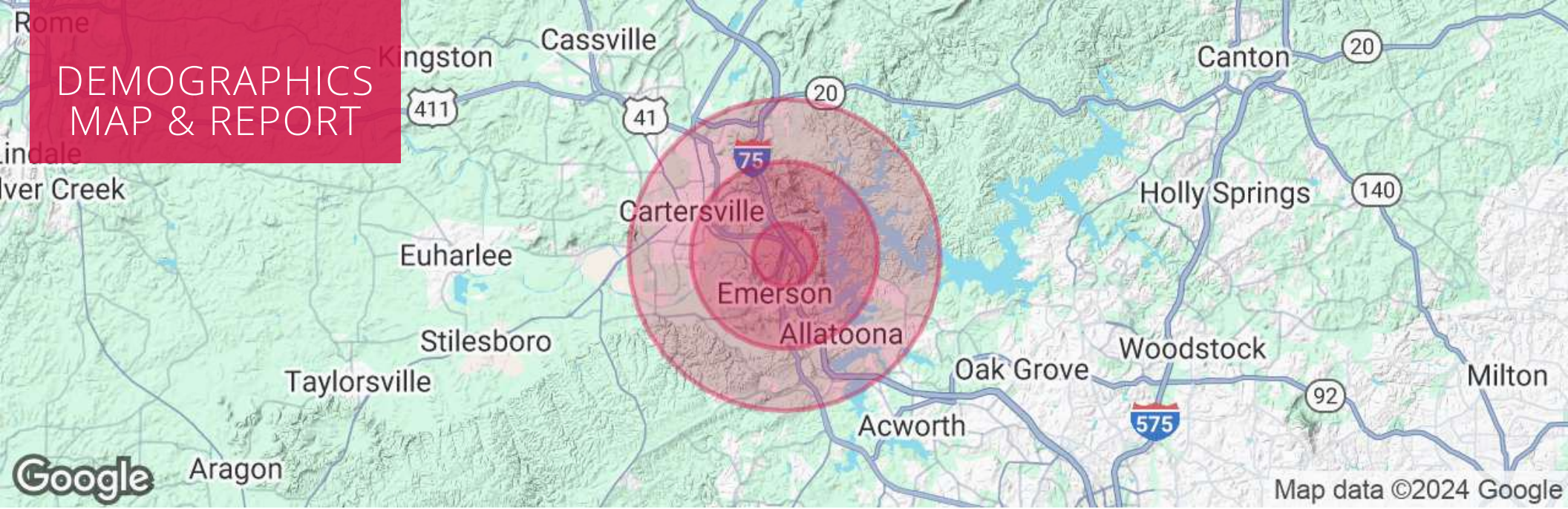
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Co-Listed With:



*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.*

# DEMOGRAPHICS MAP & REPORT



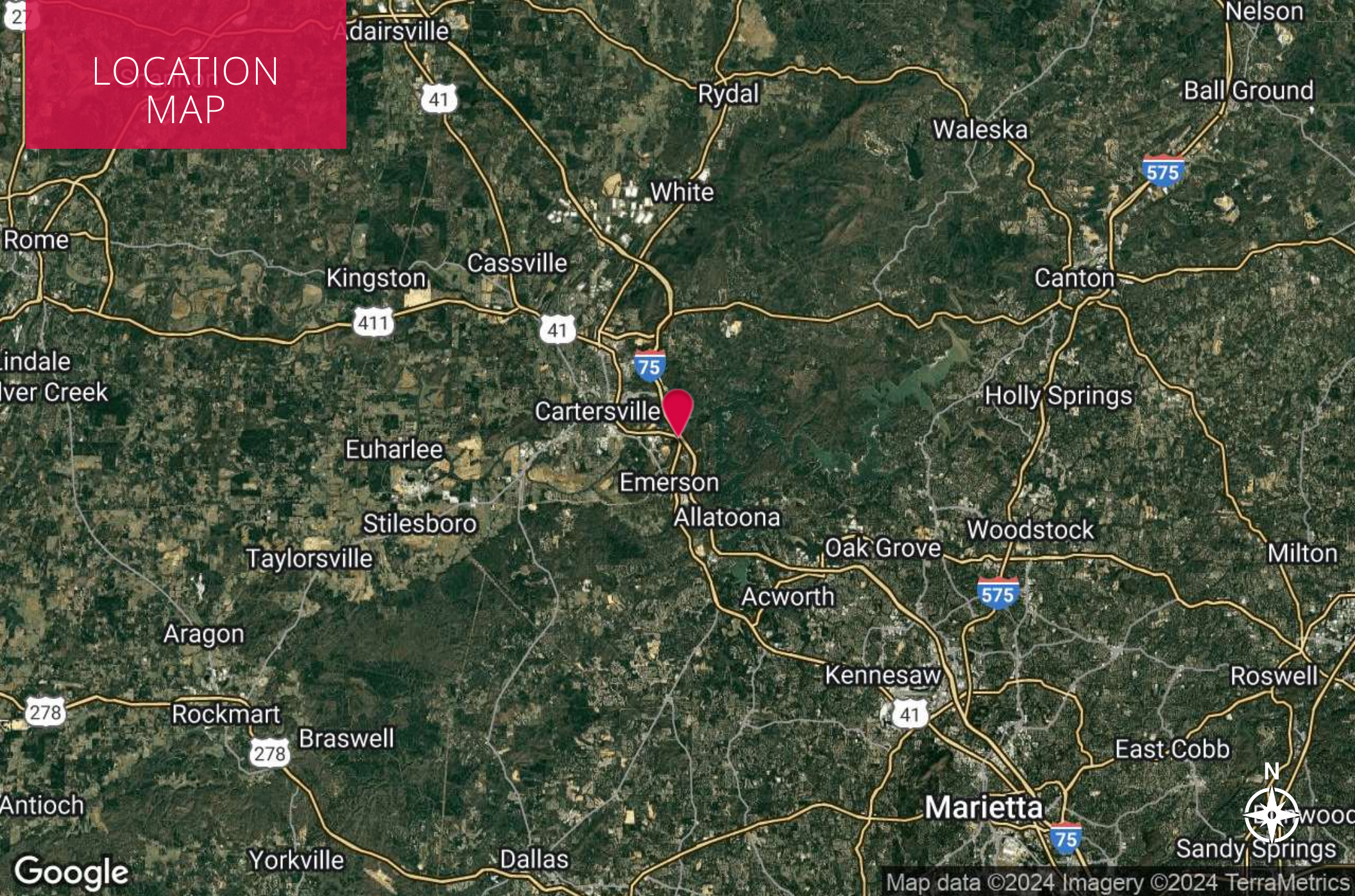
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	211	5,992	34,138
Average Age	46	43	41
Average Age (Male)	45	42	39
Average Age (Female)	47	44	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	83	2,392	12,982
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$103,004	\$97,203	\$92,222
Average House Value	\$498,317	\$330,367	\$306,662

# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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