

# For Sale

24+/- Acres  
Residential Land

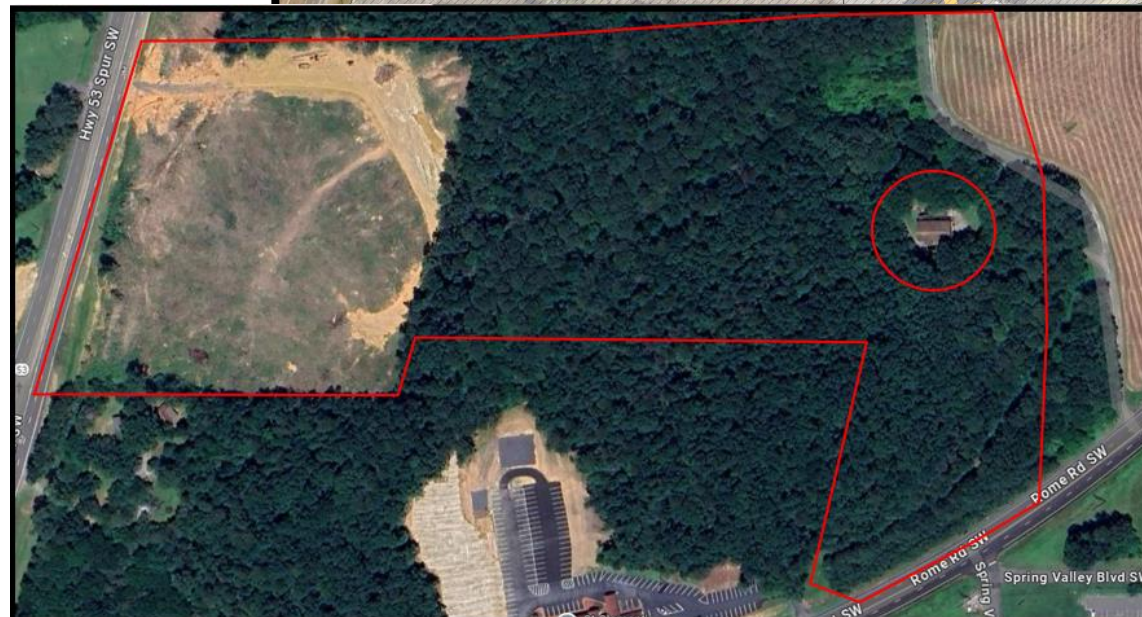
Highway 53 &  
Rome Road

Asking \$1,000,000  
\$41,667 per Acre

Development:  
Single Family Homes,  
Townhomes

Centrally-Located  
Primary Residence with  
Large Lot

Calhoun, Georgia

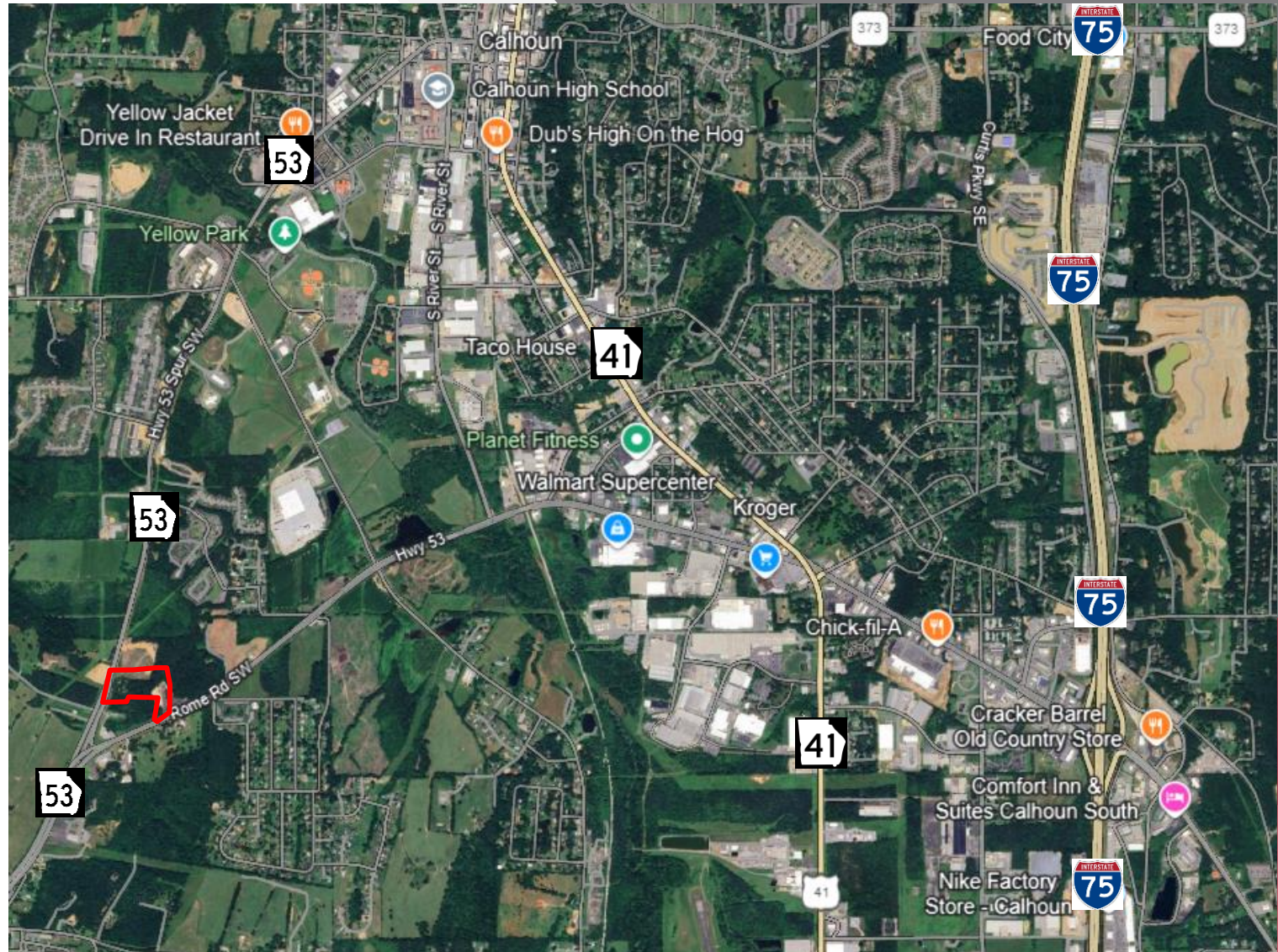


# Aerial View

+/- 24 Acres

At the split of Hwy 53  
(Rome Road) and Hwy 53  
Spur SW

- Access from each of these major roads
- 14,000+ Cars/Day



# Executive Summary

+/- 24 Acres

Frontage on Hwy 53 and Rome Road.

Fully Renovated 2-Story Home Onsite

Current Zoning: Residential  
Proposed Best Use: Townhomes,  
Single Family Attached/Detached

Gordon County  
Adjacent to City of Calhoun Parcels  
- Can be Annexed into City

All Utilities  
- Gravity Sewer approximate  
- Sewer letter available

Some topography  
- Site can be balanced

Growth-friendly municipality

~1 Mile to Big Box Retail  
~2.5 Miles to I-75  
~2 Miles to Downtown Calhoun



# Executive Summary

+/- 24 Acres

Fully Renovated 2-Story Home

Home Specs:

- ~3,400sqft
  - ~ 45' Wide
  - ~ 40' Deep
- 3 Bed, 2.5 Bath
  - Potentially 5 Bed, 3.5 Bath, if Basement is finalized
- 2-Car Garage
- Only the Slab and Side Retaining Wall are Original
  - Everything else brand new
- New HVAC
- New Electrical Throughout
- New Plumbing
- New Framing, Windows, Flooring, Plywood, Roof, etc.



# Photos



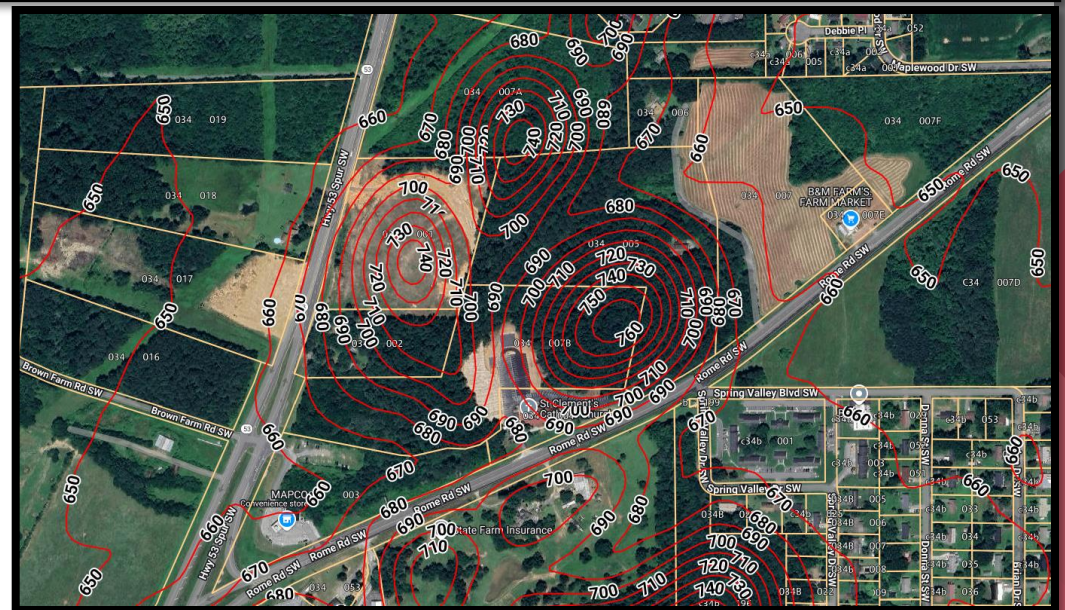
# Street View

From the West  
Side of Parcel



## Topography

+/- 40-50 feet of topo change  
from lowest point to highest





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