



**SITE**

1043 Jones Mill Rd,  
Cartersville, GA 30120

# OFFERING MEMORANDUM

**First Time Offering**

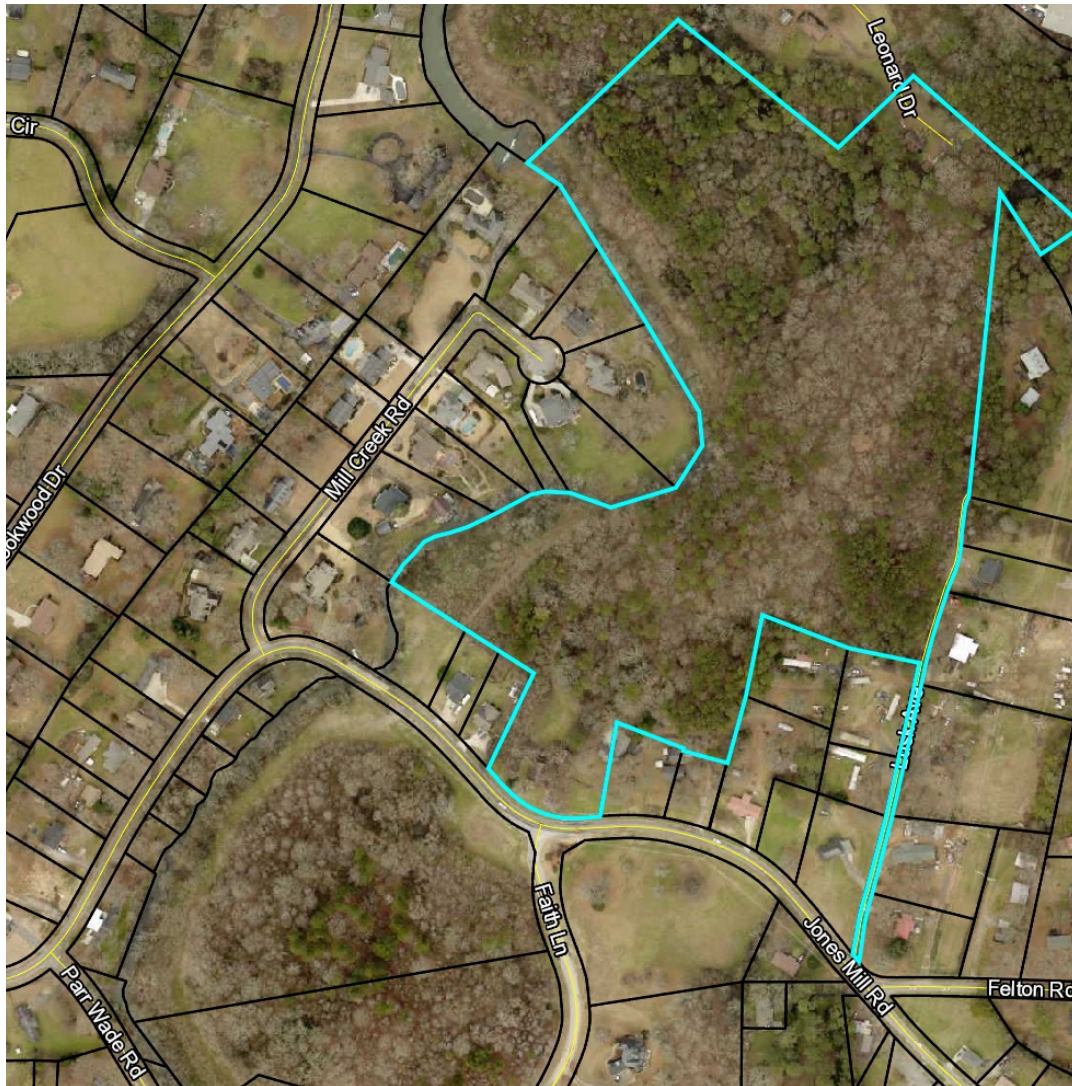
1043 Jones Mill Road | 25.15 Acres



**H&H Realty, LLC**  
GLOBAL REAL ESTATE

# PROPERTY SUMMARY

Prime Residential Development | 25.15 Acres



## PROPERTY DETAILS

Prime residential development tract strategically located just south of US Hwy 41 (Joe Frank Harris Pkwy.) and about 2.5 miles north of Downtown Cartersville. The tract is heavily wooded with rolling topography enjoying about 1,400 feet of frontage along the banks of Pettit Creek. Within close proximity to major employment and retail centers:

- Georgia Highlands College – 1.2 miles
- Piedmont Hospital – 0.75 miles
- Savoy Museum – 0.78 miles
- Hwys 41, 20 and 411 interchange – 0.5 miles
- Interstate 75 – 2.6 miles
- Medium/High Residential Classification on Bartow County Future Land Use Map
- Presently zoned A-1 (Development zoning required)
- All public utilities available

For additional info contact:

Mark Harris  
Broker  
770.314.3145  
mark@handhrealty.net

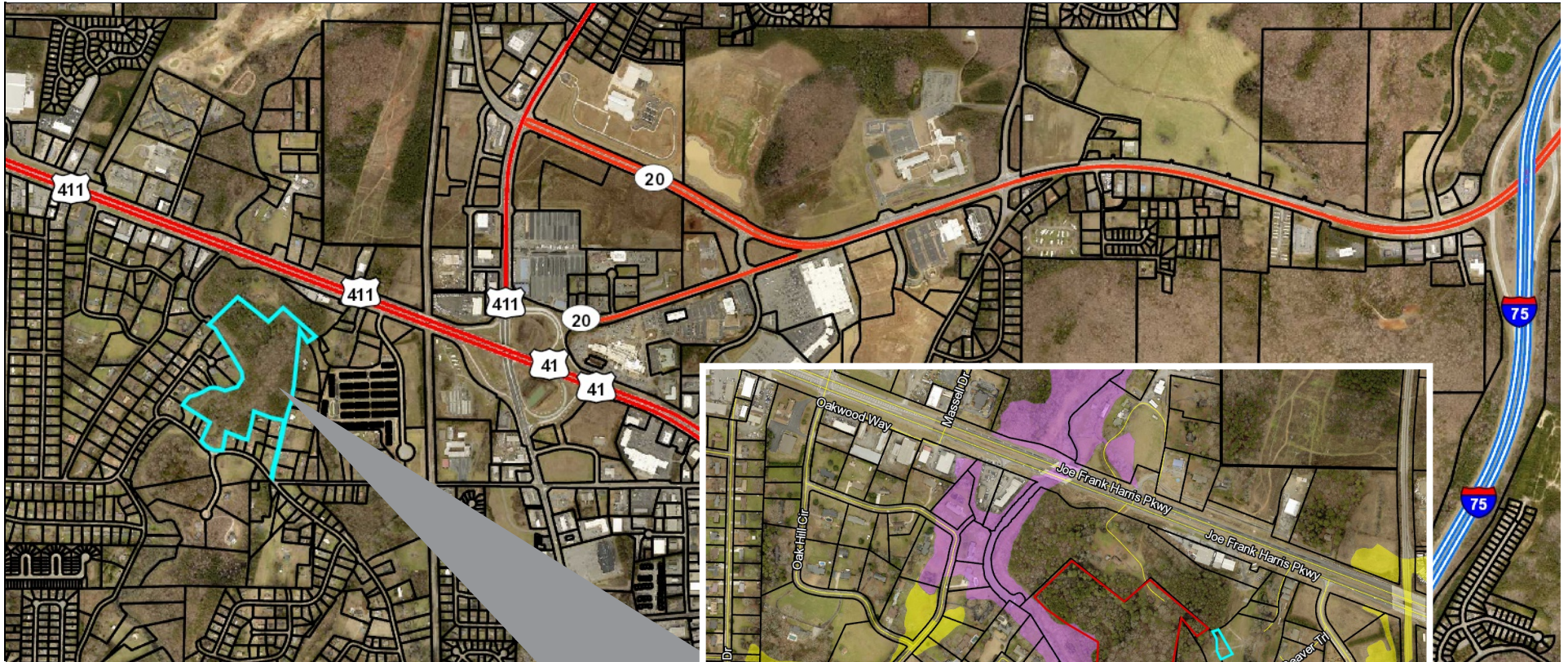


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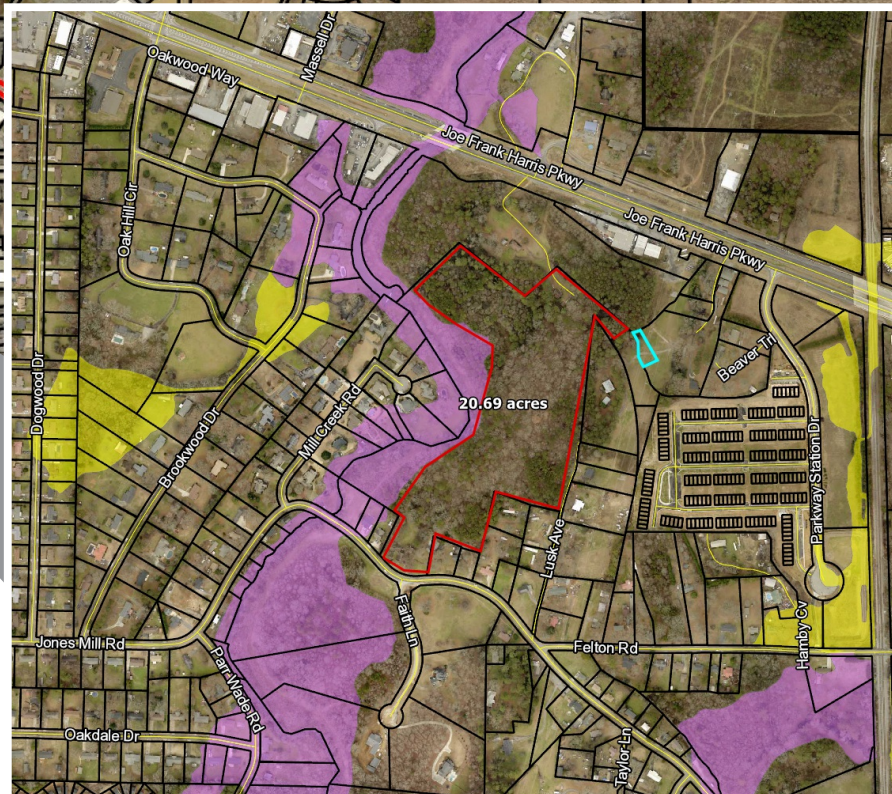
**PRICE | \$2,500,000**

# PROPERTY MAPS

Prime Residential Development | 25.15 Acres



\* Inset map to the right indicates the flood zone area and estimated usable property.



PRICE | \$2,500,000

# AREA OVERVIEW

Prime Residential Development | 25.15 Acres

Address: 1043 Jones Mill Road, Cartersville, GA 30120

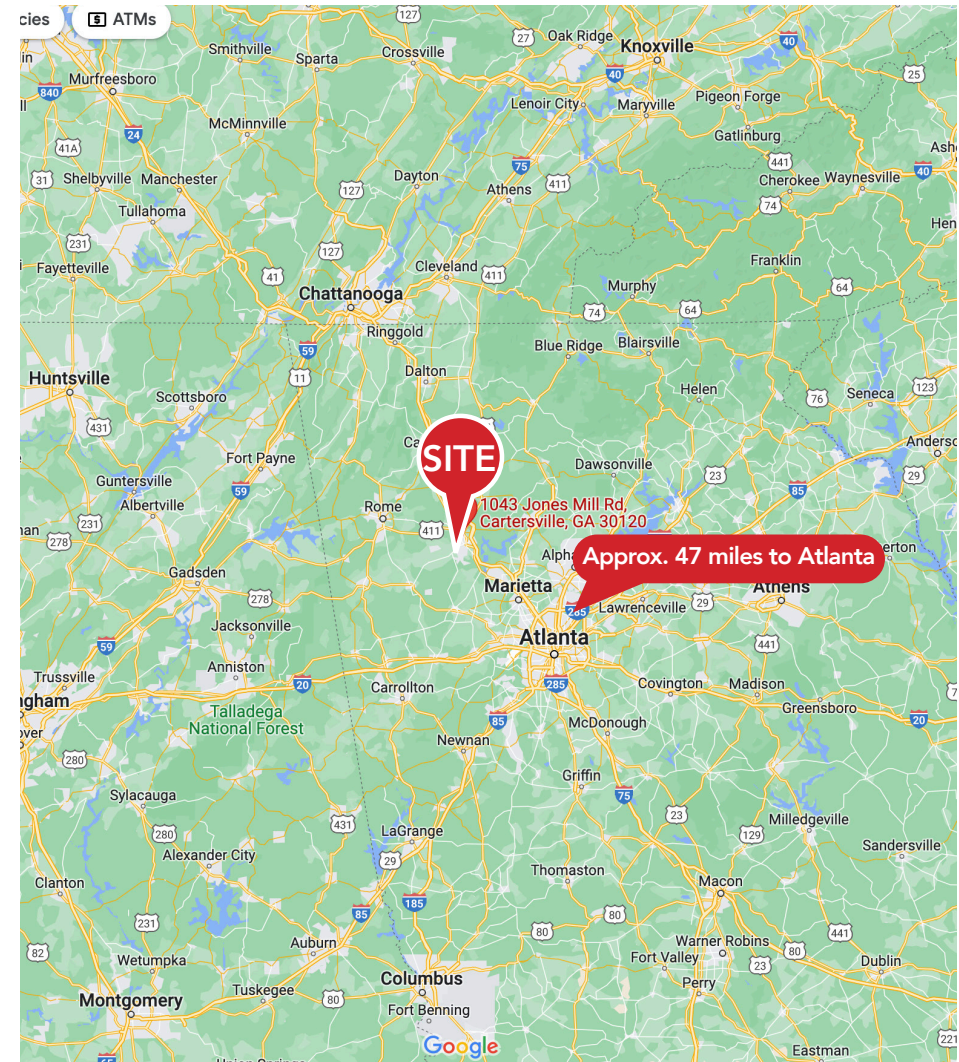
County: Bartow

Site Size: 25.15 acres

Parcel IDs: 0071-0125-001

Utilities: All utilities on site

Sale Price: \$2,500,000



H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.

