



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

4.3 +/- Acres
Commercial Land

Armuchee Connector
& Highway 1

Asking \$1,200,000

Development:

Commercial
Hospitality
Car Dealership
QSR

Floyd County
Rome, Georgia



Location

Located in North Rome

+/- 750' Frontage on Highway 1
+/- 380' Frontage on Armuchee Connector

Walking Distance to
AdventHealth Stadium,
Oostanaula River, Heritage Trail
System, Campgrounds, Retail



Summary

+/- 4.3 Acres

+/- 750' Frontage on Highway 1
+/- 380' Frontage on Armuchee Connector

25,000+ VPD on Highway 1
- +/-10,000 VPD on Armuchee Connector

Walking Distance to
AdventHealth Stadium,
Oostanaula River, Heritage Trail
System, Campgrounds, Retail

Favorable Zoning and Future
Land Use

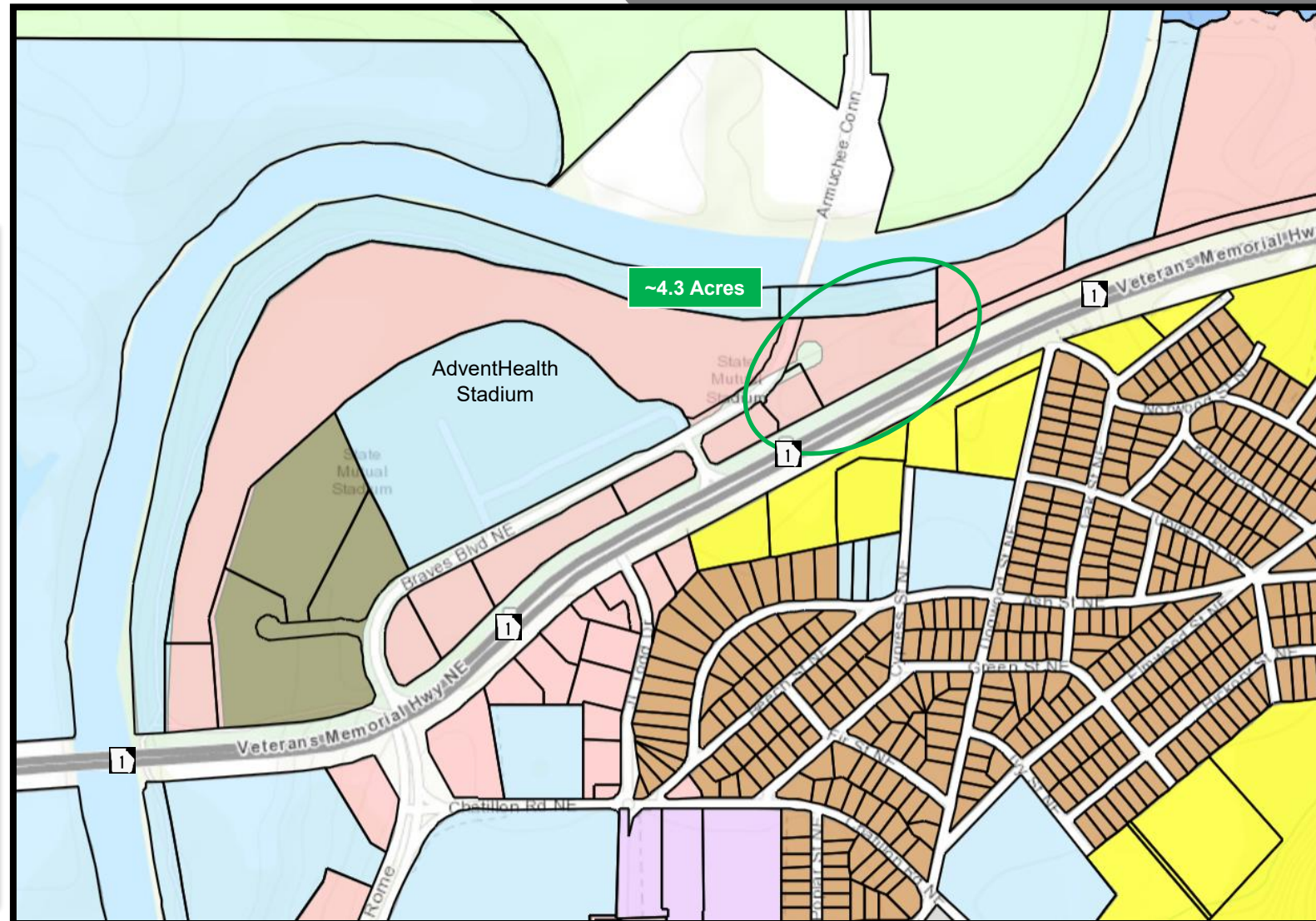
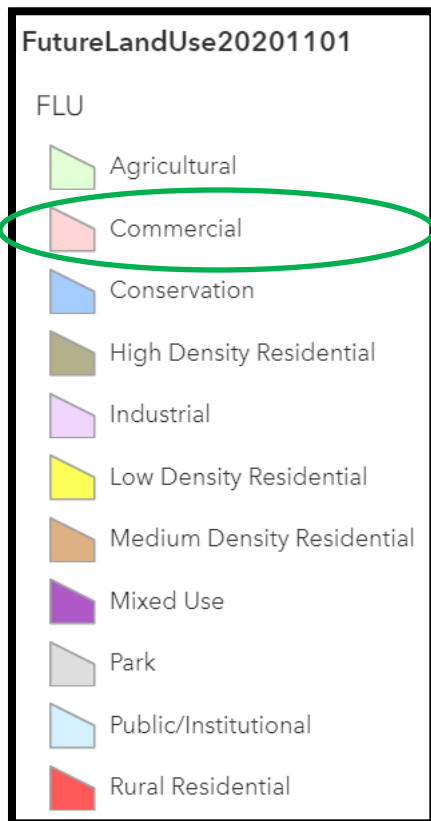
Sewer Onsite

Flat, ready for development

Asking \$1,200,000



Land Use

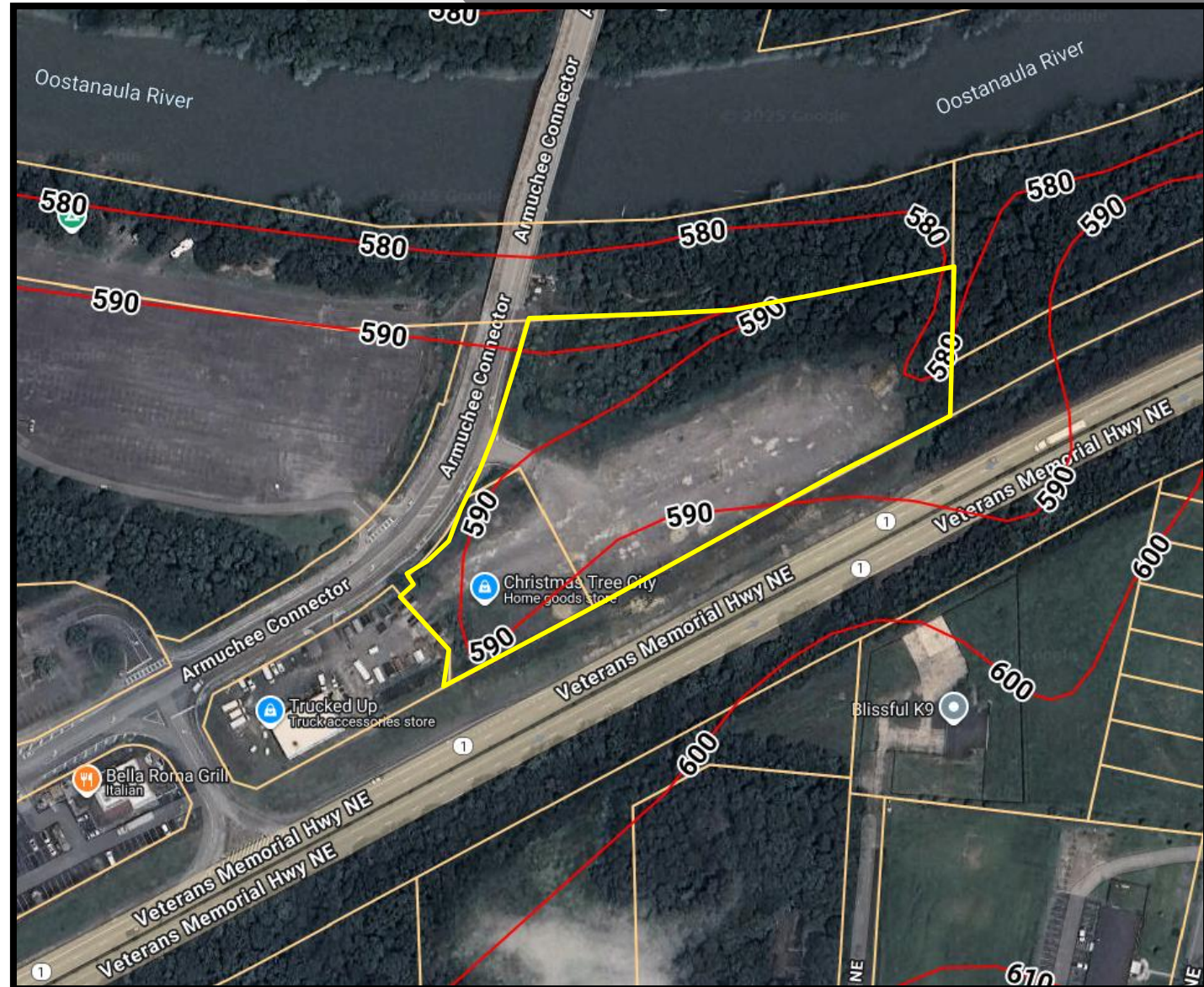


Topography

Subject has favorable
topography
- Flat, Ready for Development

Direct visibility on Highway 1,
Braves Boulevard

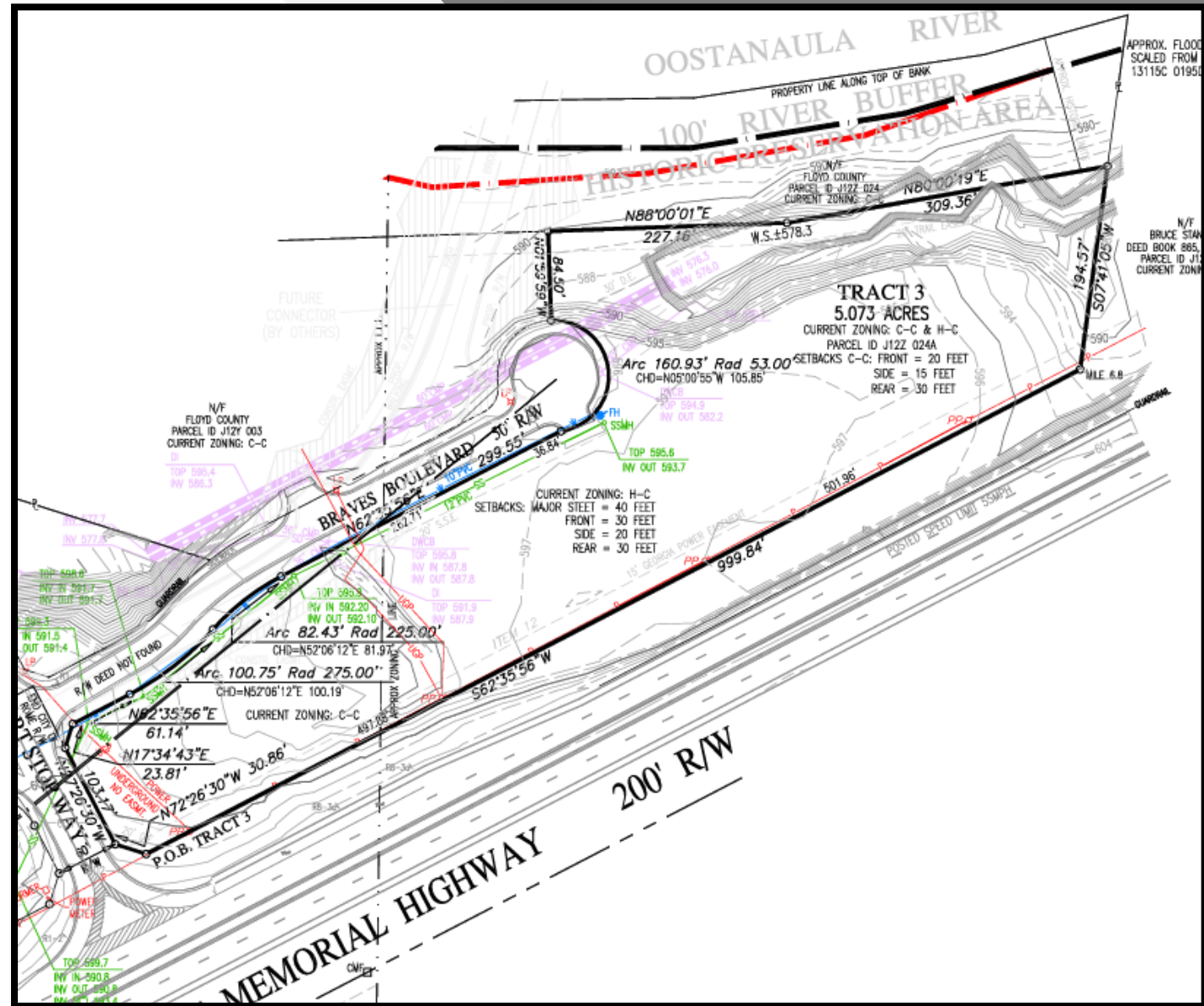
4.3 Acres



Survey

Survey Available

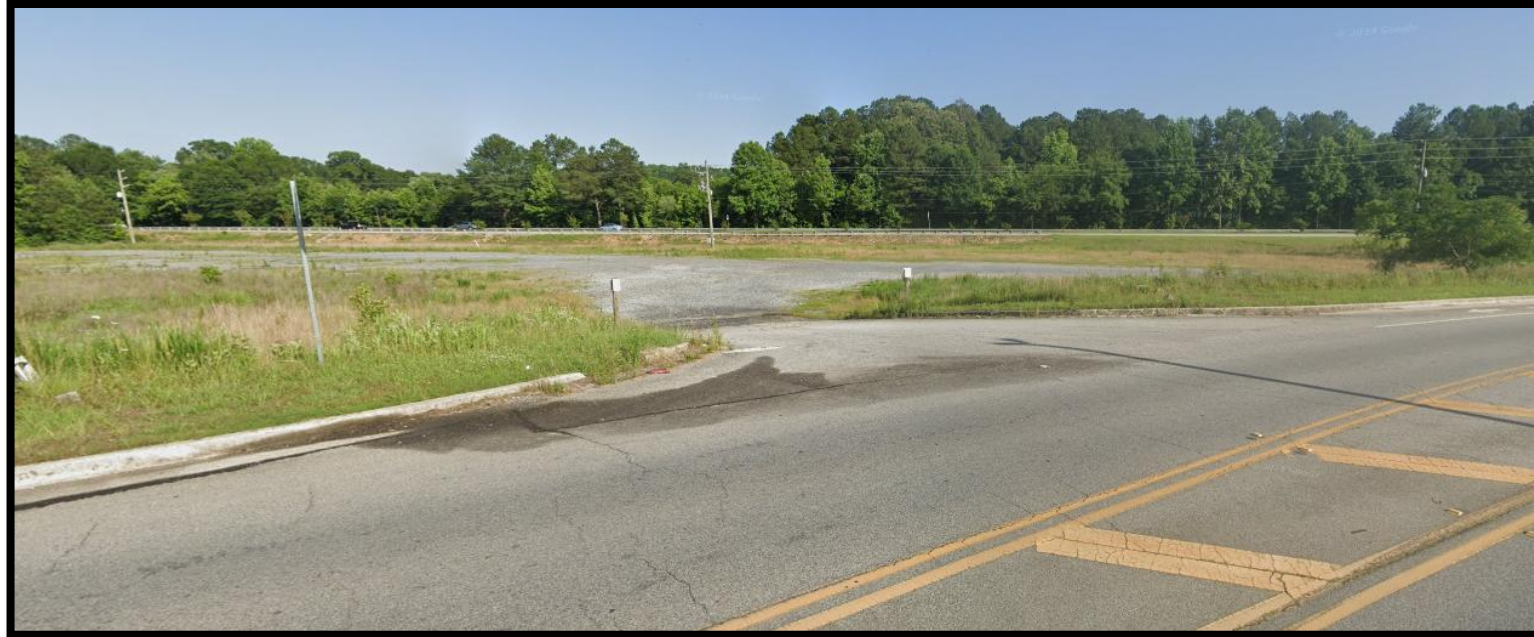
Covenants, Conditions, &
Restrictions Available



Street View

Flat, high visibility

Zoning- and Development-Ready





Trip Smith- 678.642.4640
tsmith@AtlantaLandGroup.com



Trip Smith
Associate Broker
Atlanta Land Group
tsmith@atlantalandgroup.com
678.642.4640