

# For Sale

8.5+/- Acres

I-75 & Mitchell Road

Asking \$1,000,000

Development:

Truck Parking  
Drop Yard  
Commercial  
Industrial

Bartow County  
Adairsville, Georgia





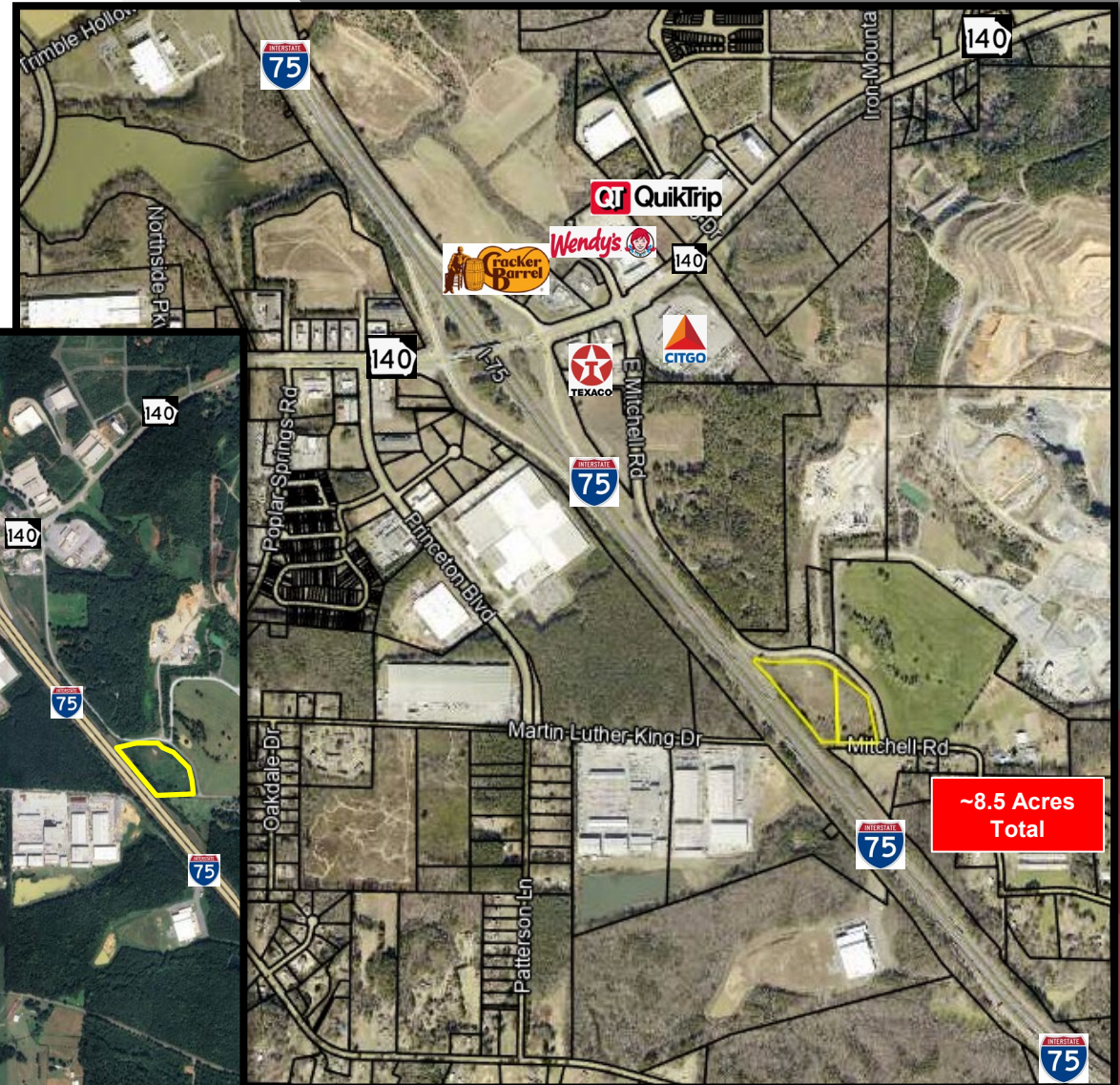
# Location

+/- 8.5 Acres

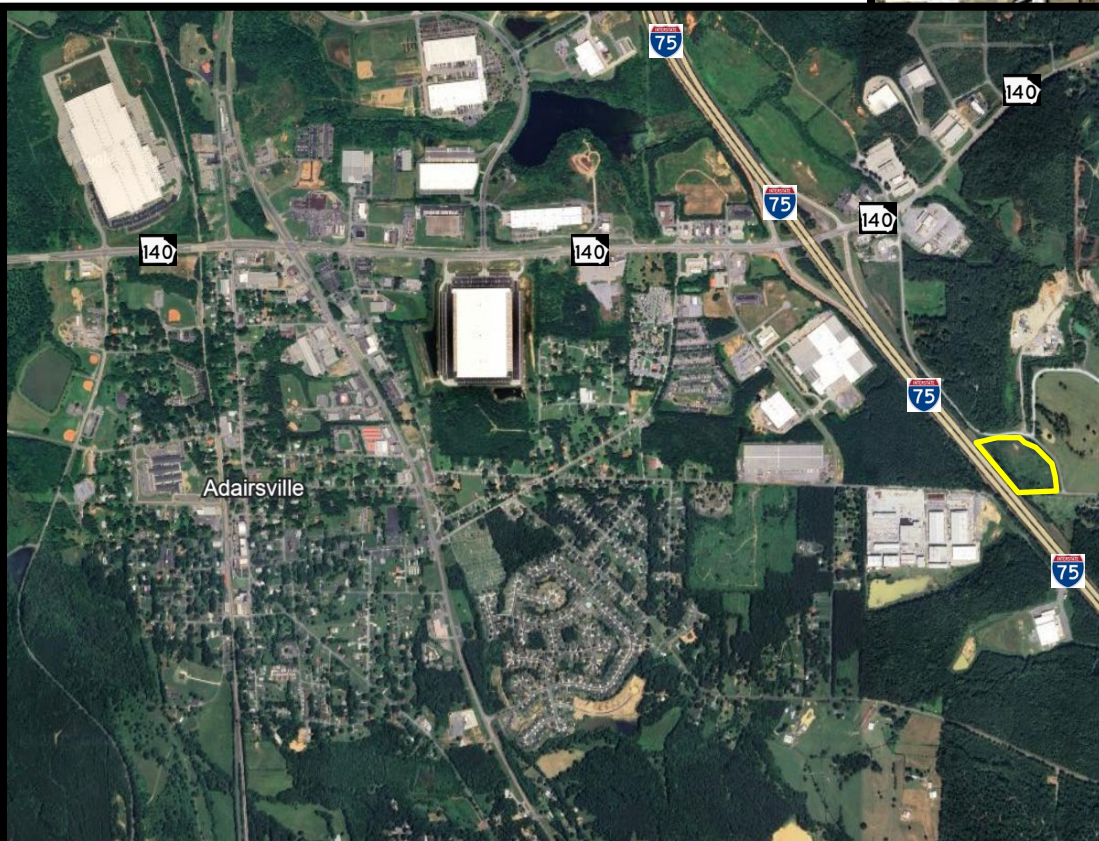
+/- 860' Frontage on I-75

Access Via E. Mitchell Road

½ Mile to Gas, Food



**~8.5 Acres  
Total**





# Summary

## +/- 8.5 Acres

860' Frontage on I-75 Northbound

- Potential entrance South via MLK Drive, with exit on the North via Mitchell Rd NW would be favorable for truck parking

Bartow County

Can be annexed into Adairsville or stay within the County

Income-Generating Billboard Onsite

- Lamar (Double-Sided)

Current Zoning: Residential / AG

Proposed Best Use:

- Commercial / Industrial
- Truck Parking / Drop Yard

½ Mile from Gas, Restaurants, Hwy 140

Easily balanced topography

\*Sits slightly above road-grade for maximum I-75 visibility

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

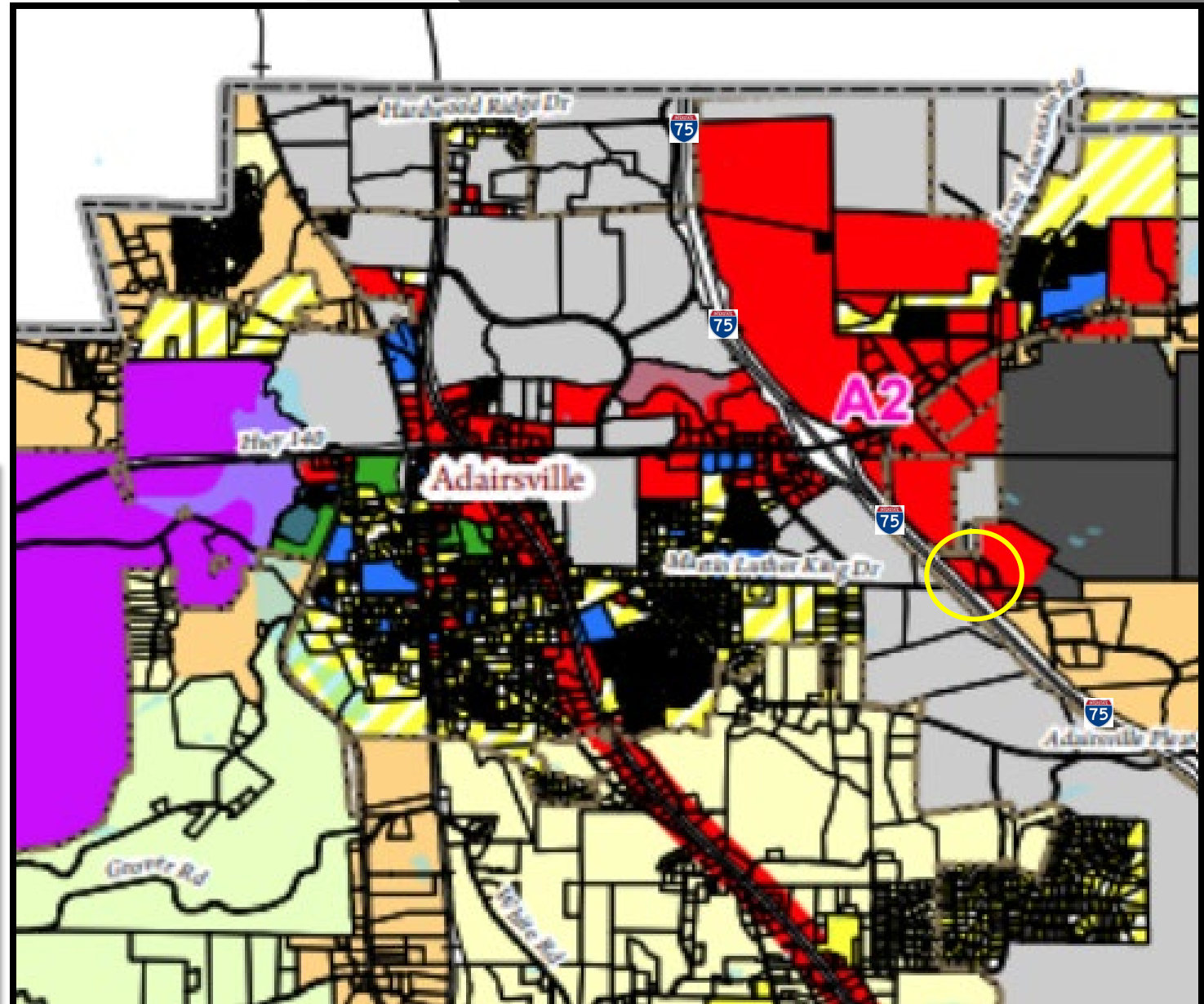


# Land Use

The Subject property's Future Land Use calls for commercial, but the adjacent parcels can have a determination on the FLU as well. Given that the Subject is adjacent to Commercial, Mining, and Industrial, we predict that a reasonable re-zone request for the Subject should be received with flexibility and open-mindedness by either the City or the County.

## Future Land Use

-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Low Density Residential
-  Medium/High Density Residential
-  Mining
-  Mixed Use
-  Multi-Family Residential
-  Park/Recreation
-  Public/Institutional
-  Residential
-  Rural Estate
-  Transportation/Communication/Utilities





# Topography

Subject has favorable topography

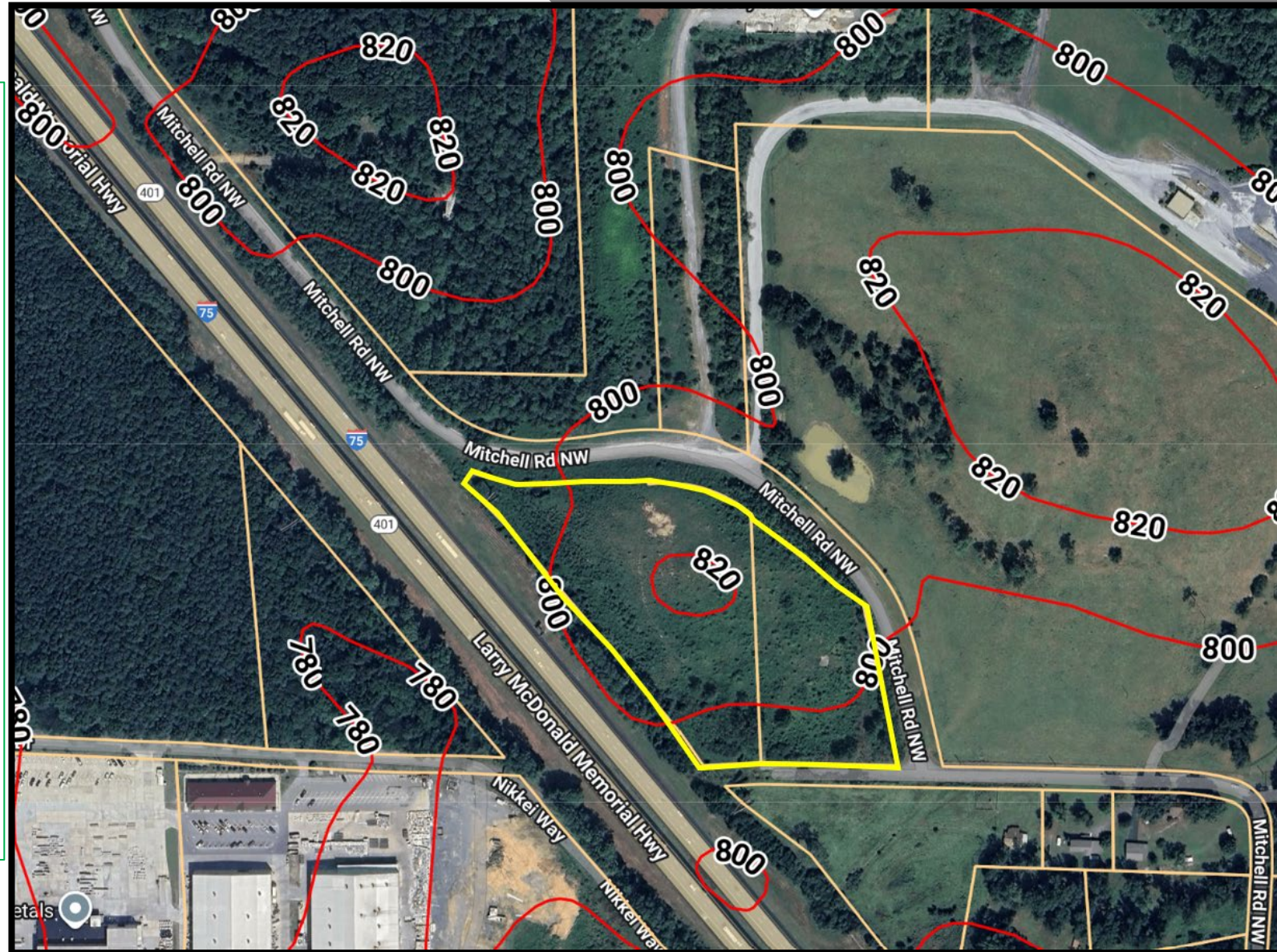
Direct visibility on I-75

Minor Clearing and Grading to Balance site for development

No water, wetlands, or flood plain onsite. All acreage is usable

Access Via Mitchell Road NW & MLK Drive for efficient ingress/egress

½ Mile from northern point to Gas Stations, Restaurants, and Highway 140





Trip Smith- 678.642.4640  
[tsmith@AtlantaLandGroup.com](mailto:tsmith@AtlantaLandGroup.com)



**Trip Smith**  
Associate Broker  
Atlanta Land Group  
[tsmith@atlantalandgroup.com](mailto:tsmith@atlantalandgroup.com)  
678.642.4640