



OFFERING MEMORANDUM

Peoples Valley Road
Cartersville, GA 30121 | 1.615 Acres



Exclusively listed by H&H Realty, Inc.



H&H Realty, LLC
GLOBAL REAL ESTATE

SITE



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OFFERING SUMMARY

Peebles Valley Road | 1.615 Acres

Mark Harris, broker for H&H Realty, LLC is pleased to represent the Ownership of this 1.615 Acre general commercial site located within a Master planned commercial development at the newly constructed Intersection of US Hwy. 411, US Hwy. 41 and GA State Hwy. 20.

This development has been the location of choice for Tractor Supply, Family Savings Credit Union and other high profile commercial users in The triangle at Peebles Valley and adjoining Highlands Commercial Development, including the Savoy Automobile Museum. Piedmont Hospital Campus is situated just to the southeast of the property. It enjoys being in an area of high traffic counts, employment centers, new and established retail, multi-family development, Georgia Highlands College, Walmart, Lowe's, Taylor & Mathis' +/- 246,000 sf Cartersville Commerce center, to name a few.

The site contains an existing regional storm water detention pond that is completed to serve the property. The site is serviced by two access points of entry, one on Peebles Valley Road and the other to US Hwy. 411 adjoining Tractor Supply.

PROPERTY DETAILS

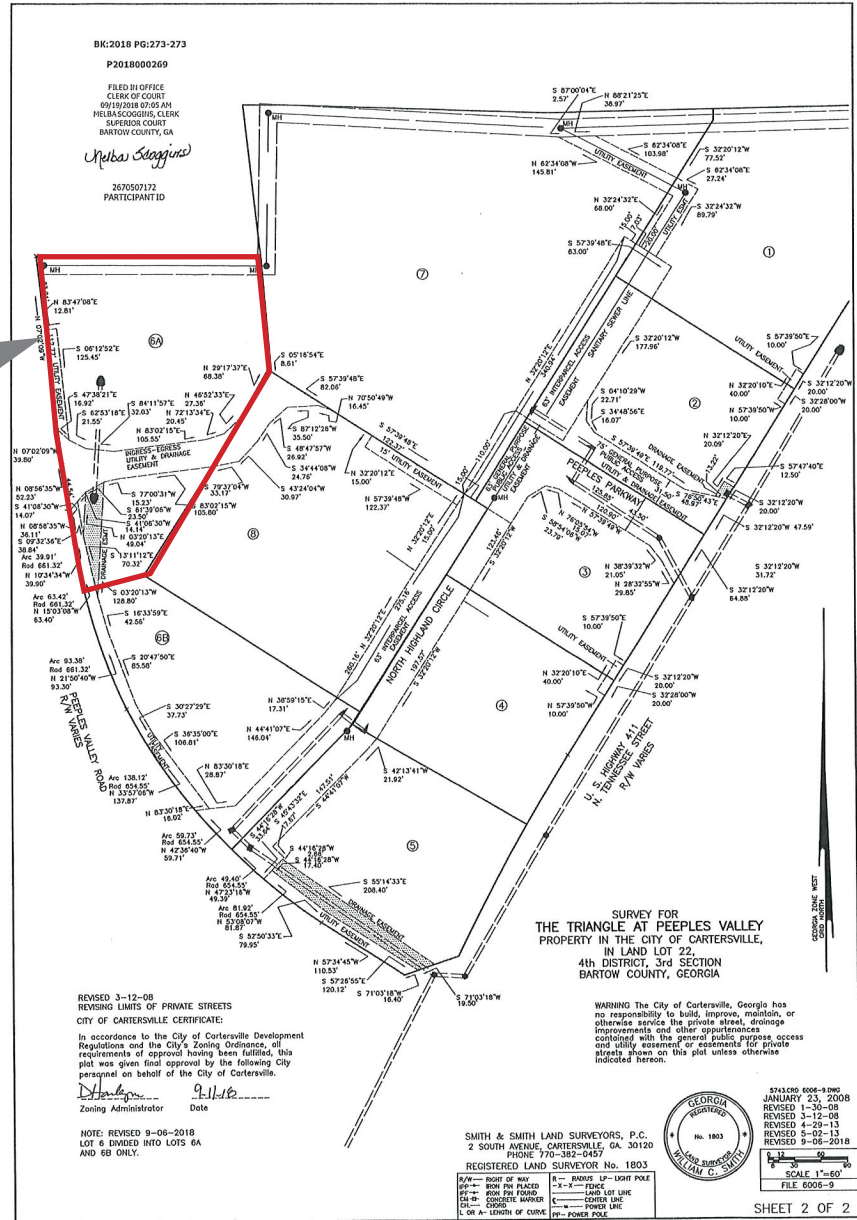
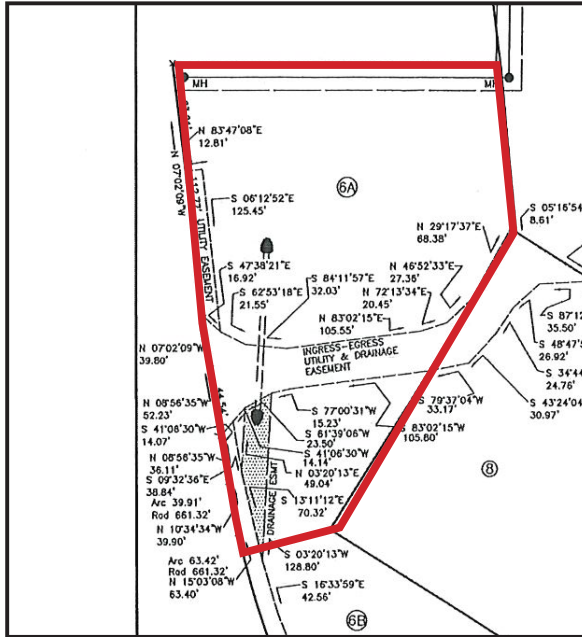
- Lot size: 1.615 acres
- Zoning: G-C (General Commercial)
- Market: Atlanta MSA
- Submarket: I-75 northwest corridor/Cartersville, Bartow County, Georgia



PROPERTY PLAT

Peeples Valley Road | 1.615 Acres

1.615 ACRES



H&H Realty, LLC
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PROPERTY OVERVIEW

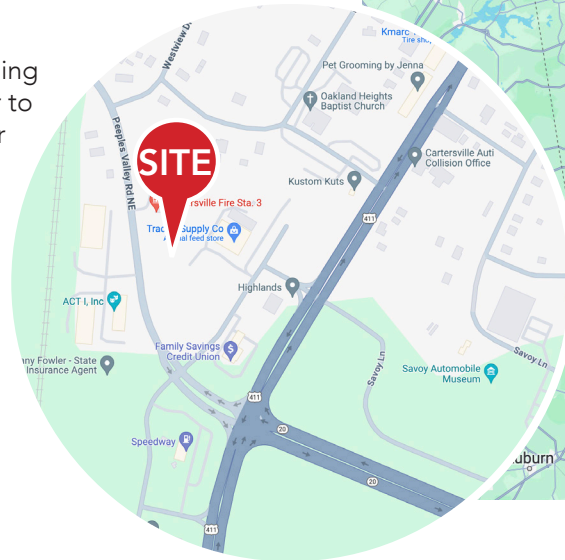
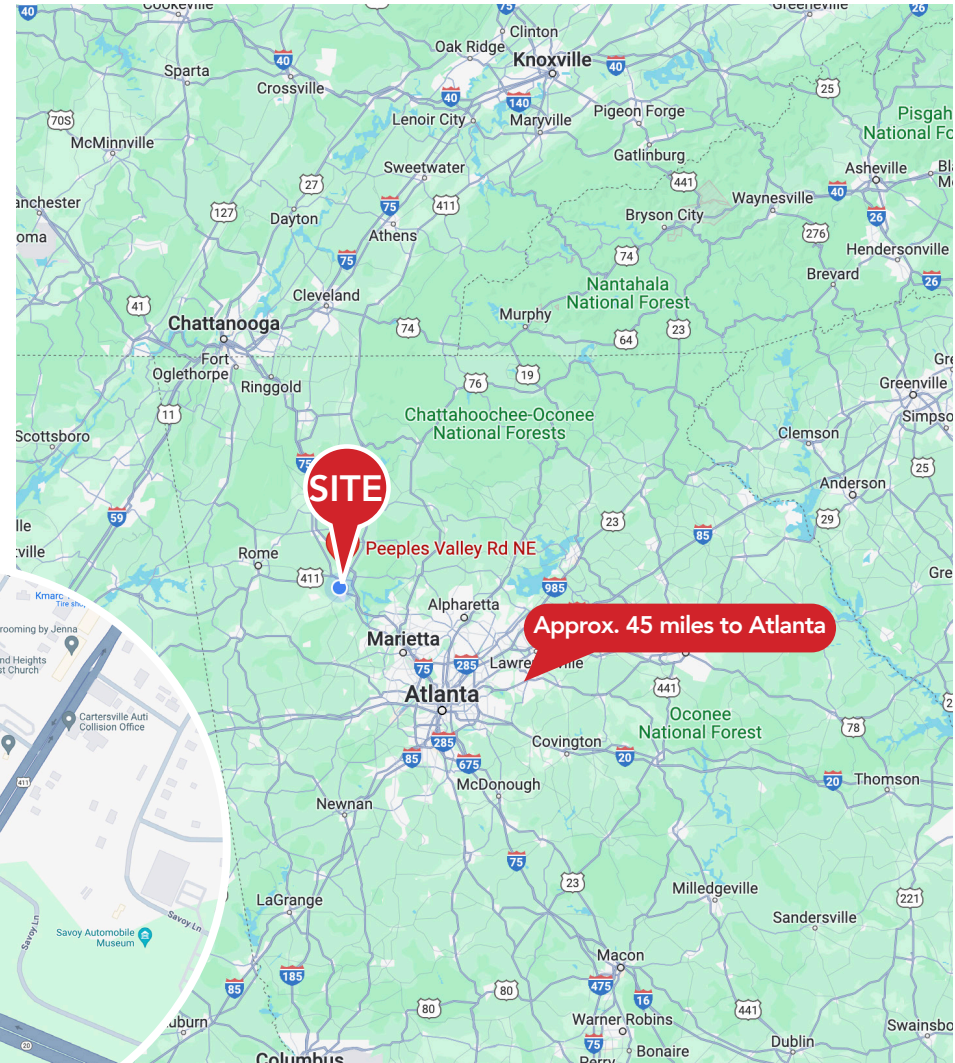
Peeples Valley Road | 1.615 Acres

Address:	Peeples Valley Road, Cartersville, GA 30121
County:	Bartow
Site Size:	1.615 acres
Zoning:	G-C (General Commercial)
Parcel IDs:	C101-0003-009
Utilities:	Utilities available within close proximity
Traffic Counts:	Joe Frank Harris Pkwy (42,200), Hwy. 20 NE (22,300)
Sale Price:	\$390,000

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.



DEMOGRAPHICS

Peeples Valley Road | 1.615 Acres

POPULATION

	1 MILE	3 MILE	10 MILE
2023 Total Population:	2,349	26,504	89,645
2028 Population:	2,485	27,583	93,208
Population Growth 2023-2028:	5.79%	4.07%	3.97%
Average Age:	37.20	38.10	39.10

HOUSEHOLDS

2023 Total Households:	948	9,770	32,139
HH Growth 2023-2028:	5.80%	4.09%	3.99%
Median Household Inc.:	\$51,510	\$58,441	\$63,234
Average Household Size:	2.50	2.60	2.80

HOUSING

Median Household Value:	\$219,620	\$174,081	\$199,401
Median Year Built:	2000	1996	1994

