FOR SALE

CRISS BLACK ROAD INDUSTRIAL SITE

31 Criss Black Road Cartersville, GA 30120

LOCATION DESCRIPTION

From Atlanta, take I-75N for approximately 40 miles to Exit 290, GA Highway 20. Take a left onto GA Highway 20 westbound toward Rome. Take a left onto US-411. Take a right onto US-41 North. Use the right lane to take the US-411 S/GA-20 W ramp to Rome. Turn right onto Criss Black Road NW.

OFFERING SUMMARY

Listing Price	$5,500,000
Zoning:	I-1 & R-1
APN:	0049-0020-001

PROPERTY DESCRIPTION

120.128 Acres of unimproved land with mixed zoning, primarily I-1 light industrial zoning, fronting U.S. Highway 411 in Bartow County. 103.492 +/- acres zoned I-1, general industrial district. 16.636+/- acres zoned R-1 residential. The property is positioned in the path of growth in Bartow County. Planned Rome-Cartersville Development Corridor to provide freeway connection to Interstate 75. Potential for rail access. Neighbor to developing Hyundai/SK battery plant.

PROPERTY HIGHLIGHTS

- 103.49+/- Ac. Zoned I-1
- 16.6+/- Ac. Zoned R-1
- Potential for Rail Access
- 2,476' of Frontage on U.S. Hwy. 411
- All Utilities to Site

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Rome-Cartersville Development Corridor Planned Road Improvements

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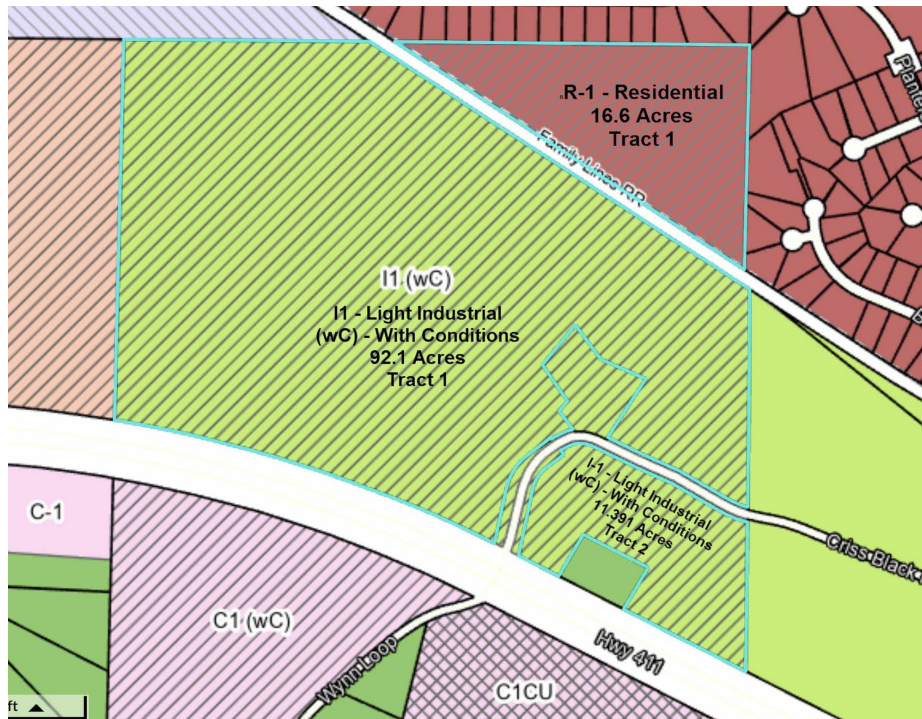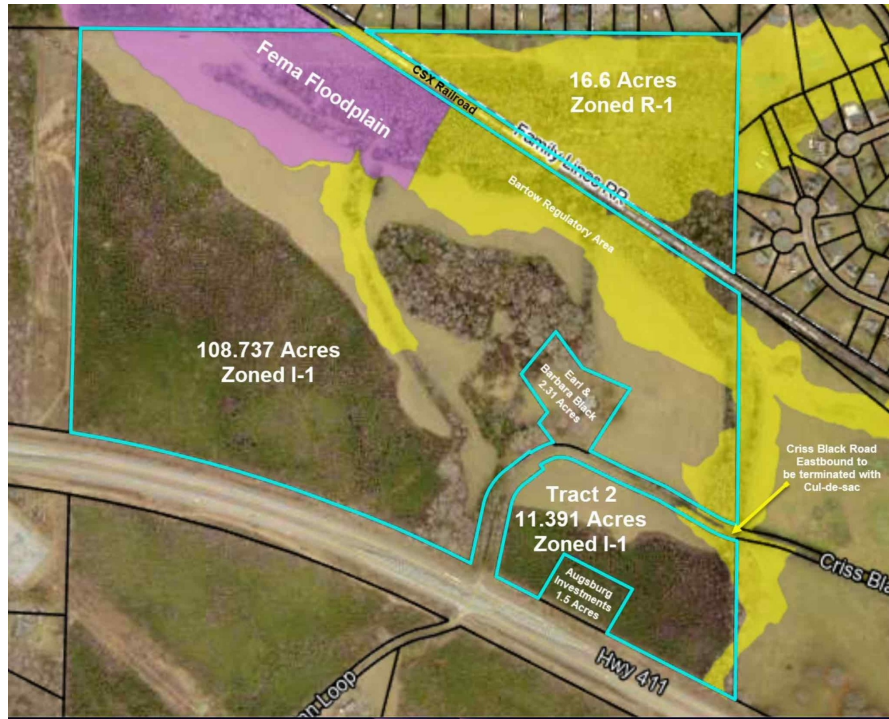kurt.cooper@cbcmetrobrokers.com

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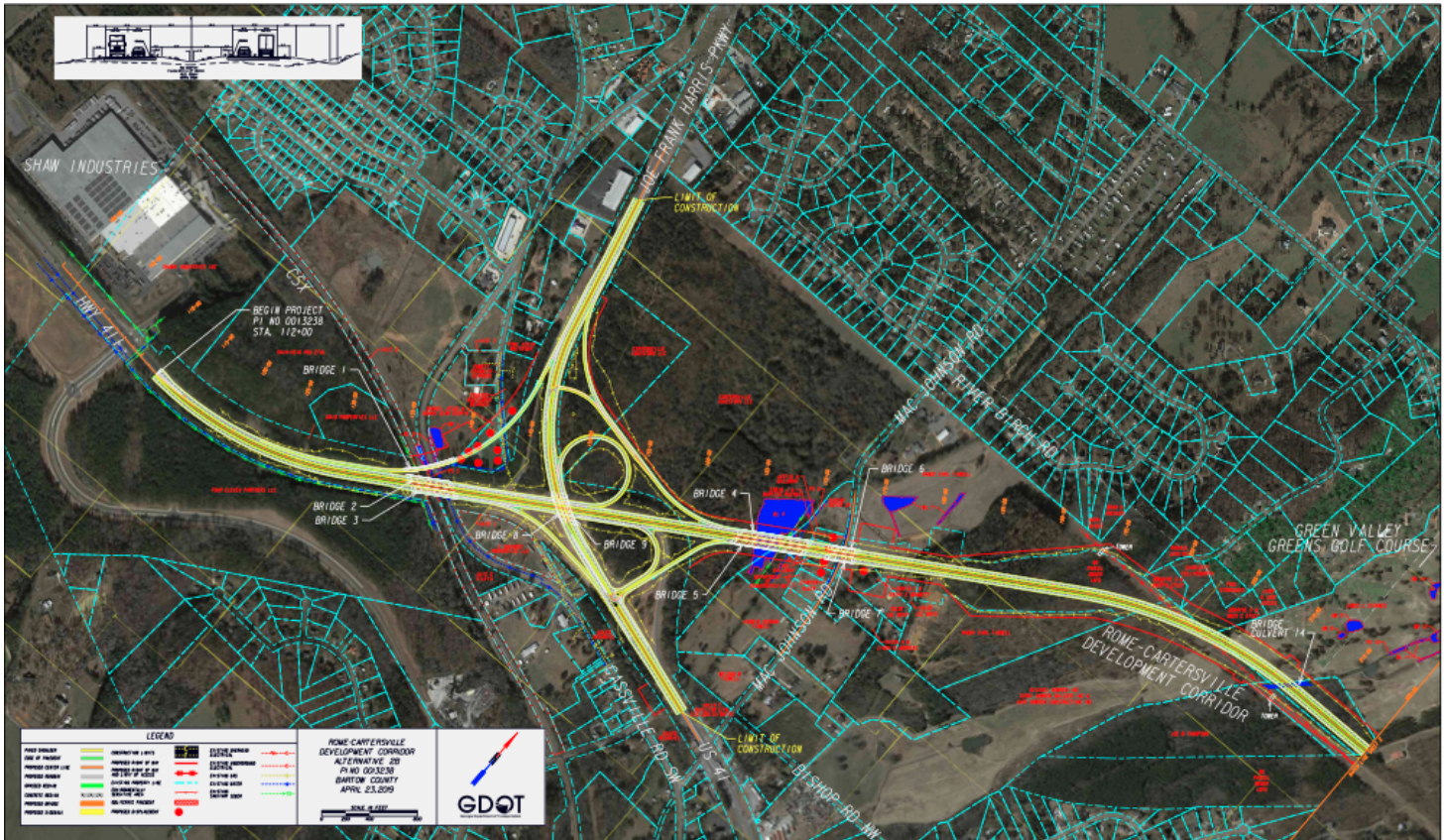**Kurt Cooper**
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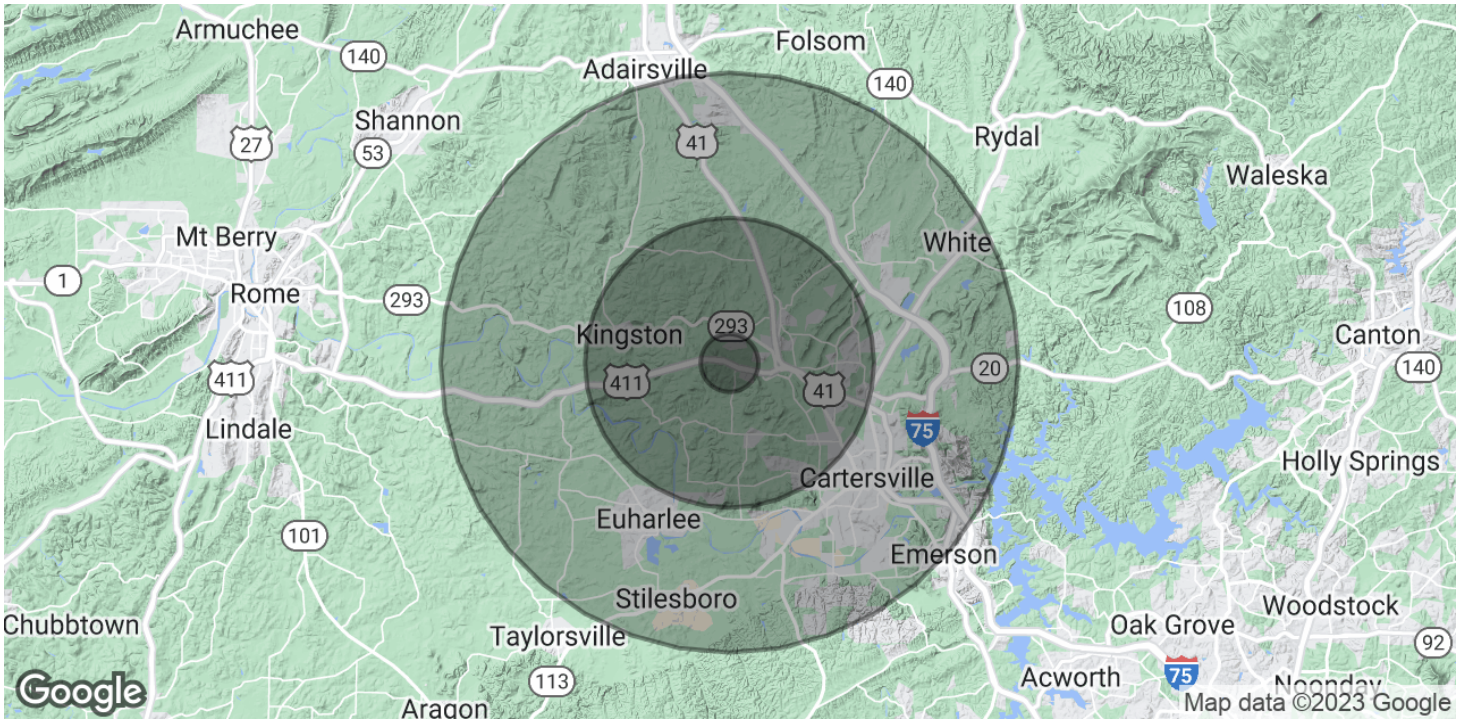
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,536	30,074	81,025
Average Age	32.9	34	35.4
Average Age (Male)	32.3	34	34.8
Average Age (Female)	32.4	33.5	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	530	10,300	28,474
# of Persons per HH	2.9	2.9	2.8
Average HH Income	$52,599	$58,968	$61,601
Average House Value		$161,964	$167,328

Demographic data derived from 2020 ACS - US Census

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