



OFFERING MEMORANDUM

Prime Corner Commercial Site

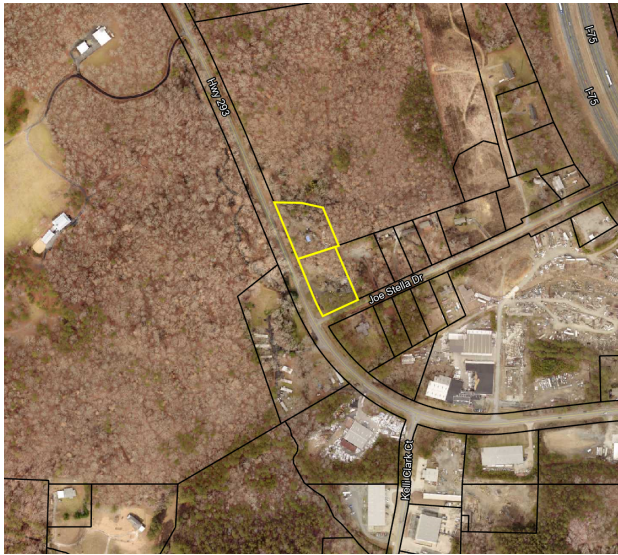
Northeast Corner of 977 Hwy. 293 & 15 Joe Stella Dr., Cartersville, GA 30121 | 2.54 Acres



H&H Realty, LLC
GLOBAL REAL ESTATE

TAX MAPS

Northeast Corner of 977 Hwy. 293 & 15 Joe Stella Dr. | 2.54 Acres



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GLOBAL REAL ESTATE

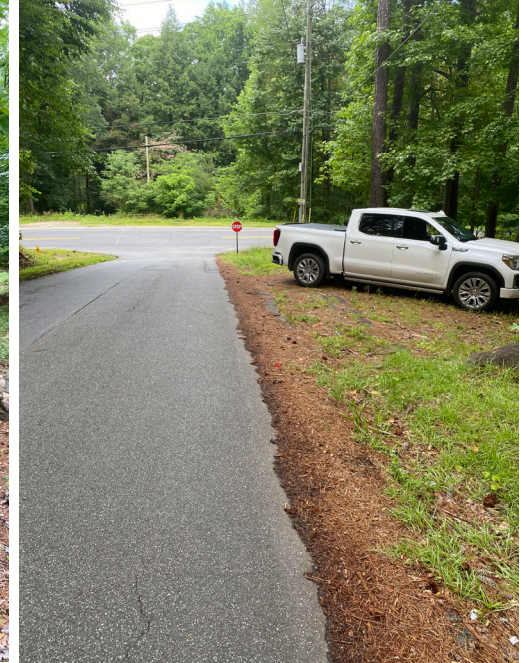
Mark Harris
Broker
770.314.3145

PROPERTY PHOTOS

Northeast Corner of 977 Hwy. 293 & 15 Joe Stella Dr. | 2.54 Acres



• non-inhabitable dwelling



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PROPERTY OVERVIEW

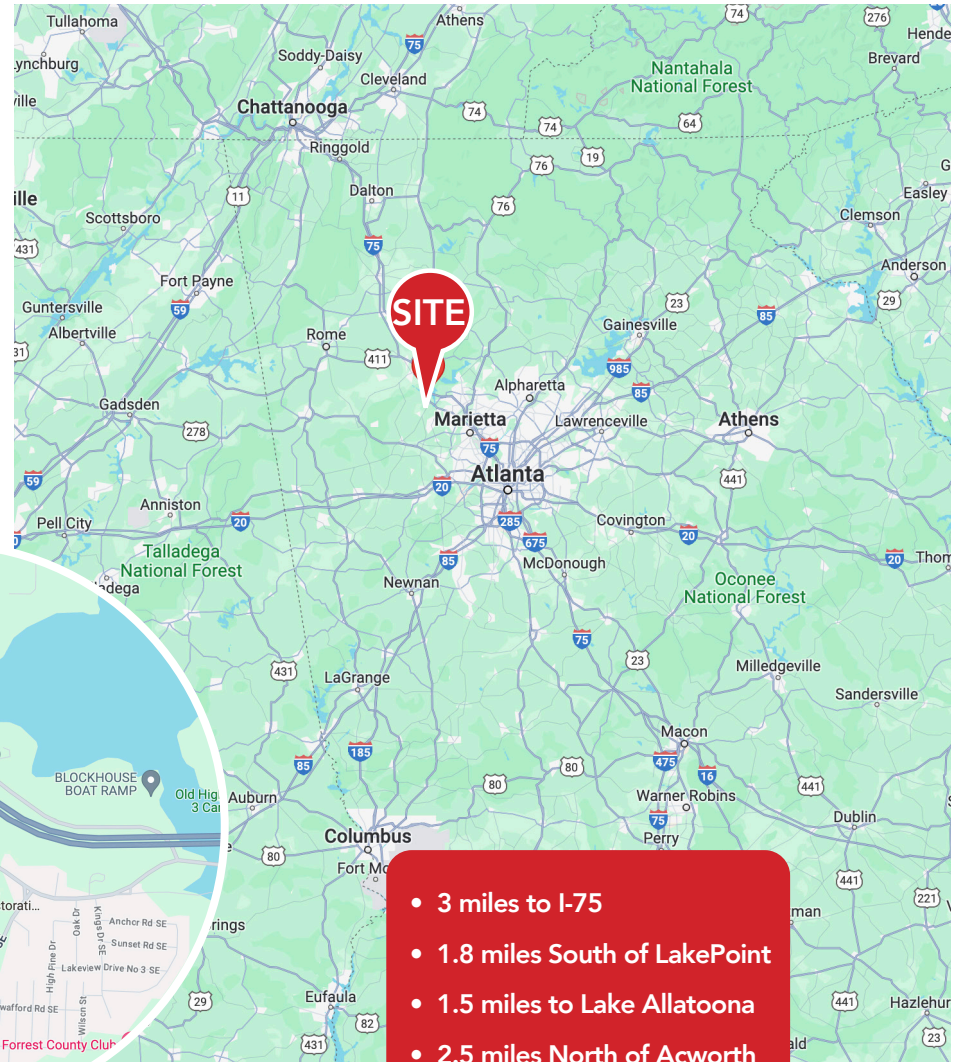
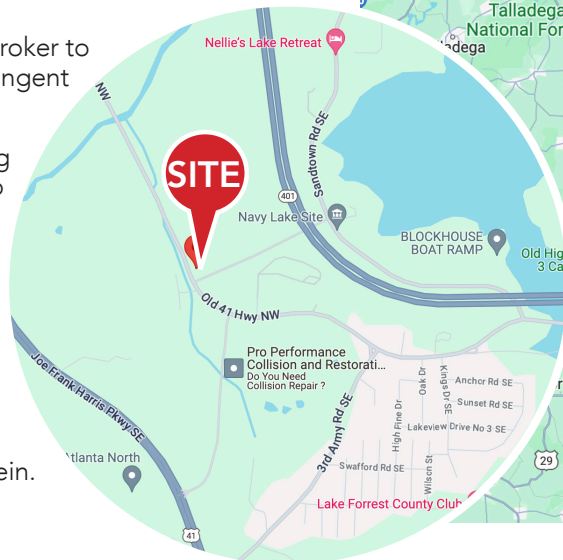
Northeast Corner of 977 Hwy. 293 & 15 Joe Stella Dr. | 2.54 Acres

Address:	977 Hwy. 293 SE
	Cartersville, GA 30121
County:	Bartow
Site Size:	2.54 Acres
Parcel IDs:	0096E-0001-001, 0096-1154-001
Zoning:	A-1, potential commercial
Utilities:	County water, GA Power and septic (sewer 1,000 +/- ft. South, would require lift station)
Sale Price:	\$340,000

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.



- 3 miles to I-75
- 1.8 miles South of LakePoint
- 1.5 miles to Lake Allatoona
- 2.5 miles North of Acworth
- .75 mile to U.S. Hwy. 41
- .25 mile from Amazon Distribution Center



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