

FOR SALE

4035 HWY 411

CARTERSVILLE, GA

48.96 ACRES | CALL FOR PRICING

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Lee & Associates has been retained on an exclusive basis to offer for sale 48.96 acres in Bartow County. The offering runs contiguous to Hwy. 411 and sits in close proximity to I-75 and rail frontage. With several notable corporate neighbors nearby and a prime location in the premier industrial corridor in the southeast, this site is viable for a build-to-suit and other development projects.

PROPERTY SUMMARY

ADDRESS

4035 Hwy 411
Cartersville, GA 30171

COUNTY

Bartow

SITE SIZE

48.96 Acres

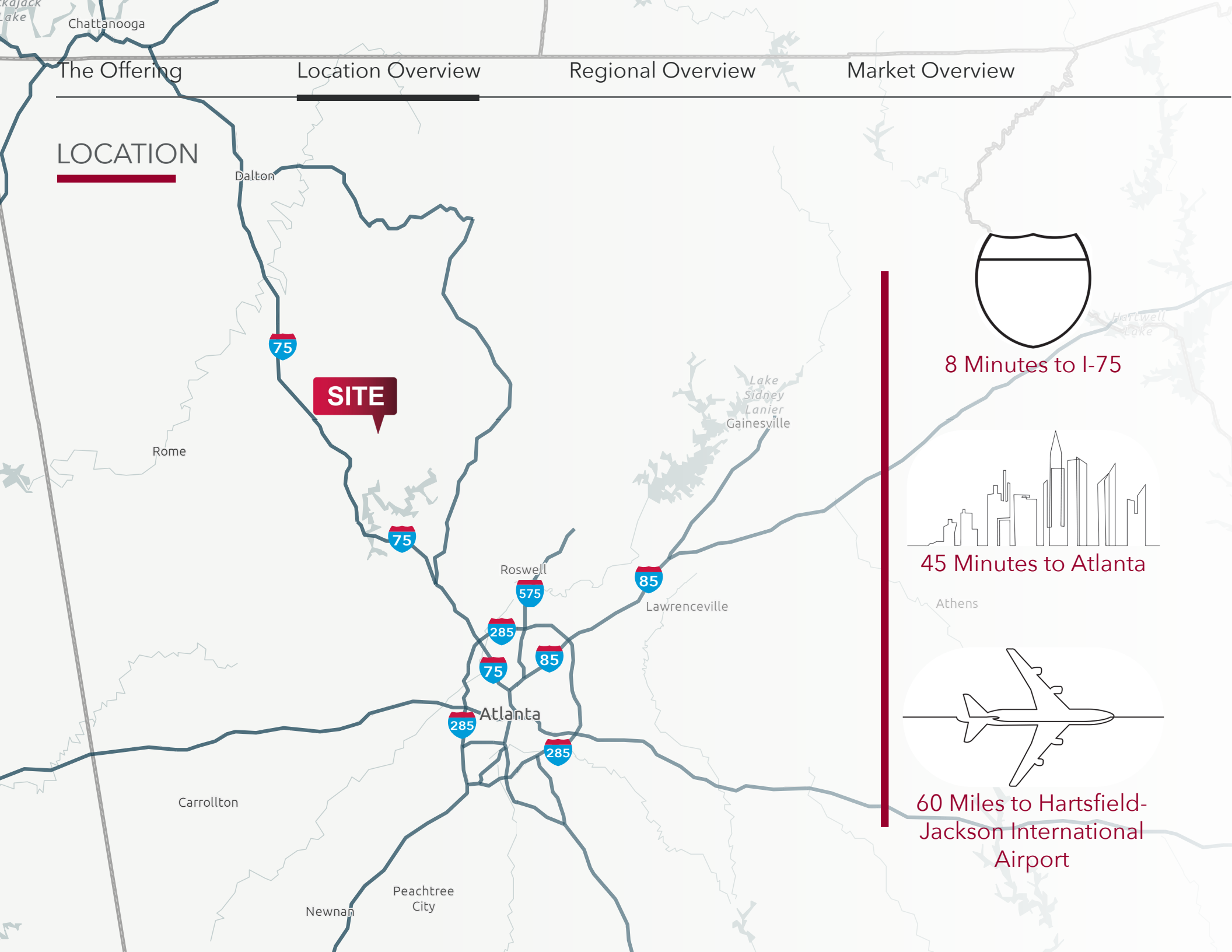
PARCEL

103-287-3

ZONING

Agriculture





The Offering

Location Overview

Regional Overview

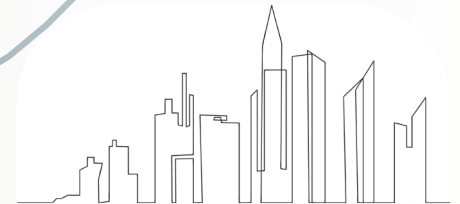
Market Overview

LOCATION

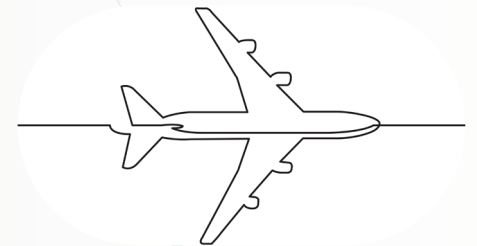
SITE



8 Minutes to I-75



45 Minutes to Atlanta

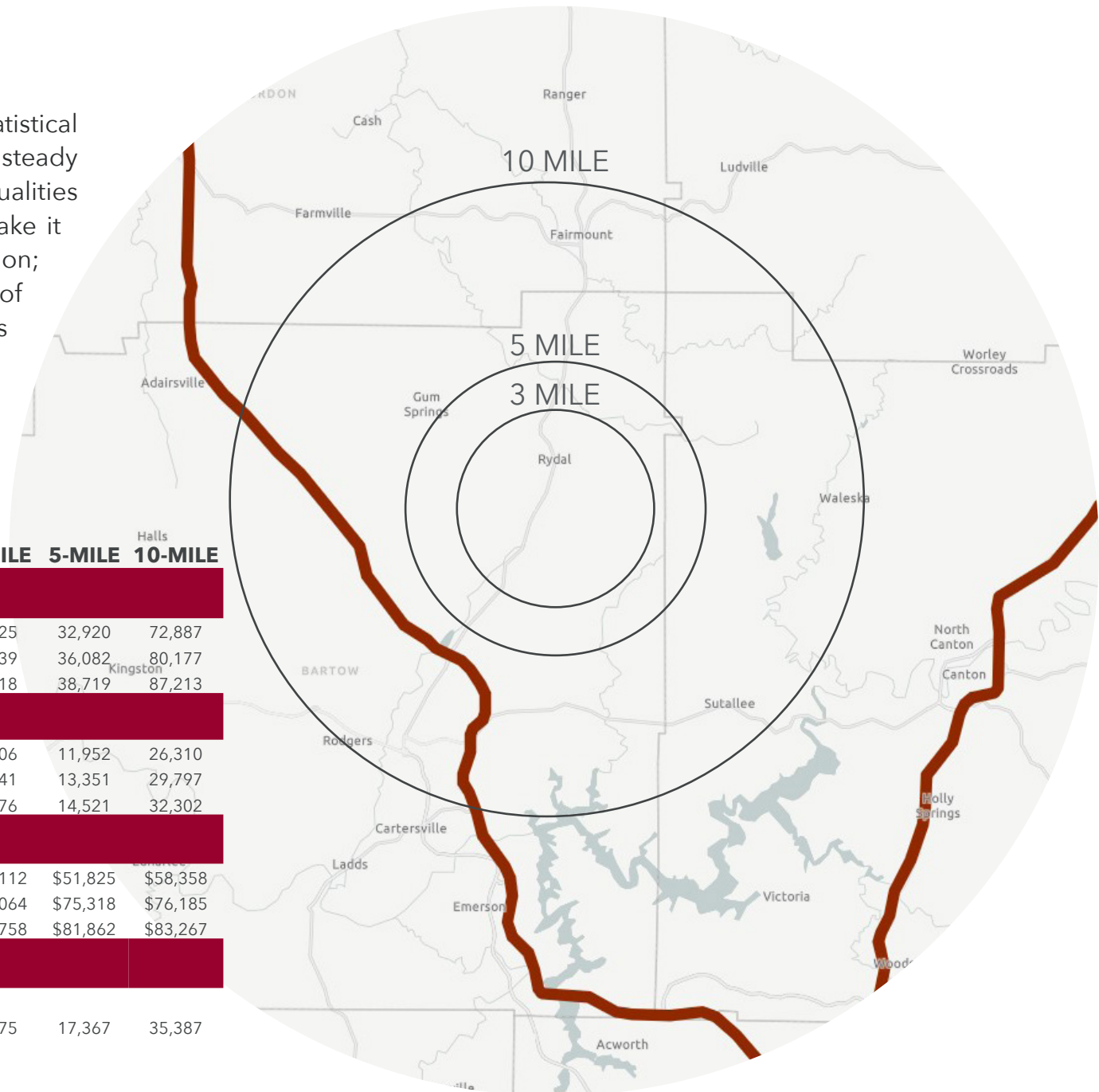


60 Miles to Hartsfield-Jackson International Airport

DEMOGRAPHICS

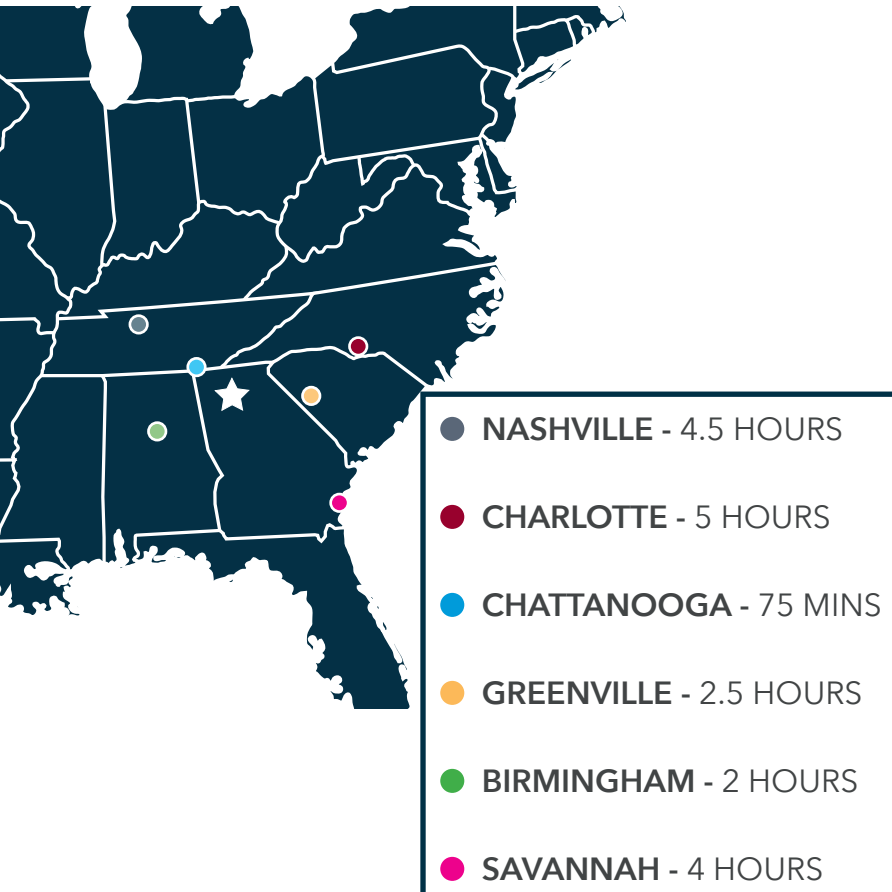
As part of the Atlanta Metropolitan Statistical Area (MSA), Bartow County is growing at a steady rate. Bartow's charming live/work/play qualities and a significantly low cost of living, make it attractive to a young, dynamic population; which in turn makes Bartow a "Location of Choice" for quality employers! Employers can draw on a well-educated workforce close to home and throughout the Labor Draw Area (LDA).

	3-MILE	5-MILE	10-MILE
POPULATION			
2010 Population	6,725	32,920	72,887
2020 Population	7,639	36,082	80,177
2026 Population Projection	8,018	38,719	87,213
HOUSEHOLDS			
2010 Households	2,406	11,952	26,310
2020 Households	2,841	13,351	29,797
2026 Population Projection	2,976	14,521	32,302
INCOME			
2010 Avg. Household Income	\$50,112	\$51,825	\$58,358
2021 Avg. Household Income Estimate	\$75,064	\$75,318	\$76,185
2026 Avg. Household Income Projection	\$77,758	\$81,862	\$83,267
EMPLOYEES			
2021 Number of Employees in Area	6,675	17,367	35,387



TRANSPORTATION MAPS

The site is centrally situated along a developing industrial corridor being served by major ports, interstates, air and railways. The rapid growth and physical expansion trends of major cities like Atlanta and Nashville has created connectivity with unmatched access to much of the southeast where we are seeing a booming industrial market emerge.



RAIL INTERMODAL

Norfolk Southern Intermodal
CSX Fairburn
CSX Spur



PORTS

Port of Savannah
Appalachian Regional Inland Port



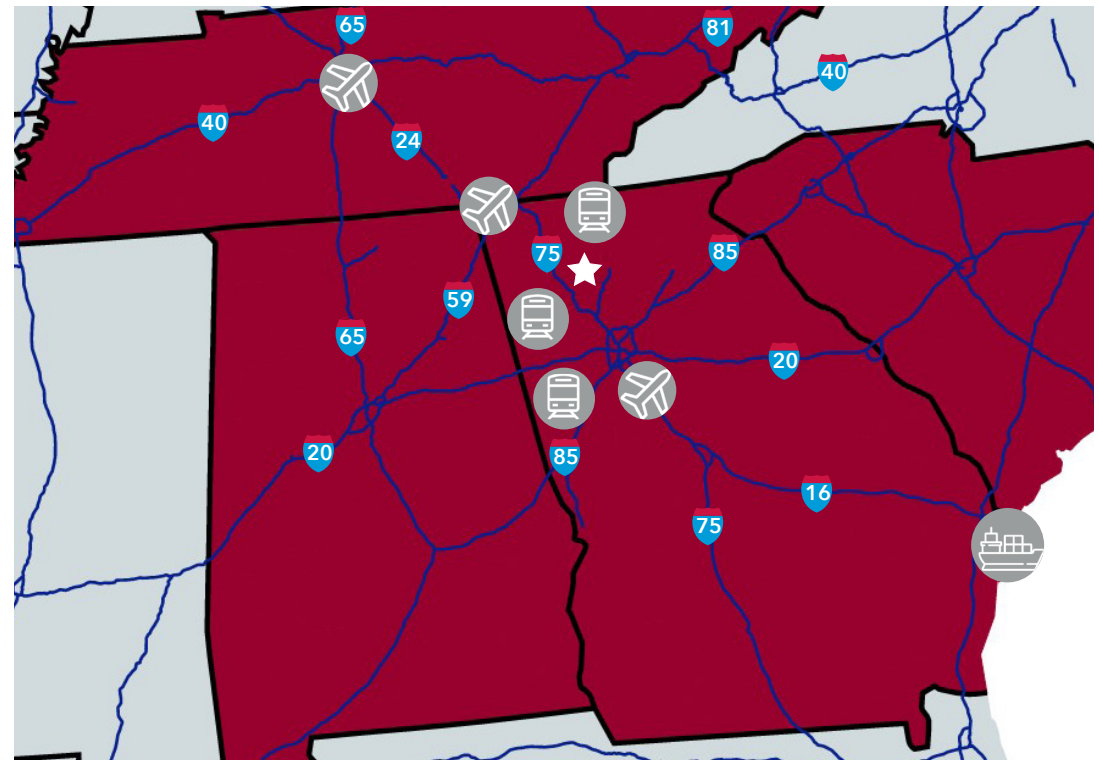
INTERSTATES

Interstate 24 Interstate 81
Interstate 75 Interstate 16
Interstate 59 Interstate 40
Interstate 85 Interstate 65



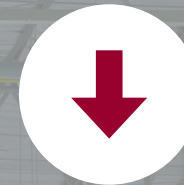
AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport
Chattanooga Metropolitan Airport
Nashville International Airport



INDUSTRIAL MARKET

The current industrial environment in Bartow County paints a compelling picture highlighting the county's contribution to the industrial revolution in the Sunbelt Region. The recent announcement of Amazon's regional Distribution facility, along with every major Industrial developer breaking ground is further evidence of the area's continued need for future development opportunities. The subject property lies directly in the path of growth, to the east of I-75 and west of I-575.

**4.9%**Q1 Vacancy
Q4 2021: 4.5%**6,902 SF**Q1 Net Absorption
Q4 2021: 823,842 SF**8,754,950 SF**Q1 Under Construction
Q4 2021: 7,306,501 SF**\$6.98 PSF**Q1 Avg. Asking Rent / Yr.
Q4 2021: \$6.42 PSF**2012 - 2019****22**

TRANSACTIONS

\$2,551,992

AVG. SALES PRICE

\$49,563

AVG. PRICE/ACRE

2020**6**

TRANSACTIONS

\$2,358,610

AVG. SALES PRICE

\$45,589

AVG. PRICE/ACRE

2021 - 2022**39**

TRANSACTIONS

\$3,324,865

AVG. SALES PRICE

\$61,393

AVG. PRICE/ACRE

CORPORATE NEIGHBORS

ECONOMIC INCENTIVES

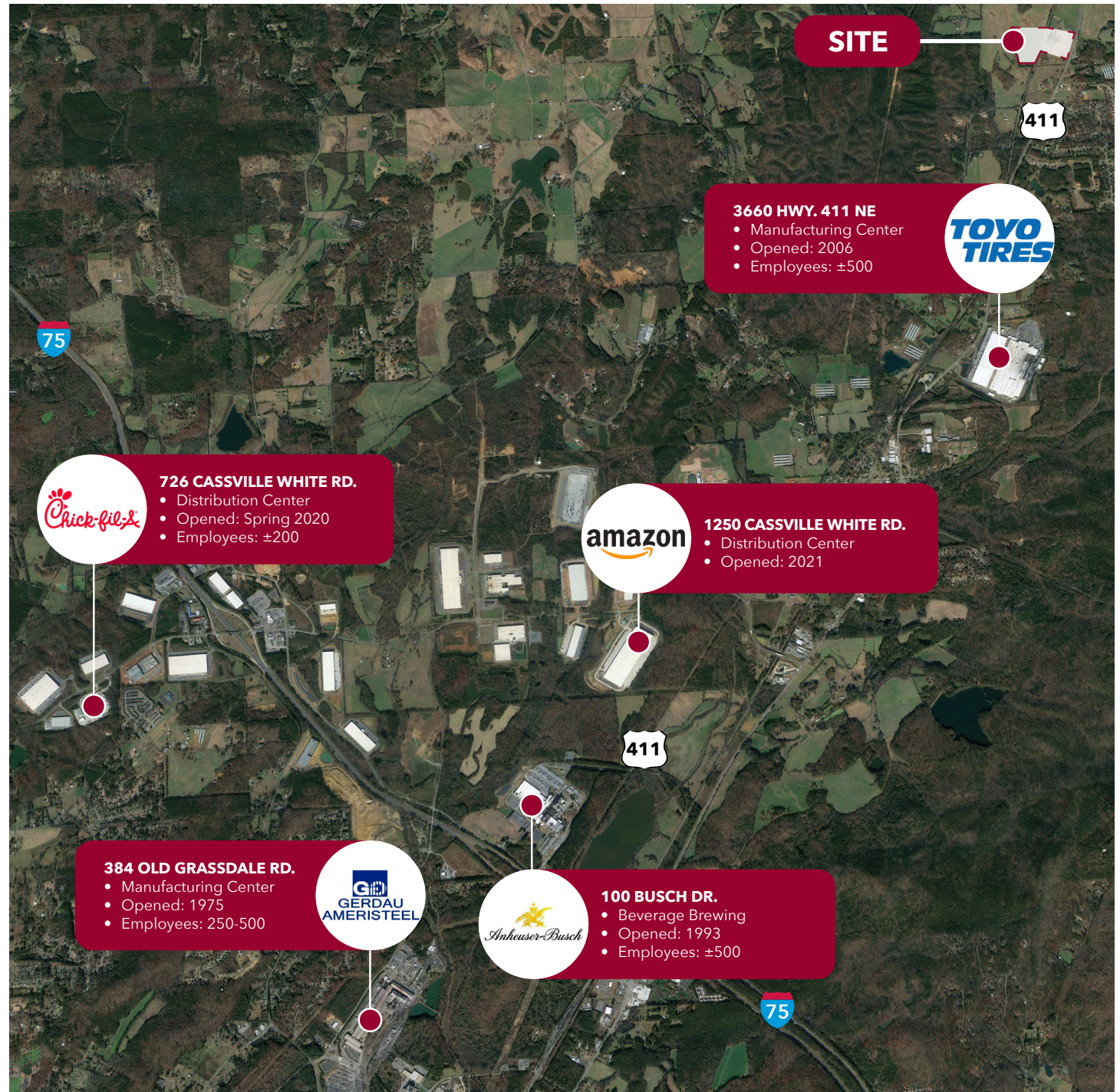
Bartow County offers manufactures, distributors, wholesalers and warehouse operations 100% inventory tax exemption on raw materials, finished goods in inventory of the original manufacturers and finished goods destined for out of state shipment.

LABOR FORCE

The site can draw on a labor force of 833,932 residents within a 40 minute drive time

QUICK START PROGRAM

The number 1 workforce development program which is provided as a free service provided to qualified companies to train new employees. Recent quick start clients include Zep | Enforcer Products.



disclaimer

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Nashville nor any of their respective officers, directors, employees, affiliates or representatives make any completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time without notice which may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

contact

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