



Trip Smith- 678.642.4640
tsmith@AtlantaLandGroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

For Sale

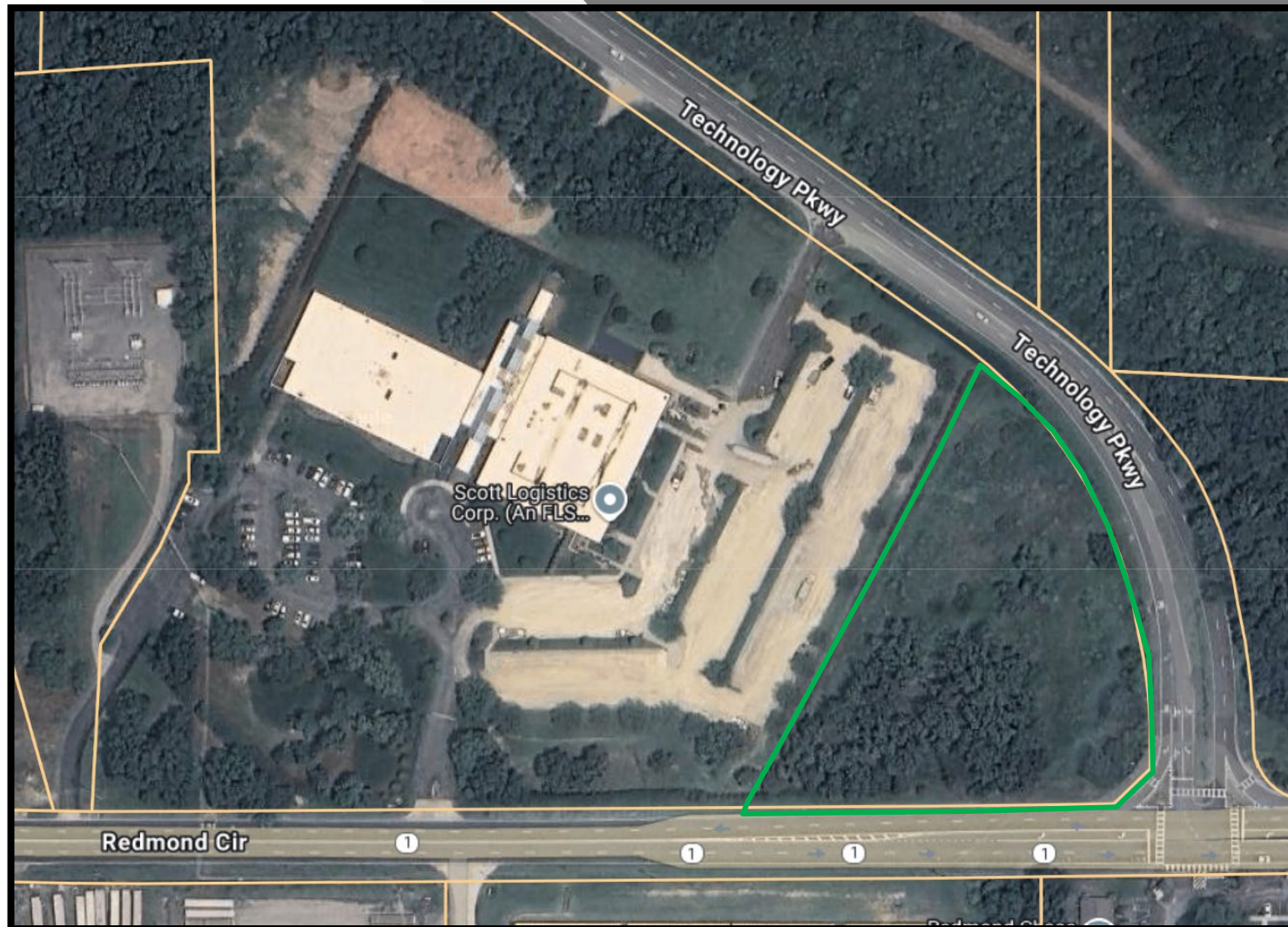
3.4 +/- Acres
Commercial Land

Highway 1 at
Technology Parkway

Asking \$1,000,000

Commercial
Office & Institutional

Floyd County
Rome, Georgia



Location

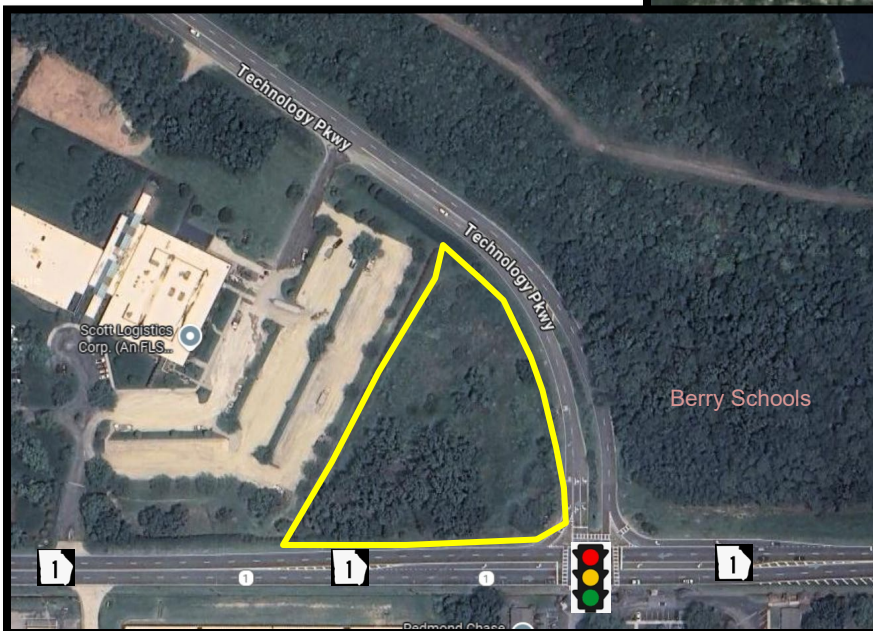
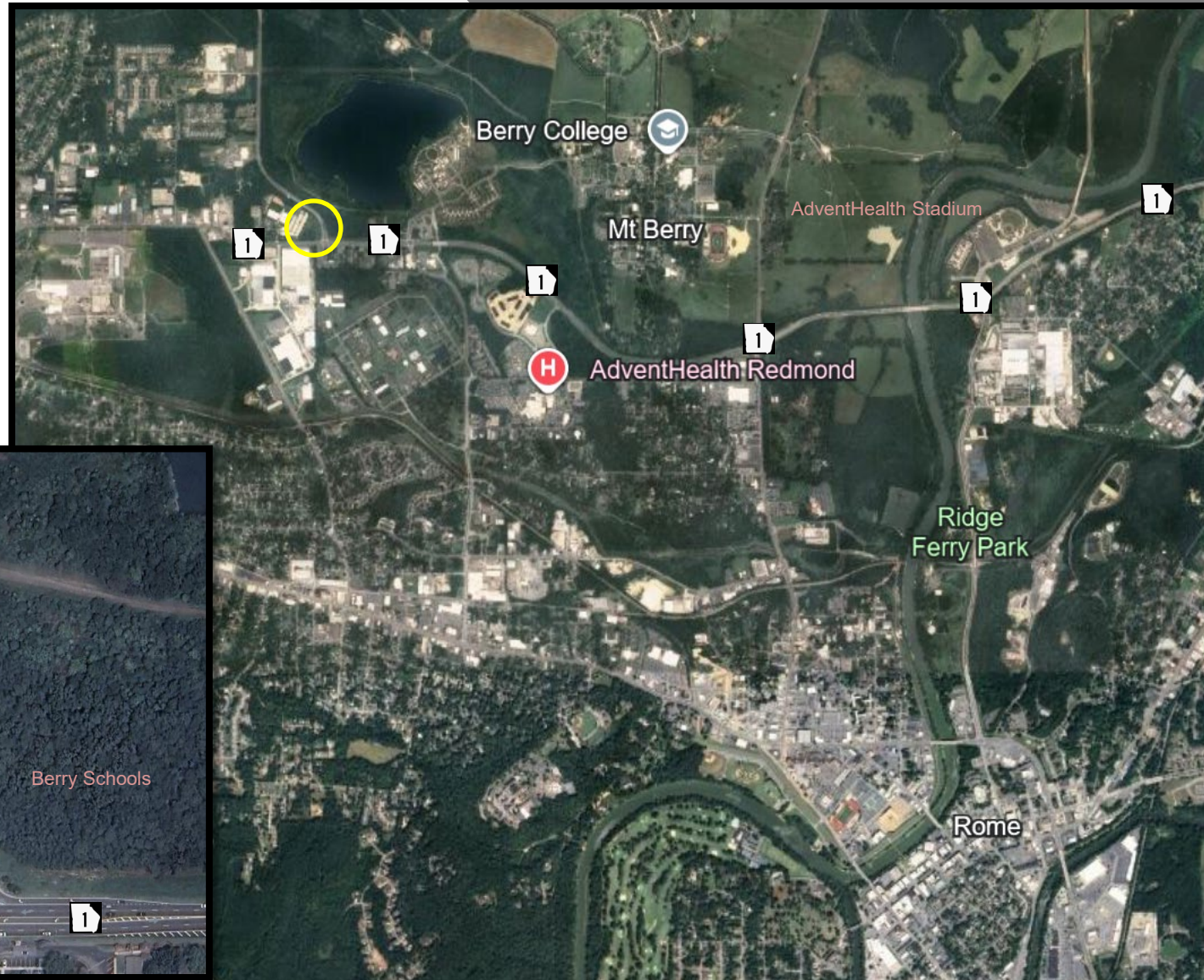
Northwest Rome

Frontage on Highway 1

Adjacent to Berry College

Approximate to AdventHealth /
Redmond Medical Campus

Short Drive East on Hwy 1 to
AdventHealth Stadium



Summary

+/- 3.4 Acres

Signalized Pin Corner Lot on Hwy 1
~25,000VPD Highway 1

Gravity Sewer Available

+/- 400' Frontage on Hwy 1
+/- 530' Frontage on Technology
Parkway

Current Zoning: O-I

- Surrounded by Office, Medical, Light Industrial, and other Commercial
- Future Land Use Map allows for Commercial Use

Never been available to purchase

Favorable topography






Asking \$1,000,000

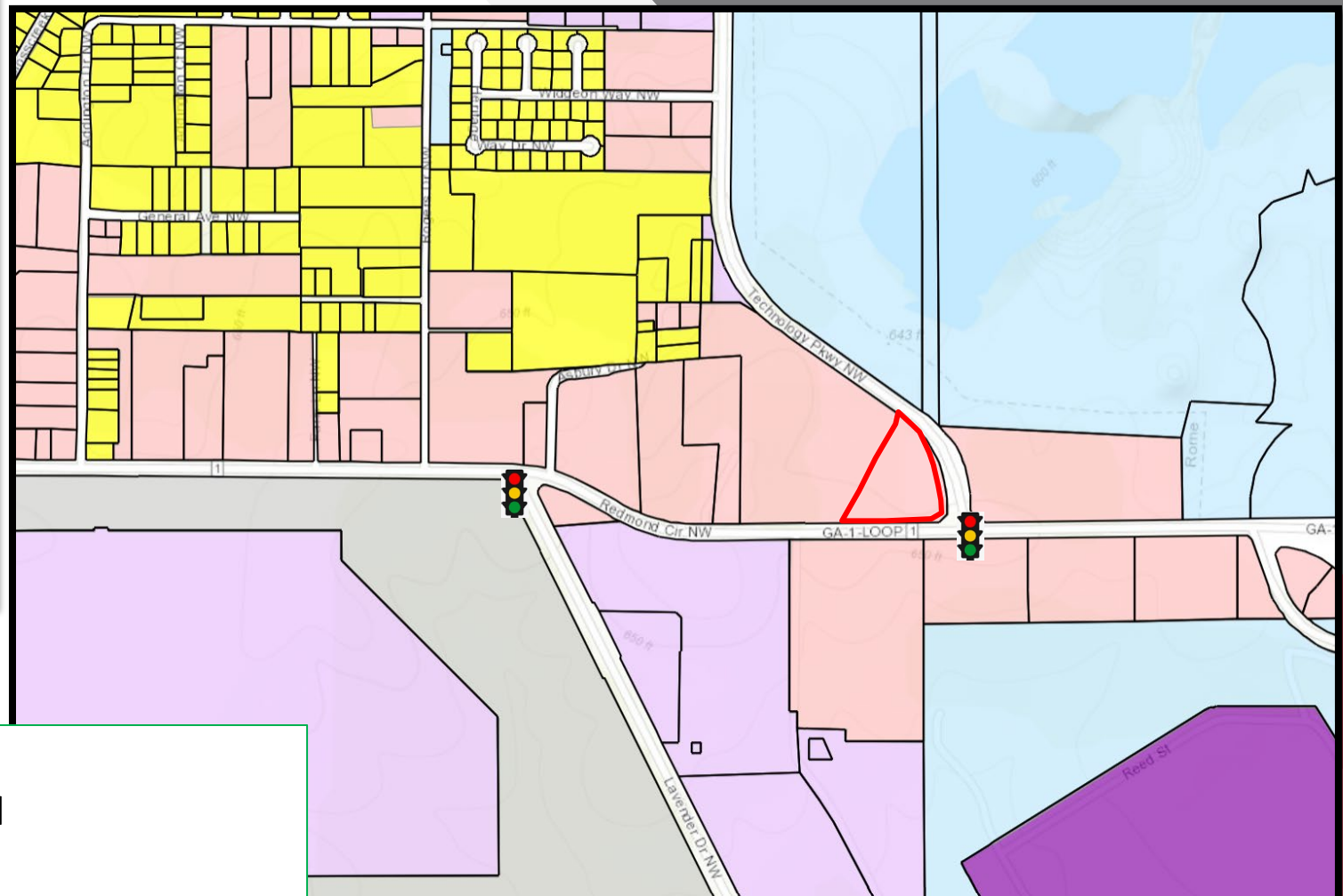


Land Use

FutureLandUse20201101

FLU

-  Agricultural
-  Commercial
-  Conservation
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Park
-  Public/Institutional
-  Rural Residential



Best Use:

- Office & Institutional
- Commercial
- Industrial

Topography

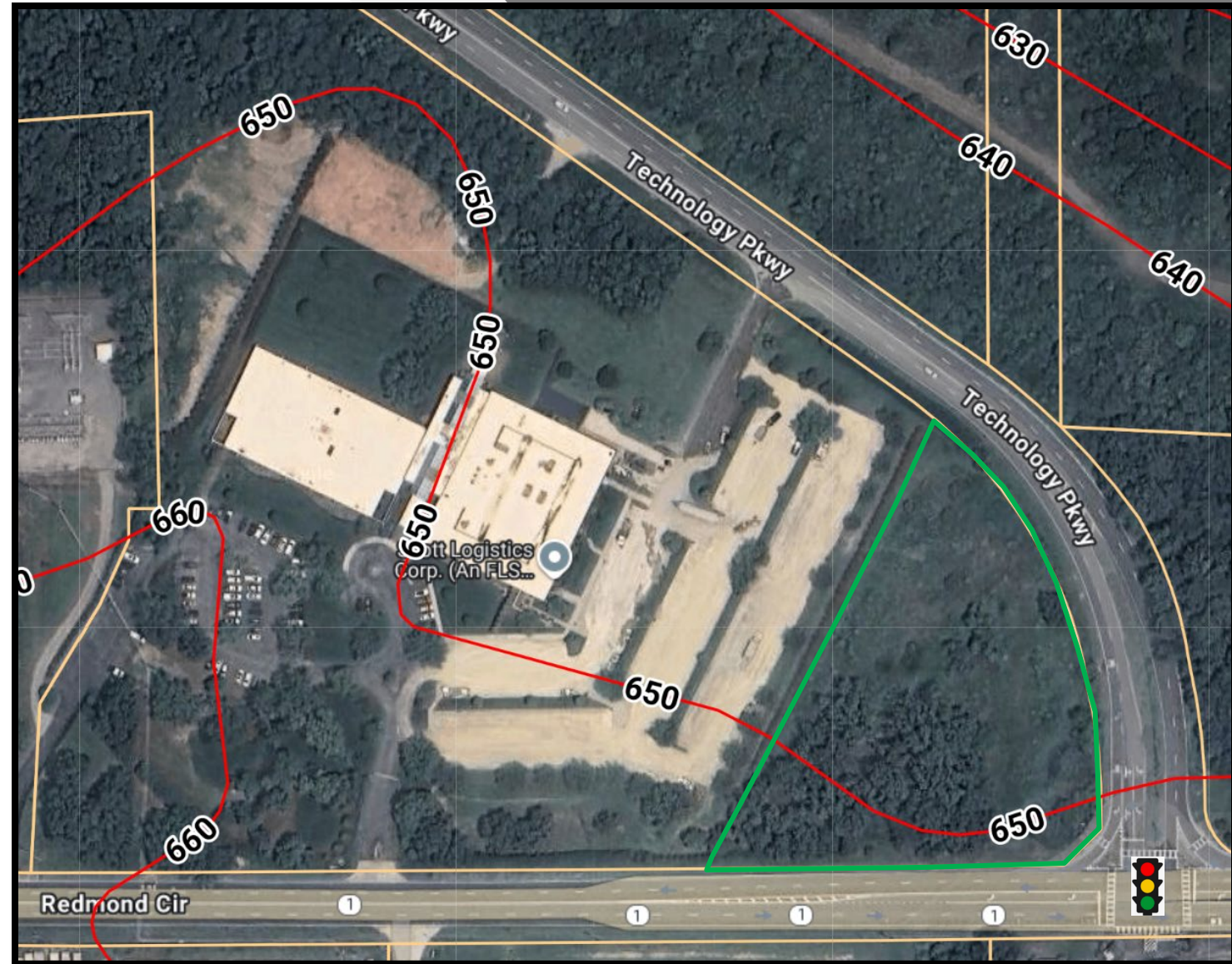
Subject has favorable topography
- Almost entirely flat

Gravity Sewer

Minor Clearing and Grading to
balance site for development

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

Well-manicured hedgerow
between Subject and adjacent
office building



Street View

~25,000 VPD Highway 1

Corner of Highway 1 and Technology Parkway

Borders quiet, well-manicured office building

- Berry College adjacent to the East
- Medical and Industrial adjacent to the South

1st Time this corner has hit the market





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