

# COMMERCIAL LAND FOR SALE



**H&H Realty, LLC**  
GLOBAL REAL ESTATE

2418 Joe Frank Harris Pkwy NW, Cartersville, GA 30120  
Bartow County, Georgia  
4.70 Acres | Zoned Commercial

# Index & Contact

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## Sam Tate, PMP

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## Mark Harris

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# Property Survey

BK: 2024 PG: 136-136  
 Filed and Recorded  
 05-14-2024 12:23 PM  
 DOC# E2024-000116  
*Melba Scoggins*  
 MELBA SCOGGINS  
 CLERK OF SUPERIOR COURT  
 BARTOW COUNTY  
 Participant ID: 0005164609



### SURVEYOR'S CERTIFICATE

(III) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 45-6-67.

*S. Clark Tompkins*  
 S. CLARK TOMPKINS  
 GEORGIA R.L.S. NO. 1227  
 05/14/2024  
 DATE



### Final Plat Approval

THIS PLAT MEETS THE REQUIREMENTS OF THE BARTOW COUNTY ZONING ORDINANCE AND DEVELOPMENT REGULATIONS AND IS AUTHORIZED TO BE RECORDED.

*Richard Osborne*  
 SIGNATURE

05/14/2024  
 DATE

Bartow County Zoning  
 Combination for code compliance A-1 zoning

### SURVEYOR'S NOTES

- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT SHOWN, NOT RECORDED, OR NOT DISCLOSED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 04/19/2024. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A LEICA TCR 1205 AND THE TRAVERSE WAS AN UNADJUSTED CLOSURE FOUND TO BE ACCURATE TO ONE FOOT IN 112,679 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON THE ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING BEARINGS AND DISTANCES FROM THE FACE OF THE MAP AND IS NOT A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THE MAP HAVE BEEN MAP CHECKED FOR CLOSURE AND AREA FOR A SUBSEQUENT PLAT OR MAP. A SURVEY THAT DEPICTS MORE THAN ONE TRACT, THE CLOSURE PRECISION STATED MAY BE THAT OF THE EXTERIOR LINES AND AN AVERAGE OF THE TRACTS.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GROUND NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 (U.S. FOOT) DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GEOMETRY. SURFACE MEASUREMENTS, THE VERTICAL DATUM IS NAVD83.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPERTY DESCRIBED IN DEED BOOK 3023 PAGE 501 AS FOUND IN THE CLERK OF COURTS OF BARTOW COUNTY GEORGIA.
- THE PURPOSE OF THIS PLAT IS TO CORRECT THE REAR PARCEL TO VINCENT TROUTEN'S NAME THROUGH DEED BOOK 3639 PAGE 172 OF THE CLERK OF COURTS OF BARTOW COUNTY GEORGIA.
- GA 811 WAS CALLED AS A PART OF THIS TOPOGRAPHIC SURVEY. THE TICKET NUMBER FOR SAID 811 DESIGNATION EFFORT IS 230417-006723. THE UTILITIES IN THE AREA THAT WERE MARKED ARE SHOWN.

#### LEGEND

BOUNDARY	---
ADJ. BOUNDARY	---
FENCE	--- ---
LAND LOT LINE	---
OVERHEAD ELECTRIC	---
DITCH LINE	---
POWER POLE	---
RIGHT OF WAY MONUMENT FOUND	---
PROPERTY MONUMENT FOUND	●
5/8" REBAR & CAPICROSS SET	○
CALCULATED POINT	○
POINT OF COMMENCEMENT	○
POINT OF BEGINNING	○
DISTURBED MONUMENT	○

#### REFERENCES

- SPECIAL WARRANTY DEED BOOK 3118 PAGE 446
- RA 809 PG 142
- DEED BOOK 829 PAGE 142
- RA 809 PG 142
- DEED BOOK 3523 PAGE 501

#### APWA UNIFORM COLOR CODE

UNDERGROUND ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	---
GAL, OIL, STEAM, PETROLEUM OR GASEOUS MATERIAL	---
COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	---
POTABLE WATER	---
SEWERS AND SANITARY DRAIN LINES	---

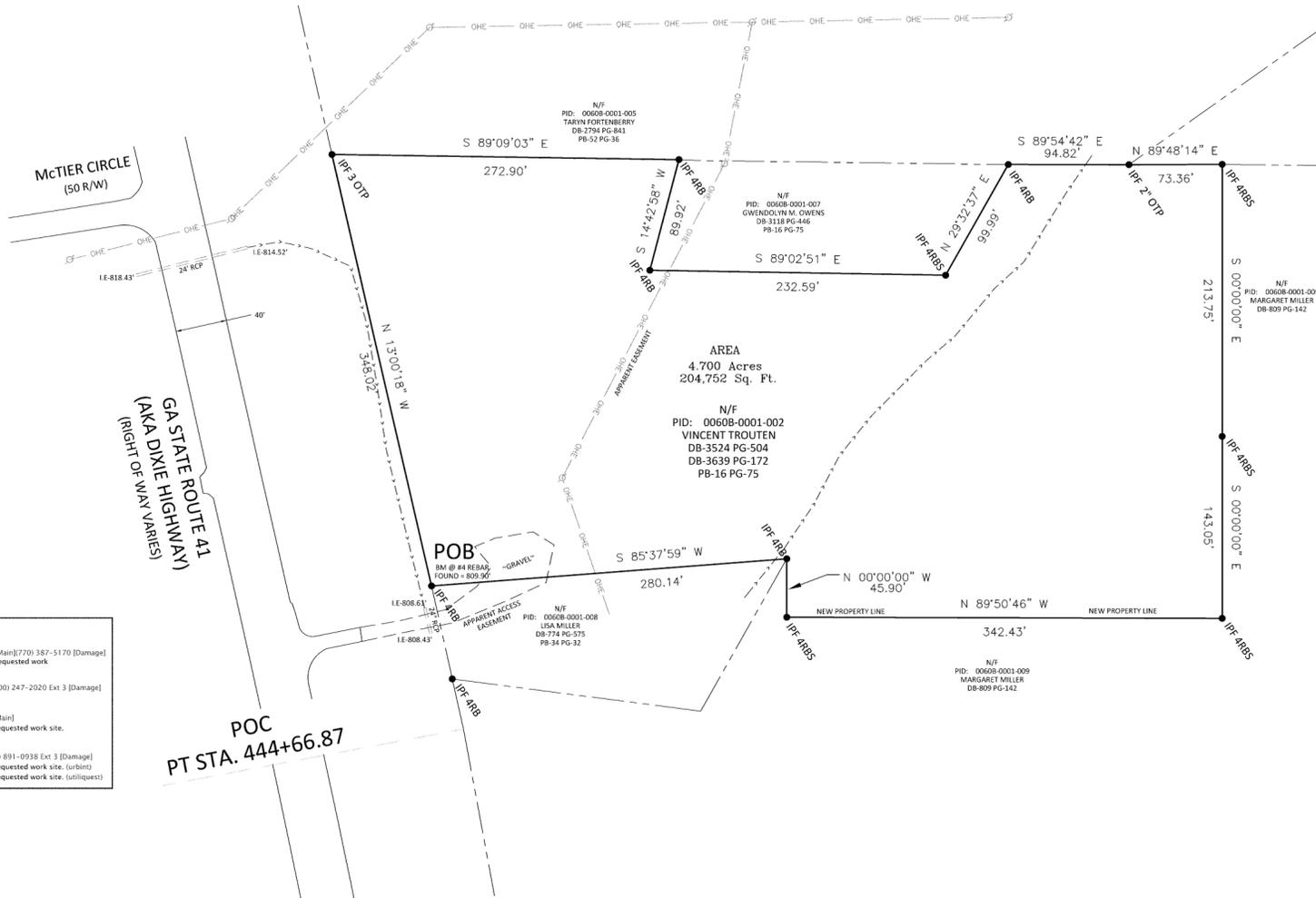
GA 811 UTILITY RESPONSE (TICKET NO. 230417-006723)  
 (responses as of Thursday, April 20, 2023 10:21 AM)

BCWS06BARTOW COUNTY WATER - BCWS06Water(770) 387-5170 (Main)(770) 387-5170 [Damage]  
 April 18, 2023 8:20 AM 5: No conflict, utility is outside of requested work site.(smithm@bartowcountyya.gov)

BSCAATT / D - BSCATElecommunication(305) 409-1542 (Main)(800) 247-2020 Ext 3 [Damage]  
 April 17, 2023 4:42 PM 4A: Clear: No facilities (utilrequest)

CTV50 CITY OF CARTERSVILLE - CTV50 Gas (770) 387-5642 (Main)  
 April 17, 2023 4:00 PM 5: No conflict, utility is outside of requested work site. (Dowman@cityofcartersville.org)

CP644 GEORGIA POWER - CP644 Electric (604) 506-6339 (888) 891-0938 Ext 3 [Damage]  
 April 17, 2023 4:42 PM 5: No conflict, utility is outside of requested work site. (utilrequest)  
 April 17, 2023 4:42 PM 5: No conflict, utility is outside of requested work site. (utilrequest)



SHEET NO.	1
TOTAL SHEETS	1

NO.	DATE	DESCRIPTION
1	05/14/2024	AS-CAD LAYER INFORMATION, CADNAME INFORMATION, ACCESS INFORMATION
2	05/14/2024	AS-CAD ADDITIONAL ACQUISITION ALONG THE SOUTHERLY BOUNDARY AND FINISHES
3	05/14/2024	AS-CAD DEED CONVEYANCIAL PROPERTY AND INCIDENT FACTORS NAME

Project No.	2024055
Field Surveyed	2/22/2024
Drawn by	SCJ
Checked by	06/14/2024
Date of Plat	05/14/2024
Scale	1" = 40'

*S. Clark Tompkins*  
**PROFESSIONAL LAND SURVEYOR**  
 No. 1227  
 tomphoto.com/clark@clark.com

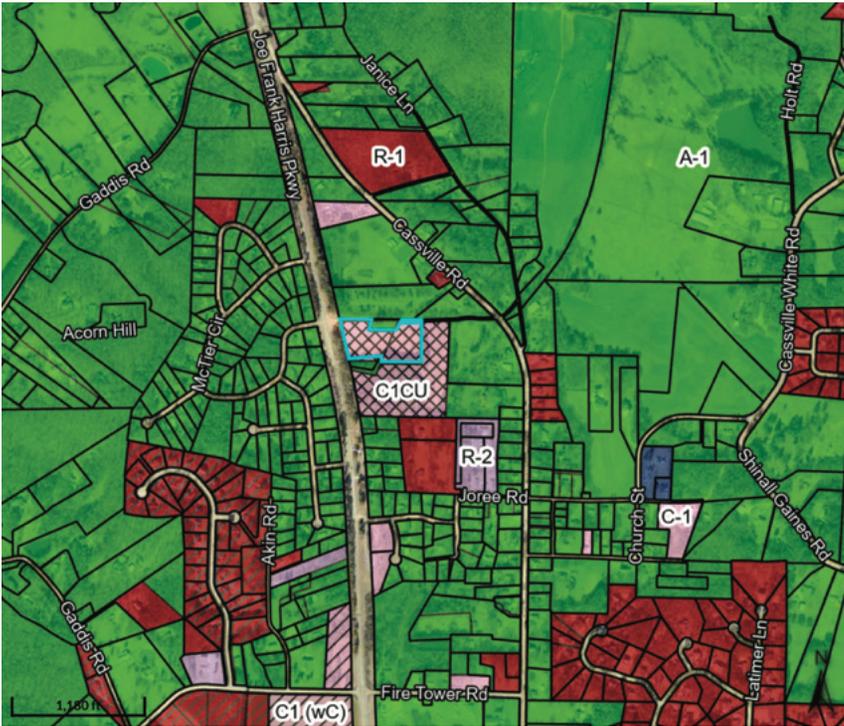
A COMBINATION SURVEY FOR:  
**MARK & VINCENT TROUTEN**  
 LAND LOT 85 OF THE 5TH DISTRICT, 3RD SECTION  
 BARTOW COUNTY, GEORGIA

# Property Overview

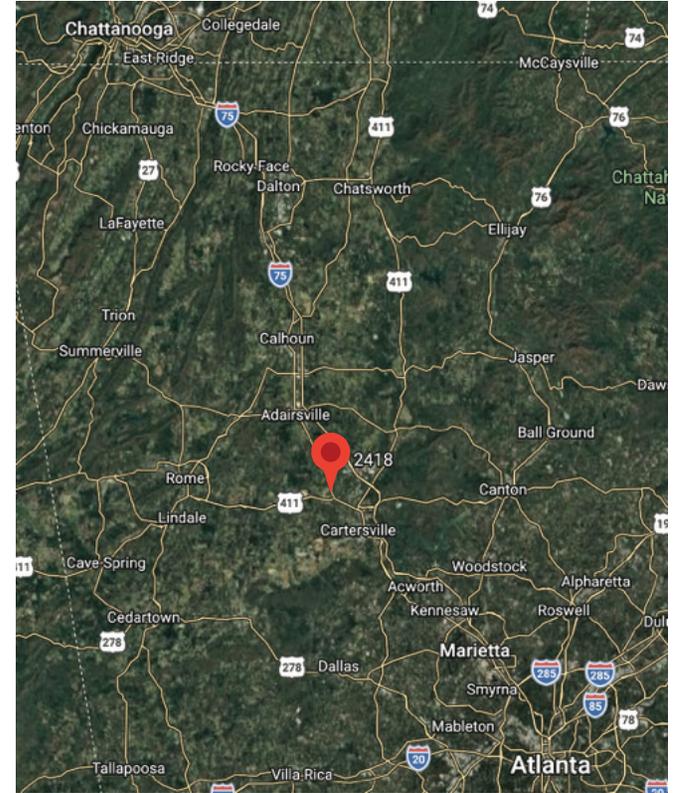
- Less than 1 mile from the newly developed Bartow County Parks & Recreation Indoor Facility and Water Park
- Zoned C-1 Commercial by Bartow County with a Conditional Use Permit for outdoor Boat & RV Storage and many other commercial uses!
- Cleared of vegetation, private well and septic tank, NOT in a flood zone
- Adjoining property to the East and South also zoned Commercial, reducing the buffer zone for commercial development

<b>Zoning:</b>	C-1 w/ Conditional Use Permit (Bartow County)
<b>Price:</b>	\$705,000 (\$150,000 per acre)
<b>Parcel ID:</b>	0060B-0001-002
<b>Utilities:</b>	Georgia Power, Bartow County water
<b>Traffic Counts:</b>	<b>14,000 AADT</b> per GDOT, 2024 (Joe Frank Harris PKWY NW and Fire Tower Rd. NW)

# Property Photos

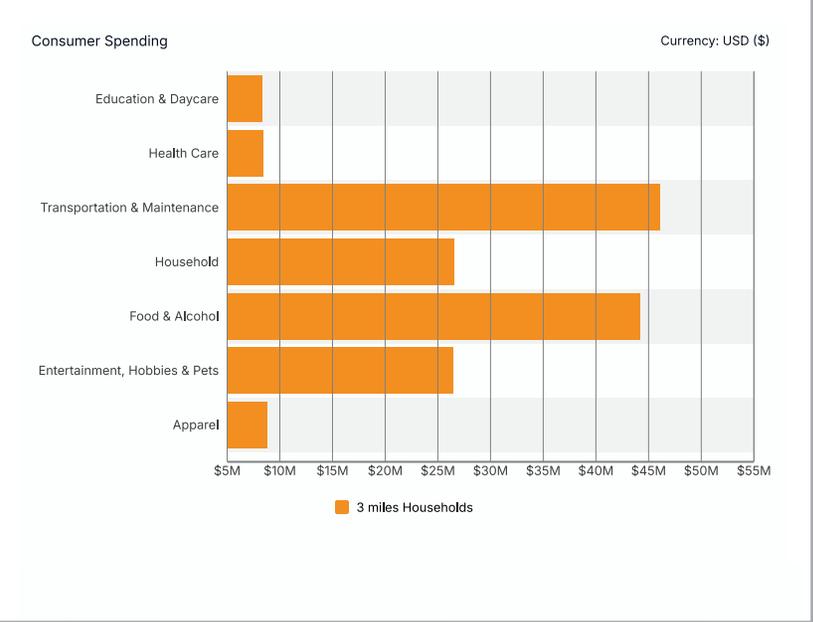
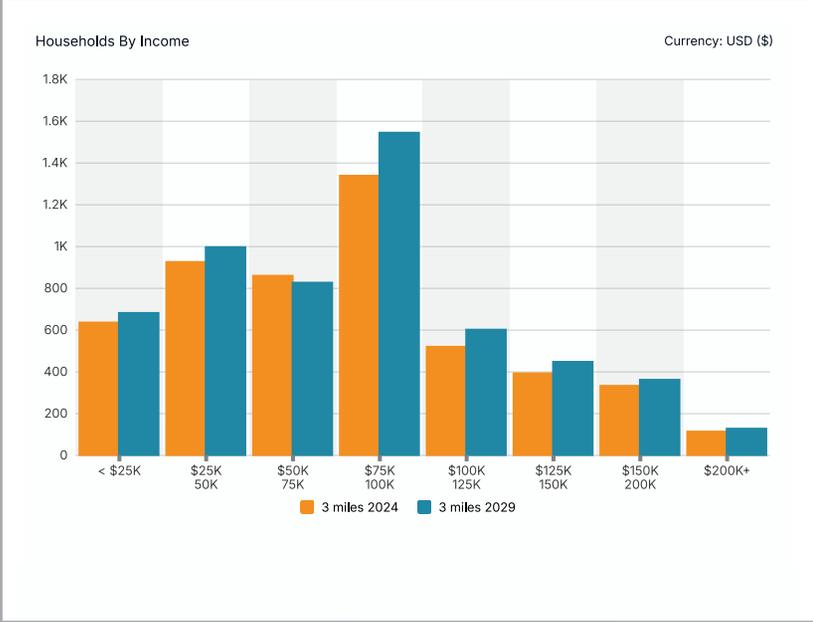
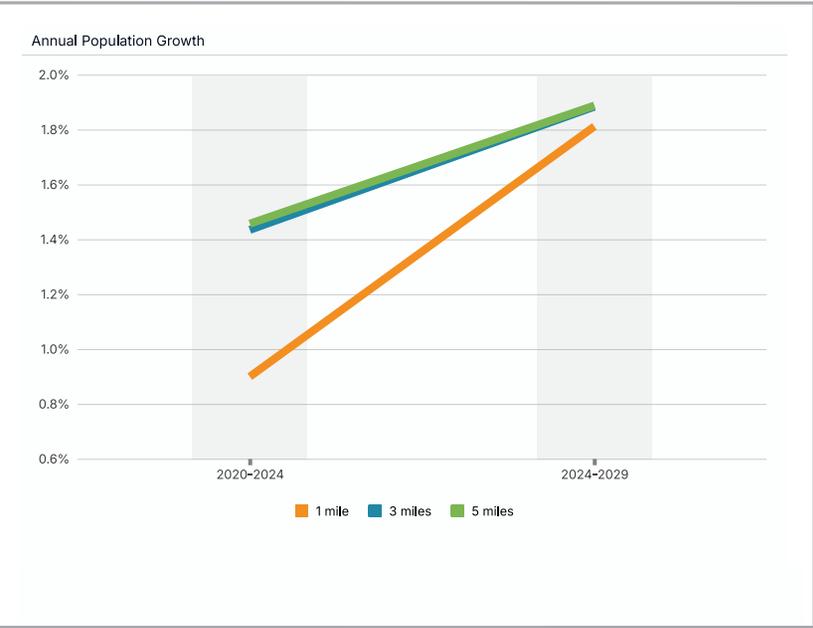
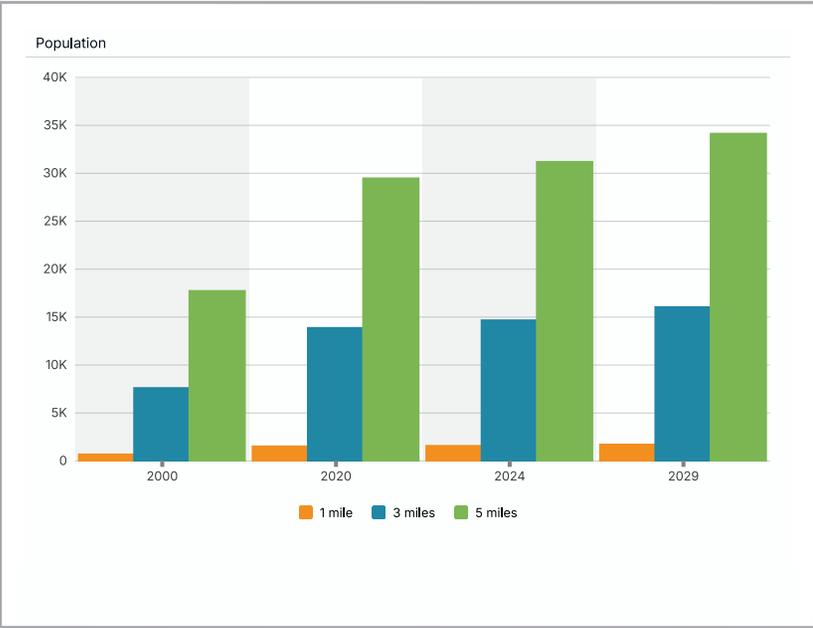


# Property Photos



# Demographics & Market Data

1, 3, 5 Mile Radius of 2418 Joe Frank Harris PKWY NW, Cartersville, GA



# Listing Team



## Sam Tate, PMP

Commercial REALTOR® & Project  
Management Professional



**Company :** H & H Realty, LLC

**Mobile :** 770-851-8870

**Email :** [sam@handhrealty.net](mailto:sam@handhrealty.net)

## Mark Harris

Commercial & Industrial Broker,  
Principal



**Company :** H & H Realty, LLC

**Mobile :** 770-314-3145

**Email :** [mark@handhrealty.net](mailto:mark@handhrealty.net)

Occupancy contingent upon existing zoning. 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, lease, 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.