

**30+**  
**ACRES**

**FOR SALE**

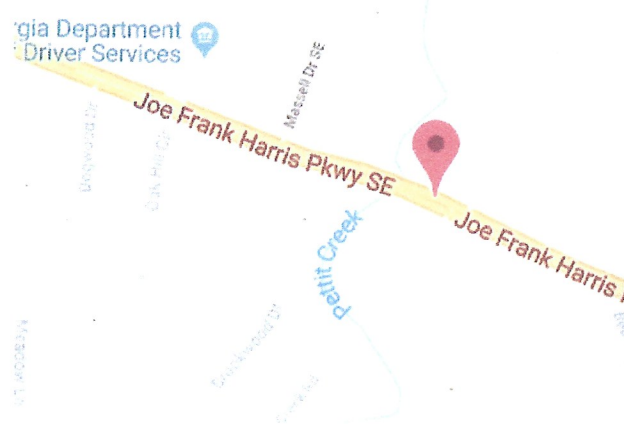
POTENTIAL COMMERCIAL

*Sandi*  
*Latimer*  
*Realty*  
*Inc.*

**770-655-0482**



Map Satellite





## BARTOW COUNTY OPPORTUNITY

QUICKLY GROWING ON THE HUB OF INTERSTATE 75 AND THREE MAJOR STATE HIGHWAYS

BARTOW COUNTY HAS SURPASSED FLOYD COUNTY WITH A HIGHER POPULATION COUNT AND IS CONTINUING TO EXCEED EXPECTATIONS

PROPERTY LENDS ITSELF TO MULTIPLE OPPORTUNITIES

GENTLE ROLL OF PROPERTY WITH VISUAL APPEAL, CREEK FRONTAGE WITH MINIMUM FLOOD PLANE, BACKS UP TO GOLF COURSE. HIGH VISIBILITY AND HIGH TRAFFIC COUNT ON FRONT

WITHIN THE MINIMUM MILEAGE FOR ACCESS TO HOSPITAL MAKING IT DESIRABLE FOR MEDICAL COMPLEX

MULTIFAMILY, RESIDENTIAL AND MIXED USE ARE ALL POSSIBILITIES WITH AMENITIES WITHIN 5 MINUTES OF SITE

RETAIL AND OR RESTAURANT APPEAL

WATER AND SEWER AVAILABLE....LOCATED DIRECTLY ON HWY 41 AND WITHIN MINUTES OF I-75, HWY 20 AND HWY 411.....CURRENT ZONING IS A-1 ....THIS IS AN ASSEMBLAGE AND MORE ACREAGE MAY BE AVAILABLE

PROPERTY MAY BE DIVISIBLE AND IS PRICED AT \$200,000/ACRE



**SANDI LATIMER REALTY INC**

319 EAST MAIN ST

CARTERSVILLE, GA 30120

770-655-0482

HIGHWAY 41 AND LIPSCOMB CIRCLE - CARTERSVILLE



SANDI LATIMER REALTY INC

770-655-0482

319 E MAIN STREET

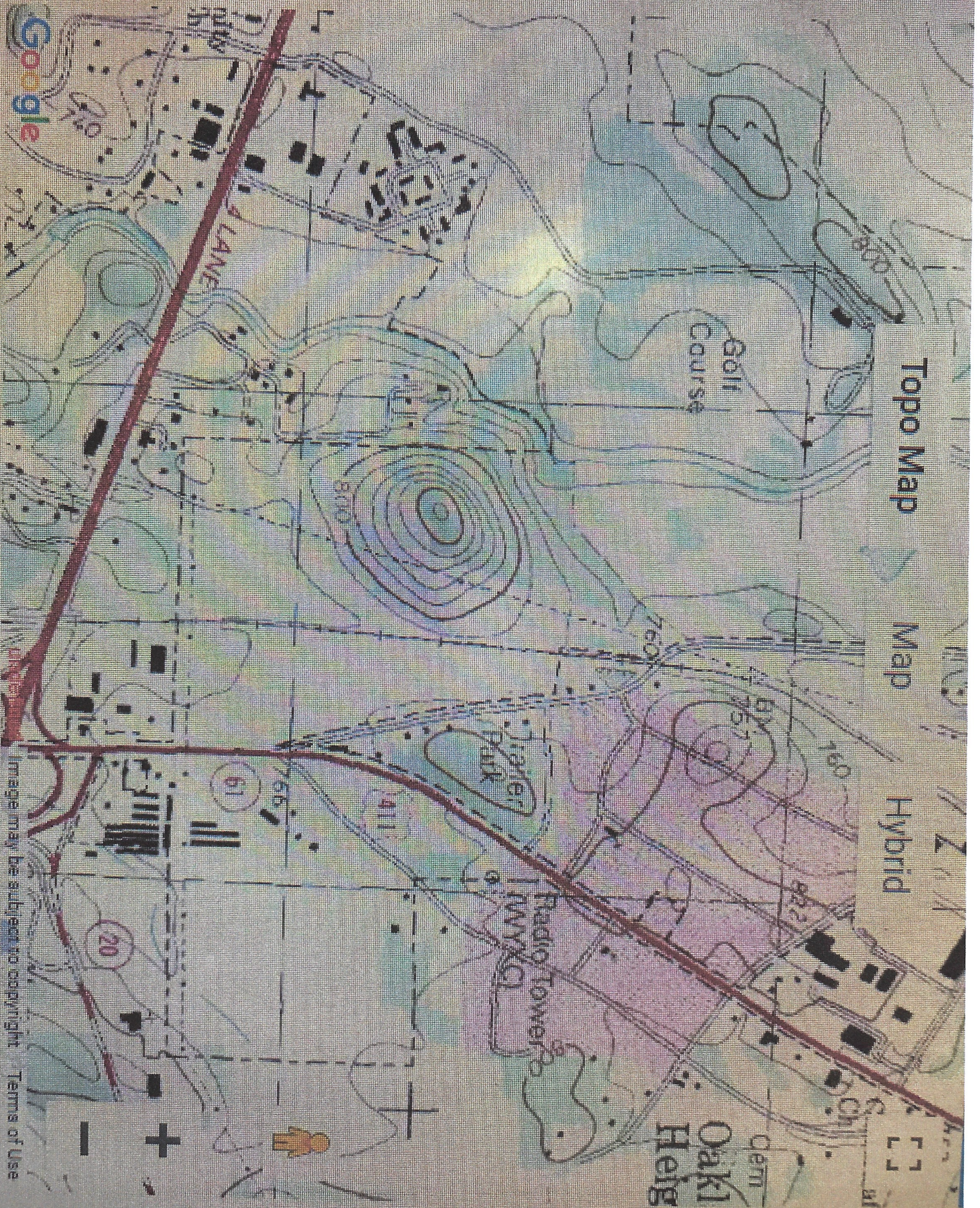
Cartersville, GA 30120



Topo Map

Map

Hybrid



Google

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LOCATION MAP SHOWING PROXIMITY TO 1-75, HWY 20, HOSPITAL, SHOPPING AND HWY 411