

# SALE

RETAIL DEVELOPMENT SITE 9+/- ACRES - SPECIAL-USE PERMIT FOR TRUCK PARKING

1011 Cass White Road Cartersville, GA 30121



SALE PRICE

\$4,250,000

**Kurt Cooper**

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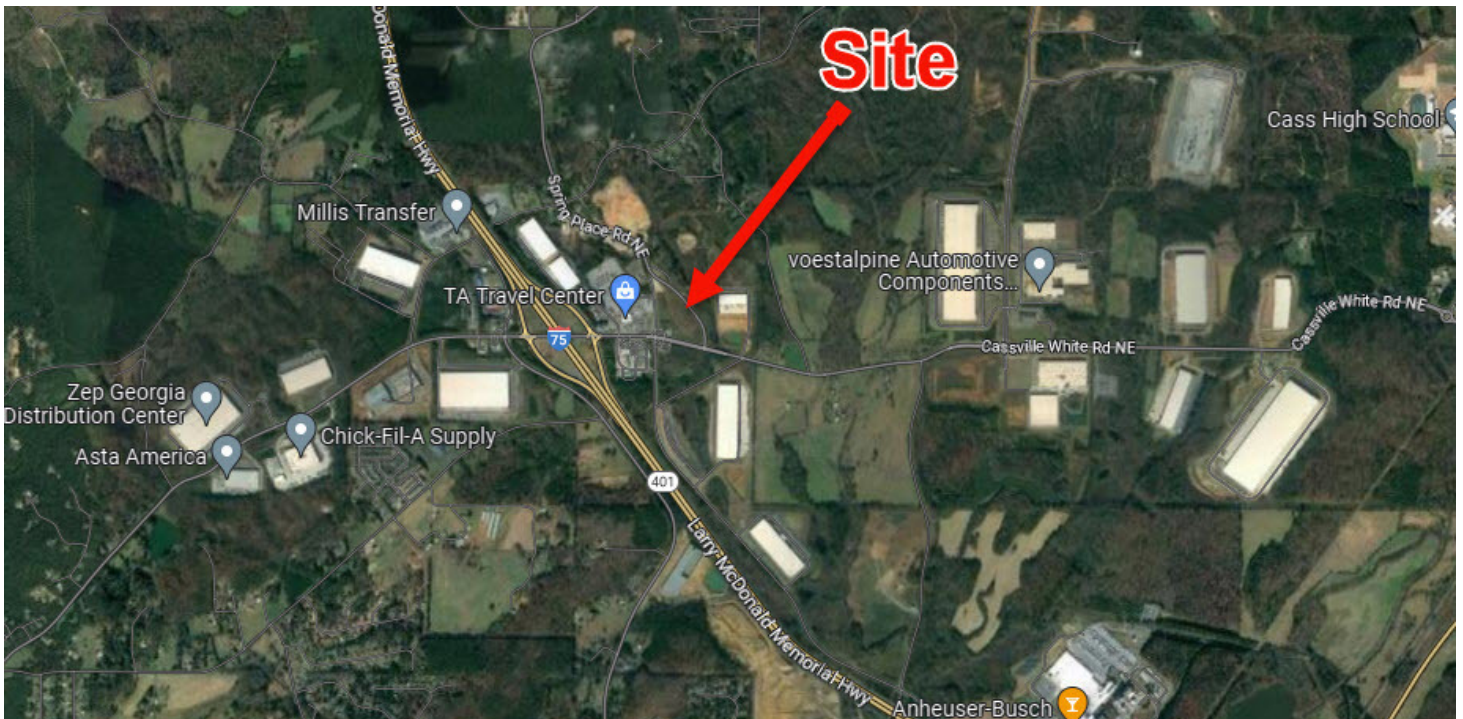
**COLDWELL BANKER  
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### PROPERTY DESCRIPTION

9.308 Acre commercial development site in Bartow County, near Exit 296 of I-75. All utilities available.

### PROPERTY HIGHLIGHTS

- 9.308 +/- Acres
- C-1 Zoning
- Peninsula Lot w/ Three Road Frontages.
- All Utilities to Site
- Special-Use Permit for Truck Parking
- Fast Developing Area

### PROPERTY SUMMARY

The property is located at 1011 Cass-White Rd. Cartersville, GA 30121. It is easily accessible from Exit 296 on Interstate-75, making it an ideal location for a truck stop and/or retail center. The property is positioned in an area of rapid growth. The fast-paced development of warehouses, distribution centers and manufacturing plants in the area has changed the economic landscape of Cass White Road. The lot is 9.31 acres and is a peninsula lot with three road frontages. The property has been planned, engineered and approved as a commercial truck parking lot. The property is zoned C-1 in Bartow County with a special-use permit for truck parking. C-1 zoning allows for a variety of commercial activities. Traffic counts on Cass-White Road are 6,040 vehicles per day as of 2019. Five Forks Road is a full-access crossroad featuring a traffic signal with a left turn lane. The property has access to water, sewer, electricity, and gas. Available due diligence materials include an ALTA survey with topography, geotechnical report, phase 1 environmental assessment, multiple site plans for truck parking, zoning special-use permit for truck parking, owner's title policy, and preliminary plans for Cass-White Road improvement project.

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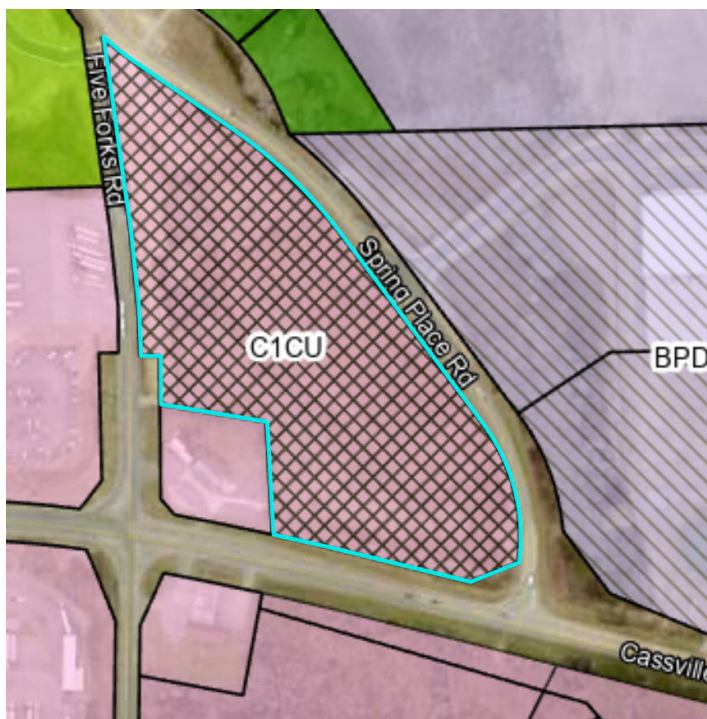
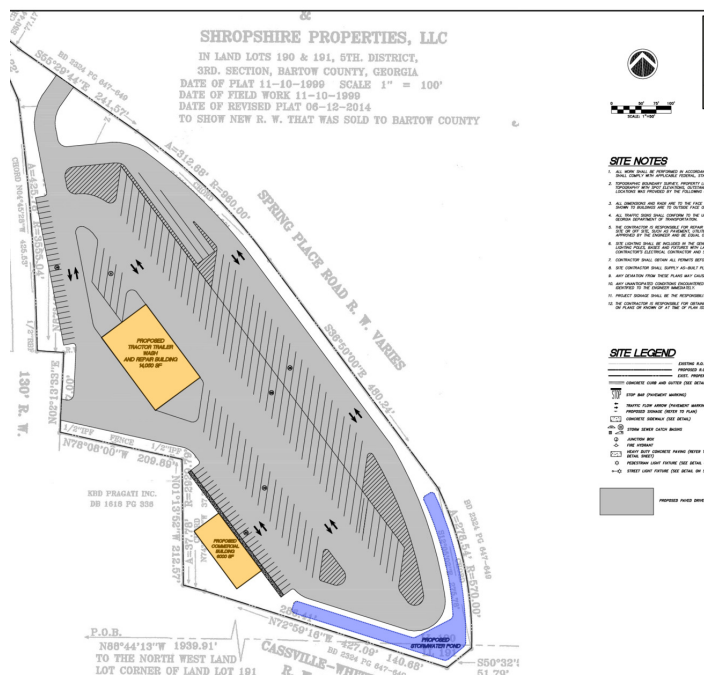


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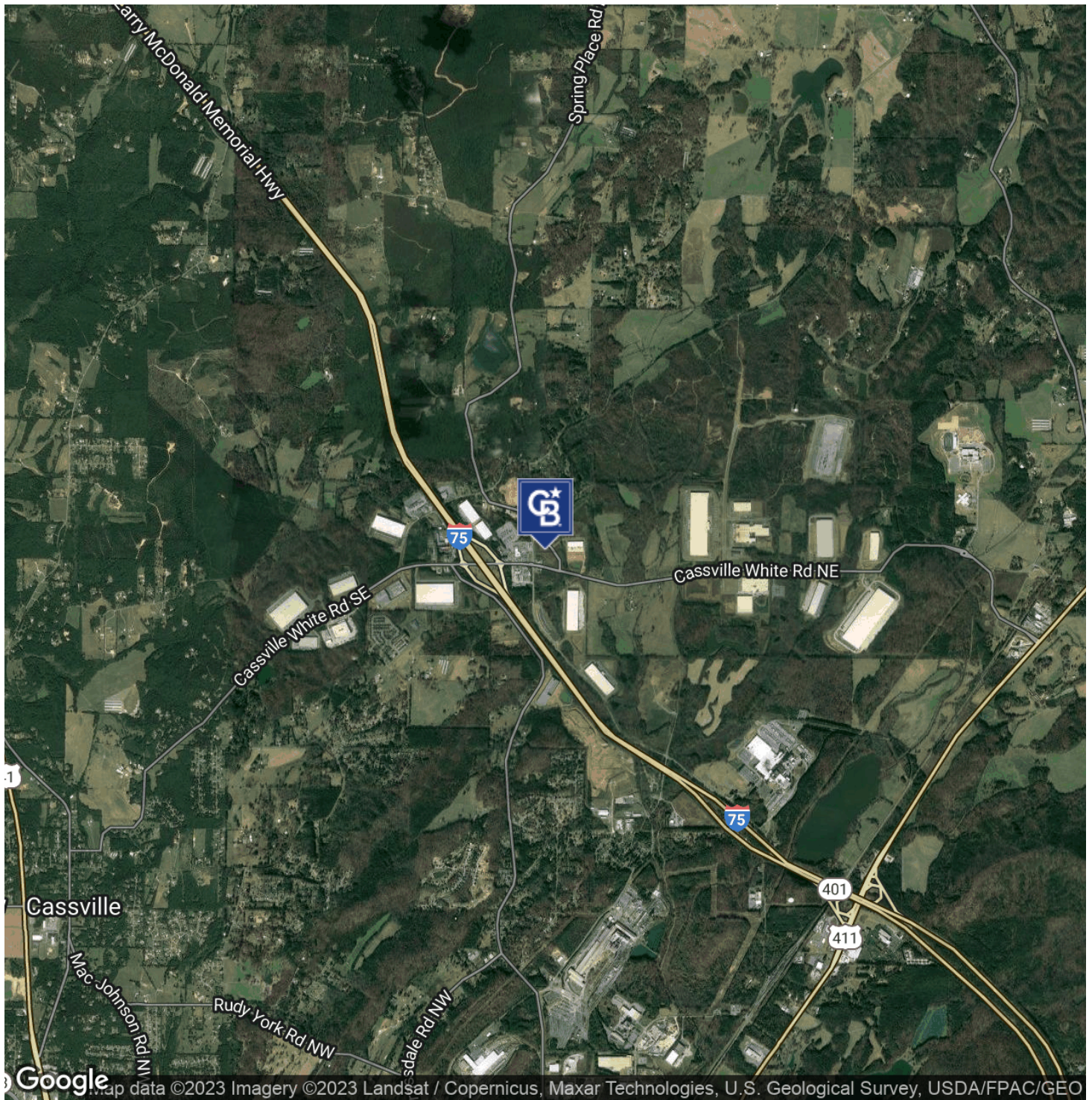
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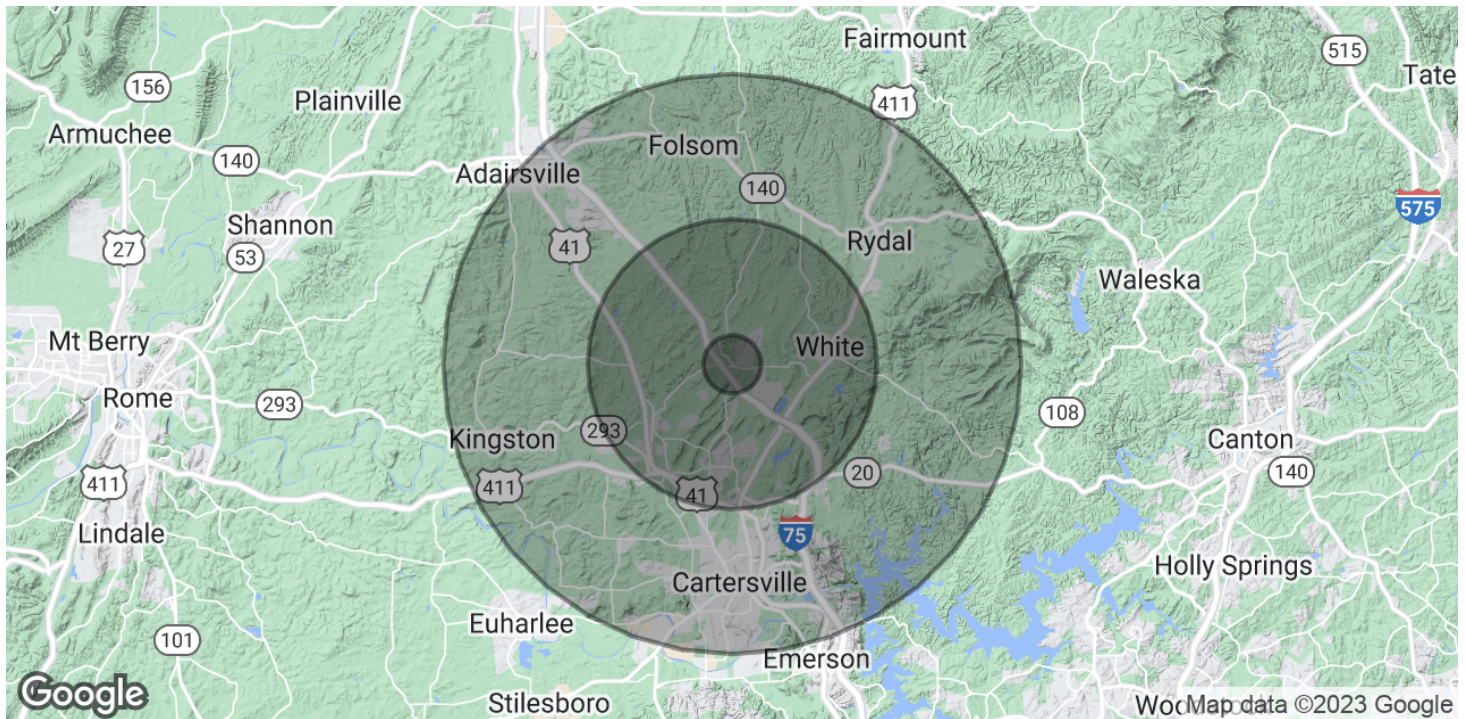
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## RETAIL DEVELOPMENT SITE 9+/- ACRES - SPECIAL-USE PERMIT FOR TRUCK PARKING

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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	675	24,951	78,469
Average Age	36.8	36.7	38.4
Average Age (Male)	38.6	35.7	37.9
Average Age (Female)	37	38.7	39.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	234	9,837	30,858
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$79,616	\$66,977	\$67,875
Average House Value	\$233,918	\$182,613	\$186,536

\* Demographic data derived from 2020 ACS - US Census

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