

SALE

CALHOUN INTERSTATE FRONTAGE PROPERTY

237 Johnson Lake Road Adairsville, GA 30103



PROPERTY DESCRIPTION

34.45+/- Acre industrial site, suitable for subdividing into six separate parcels. Survey work completed. Huge value add opportunity.

Tract 1: Vacant. 4.13 acre development site, suitable for retail, restaurant, hotel development. Adjacent to Buc-ees with frontage on I-75N exit ramp 310.

Tract 2: Leased. 1.85 acres improved with 9,520 SF industrial building. Building features five drive-in doors, 2,760 SF office space, with outdoor fenced storage. Leased to equipment rental company.

Tract 2a: Leased. Interstate billboard.

Tract 3: Leased. 7.6 acres fenced, lighted and graveled parking area, 1,294 SF industrial building. Leased to a national flooring company for trailer storage.

Tract 4: Leased. 5.16 acres, fenced, lighted and graveled parking area. Leased to a regional commercial tractor-trailer parking company.

Lease 5: Vacant. 1.64 acres, fenced, lighted and graveled parking area. Includes 3,190 SF steel industrial building, in need of repairs.

Lease 6: Vacant. 17.71 acres of undeveloped industrial-zoned land with 1,835' of frontage on I-75N.

LOCATION DESCRIPTION

Located just off Union Grove Road, this property is positioned in a rapidly growing industrial sector in the I-75 corridor in Calhoun, Gordon County market. Adjacent to Buc-ees. Property has over 4000 feet of frontage on I-75 and Exit 310 ramp.

OFFERING SUMMARY

Sale Price:	\$5,500,000
Number of Units:	6
Lot Size:	34.45 Acres
Building Size:	9,520 SF
Zoning:	I-1
APN:	059-017

Kurt Cooper

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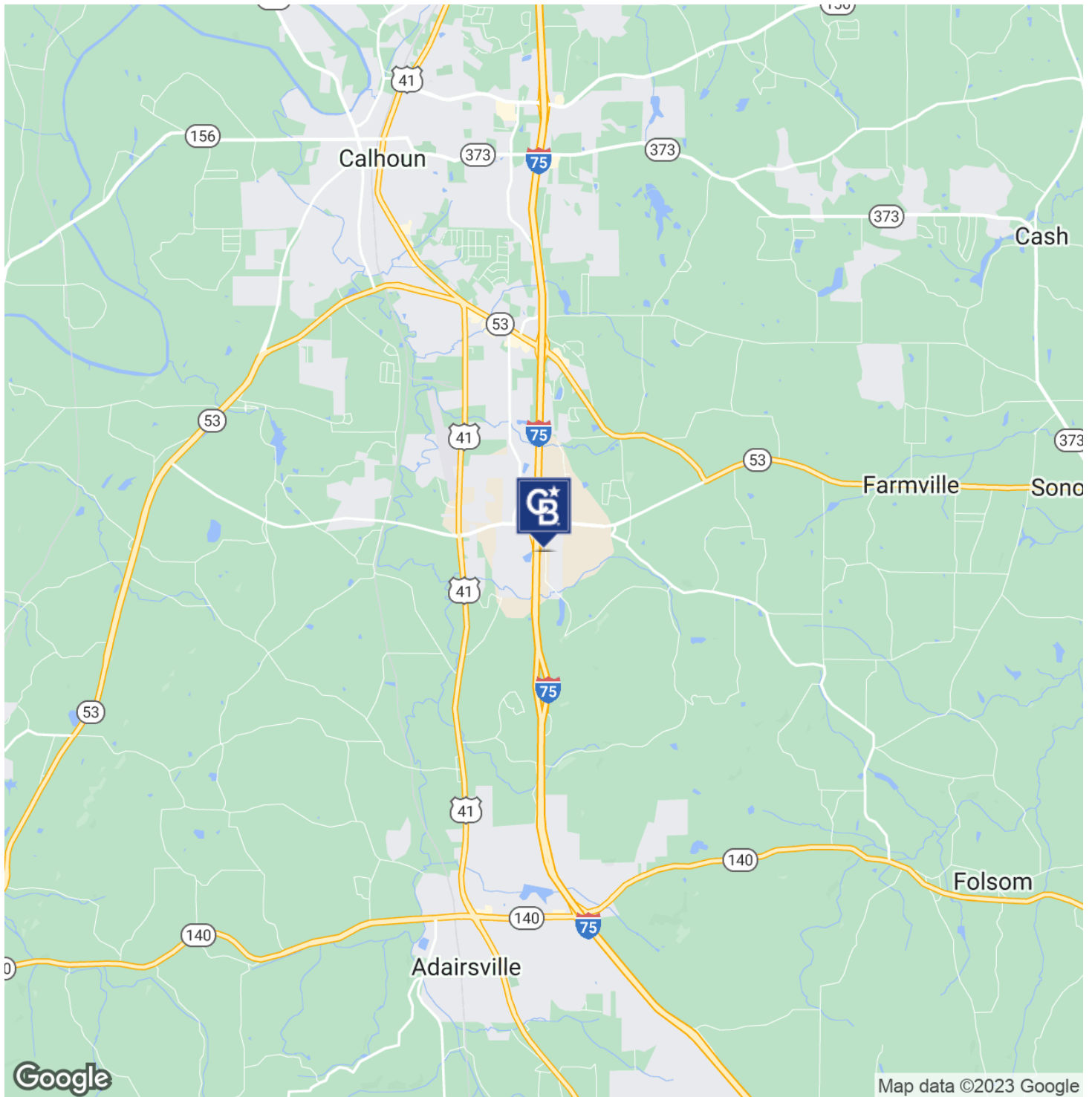


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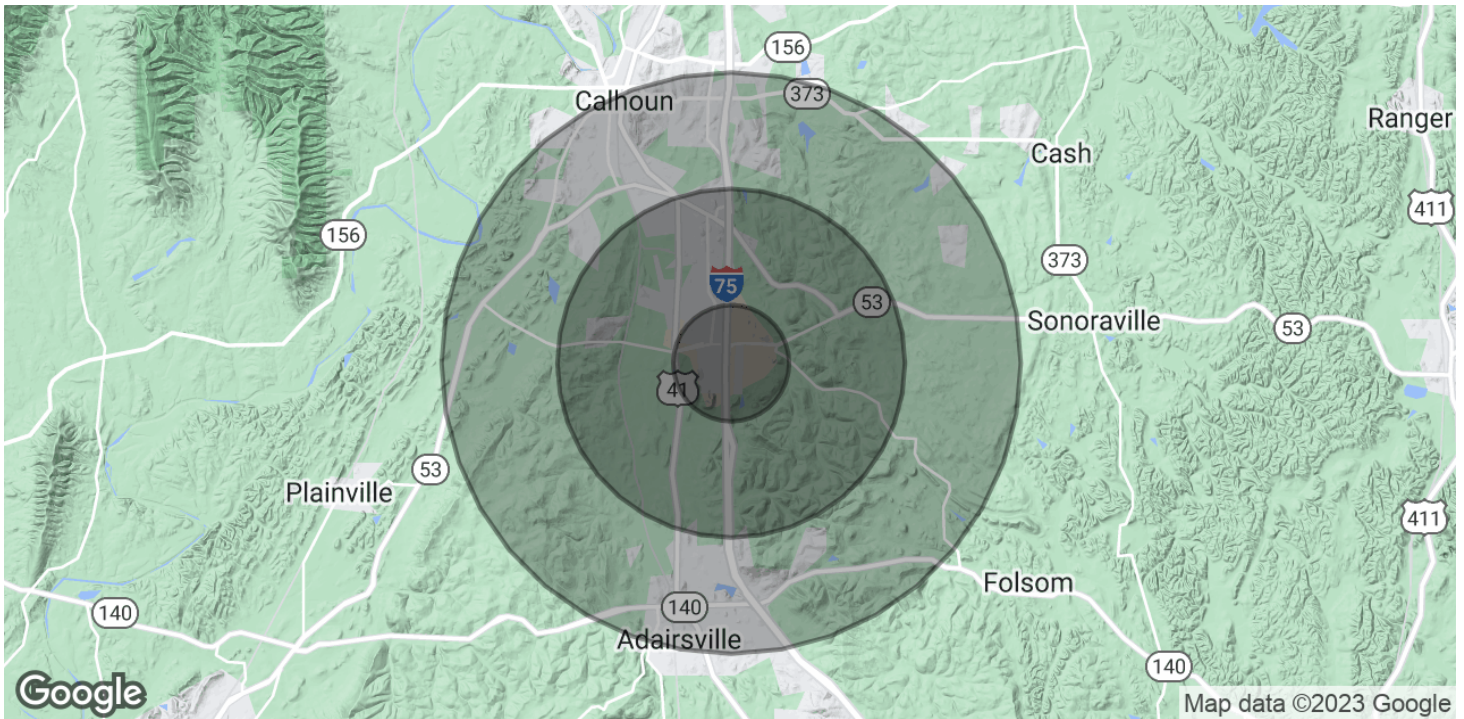


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	439	5,237	23,175
Average Age	47.4	45.5	41.1
Average Age (Male)	48.7	44.1	38.4
Average Age (Female)	47.6	45.7	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	197	2,303	9,304
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$44,611	\$51,005	\$58,998
Average House Value	\$151,737	\$147,831	\$145,523

* Demographic data derived from 2020 ACS - US Census

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