



FOR SALE
402 +/-
ACRES



Cassville White / Brown Loop Rd - Bartow County

Premier site for a Planned Community or Industrial

Eric Clark, CCIM

770.878.7334

eric.clark@expcommercial.com

www.expcommercial.com

Table of Contents

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13
ADVISOR BIOS	14
ADVISOR BIO 1	15

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

402 Acres in prime distribution and industrial location of North Bartow County GA.

PROPERTY HIGHLIGHTS

- Opportunity to assemble up to 750 acres in one of a .GA's hottest manufacturing and industrial markets. Equally ideal for S/F development..
- Multiple industry leaders at the same exit.
- Site will be one mile north of the new interchange of the Rome to Cartersville Corridor on I-75. Being built by Georgia Department of Transportation.
- Location is at the same exit as Anheuser-Busch facility, and home to many Distribution Centers including Chick Fil-A's, Mohawk and other new distribution facilities built within the past two to three years.
- Site is less than one hour drive to the Appalachian Regional Port, Murray County GA., which is controlled by the Georgia Ports Authority and CSX Transportation.
- Bartow County is business friendly and the listing agent has excellent working relationships within the county which will be most beneficial to end users or buyers as they execute their list of milestones needed to complete a development project.

OFFERING SUMMARY

Sale Price:	\$32,160,000 USD
Lot Size:	402 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	266	2,387	9,057
Total Population	734	6,196	22,845
Average HH Income	\$76,956	\$74,341	\$66,412

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Property Description

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PROPERTY DESCRIPTION

402 Acres in prime distribution and industrial location of North Bartow County GA.

LOCATION DESCRIPTION

Just 1/4 mile from Cassville White Road, off of I-75. Near the Highland 75 Corporate/Industrial Park, Cartersville, GA

Near the Anheuser Busch Plant, Commerce 75 B1 Facility, Chick Fil-A Supply, Development Authority of Bartow County Sites.

SITE DESCRIPTION

This site is ideal for industrial or logistic distribution facilities and for a S/F, M/F planned community.

POWER DESCRIPTION

Georgia Power

GAS DESCRIPTION

Gas within (circa) 2,000 feet of property line or closer

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Complete Highlights

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PROPERTY HIGHLIGHTS

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- Multiple industry leaders at the same exit.
- Site will be one mile north of the new interchange of the Rome to Cartersville Corridor on I-75. Being built by Georgia Department of Transportation.
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Additional Photos

SAMPLE IMAGE - POTENTIAL UP TO 4 MILLION SQUARE FEET



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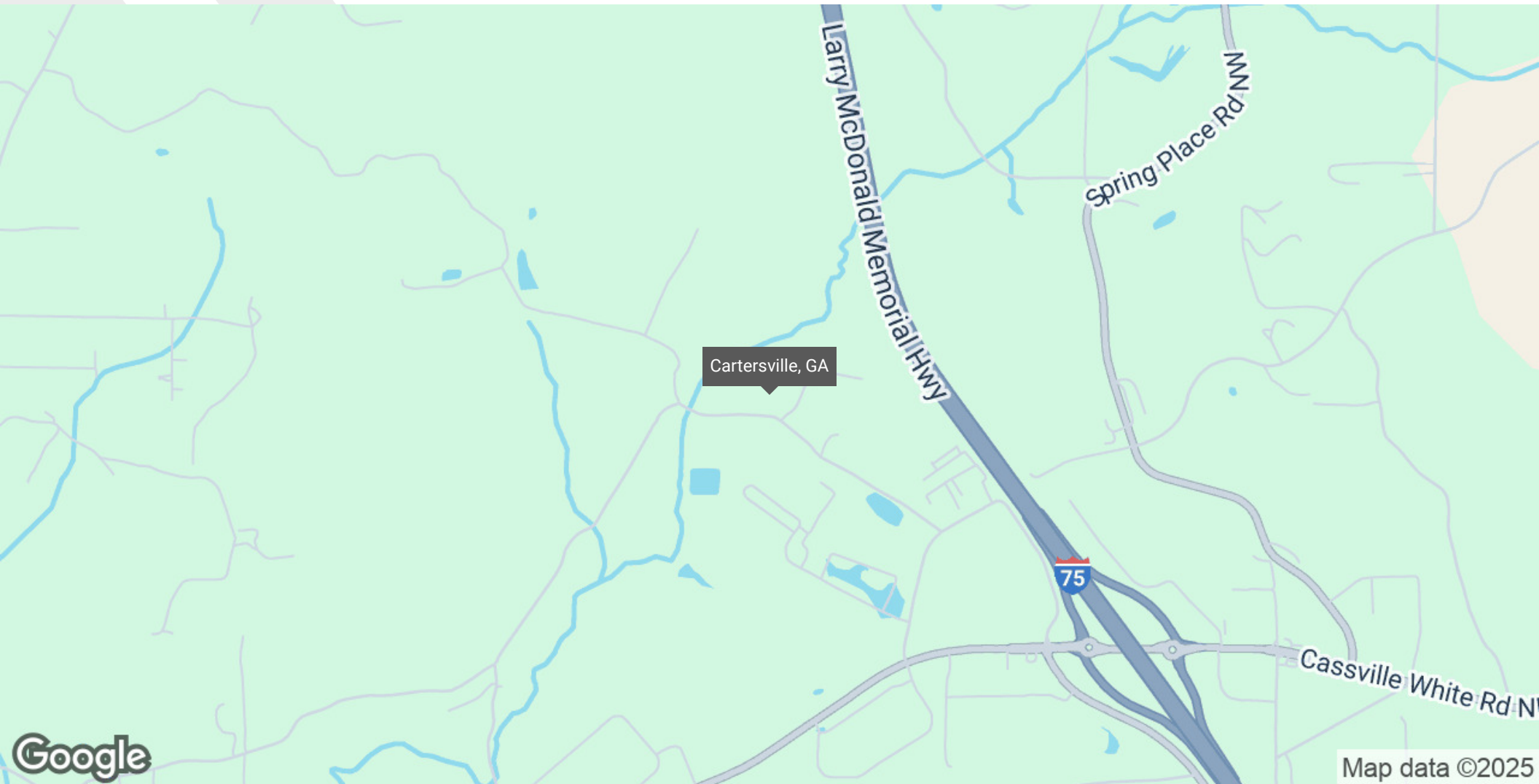
Section 2

Location Information



Regional Map

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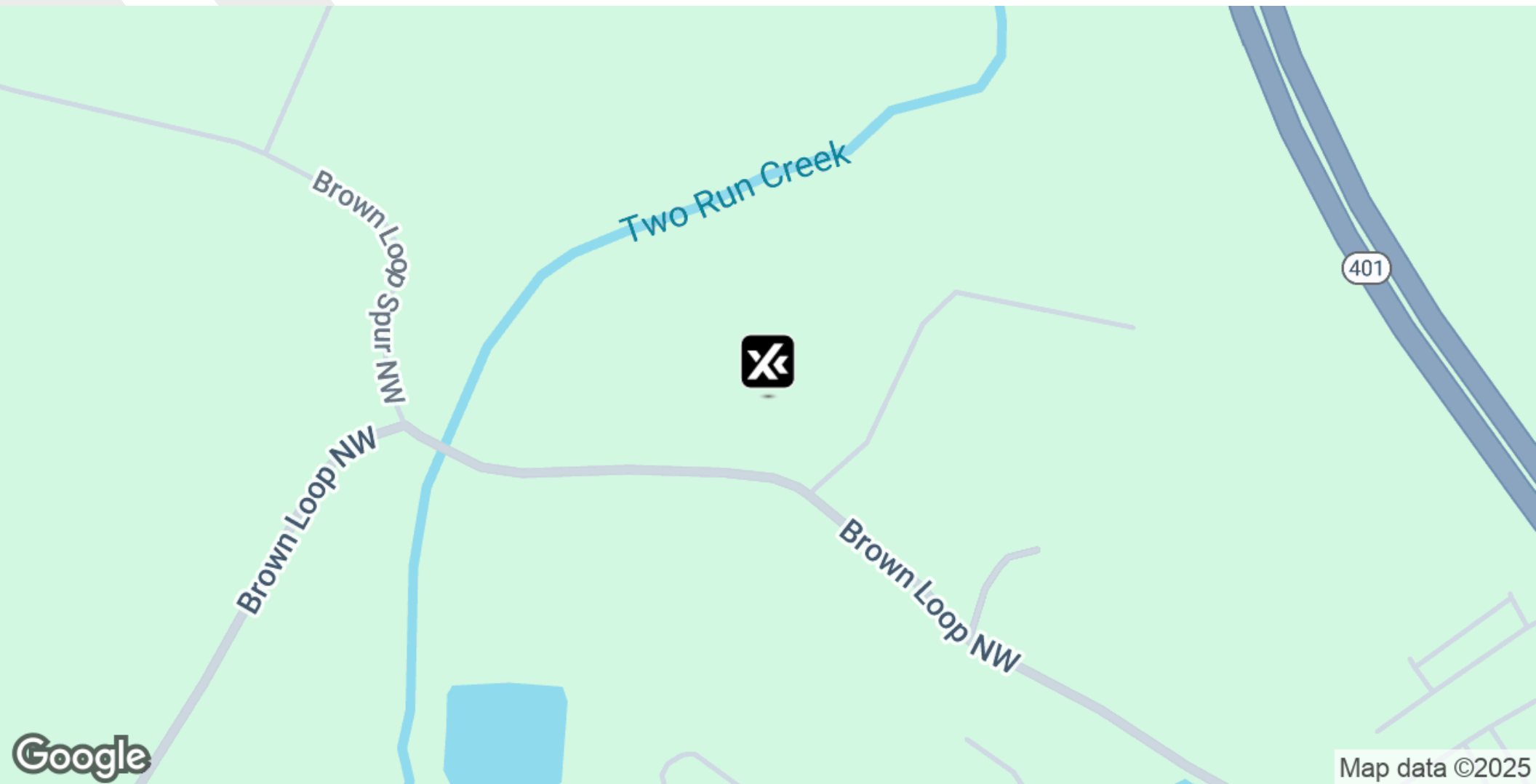
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Location Map

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Aerial Map

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Section 3

Demographics

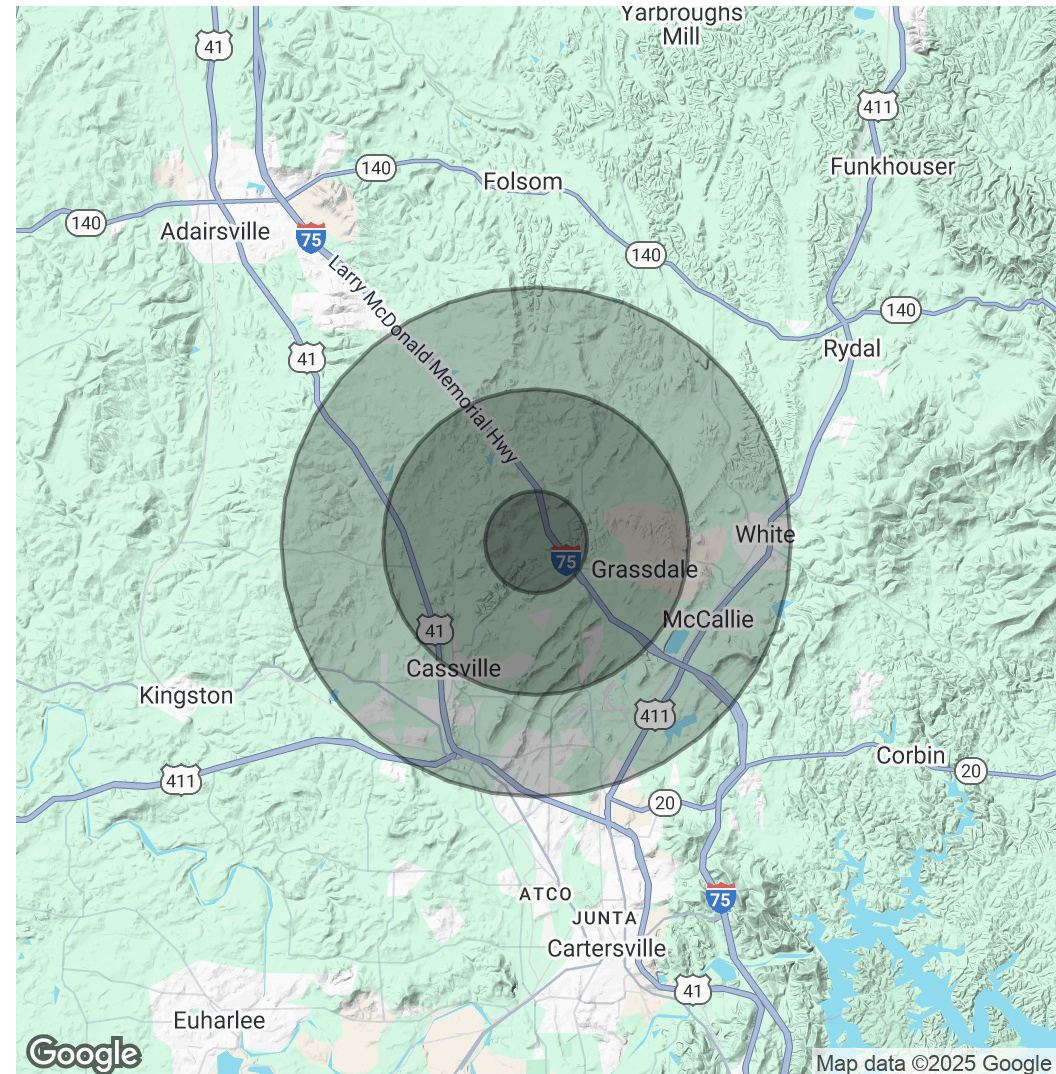


Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	734	6,196	22,845
Average Age	40.6	39.0	36.8
Average Age (Male)	41.4	39.4	35.9
Average Age (Female)	40.2	39.9	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	266	2,387	9,057
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$76,956	\$74,341	\$66,412
Average House Value	\$403,582	\$247,251	\$182,886

2020 American Community Survey (ACS)



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Section 4

Advisor Bios



Advisor Bio 1

CALL ME - 770.878.7334



ERIC CLARK, CCIM

eric.clark@expcommercial.com

Direct: 770.878.7334 | Cell: 770.878.7334

GA #411355

PROFESSIONAL BACKGROUND

As a CRE Broker with eXp Commercial Real Estate and CEO of Lewis & Clark CRE Group, LLC., I leverage my international network of clients, local and national developers, end users and investors towards prime development sites in Northwest Georgia, and the Southeastern United States. Having a master's degree in Sport Science from United States Sports Academy and a Bachelor of Arts in Education from Bob Jones University, combined with 27 years of International Defense Contract work in over 70 countries, while owning and developing CRE Industrial Parks, my experiences equip me with unique skills and knowledge to best advise and coach my clients on profitable land investment opportunities. Atlanta Commercial Board of Realtors Million Dollar Club recipient.

As a CCIM Designee, proficiently utilizing the CCIM Strategic Analysis Model allows me to offer my clients the most current analysis enabling them to make sound real estate decisions after performing thorough Market Analysis, Site and Location Analysis, Political and Legal Analysis and ultimately through a Financial Analysis. I thrive knowing that I provide my clients thorough analyses throughout their decision-making process.

Previously, I successfully developed and owned industrial parks and office buildings and now I have expanded my land marketing and land investment activities throughout the Northwest region of Ga and Southern United States. I have performed over \$23 million in land deals in Bartow County alone in the last 18 months and provided great results to landowners and investors in several other counties. I am passionate about finding optimal value for my clients and delivering exceptional services.

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

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Thank you!

Please contact me to discuss this magnificent property located in north Bartow County. It will be a pleasure to hear from you. - Eric



LEWIS & CLARK

CRE. GROUP



Eric Clark, CCIM

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www.expcommercial.com