

Corner of Joe Frank Harris Pkwy & Red Top Mountain Rd | ±2.624 AC



EMERSON — BARTOW COUNTY

For Sale — Residential & Commercial Development Opportunity



OFFERING SUMMARY

Residential or Commercial Development Opportunity:

±2.624-acre development site positioned at the corner of Joe Frank Harris Parkway and Red Top Mountain Road in Emerson. The property is zoned MU-2 (Medium-Density Mixed-Use District), offering potential for residential or commercial development.

Prominent Corner Visibility:

High-visibility location with frontage along both Joe Frank Harris Parkway and Red Top Mountain Road, with traffic counts of roughly 19,200 VPD on Joe Frank Harris Parkway and 15,900 VPD on Red Top Mountain Road. Main Access point on Joe Frank Harris Parkway via 4th Street.

Substantial Road Frontage:

The property offers roughly 690 feet of frontage along Joe Frank Harris Parkway and 705 feet along Red Top Mountain Road, supporting strong visibility and potential access.

Convenient I-75 Access:

Positioned near Interstate 75, providing convenient connectivity to surrounding Bartow County communities, Northwest Georgia and the greater Atlanta market.

LakePoint & Commercial Corridor:

Located near LakePoint Sports and the surrounding Emerson commercial corridor, placing the property near established restaurants, hotels, retail, entertainment and continued development activity.

ASKING PRICE: \$229,000

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For More Information: Due Diligence Information. The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject to errors and change without notice.

Offering Summary

[Click Here for Full Zoning Detail](#)

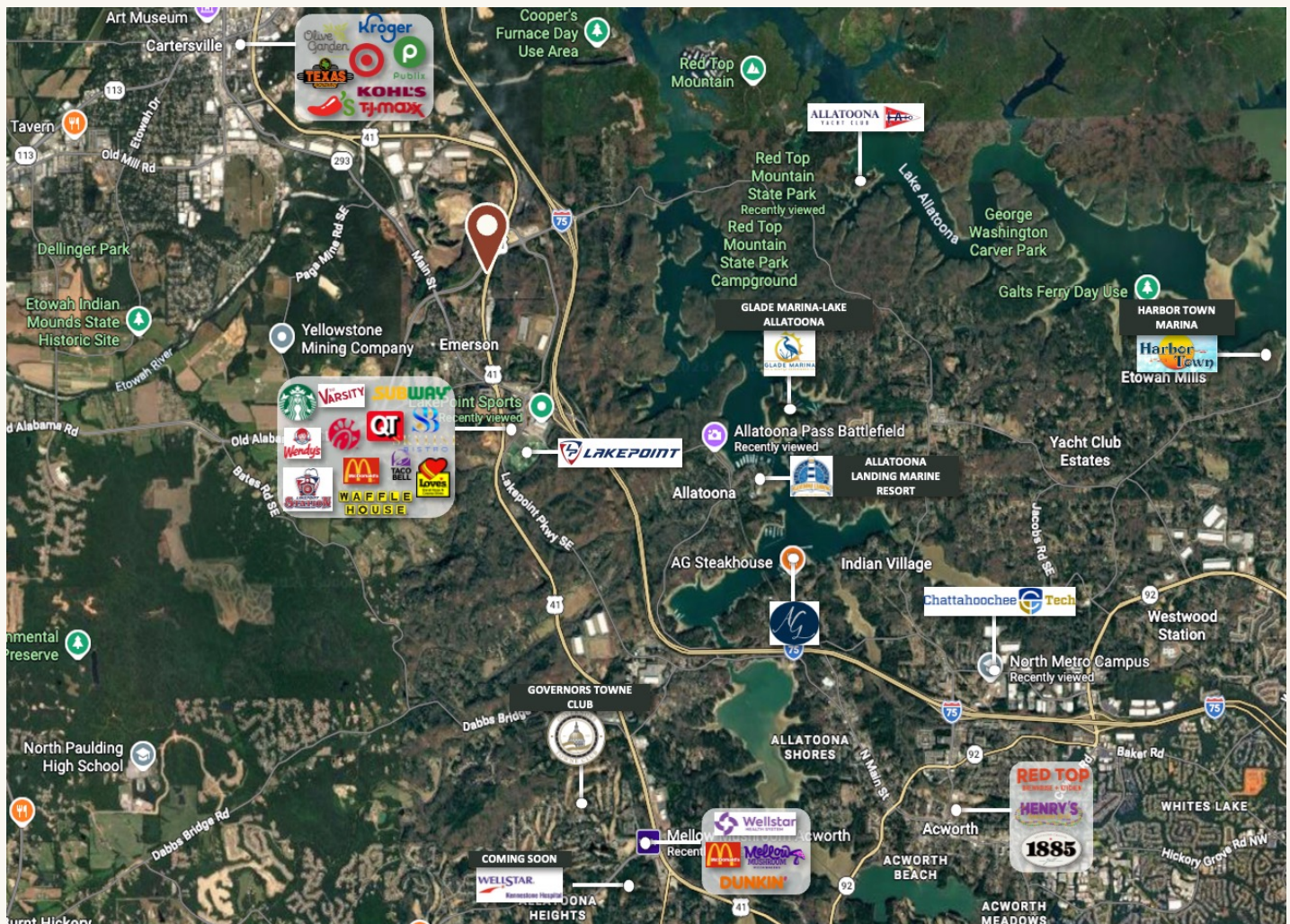
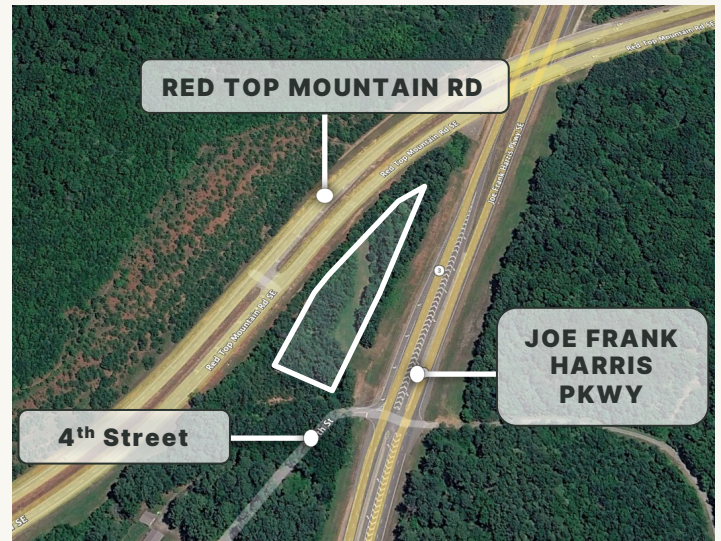
Acreage ±2.624 AC

Zoning MU-2 (Mixed-Used)

Road Frontage ±690' on Joe Frank Harris Pkwy
±705' on Red Top Mountain Rd

School District Emerson Elementary School
Red Top Middle School
Woodland High School

Traffic I-75: 100,000 VPD
Joe Frank Harris: 19,200 VPD
Red Top Mountain Rd: 15,900 VPD



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