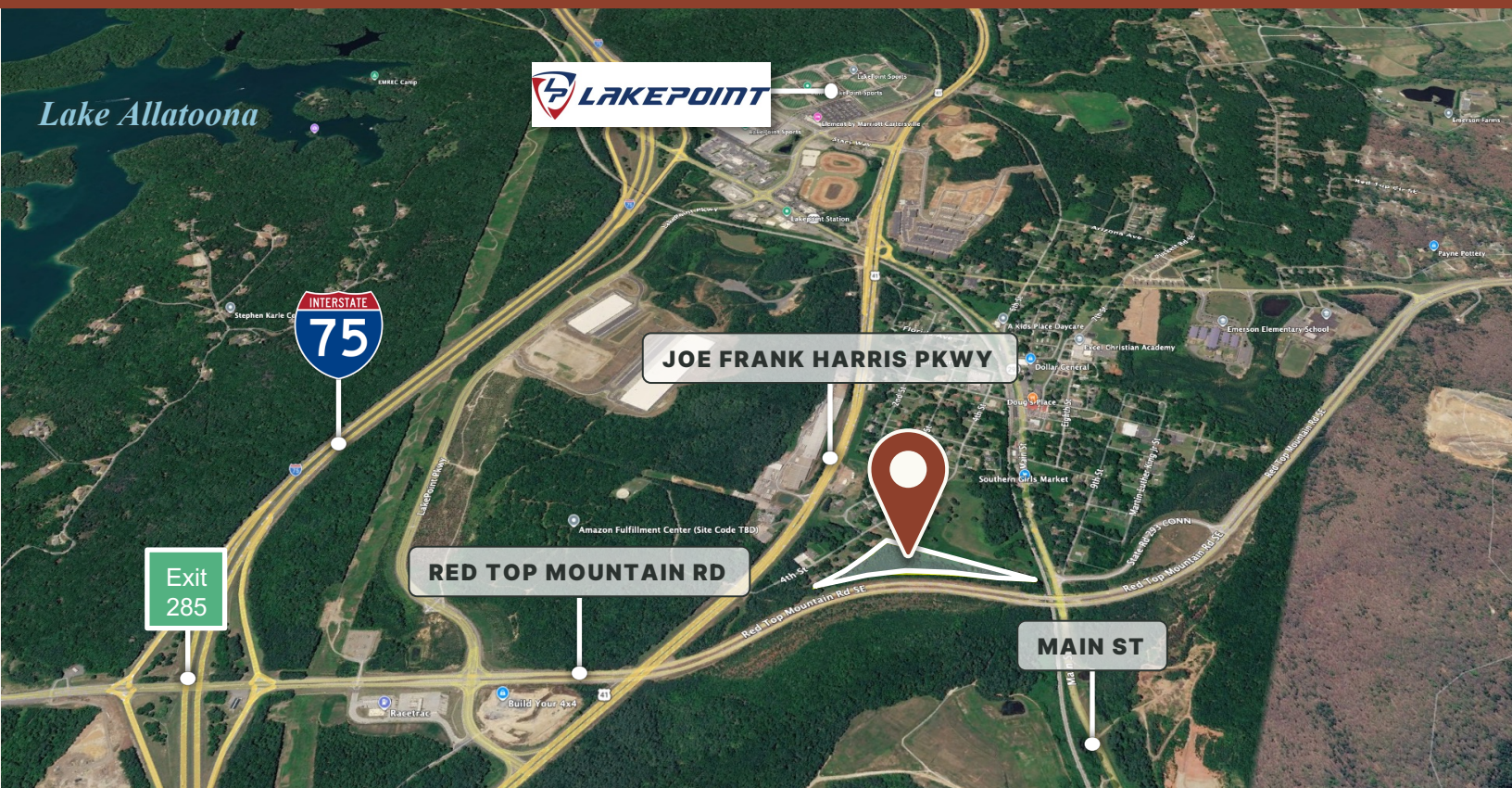


Red Top Mountain Rd | ±8.826 AC



EMERSON — BARTOW COUNTY

For Sale — Residential & Commercial Development Opportunity



OFFERING SUMMARY

Residential or Commercial Development Opportunity:

±8.826-acre development site positioned along 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 along Red Top Mountain Road, with traffic counts of roughly 15,900 VPD, supporting strong exposure for future development. Main Access point on Red Top Mountain Road.

Substantial Road Frontage:

The property offers roughly 1,900 feet of frontage along Red Top Mountain Road, providing excellent visibility and flexibility for potential access and site planning.

Convenient I-75 Access:

Positioned near Interstate 75, providing convenient connectivity to Bartow County, 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: \$264,780

Stephen Lovett

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The 1904

9924 Davis Street, Suite 1
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Tenure
LAND GROUP

TENURELAND.COM

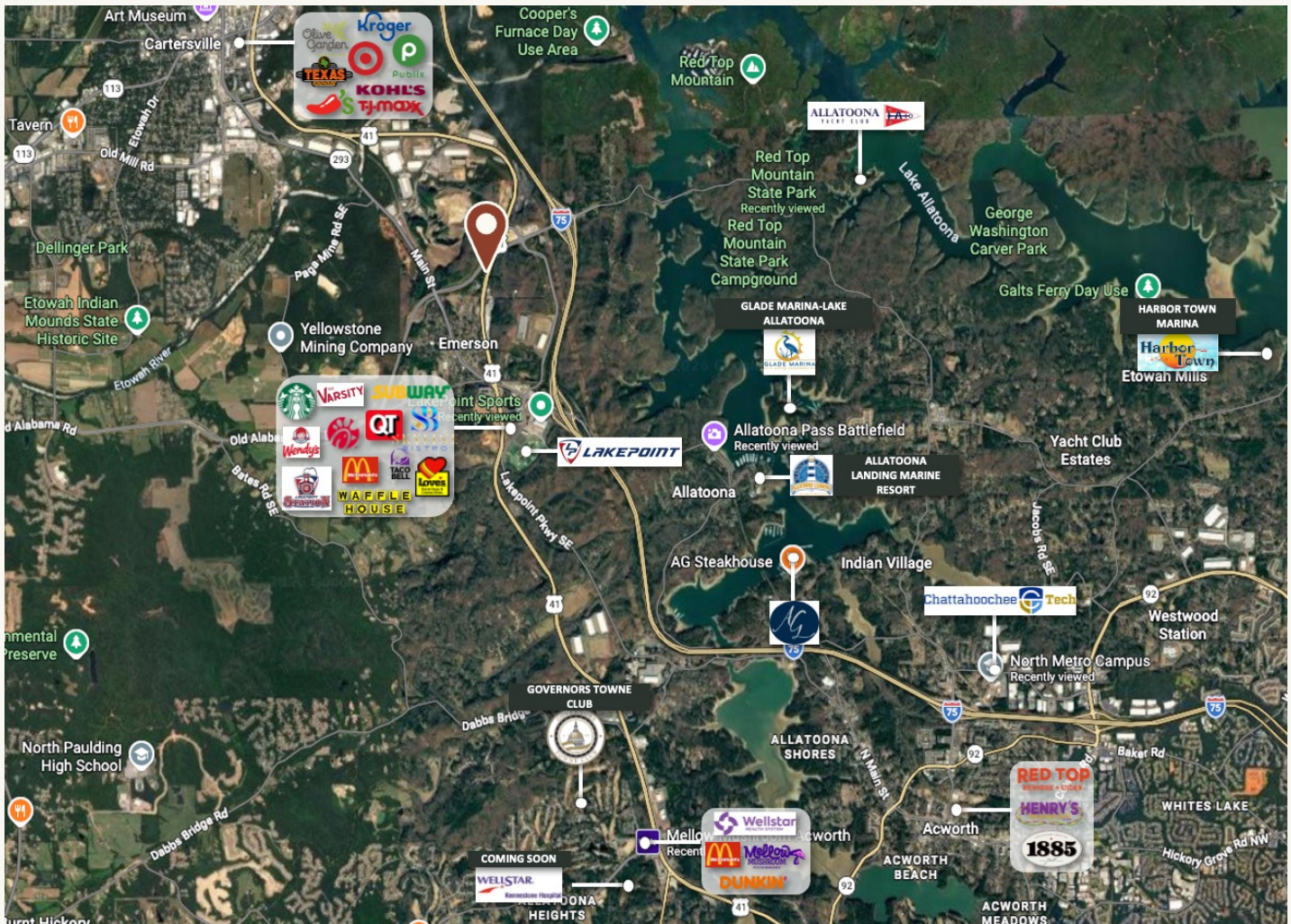
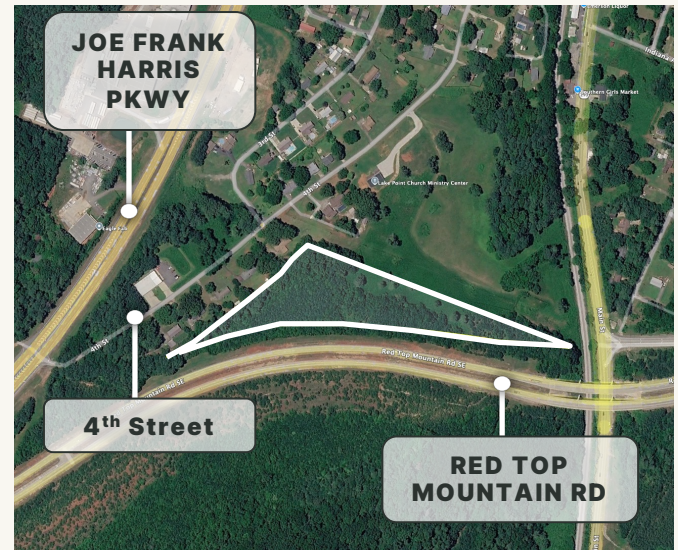
MAIN: 770.718.7224

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	±8.826 AC
Zoning	MU-2 (Medium-Density Mixed-Used)
Road Frontage	±1900' 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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