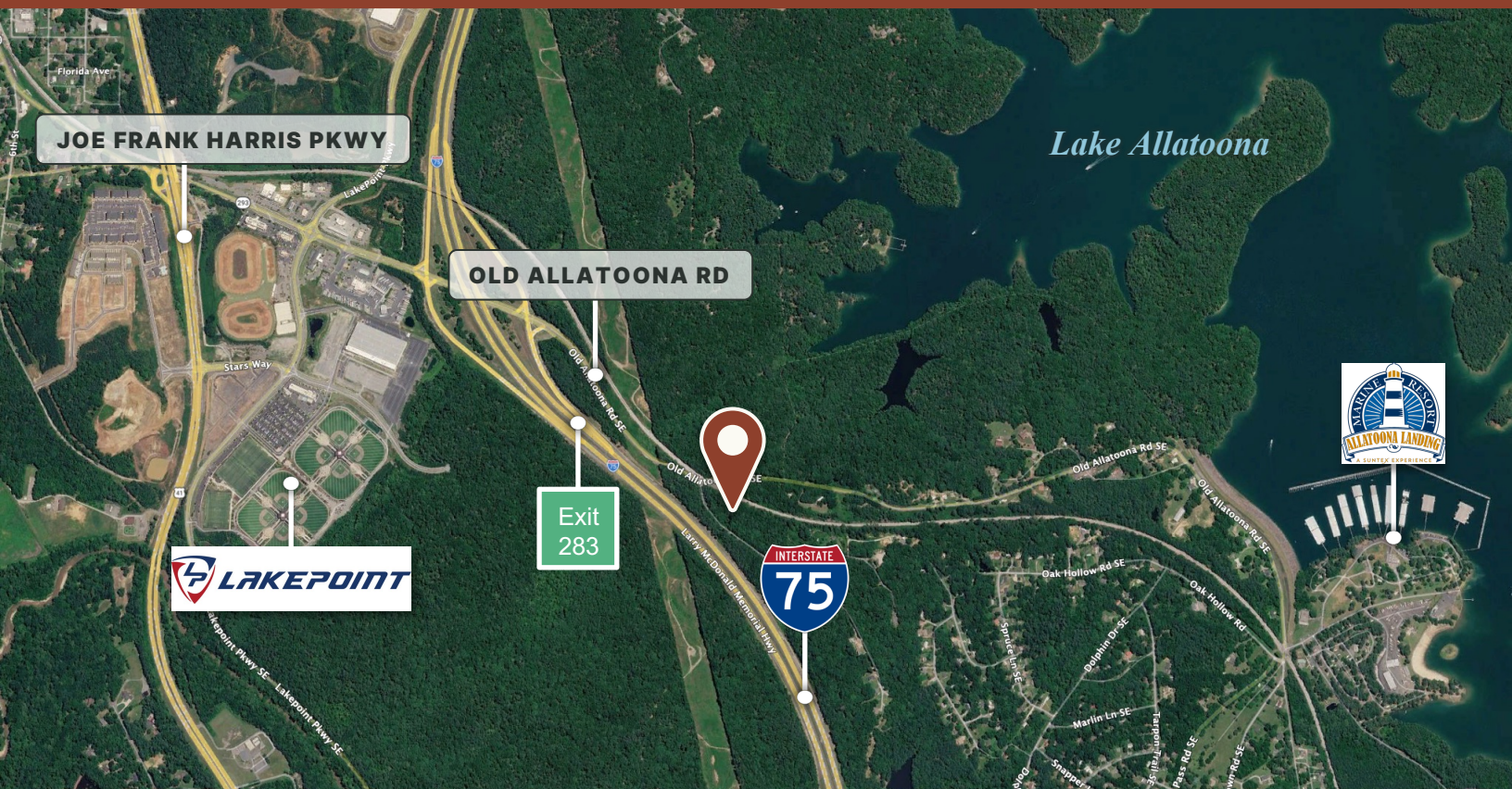


Keeling Mountain Rd | ±0.66 AC

EMERSON — BARTOW COUNTY



For Sale — Residential Opportunity – MU-2 Zoning



OFFERING SUMMARY

Residential Development Opportunity:

±0.66-acre development site positioned along Keeling Mountain Road in Emerson. The property is zoned MU-2 (Medium-Density Mixed-Use District), providing flexibility for potential future development.

Strategic LakePoint Location:

Located just east of I-75 near LakePoint Sports, the established LakePoint commercial corridor and Allatoona Landing Marine Resort. The site benefits from proximity to commercial activity, sports, tourism and recreation.

Road Access:

Access is provided along Keeling Mountain Road, located just off Old Allatoona Road, providing convenient connectivity to the surrounding LakePoint and Lake Allatoona area.

Convenient I-75 Access:

Located near I-75 Exit 283, providing convenient connectivity to Bartow County, Northwest Georgia and the greater Atlanta market.

Growing Recreation & Development Corridor:

Positioned near the LakePoint commercial corridor, Lake Allatoona and surrounding residential development, providing access to a growing mix of commercial activity, recreation and continued investment in the Emerson area.

ASKING PRICE: \$99,000

Stephen Lovett

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Matt McCord

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Zach Tibbs

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The 1904

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Tenure
LAND GROUP

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.

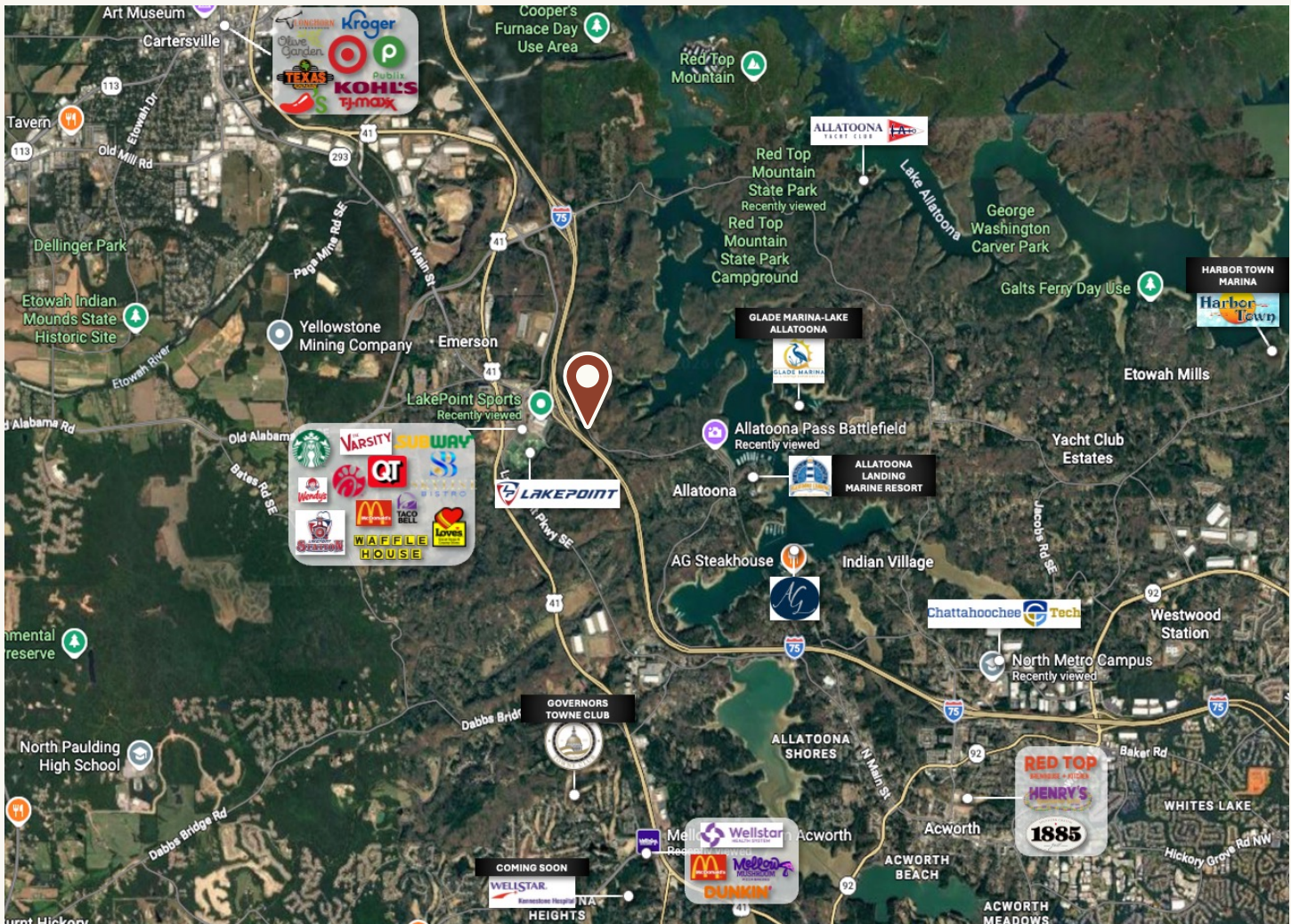
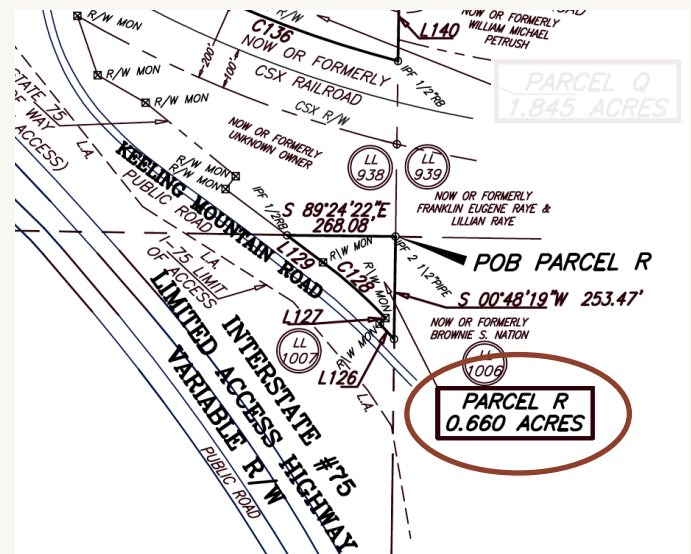
TENURELAND.COM

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Offering Summary

[Click Here for Full Zoning Detail](#)

Acreage	±0.66 AC
Zoning	MU-2 (Medium-Density Mixed-Used)
Road Access	Keeling Mountain Rd off Old Allatoona Rd
School District	Emerson Elementary School Red Top Middle School Woodland High School
Traffic	I-75: 100,000 VPD Old Allatoona Rd: 11,000 VPD



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