

## 0 SPRING PLACE ROAD

Cartersville, GA 30121

### AVAILABLE SPACE

4.4 Acres

### ASKING PRICE

\$400,000

### AREA

From Atlanta, head north on I-75/I-85. Continue North on I-75 for approximately 50 miles and take exit 296 for Cass White Road. Take right on Cass White Road for a quarter mile and take a left on to Spring Place Road. Drive about a half mile and property will be on your left.

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### OFFICE

Kurt Cooper

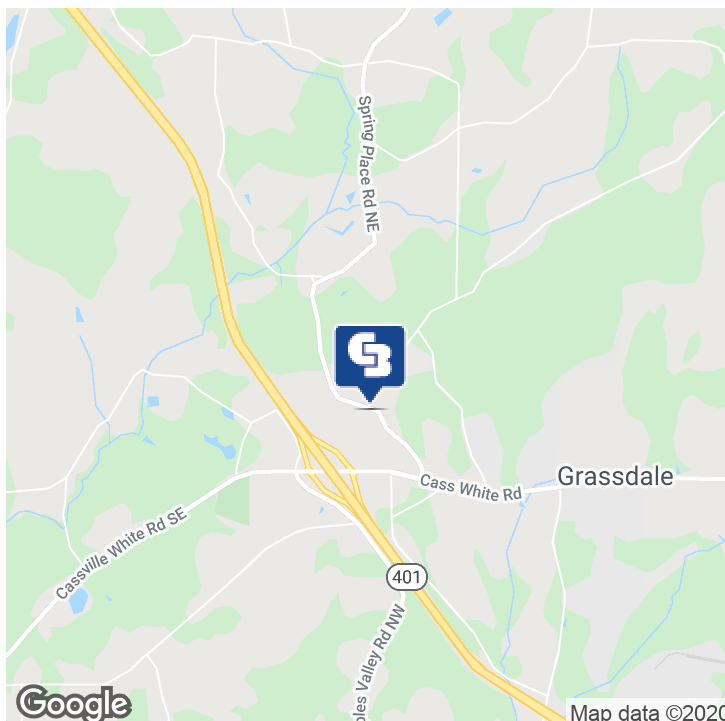
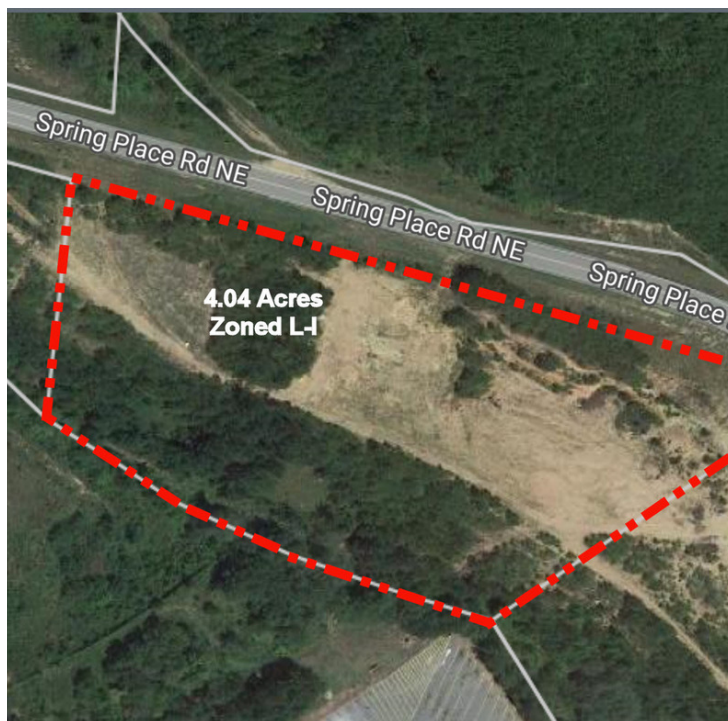
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# SALE



### OFFERING SUMMARY

Sale Price: \$400,000

Lot Size: 4.4 Acres

Zoning: I-1

Price / Ac: \$90,909

### PROPERTY OVERVIEW

4.40 Acres, zoned I-1, general industrial district in fast developing area of Bartow County, conveniently located near Exit 296 of Interstate 75, 775' of frontage on Spring Place Road. Large portion of property is flat and previously graveled. Ready for development, minimum buffers required, 40' front yard setback, 20' side and rear yard setbacks. Maximum building and structure height, 75'. Suitable for a storage yard, including building materials, requires screening from view by a fence.

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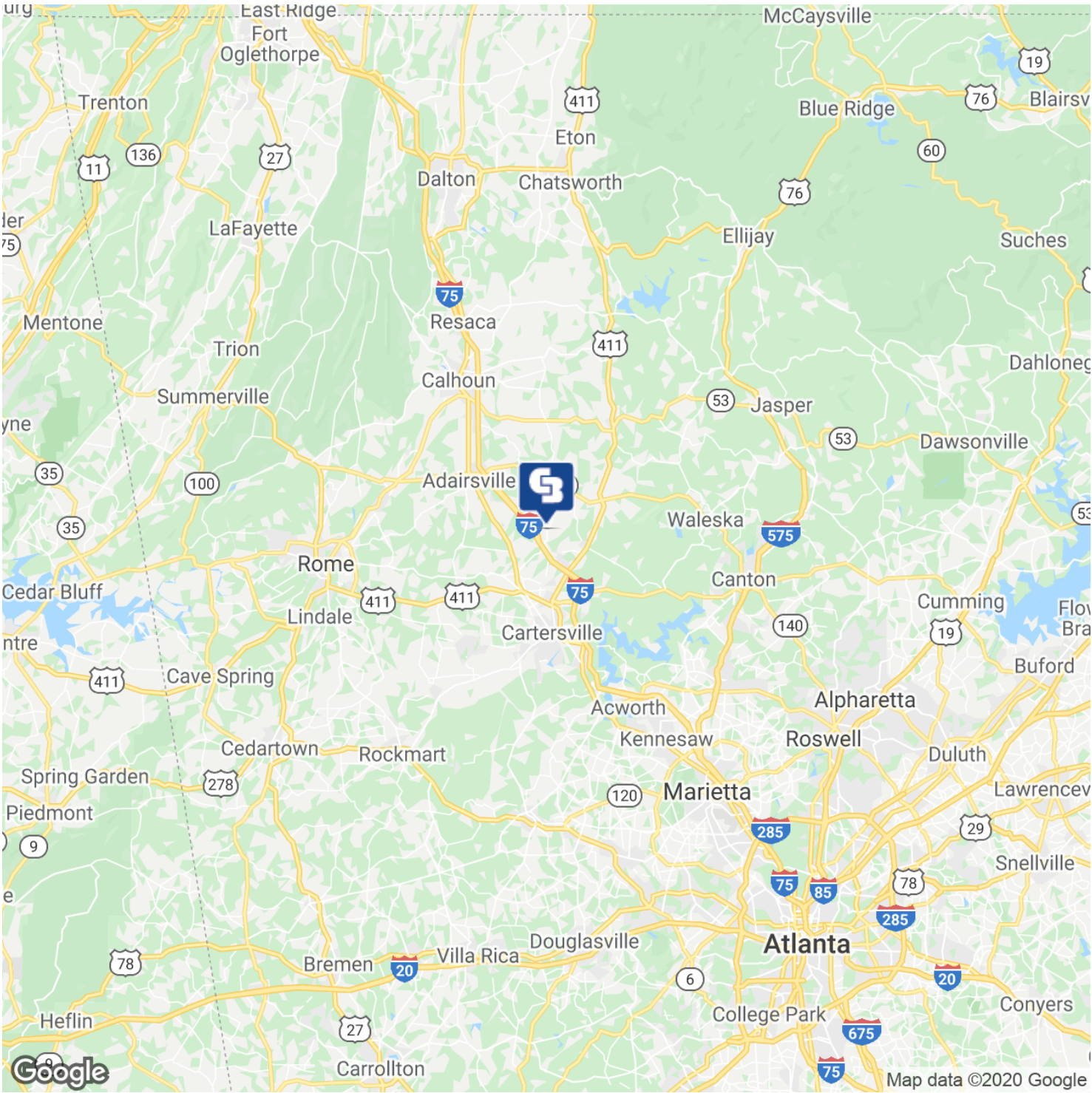




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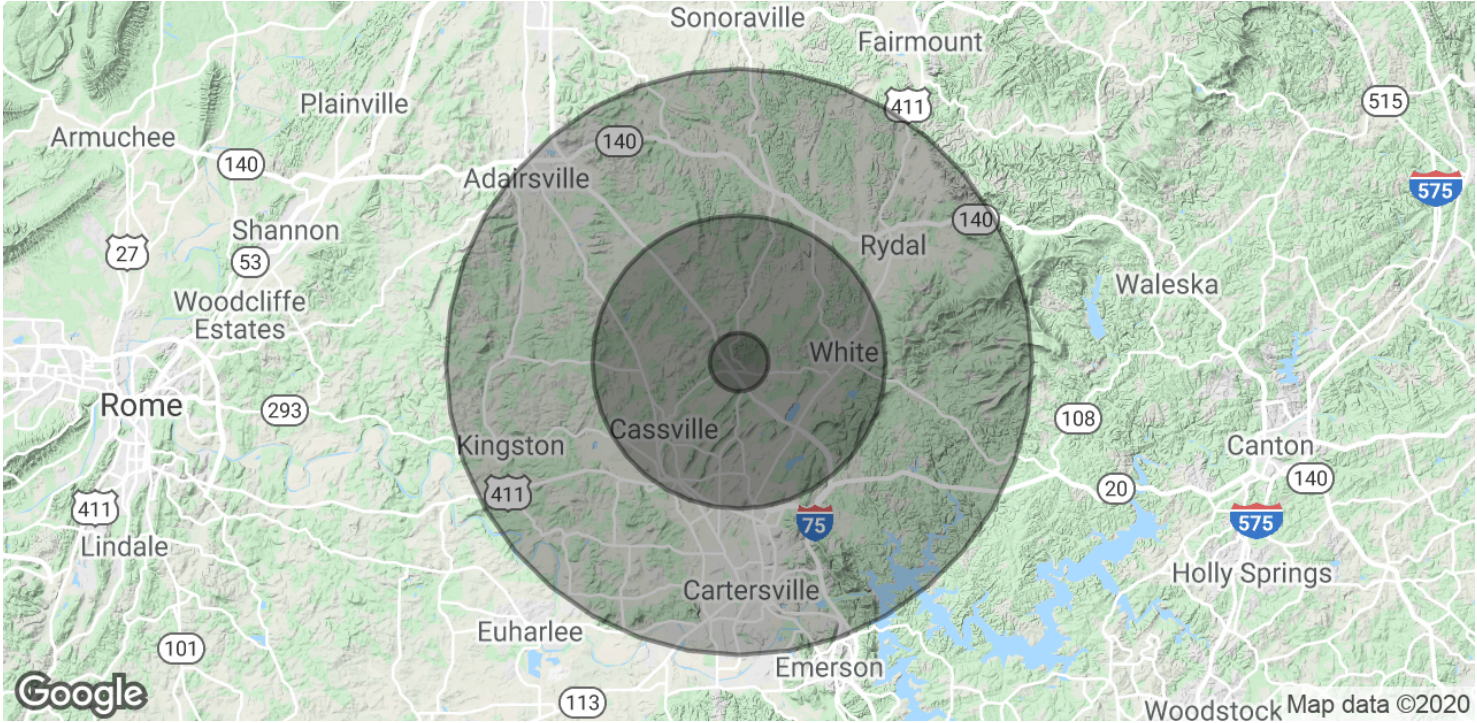
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	365	15,678	69,639
Average age	35.9	35.0	35.4
Average age (Male)	35.5	34.1	34.7
Average age (Female)	36.5	35.5	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	122	5,521	24,671
# of persons per HH	3.0	2.8	2.8
Average HH income	\$68,382	\$58,956	\$58,689
Average house value	\$188,153	\$176,094	\$168,451

\* Demographic data derived from 2010 US Census

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