

CROSSROADS CARTERSVILLE

BARTOW COUNTY, GA

33+/- ACRE DEVELOPMENT OPPORTUNITY



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

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INTRODUCTION

Macallan Real Estate is pleased to present for sale this 33-acre Bartow County development opportunity minutes away from the SK On/Hyundai battery plant and downtown Cartersville.

All due diligence work has been completed on the front end making this a turnkey development opportunity with LDP in process and all utilities to the site. The property is currently approved for 48 single-family homes, 92 townhouses, and a 3-acre commercial component.



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PROPERTY FEATURES

- 33 Acres
- Fully entitled for 48 SFR and 92 TH units
- 3ac commercial component
- LDP in process
- Minutes from SK On/Hyundai battery plant & downtown Cartersville
- 45min NW of Atlanta
- Cass High School District
- Situated near multiple retail centers and a variety of dining options
- Close proximity to recreational amenities such as Lake Allatoona, Red Top Mountain State Park, LakePoint Sports Complex, Booth Western Museum, Savoy Auto Museum and the Tellus Science Museum.
- Great demographics
- No Rental Restriction

Contact Broker for Pricing



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PROJECT SITE DATA:

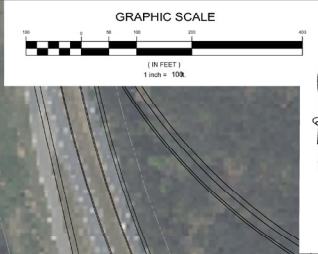
PROPERTY: HYW 293
 PROPOSED ZONING: PUD
 SITE AREA: 33.00 AC
 OPEN SPACE 10% REQ'D= 3.3 AC
 OPEN SPACE INCLUDED IN COMMON AND WITH IN EACH USE

6 FOOT FENCE WILL BE PROVIDED BEHIND SINGLE FAMILY AND TOWNHOME DEVELOPMENT ALONG PROPERTY NORTH BOUNDARY LINE.

SINGLE FAMILY
 LOTS: 48
 MINIMUM LOT SIZE: 4,000 S.F.
 MINIMUM LOT WIDTH: 40-FT
 FRONT SETBACK: 10-FT
 SIDE SETBACK: 5-FT
 REAR SETBACK: 20-FT

TOWNHOMES
 MINIMUM TOWNHOME SIZE: 20-FT X 50-FT
 LOTS: 92
 MINIMUM LOT FRONTAGE: 20-FT
 FRONT SETBACK: 10-FT(FRONT LOADED)
 FRONT SETBACK: 10-FT(REAR LOADED)
 SIDE SETBACK: 10-FT END OF ROW
 20-FT BETWEEN TOWNHOME ROW
 REAR SETBACK: 20-FT

COMMERCIAL
 AREA: 3.0± ACRES
 FRONT SETBACK: 10-FT
 SIDE SETBACK: 10-FT
 REAR SETBACK: 20-FT



PROJECT NO.: 23052
 DATE: 7/25/23

REVISIONS:	DATE	DESCRIPTION
1	8/14/23	CONCEPT 2
2		
3		
4		
5		
6		

CS SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30170 PH. 770.387.0440 FAX 770.607.5151

MACALLAN HWY 293
 LOCATED IN LAND LOT 89 & 90
 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

SHEET TITLE:
SITE PLAN

SHEET NO.:
CONCEPT



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LOCATION & MARKET SUMMARY

HIGH-GROWTH MARKET & STRONG DEMOGRAPHIC PROFILE

- The population of Bartow County stands at 113k persons, of which 24k reside in the City of Cartersville. Fueled by substantial in migration in recent years, Cartersville's population increased 3.1% between 2020 and 2022 and 21.1% since 2010.
- The average household income in Cartersville has increased 23.7% over the last five years to a value of \$85k. Moreover, Cartersville has benefited from the sustained in-migration of affluent individuals, as the share of households making \$100k or more has increased nearly 70% over this period. As of June 2023, the median sale price for single-family homes in Cartersville stands at \$343k, a 5.5% YoY increase and 42.9% increase since 2021. Meanwhile, newly-built homes in the area are selling for prices north of \$400k today, positioning the Property's average monthly rent of \$2,274 at a 17.9% discount to the estimated cost of home ownership.
- The high-growth nature of Bartow County has attracted material interest from institutional investors with several new Class A properties coming online during the first half of 2023. While these deliveries have produced a short-term uptick in vacancy, the submarket averaged a vacancy rate of 3.1% between 2017 and 2021. Moreover, asking rents in Bartow County increased 8.1% in 2022.

EXTENSIVE LOCAL AMENITY BASE

- This property is close to Downtown Cartersville, which is home to a plethora of popular restaurants and bars (such as Appalachian Grill, El Tikal, and Drowned Valley Brewing Company) as well as boutique and necessity retail. Additionally, Downtown Cartersville is the arts and cultural nucleus of Bartow County, where locals and visitors alike can visit attractions like the Booth Western Art Museum (affiliate of the Smithsonian Institution that was named the #1 art museum by USA Today in 2021) and the recently opened Savoy Automobile Museum.
- Cartersville enjoys convenient access to a variety of outdoor amenities, including Lake Allatoona, Red Top Mountain State Park, and LakePoint Sports Complex, all of which are a short 15-minute drive from the Property.

MAJOR JOB ANNOUNCEMENTS (6,000 TOTAL)



3,750 new jobs - New EV battery facility (Construction Underway) that will drive \$4-\$5 billion in investment in Bartow County.



160 new jobs - Supplier to Qcells is building a \$147 million new manufacturing facility.



2,000 new jobs - \$2.3 Billion investment in GA to build a new facility in Cartersville and undergo expansion in Dalton (Under Construction).



90 new jobs - Japanese probiotic company is building a \$305 million new production facility.



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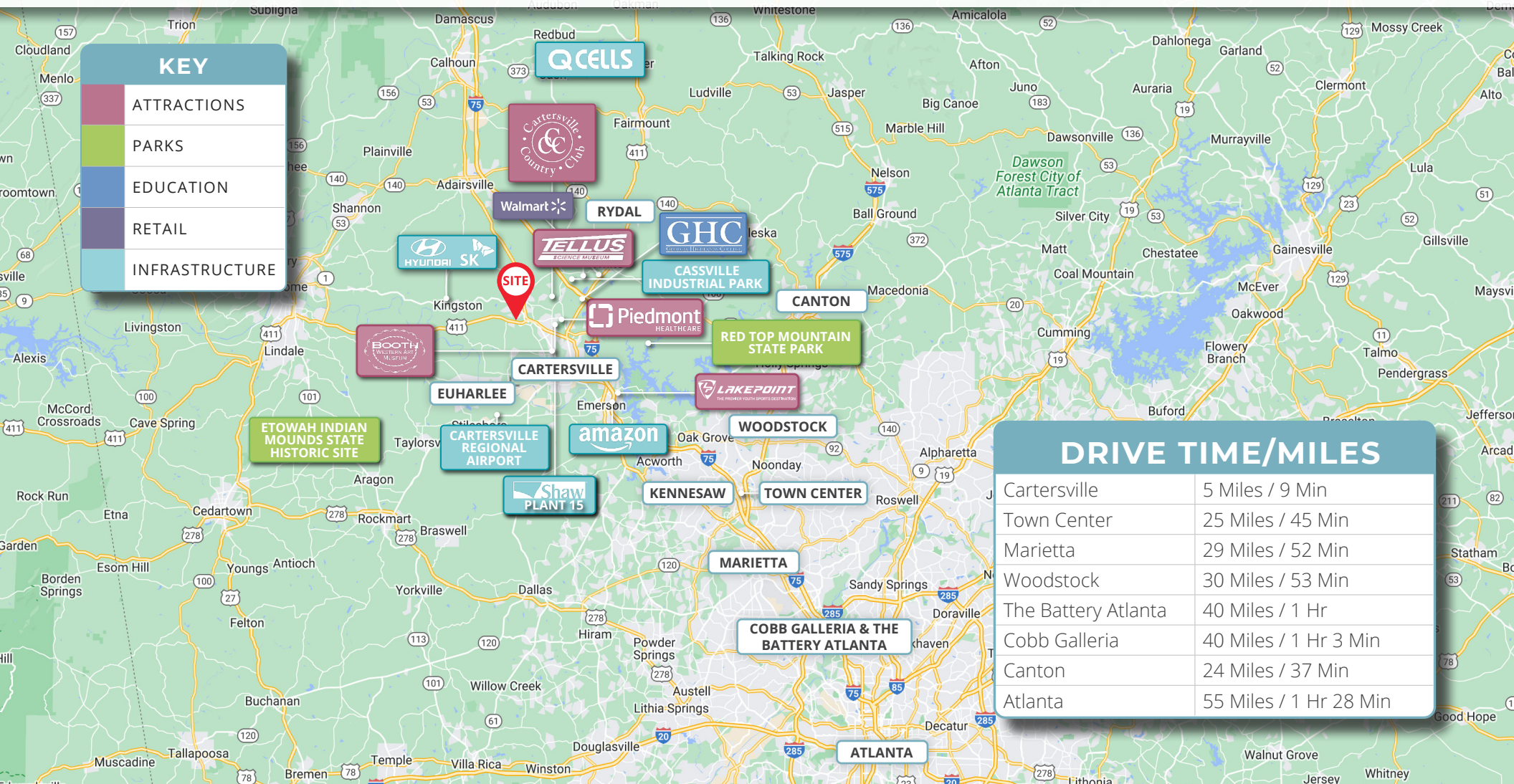
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KEY

- ATTRACTIONS
- PARKS
- EDUCATION
- RETAIL
- INFRASTRUCTURE



DRIVE TIME/MILES	
Cartersville	5 Miles / 9 Min
Town Center	25 Miles / 45 Min
Marietta	29 Miles / 52 Min
Woodstock	30 Miles / 53 Min
The Battery Atlanta	40 Miles / 1 Hr
Cobb Galleria	40 Miles / 1 Hr 3 Min
Canton	24 Miles / 37 Min
Atlanta	55 Miles / 1 Hr 28 Min



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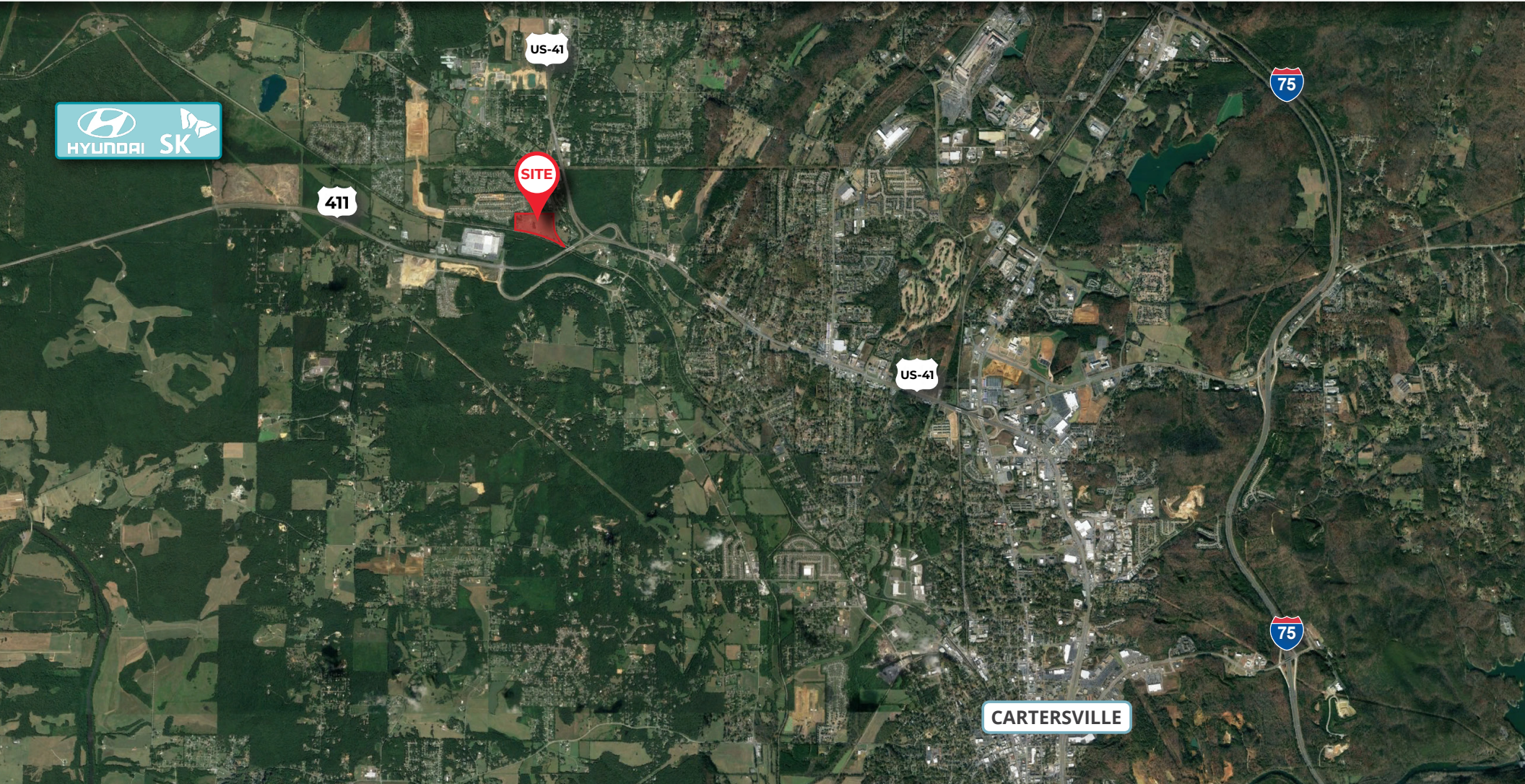
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AREA HOME SALES

Year	Cass HSD				Bartow County			
	Detached		Townhome		Detached		Townhome	
	# Closings	Avg Price	# Closings	Avg Price	# Closings	Avg Price	# Closings	Avg Price
2021	282	\$286,510	178	\$215,296	596	\$293,933	183	\$215,644
2022	201	\$370,783	139	\$248,368	522	\$364,451	145	\$249,925
2023 YTD	142	\$347,373	12	\$278,235	352	\$364,242	122	\$270,048



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ZONING

The property is currently zoned PUD in Bartow County and is approved for a mix of single family, townhomes and commercial:

- **Single Family**
 - Lots: 48
 - Min Lot Size: 4,000SF
 - Min Lot Width: 40'
 - Setbacks: 10' front, 5' side, 20' rear
- **Townhomes**
 - Lots: 92
 - Min Townhome Size: 20'x50'
 - Min Lot Frontage: 20'
 - Setbacks: 10' front, 10' side end of row, 20' between townhome row, 20' rear
- **Commercial**
 - Area: 3ac
 - Setbacks: 10' front and side, 20' rear



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ADDITIONAL INFORMATION

Click the links below for additional information:

- [Phase 1](#)
- [ALTA Survey](#)
- [Site Plan](#)
- [Wetlands Report](#)
- [Soils Report](#)



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