

FOR SALE HIGHLANDS COMMUNITY

\$700,000 - \$750,000/Acre

Highway 20 & Highway 411

RETAIL PARCELS 1-10 ACRES

Cartersville, GA / For Sale



Lot	Availability	Acreage	* Price/Comments
A	SOLD	2.4	The Varsity
B	SOLD		Highland Point Dental
C	SOLD	17.16	Taylor Mathis Flex Project 180,000 SF
D	SOLD	0.86	Mach 1 Carwash
E	For Sale	0.76	\$700,000 /Acre
F	SOLD	1.48	Liquor Store
G-H	Under Contract	3.69 acres	
I-L	For Sale	commercial lots available	\$750,000/Acre
M	For Sale	1.03	\$700,00/Acre
N	SOLD		Apartments 240 units

* onsite water detention required

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Highway 20 & Highway 411

New Neighbors

Cartersville, GA / For Sale

Savoy Automobile Museum



Authentix Apartments – 240 units



Family Savings Credit Union



Tractor Supply



Mach 1 Car Wash



Taylor Mathis – 180,000 Sf Flex project



The Varsity



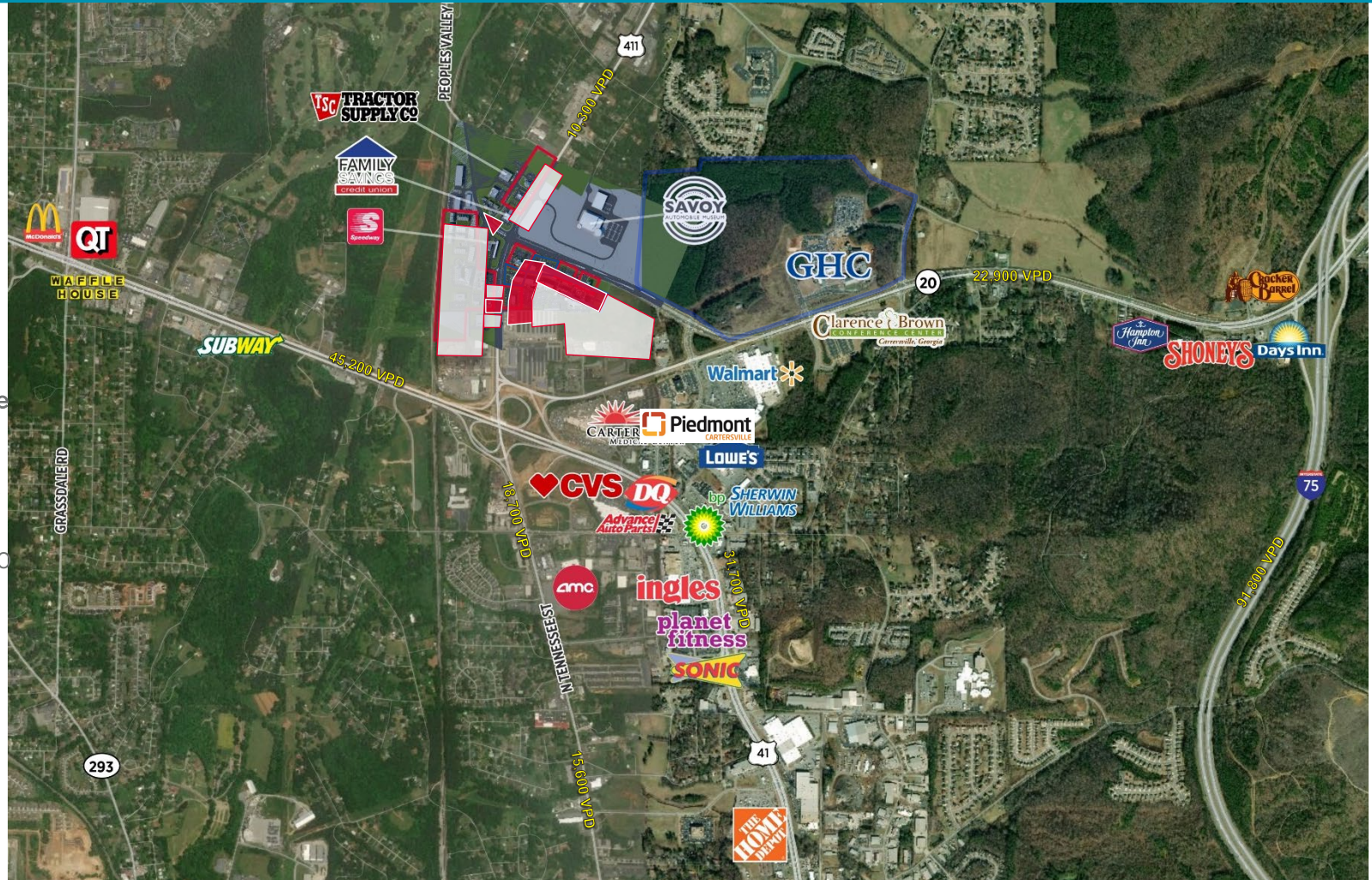
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LOCATION STRENGTHS

Close to retail, Piedmont Cartersville Medical Center, Georgia Highlands College, Clarence Brown Conference Center and the new [Savoy Automotive Museum](#), a \$30,000,000+ development with an annual attendance estimate of 150,000-200,000 visitors in addition to regular car shows on the grounds.

**Limited Land
Competition
Nearby**







FOR SALE HIGHLANDS COMMUNITY

Highway 20 & Highway 41

Cartersville, GA / For Sale

**RETAIL
PARCELS**
1-10 ACRES

SITE HIGHLIGHTS

- Great opportunity for many types of commercial uses
- GC - General Commercial zoning, City of Cartersville
- Sites are ready for development with all utilities *
- Great access to downtown Cartersville, Hwy 41 and I-75
- Highlands is Developed by JB Henderson Properties

TRAFFIC COUNTS

HIGHWAY 411

17,000

VEHICLES PER DAY

HIGHWAY 20

20,700

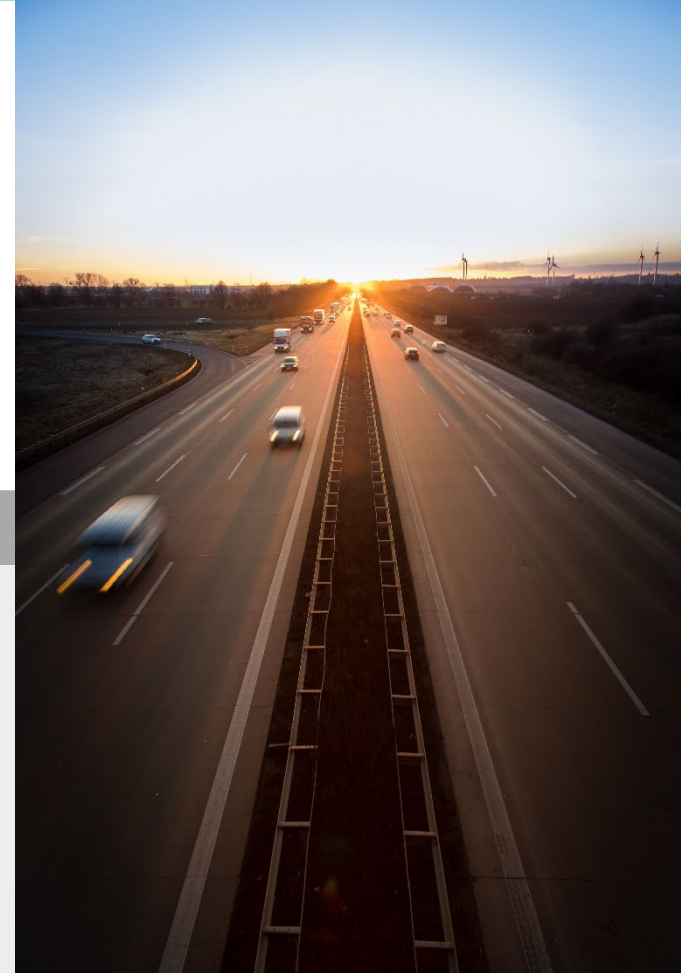
VEHICLES PER DAY

HIGHWAY 41

JOE FRANK HARRIS PKWY SE

45,200

VEHICLES PER DAY



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