

For Sale - Residential Development

Acreage 276 Acres
Bartow County
City of Cartersville

LOCATION: This property is ideally located at the end of Kay Road, just .91 miles off State Highway SR20. Highway SR20 is the direct route from Cartersville, Georgia to Canton, Georgia. The site is located adjacent to a well maintained, single family homes subdivision as well as a newly completed subdivision called "The Georgians" (New homes 2100 sq. ft. to 3300 sq. ft. selling in the \$550k range). From the intersection of Highway SR20 and Simpson Road, go 1.1 miles west and you are at Exit 290 on Interstate 75 (I-75). The property has 950 feet of frontage on I-75 and has high visibility. Highway SR 20 has been improved with double and passing lanes, over the last several years, to accommodate the high traffic volume created between Canton and Cartersville. Cartersville is a stand-alone employment center in Georgia, housing single family employers such as Budweiser and the Toyota Tire Plant. The new 1,380 acre Lake Point Sporting Complex at the Cartersville/Emerson Exit off I-75 is completing the first phase of the development and is expected to create 2,000+ jobs immediately, and another 4,000 jobs on completion of the entire complex.

INTERSTATE 75: Exit 290 @ I-75 is a full diamond interchange with on and off (North and South), just 1.1 miles from the property. Within the one mile, on SR20 to Exit 290, you have several restaurants, gas stations, and hospitality venues. If you go under I-75 on SR20 going west, you have additional gas, and more hospitality. Continuing west within 2 miles you have Lowe's, Walmart, Georgia Highlands College, new convention center, hospital and a medical campus, as well as multiple retail establishments.

SIZE: 1 Tract for a total of 276.33 acres.

Tract 1 = 276.33 acres / Parcel ID #0090 0303 001

Property Address: 0 Kay Road, Cartersville, Georgia 30184.

ZONING: R-1 Single Family Residential with 26,000 SF minimum lot size that's 347 lots on septic will lay out after road, detention, undevelopable slope, and easements.

UTILITIES: Water & Electricity at the site.

Site plans show the development of the property in two Phases, as the county likes the Phased-In concept. Lot size is 26,000 square feet. The ordinance for any subdivision over 150 lots stipulates the development must have a secondary exit for ingress/egress. Since the site is on a dead-end road and has but one area of large estate lots on our eastern border and I wanted to move forward with the Phased in concept and get at least the first Phase approved with a conditional requirement on Phase II. The property is bordered to the east by an area of existing large estate lots. I am in the process of negotiating with the neighboring property owners to create another entrance to the site.

As currently conceptualized, Phase I will have 150 lots and Phase II will have 197 lots. I have investigated every option to bring sanitary sewer service to the site; however, at this time it is cost prohibitive due to the length of area required to run the sewer main and replace existing line per the upgrade planned by Bartow County. The septic lots are a minimum of 26,000 sq. ft. Some are larger because of the elevations and detention requirements. The 5-acre lake on the north end of the property will be incorporated into Phase I to help with the detention. In addition, at the lake area, the preliminary plan includes a minimum of 30,000 sq. ft. of recreational space with hiking trails, a community mail drop area, and a club house or conference facility.

This site is under “NO” restrictions for the possible development of the “Build-to-Rent” product if any builder group would want to develop such a concept. Knowing such large lots may be a deterrent to this concept, our pricing would allow for a unit to be placed on the lot and only grade or sod the lawn area for minimum landscaping maintenance to facilitate HOA management. This should be a positive selling initiative when the houses are eventually sold.

The county will require the following for final approval for Phase I to begin:

1. Alta survey
2. Phase I Environmental report
3. Wetlands Delineation Survey
4. Grading Final
5. Utility Final
6. Traffic report
7. Level 2 Soil analysis
8. Level 3 Soil analysis after grading (and required for permitting septic)