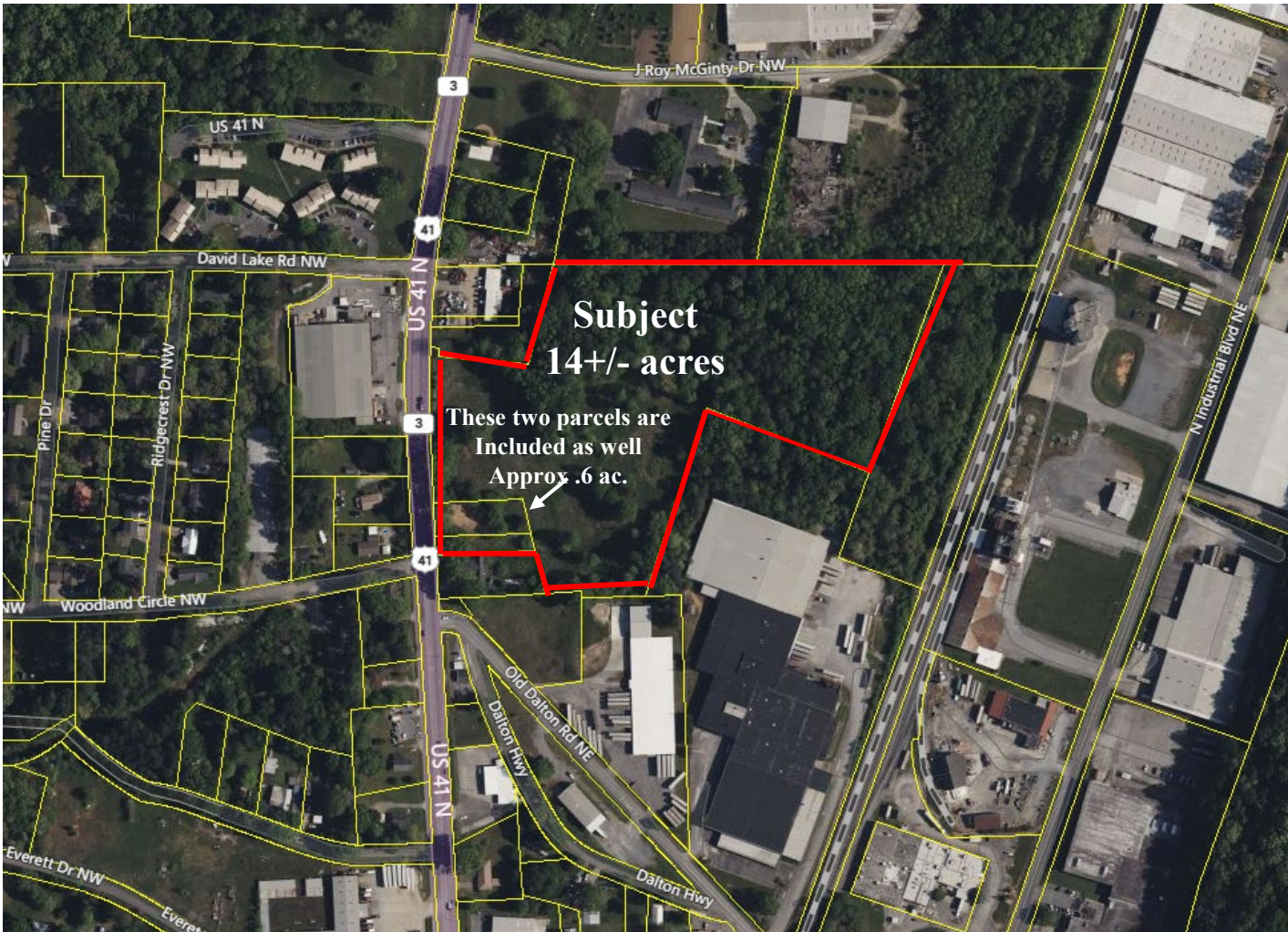


For Sale
14+ acres potential industrial tract
1359 US Hwy 41 N.,
Calhoun, Ga.



- 14.6+/- acres, currently zoned residential but surrounded by industrial development
- 1 mile south of I-75, exit 318
- 500+ ft of frontage with driveways in place to US 41 (accel/decel would be required)
- 6+ acres grubbed and cleared, flat topo
- Rail access on east side of property if desired, no spur in place
- Sellers will offer due diligence time for re-zoning and permitting
- Priced at \$75,000 per surveyed acre.

Offered for Sale Exclusively by
Commercial Realty Services of West Georgia
Mike Patterson, CCIM
770-301-1886 *ebroker@msn.com*