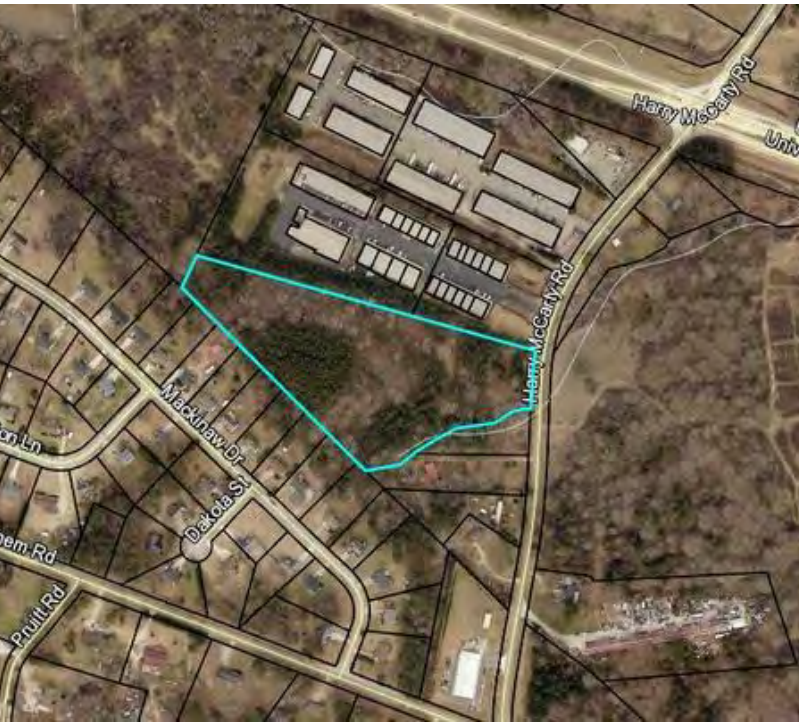


751 HARRY MCCARTY RD

751 HARRY MCCARTY RD, BETHLEHEM, GA 30620



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	8.3 ± Acres
Lot Frontage:	186 ft Harry McCarty Rd
Zoning:	B-1 Neighborhood Commercial
Market:	Barrow County
Submarket:	Hwy 316
Traffic Count:	30,000 Hwy 316 5,690 Carl Bethlehem Rd

PROPERTY OVERVIEW

The property has been recently rezoned to B-1 (Neighborhood Commercial) with a conditional use allowing self storage and retail (site plan in package). It is mostly wooded with moderate topography. County water is located in Harry McCarty Rd. Located between Hwy 316 and the Carl Bethlehem Rd providing easy access to major roads, within close proximity to abundant shopping, restaurants, grocery stores, medical and theatres.

LOCATION OVERVIEW

Property located at 751 Harry McCarty Rd midway between Carl Bethlehem Rd & Hwy 316. It's located roughly 800 ft south of Hwy 316.

PROPERTY HIGHLIGHTS

- Zoned B-1 with conditional use allowing self storage and retail.
- Large variety of mixed use commercial businesses in the area
- Close proximity to immediate large multi-family projects.
- High growth area.
- Easy access to Hwy 316

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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Revised: 3-15-2022

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LOCATION MAP



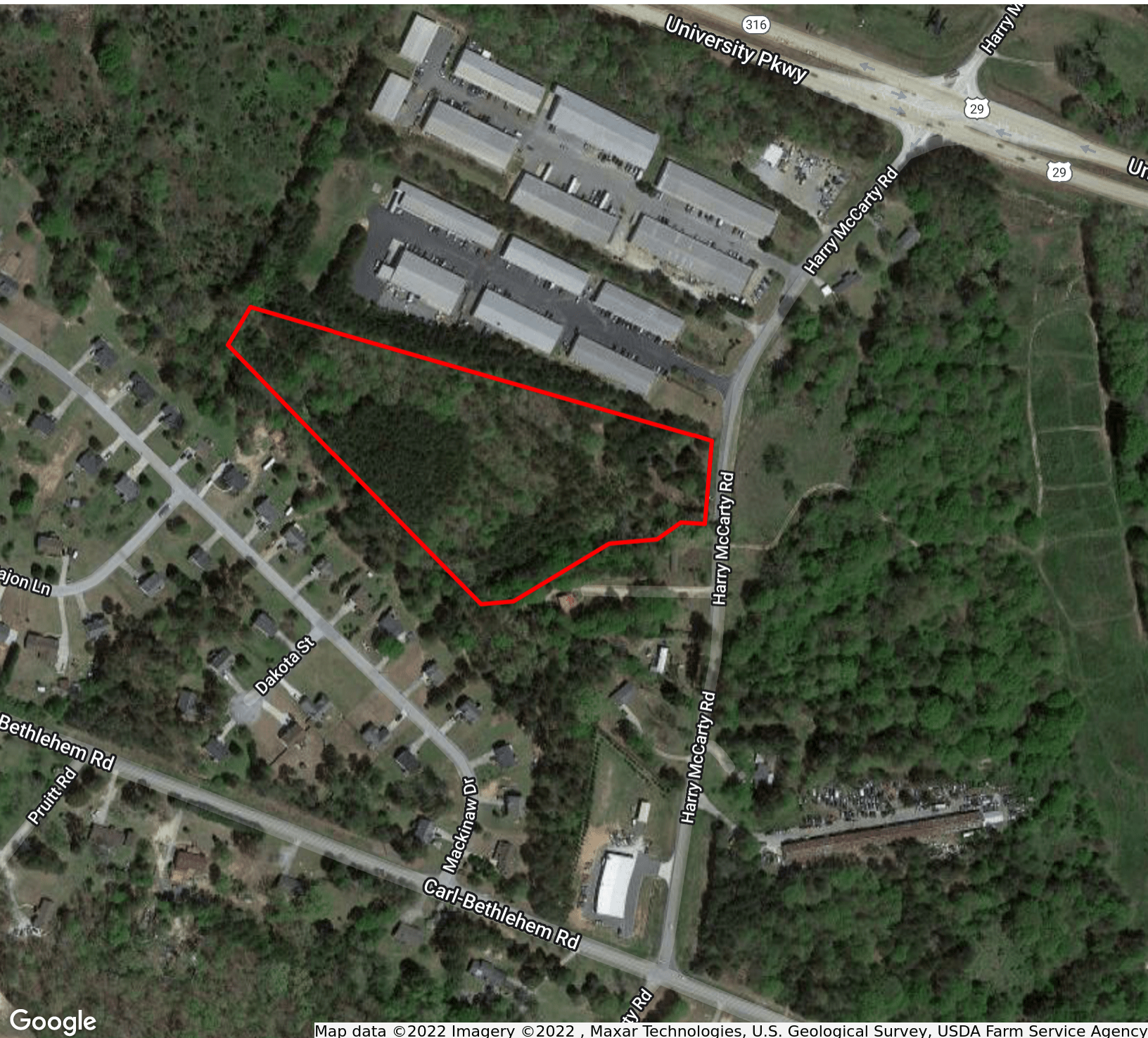
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AERIAL MAP



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RETAILER MAP



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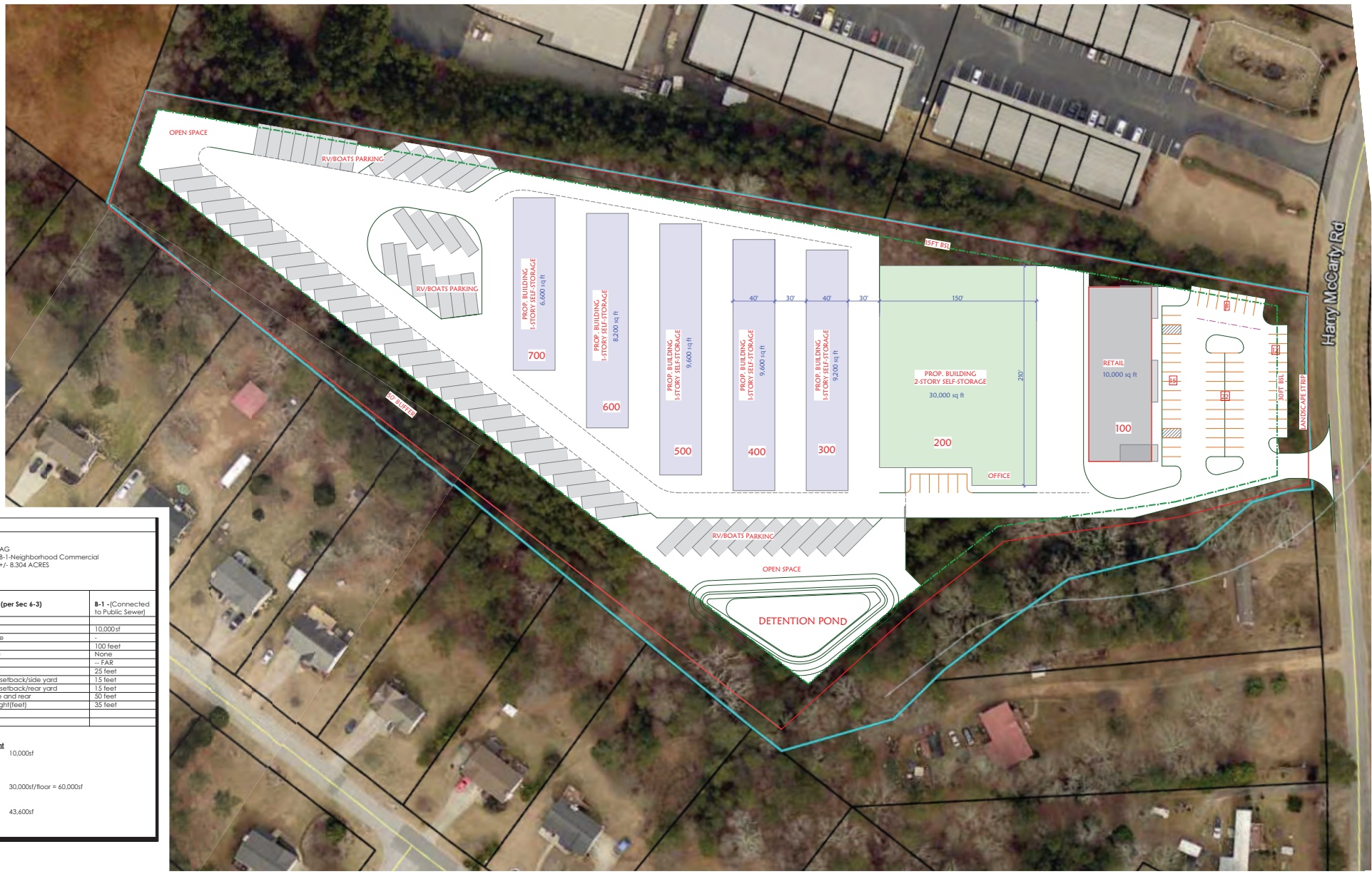
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TOPO MAP



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SITE DATA	
OVERALL DATA:	
EXISTING ZONING	AG
PROPOSED ZONING	B-1-Neighborhood Commercial
GROSS ACRES	+/- 8.304 ACRES
Performance Standard (per Sec 4-3)	B-1 -(Connected to Public Sewer)
Minimum lot size	10,000sf
Maximum lot Coverage	-
Minimum lot width	100 feet
Minimum Open Space	None
Maximum Density	-- FAR
Minimum front setback	25 feet
Minimum side building setback/side yard	15 feet
Minimum rear building setback/rear yard	15 feet
Minimum buffer on side and rear	50 feet
Maximum Building Height(feet)	35 feet
PROPOSED Development	
RETAIL	10,000sf
SELF STORAGE	
CLIMATE CONTROLLED	
BLDG 200	30,000sf/floor = 60,000sf
OTHERS	
Bldgs 300-700	43,600sf
BOAT/RV PARKING	

SITE

A-1

RETAIL & SELF-STORAGE @ HARRY McCARTY RD- **HARRY McCARTY RD BETHLEHEM, BARROW COUNTY GA 300XX**

Architect

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 design group
 678-438-4759, KSidesign@outlook.com

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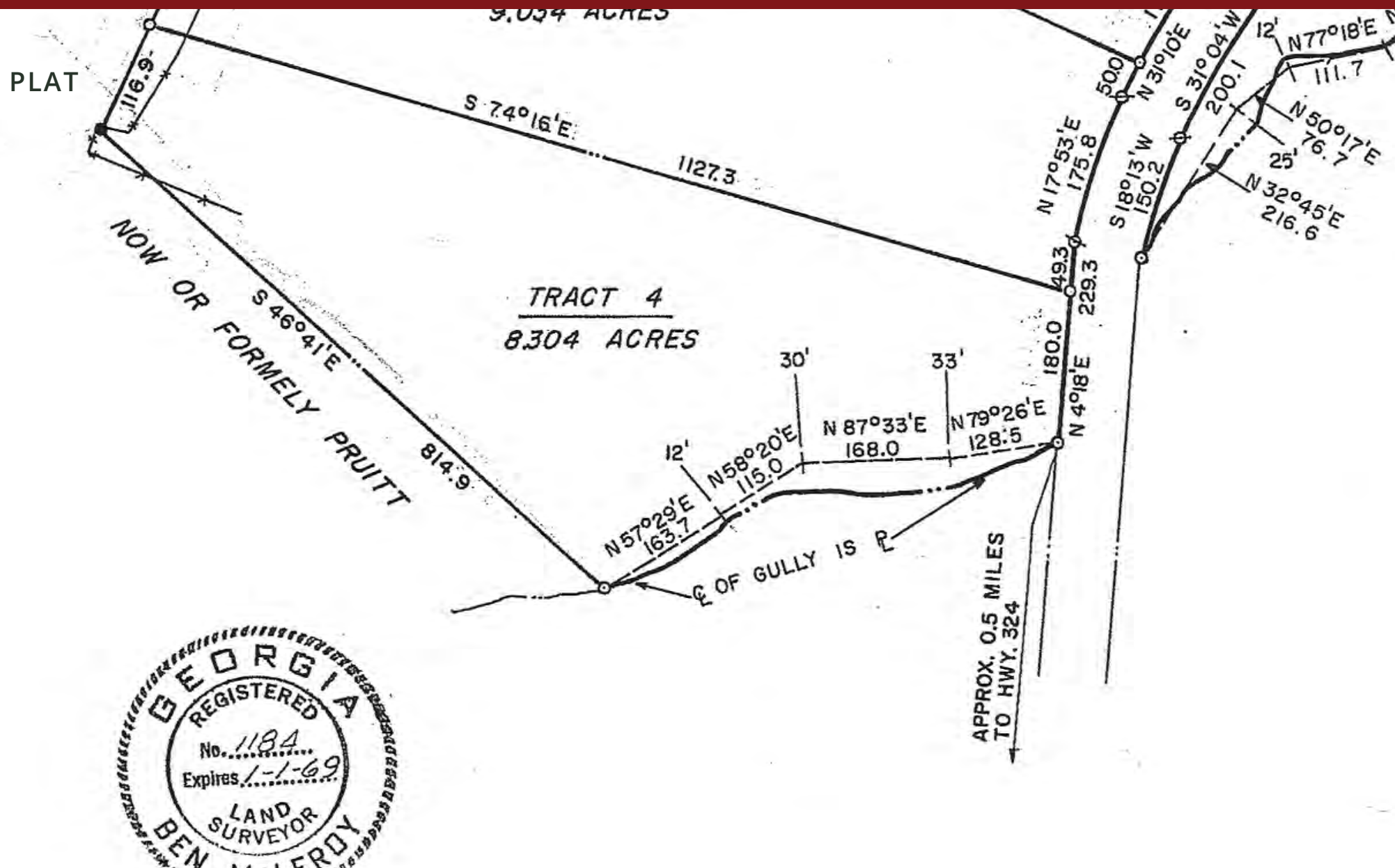
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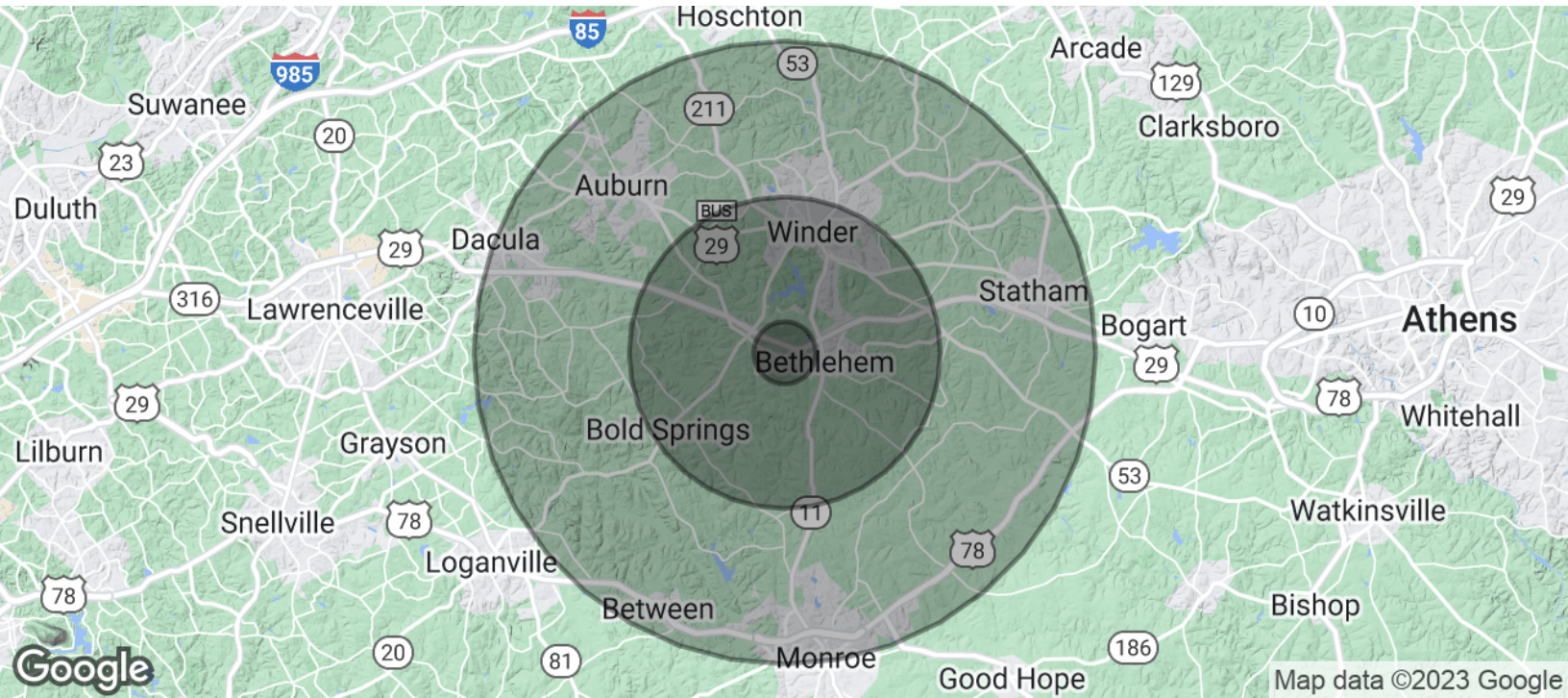
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,201	31,768	115,422
Average Age	31.5	33.0	33.6
Average Age (Male)	30.7	32.2	32.9
Average Age (Female)	33.4	33.8	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	451	11,122	39,926
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$62,280	\$54,980	\$61,200
Average House Value	\$140,413	\$163,422	\$200,533

* Demographic data derived from 2020 ACS - US Census

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