



CALHOUN MULTIFAMILY LAND - AVAILABLE FOR SALE

Land Lots 210 & 310, Morrow Rd SE, Calhoun GA 30701



- ▲ 6.27 Acres available off of Belwood Rd, next to Prime Storage (410 Morrow Rd SE).
- ▲ The property is zoned MF- Multifamily.
- ▲ Zoning allows for up to three (3) buildings, current plans are for 180+ units. The property is positioned to add an additional 30 units in the rear.
- ▲ Site has all utilities with the exception of sewer. The sewer tap is approximately 800 feet from the site.
- ▲ Property is located 3,000 ft from I-75, 1,110 ft from Hwy 53, and less than 1,350 ft from Calhoun Outlet Marketplace.
- ▲ Site is within walking distance of Belwood Elementary School.

| 2023 Demographics | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|----------|----------|
| Population | 703 | 10,152 | 30,574 |
| Households | 311 | 3,763 | 11,590 |
| Average HH Income | \$102,860 | \$80,167 | \$72,938 |
| Daytime Population | 1,401 | 9,417 | 18,315 |
| | 5 Min | 10 Min | 15 Min |
| Drivetime Population | 1,539 | 23,267 | 47,895 |

Available Spaces

Land - 6.27 AC

LEASING INFORMATION

| Suite | Tenant | Size/SF |
|-------|-----------|---------|
| Land | Available | 6.27 AC |



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property