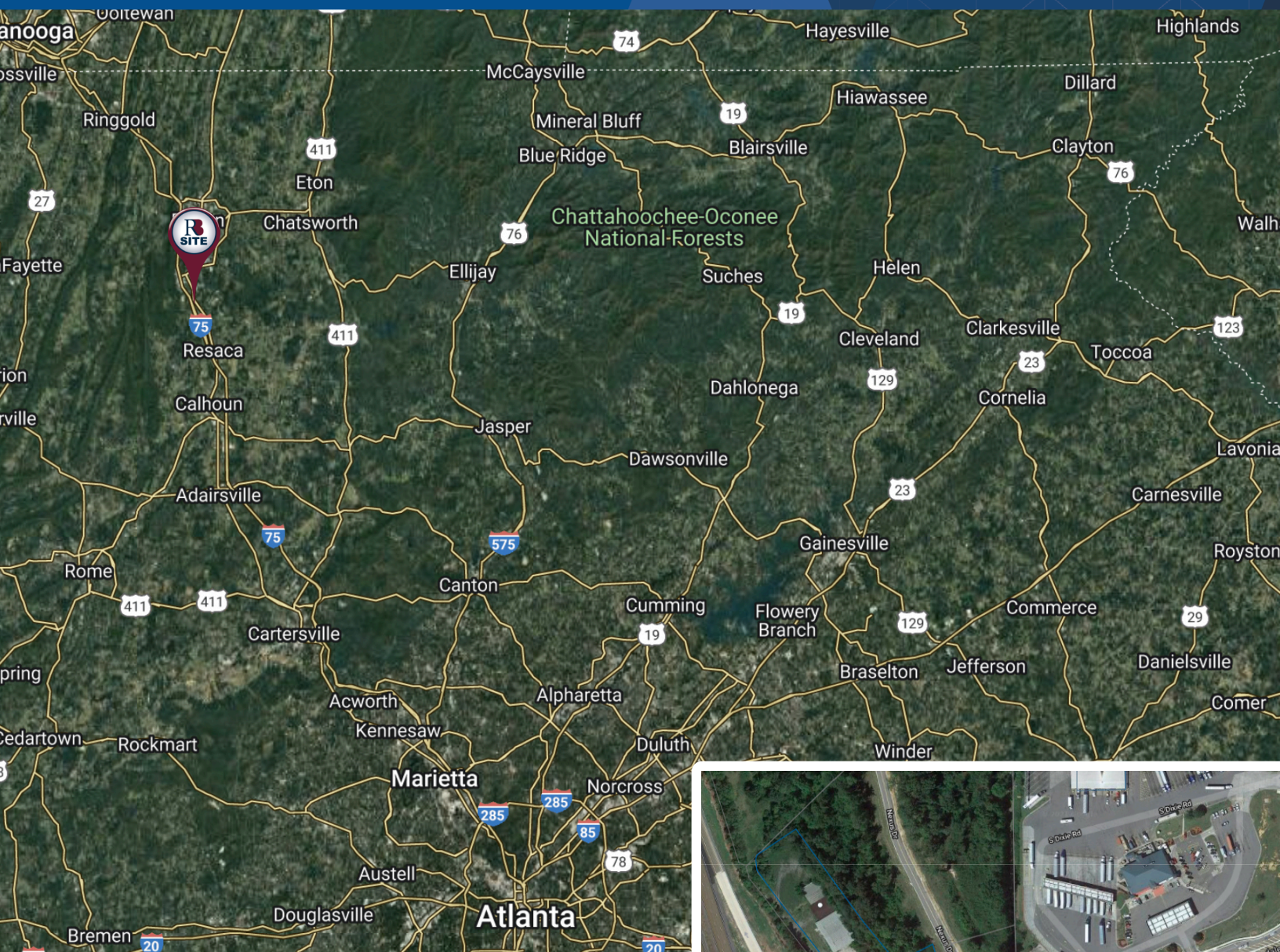


# FOR SALE

# I-75 & Carbondale Road



- ± 5.08 acres at I-75 & Carbondale Road SW
- Parcel numbers: 13-152-02-000, 13-152-13-000
- Current zoning: General Commercial (C-2)
- Future land use: Interchange
- Whitfield County (Unincorporated)
- Postal code: 30721
- 35 miles to Rome, GA, 39 miles to Chattanooga, TN, 78 miles to Atlanta (city center)

**Disclaimer:** The information contained herein has been received from sources deemed reliable but no liability is assumed by Richard Bowers & Co. or its agents for errors or omissions.



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Real Estate

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# FOR SALE

# I-75 & Carbondale Road

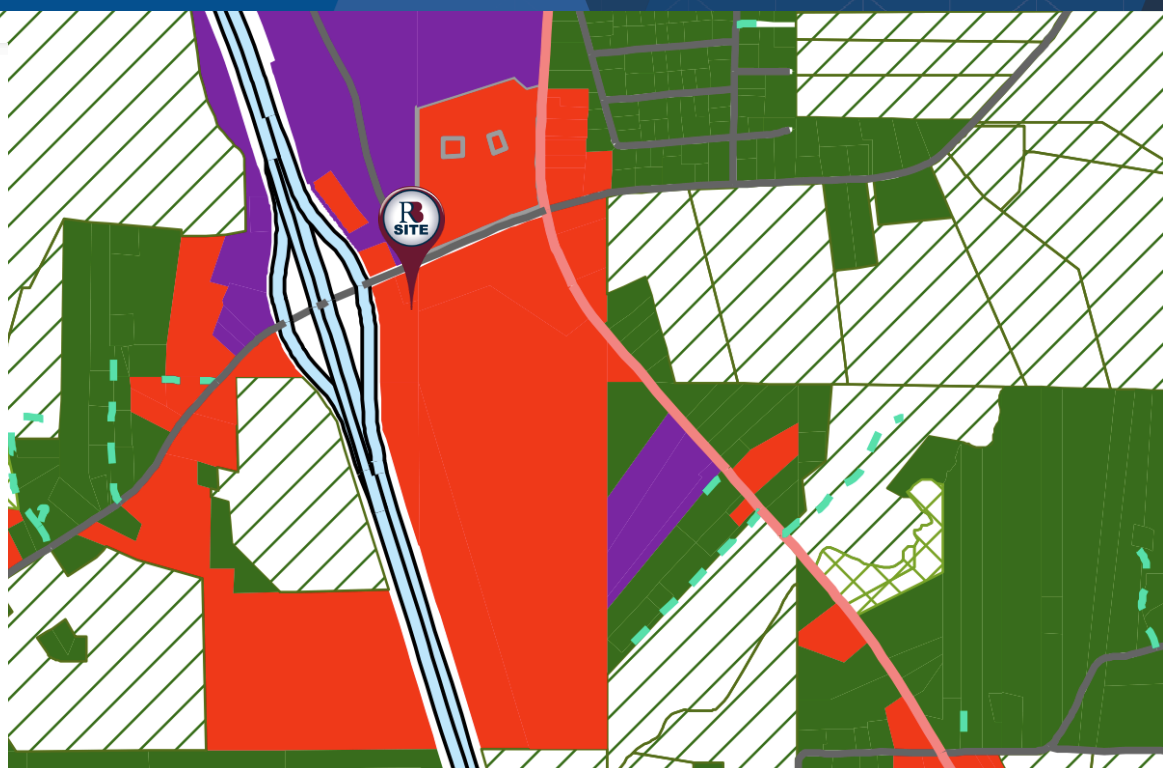
## Legend

- Historic Areas
- Railroads
- Roads
- State Highway
- US Highway
- Interstate
- Private
- Town Boundaries
- County Boundary

## Unified Zoning

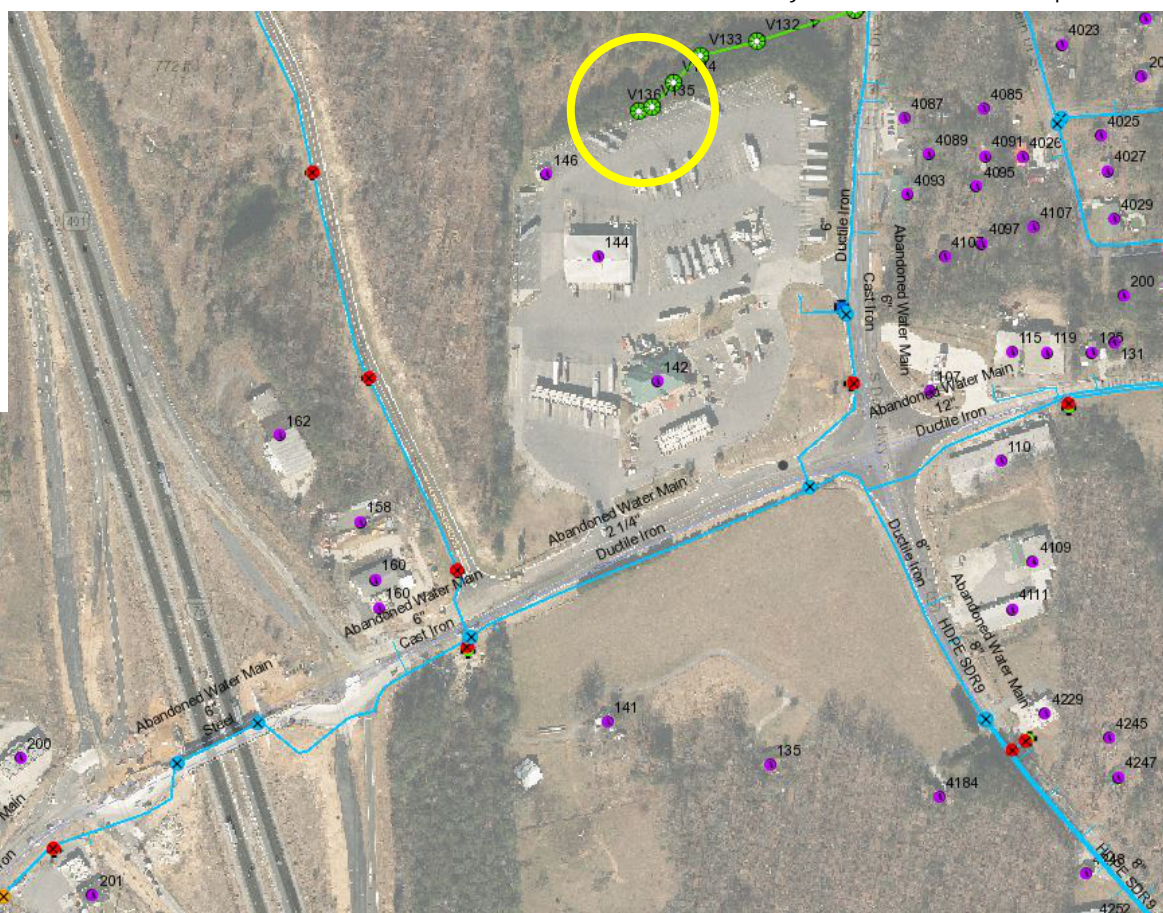
### Zoning

- General Agriculture (GA)
- General Agriculture (GA) Cond
- Suburban Agriculture (SA)
- Estate Residential (R-1)
- Low Density Single Family Residential (R-2)
- Low Density Single Family Residential (R-2) Cond
- Medium Density Single Family Residential (R-3)
- Zero Lot Line Residential (R-4)
- Rural Residential (R-5)
- Rural Residential (R-5) Cond
- Transitional Residential (R-6)
- Transitional Residential (R-6) Cond
- High Density Residential (R-7)
- High Density Residential (R-7) Cond
- Planned Unit Development (PUD)
- Limited Commercial (C-1A) Cond
- Limited Commercial (C-1A)
- Neighborhood Commercial (C-1)
- Mixed Use (MU)
- General Commercial (C-2)
- General Commercial (C-2) Cond
- Central Business District (C-3)
- Transitional Commercial (C-4)
- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)
- Heavy Manufacturing (M-2) Cond
- Zoned within the City of Cohutta
- Zoned within the City of Tunnel Hill



Whitfield County Zoning

Whitfield County Sewer (tie-in point)



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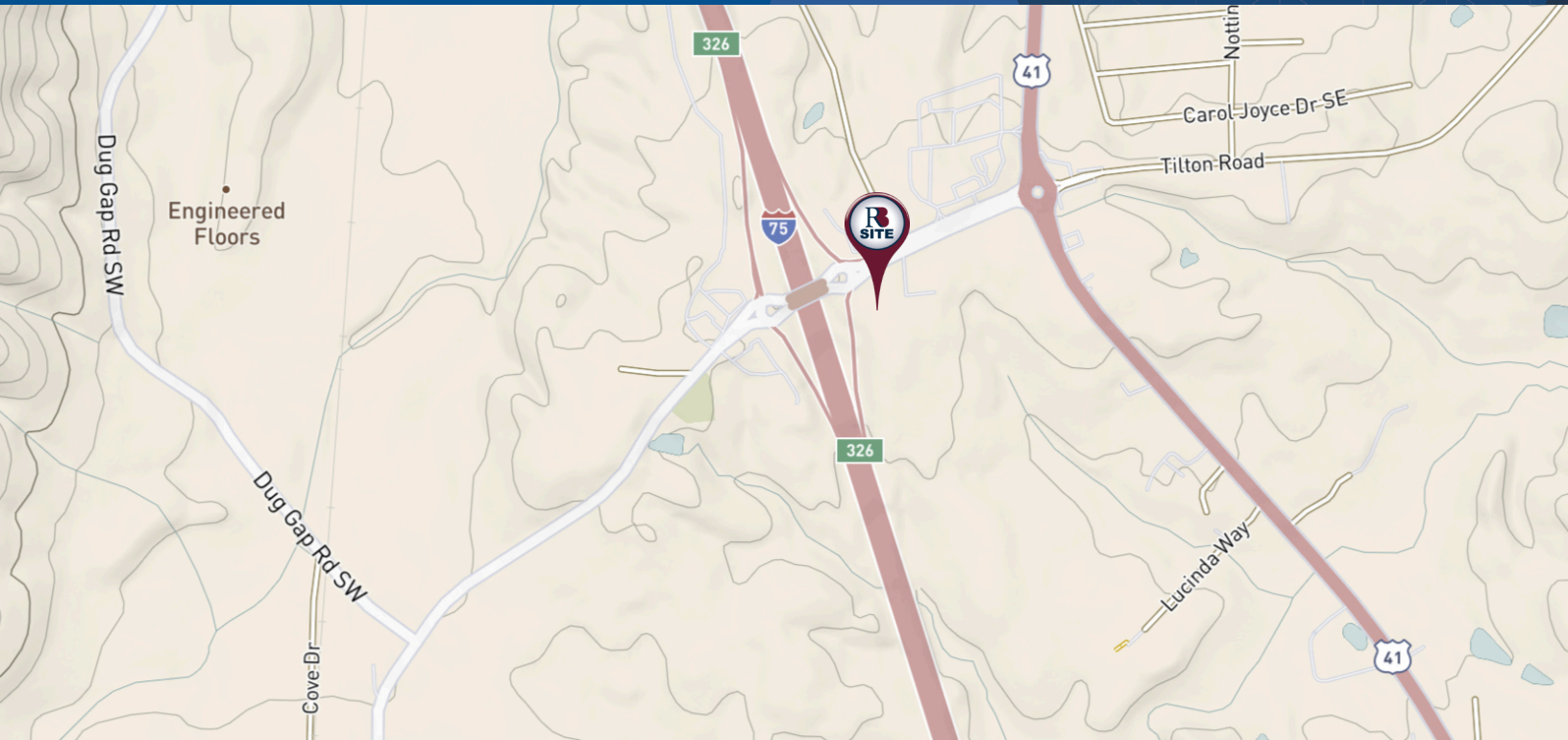
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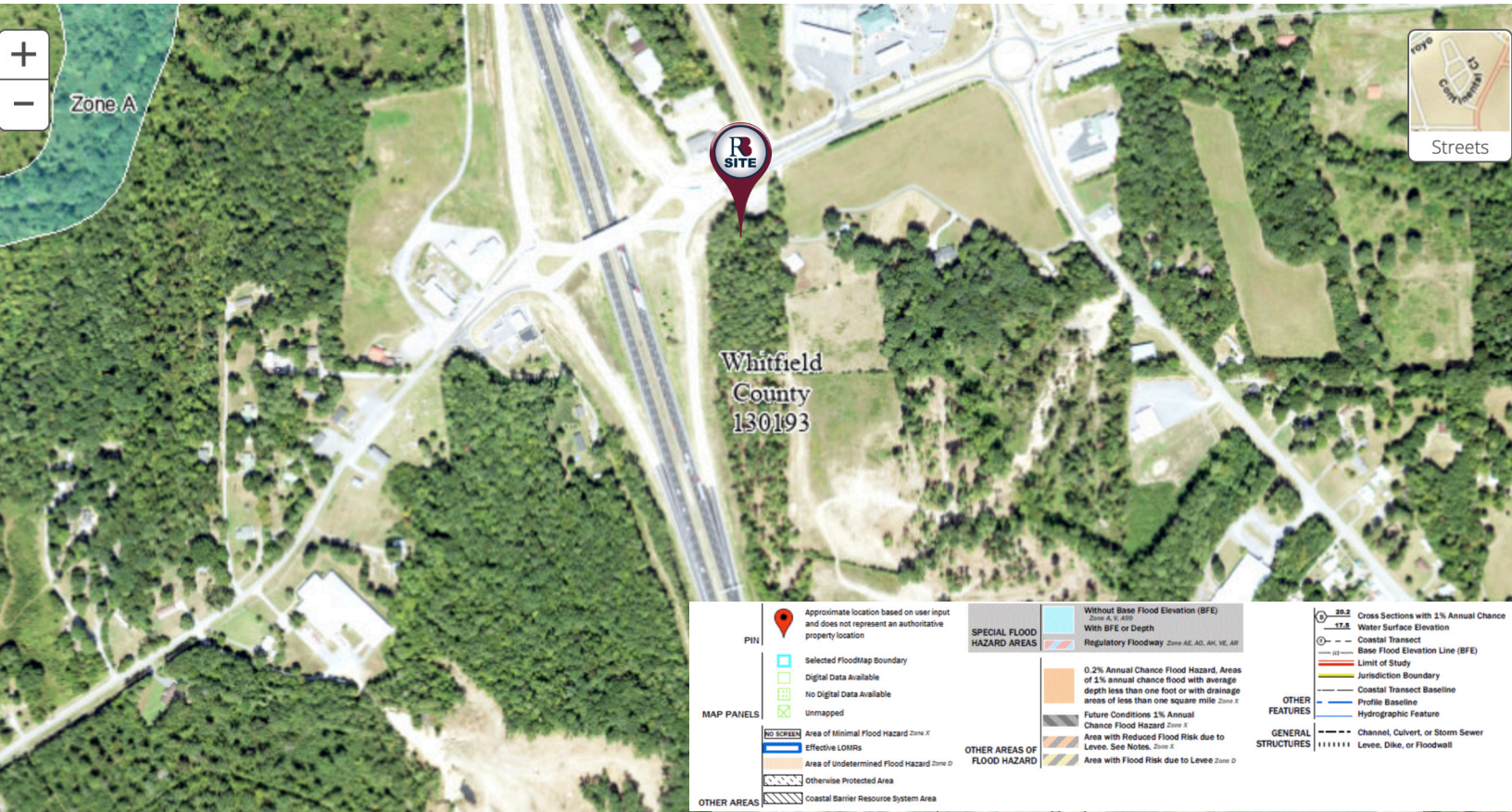
# FOR SALE

# I-75 & Carbondale Road



USGS Topography

FEMA Flood Zone



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## Whitfield County C-2 Zoning:

General commercial (C-2). This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares, which includes the broadest mix of commercial retail and service uses with associated storage capabilities and other commercial activities which will both accommodate the needs of residents and those of the traveling public. Shopping centers and large retail stores would be common, along with a host of supporting commercial uses.

## Whitfield County Interchange Character Area:

The Interchange character area represents three of the five Whitfield County interchanges locations along I-75: east of Tunnel Hill and south of Dalton (Connector 3 and Carbondale exits are combined into a single Interchange area, as reflected on the Future Development Map). The interchanges are characterized by auto oriented commercial and industrial uses that cater to travelers along I-75 and the nearby industrial workforce. Access to the interstate has allowed industrial uses to flourish in some areas while also providing numerous entry points to the County. As prominent gateways to the County, attention should be paid to permitted signage, the presence of sidewalks and other site or streetscape features that can enhance or detract from the aesthetic and functional qualities of the area.

