



SSG REALTY PARTNERS
LAND INVESTMENT ADVISORS

THE CORNERS OF CEDARTOWN



110± Acre Mixed-Use Development Site
North Main Street at Hwy 27
Cedartown, Polk County, Georgia

110± ACRES - THE CORNERS OF CEDARTOWN

THE CORNERS OF CEDARTOWN is a 110± acre Mixed-Use Development Site, consisting of four separate parcels, all clustered around the intersection of North Main Street and Highway 27 in the City of Cedartown, Polk County Georgia.



Polk County is located in the dynamic Northwest Georgia Corridor, 60 miles from Downtown Atlanta, 30 miles to Downtown Cartersville, and 19 miles to Downtown Rome.



110± ACRES - THE CORNERS OF CEDARTOWN

THE SHOPPING CENTER DEVELOPMENT SITE

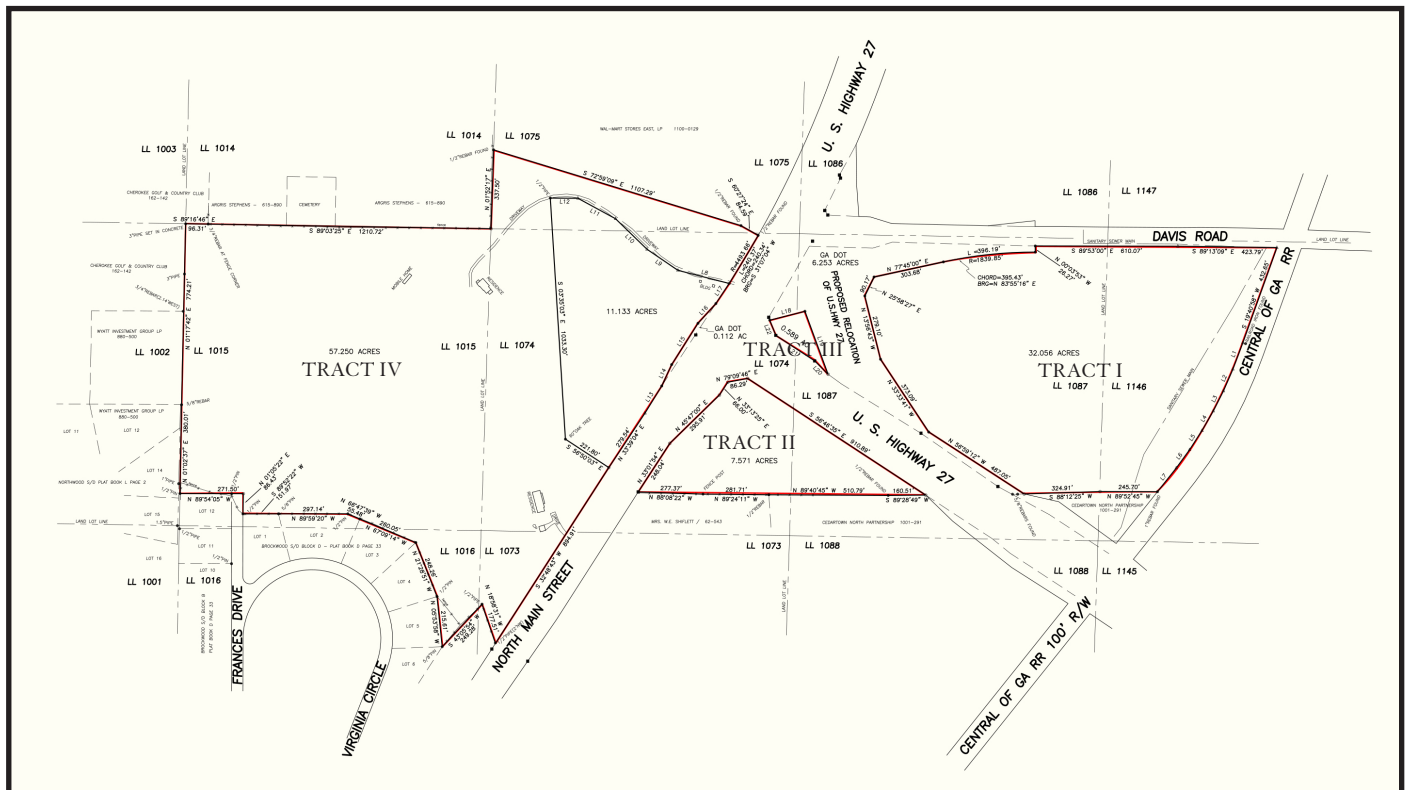
The Tract One, 32± acre Shopping Center Development Site can nicely complement the existing commercial development which has already clustered around this intersection (including the Home Depot, Walmart, Tractor Supply, McDonald's, Wendy's, etc.).

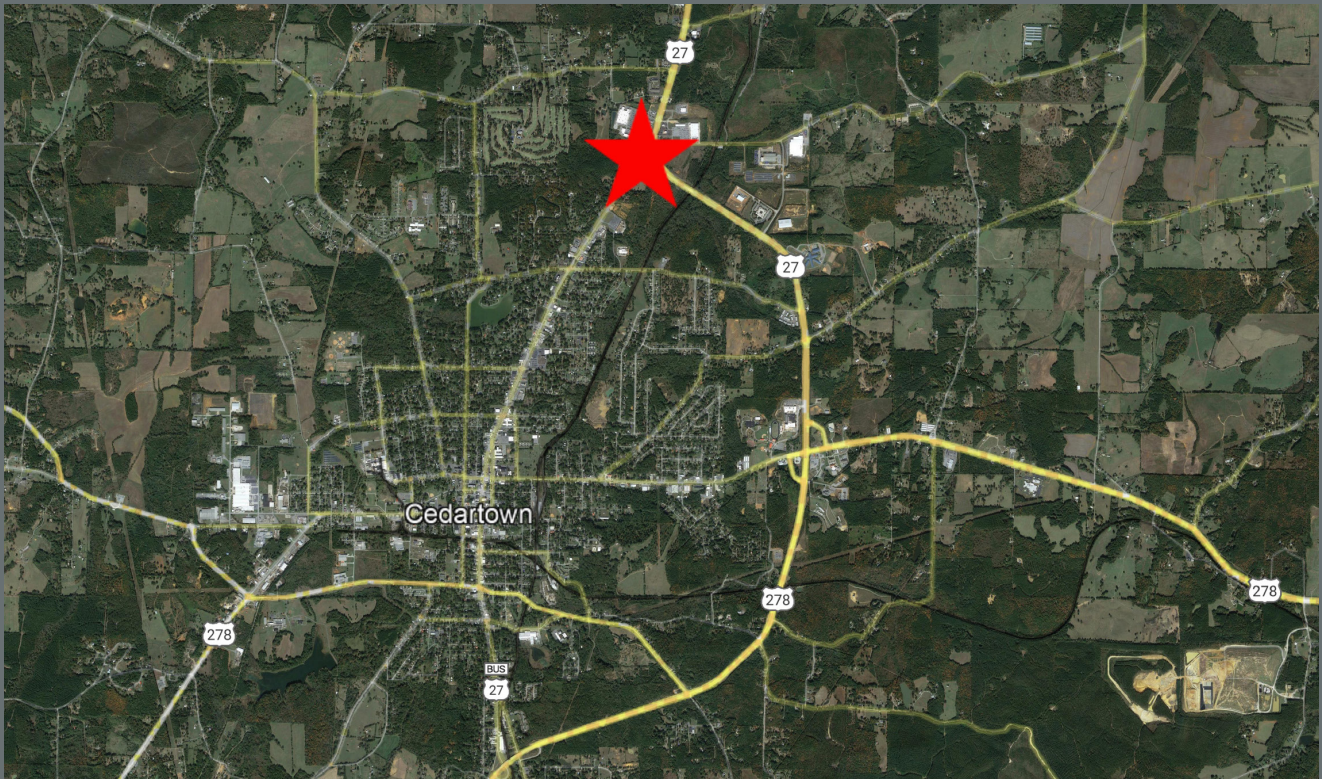
THE SMALLER COMMERCIAL DEVELOPMENT SITES

These smaller Commercial Development Sites are located across Highway 27 from the Shopping Center.

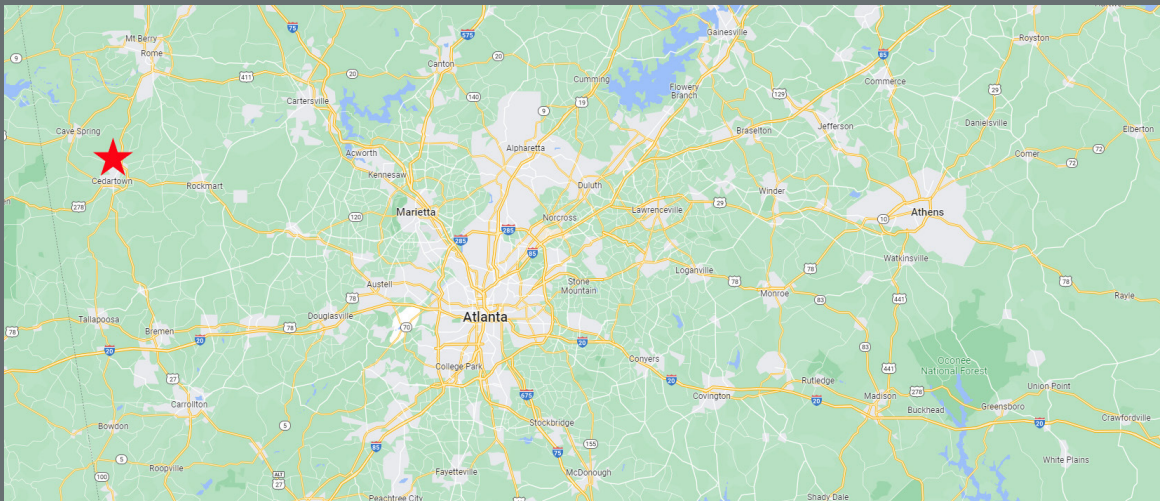
THE RESIDENTIAL COMMUNITY DEVELOPMENT SITE

The Tract Four, 68± acre Residential Parcel can be designed to accommodate a planned single-family residential community with its main point of access on North Main Street and secondary access through the existing Brock Wood subdivision. This Parcel could potentially yield 175 to 200 single family lots. The Residential Parcel could potentially be enhanced by incorporating a small number of Town Home lots and by adding some commercial parcels along the Tract's North Main Street frontage.





Main Street at Highway 27



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PLANNED RESIDENTIAL DEVELOPMENT SITE
 68± ACRES
 SSG REALTY PARTNERS

SITE DATA	
TOTAL ACREAGE:	68.38
TOTAL LOTS:	247
GREENSPACE ACREAGE:	9.24
AVERAGE LOT SIZE:	7200 SF

GRAPHIC SCALE
 1" = 100' FEET

NO.	REVISION	DATE

CONCEPTUAL
 LAND USE
 PLAN

DESIGNED BY: DL
 DRAWN BY: DL
 CHECKED BY: JBC
 DATE: 08/26/2010

C-1

TRACT IV CONCEPTUAL SITE PLAN