

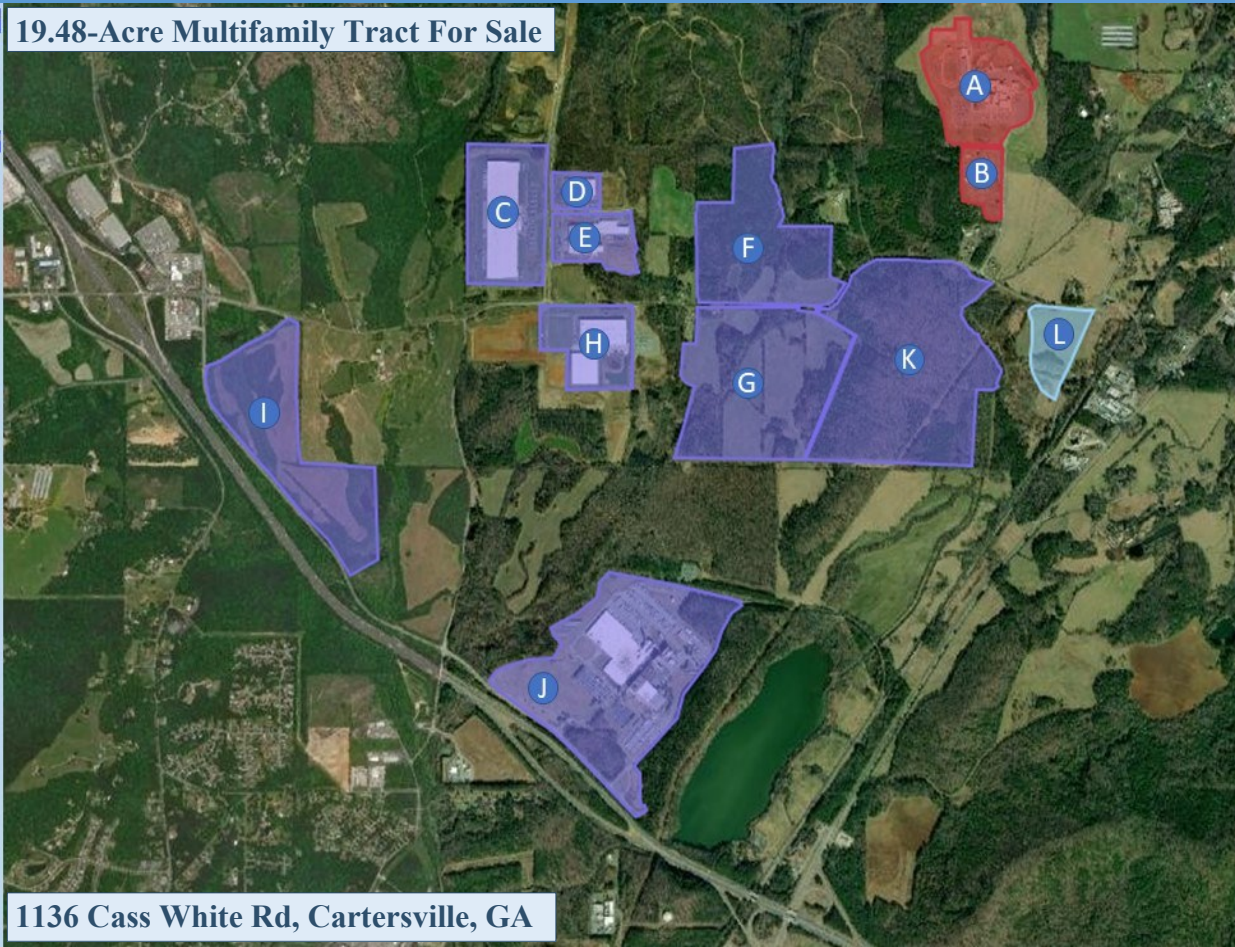
THE FOXFIELD COMPANY

QUALITY COMMERCIAL REAL ESTATE
DEVELOPMENT & BROKERAGE FOR OVER 30 YEARS



- A** **Cass High School**
Love Your Local School
Less than a mile away from the multifamily tract; 1,505 students and 85 teachers
- B** **White Elementary School**
Doing Well and in Good Company
Less than a mile away from the multifamily tract; 551 students and 40 teachers
- C** **SURYA**
1,000,000 SF facility with 450 employees that makes machine and hand-knotted rugs and home décor
- D** **Constellium**
135,000 SF plant with 150 employees that design, develop, and engineer aluminum products and solutions for a range of markets
- E** **voestalpine**
THE STEEL AHEAD
This plant is the US base for supplying high strength components for premium car manufacturers, undergoing three expansions since opening in 2014 and currently has 370 employees
- F** **Hines**
Hines is developing two industrial buildings totaling 737,000 SF on 97 acres

19.48-Acre Multifamily Tract For Sale



1136 Cass White Rd, Cartersville, GA

- G** **IDI Logistics**
Developed the Northwest 75 Logistics Center, a 150-acre industrial park, including two buildings totaling 1,420,590 SF
- H** **BEAUFLO®**
Includes a 325,163 SF manufacturing plant and a 220,946 SF warehouse and has about 200 employees
- I** **PANATTONI**
Includes a 396,000 SF building occupied by Tectron and a 328,000 SF building occupied by Wellmade Flooring with a combined 415 employees
- J** **Anheuser-Busch**
One of the largest employers in the community with 560 employees at the 2.7 million SF brewery
- K** **kmh**
Partnered with CF Real Estate Investments to build Busch Commerce Center, a 1,215,200 SF class A industrial facility
- L** **THE FOXFIELD COMPANY**
The subject site being sold by The Foxfield Company, zoned multifamily and approved for 312 units

LOCATION

Busch Multifamily Tract is off of I-75 at Cass White Road & Highway 411 & Busch Drive, in Bartow County, GA, approximately 50 miles from the heart of Atlanta and 70 miles from Chattanooga.

The site is zoned multifamily for a maximum of 312 units, located less than a mile from the Anheuser-Busch brewery. This corridor has experienced an industrial transformation over the last three years.

	3 Mile	5 Mile	10 Mile
POPULATION			
2010 Population	2,749	17,062	67,530
2022 Population	3,247	19,728	76,601
2027 Population Projection	3,561	21,574	83,734
Median Age	40.4	39.4	39.3
HOUSEHOLDS			
2010 Households	966	6,088	24,546
2022 Households	1,148	7,087	27,944
2027 Household Projection	1,262	7,771	30,621
INCOME			
Avg Household Income	\$82,681	\$77,033	\$74,626
Median Household Income	\$72,314	\$65,738	\$62,500

Ashley Kitchen

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WWW.FOXFIELDCOMPANY.COM/BUSCH-COMMERCE-PARK

Site Layout



SITE DATA	
SITE ADDRESS	780
TOTAL SITE AREA	19.4775 ACRES
BUILDABLE AREA	16.60 ACRES(85%)
PROPOSED OPEN SPACE	2.80 ACRES(15%)
PARCEL ID	0090-0242-001
ZONING:	
EXISTING ZONING	BUSCHES PARK DISTRICT (BPD)
PROPOSED ZONING	RESIDENTIAL - MULTIFAMILY (R-3)
MAX DENSITY ALLOWED	(16 UNITS/ACRE) - 312
DENSITY PROPOSED	(16 UNITS/ACRE) - 312
ZONING JURISDICTION: BARTOW COUNTY	
SETBACK REQUIREMENTS:	
MINIMUM FRONT SETBACK	25
MINIMUM REAR SETBACK	25
MINIMUM SIDE SETBACK	10
PARKING REQUIREMENTS:	
PARKING SPACES REQUIRED (2.25/UNIT MAX)	702
PARKING SPACES PROPOSED	(780)

CONCEPT LAYOUT
BUSCH TRACT 5
 BARTOW COUNTY, GEORGIA
 PREPARED FOR:
 FOXFIELD BARTOW
 PREPARED BY:
THOMAS HUTTON
 100 Woodfield Road • Suite 10
 Charlotte, GA 30261 • 404.851.1100
 www.thomashutton.com

Property Features

- Approved for 312 multifamily units
- Strong public school system with both Cass High School and White Elementary less than a mile away
- A prime location for Class A apartments, uniquely positioned where there is not another multifamily site within three miles
- Within the corridor, 15 Million SF of industrial and advanced manufacturing have been developed in the last four years from a variety of industries
- The Neel Tract, just half of a mile from the multifamily site is 16,500 contiguous acres, currently going through the entitlement process to include a mixed use commercial development, 2,000 acres of industrial/manufacturing, and 8,000 acres of residential

Distance To	Miles
Interstate 75	2.7 Miles
Interstate 285	37.6 Miles
Interstate 85	45.8 Miles
Downtown Atlanta	48.4 Miles
Hartsfield-Jackson International Airport	57.5 Miles
Chattanooga	70.8 Miles

Utilities

- **Water:** Bartow County Water & Sewer Department
- **Sanitary Sewer:** City of White Water, Sewer, Public Works and Sanitation Department
- **Power:** Georgia Power
- **Telecom:** City of Cartersville Fibercom
- **Gas:** City of Cartersville Gas System

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