

SPECIAL-USE FACILITY

on ±25 ACRES of LAND

ADAIRSVILLE, GEORGIA





AUCTION OVERVIEW

This Online Auction is for a special-use facility with $\pm 25,000$ SF of building space on ± 25 acres located in Adairsville, Georgia.

The $\pm 25,000$ SF of building space includes

- 72-Bed dormitory
- Administration building
- Classrooms
- Track
- Outdoor basketball court
- Pool
- Barn
- Horse riding ring

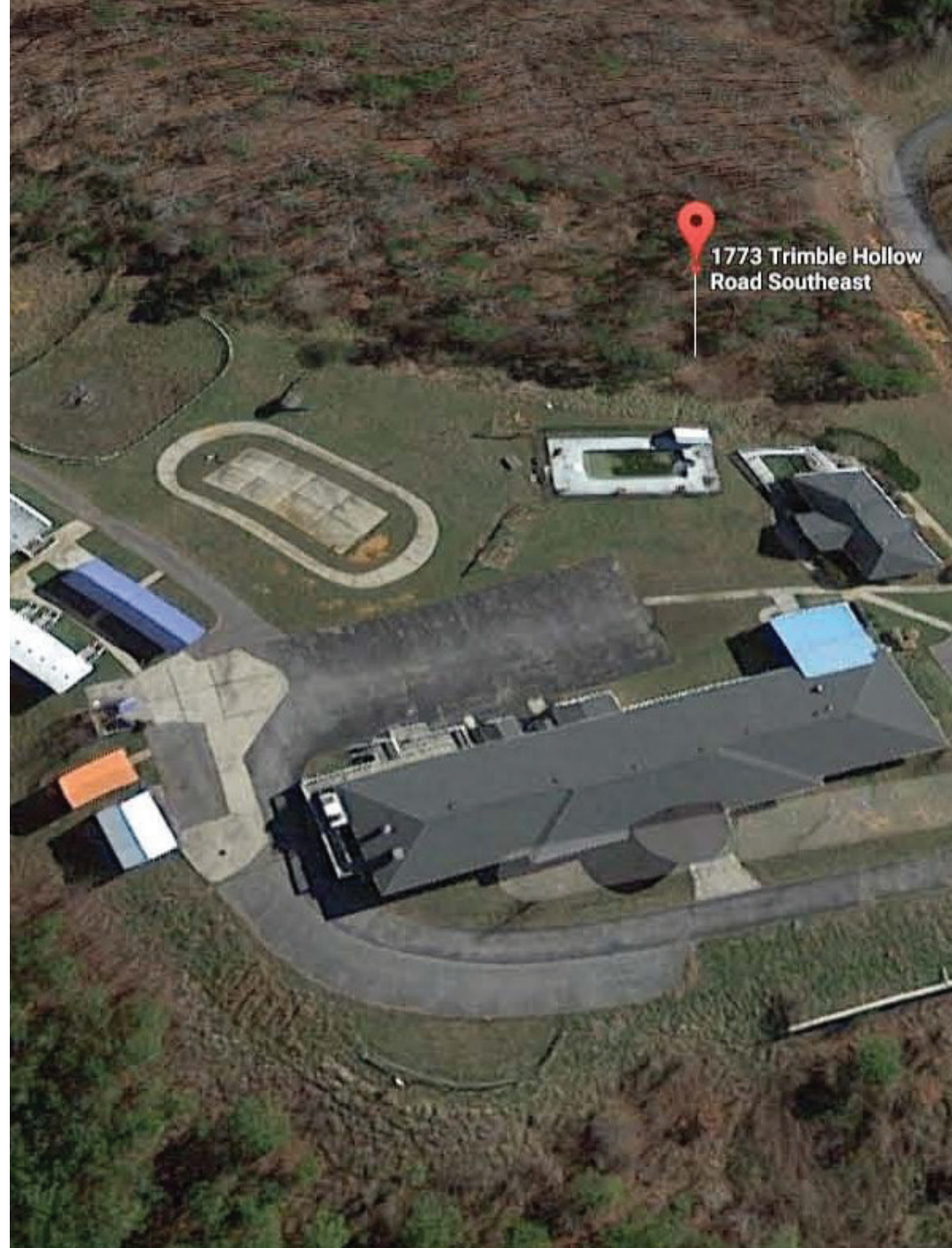
3% Broker Co-Op

This seller is highly motivated and has set a minimum bid at just **\$399,000**

Bid deadline for this auction:
August 16, 2018

PROPERTY HIGHLIGHTS

- Site is double fenced and entrance has an electric gate
- ±268' frontage on the well-traveled Trimble Hollow Road
- Asphalt drive and onsite parking areas in good condition
- Separately fenced/gated pasture
- Built in 1992, the improvements include ±18,570 SF main building (2 story), ±3,600 SF of offices (2 story), 2 doublewide modular classrooms, singlewide modular office/storage buildings, enclosed sheds, ±1,840 SF barn plus a 30' x 40' gunite swimming pool
- Zoning is RA-1 (10 acres w/development), Residential Agricultural; remainder of acreage zoned A-1 Agricultural by Gordon County
- Highest and best use is adaptive to a retreat, residential health clinic, boarding school, continuing education facility, residential subdivision or farm with a single home

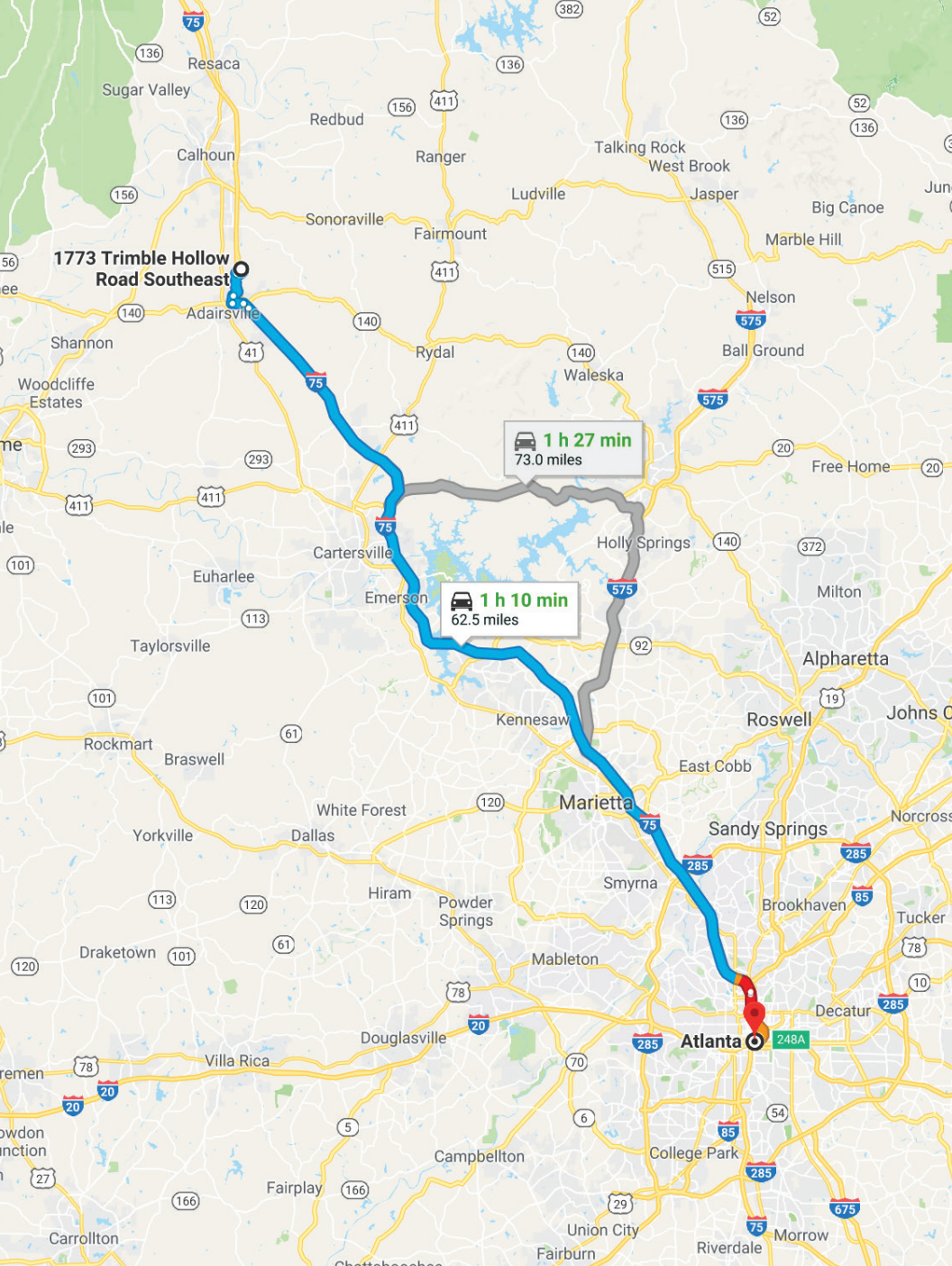




ADAIRSVILLE

Adairsville is a city spanning both Gordon and Bartow County, Georgia. According to tax records, the Subject Property is located in Gordon County. As of the 2010 census, the city had a population of 4,648. Adairsville is an exurban city at the northwest edge of metro Atlanta, and is situated 12 miles south of Calhoun, 18 miles northeast of Rome and 61 miles north of Atlanta. U.S. Route 41 passes through the city, leading north to Calhoun and south to Cartersville. Interstate 75 runs through the eastern part of the city, with access from Exit 306 (State Route 140).

A visit to this 'Norman Rockwell' kind of town is a must for anyone who loves history, antiques and good food! Adairsville is listed in its entirety on the National Register of Historic Places. Just 5 miles away is Barnsley Gardens Resort, an 1840s estate where guests can enjoy a luxurious stay complete with spa treatments and golf.

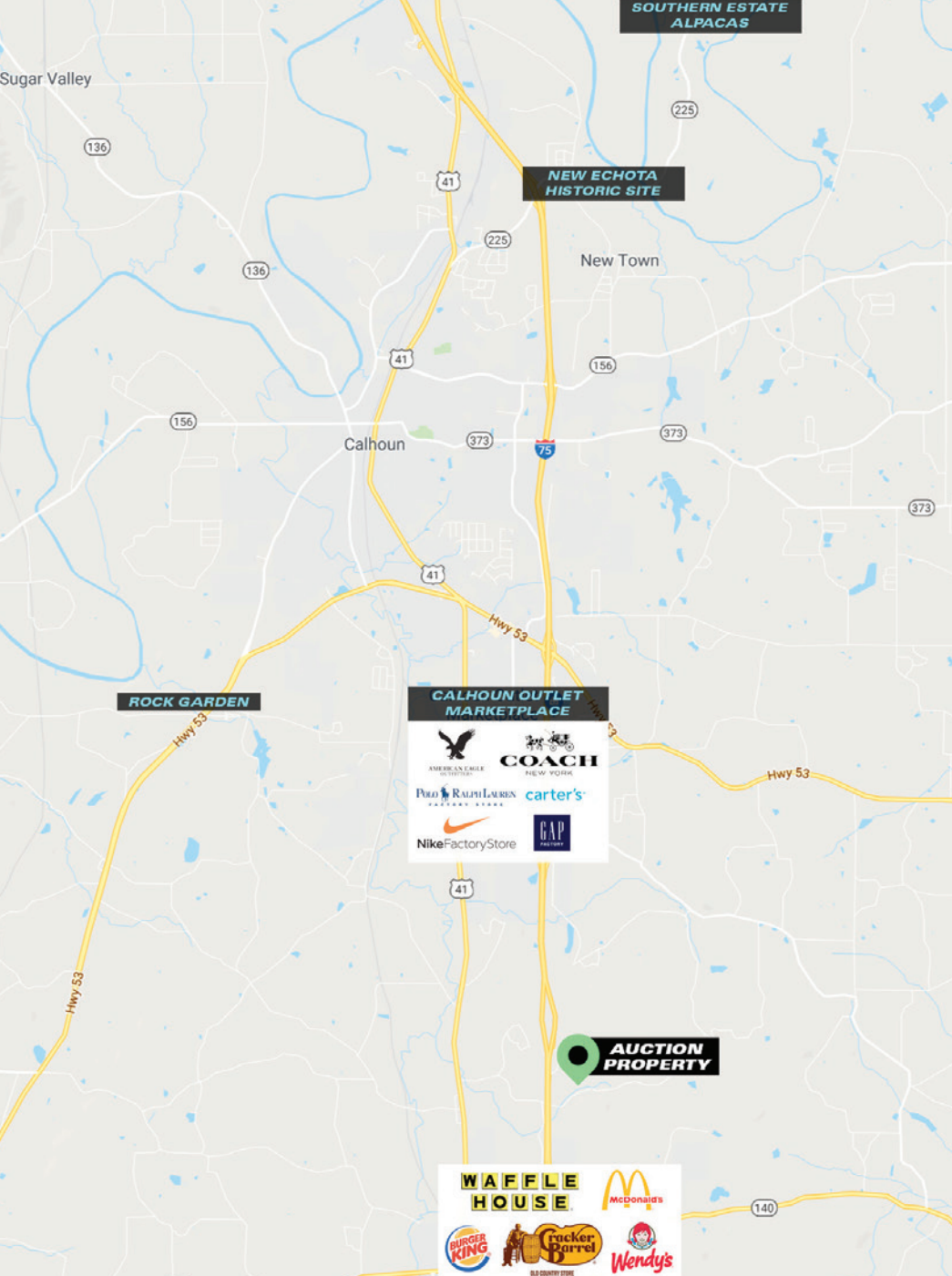


LOCATION INFORMATION

The subject is located 1-hour northeast of Atlanta, Georgia, just east of Interstate 75. A large amount of traffic is forced along Trimble Hollow Road, as they travel back and forth from the residential development to the well-traveled US 41. The already-high traffic counts experienced an immediate increase in volume upon the opening of the Lowe's Southeastern Region Distribution facility in early 2013.

Gordon County is served by

- US 41
- Interstate 75
- State Hwy 3
- State Hwy 53
- State Hwy 136
- State Hwy 156
- State Hwy 225



POINTS OF INTEREST WITHIN 20 MINUTES

Calhoun Outlet Marketplace

Located along the I-75 corridor in the Historic High Country, the Calhoun Outlet Marketplace offers over 50 stores from your favorite brands such as Nike, Polo Ralph Lauren, American Eagle Outfitters, Coach, and more!

The Rock Garden

This volunteer-built, folk art pleasance is a must-see! More than 50 diminutive buildings are crafted from tiny stones, pebbles, shells, odd pieces of broken glass & china, rocks, ceramic tile, cement, wire and other materials — designed to imitate their larger counterparts.

New Echota Historic Site

New Echota is a Georgia state historic site containing a small museum where one can see displays and a short film that tells the story of what occurred at this location centuries ago.

Southern Estate Alpacas

With 50 plus acres of lush green pastures it is home to alpacas and goats, and is ideal for raising and breeding champion alpacas.



BUILDING IMPROVEMENTS

The subject has been in use as a residential treatment center with congregate restrooms. General construction features are as follows:

Age / Size (Per County Records)

1992 (Vocational School 18,256 SF)

2007 (Clubhouse 3,600 SF)

1998/1990 (Office Prefabs 1,344 SF + 1,344 SF + 350 SF)

Size

18,570 SF Main Bldg. (2 story)

3,600 SF Offices (2 story)

22,170 SF Total Permanent Finished

1,840 SF Barn, two double-wide modular classrooms, a single-wide modular office, open and storage buildings, enclosed sheds (not included w/ finished area)

Foundation/Framing

Concrete slab on grade

Concrete block and wood

Exterior Walls

Decorative block on 3 sides and vinyl in rear

Roof

Truss, composition shingle

Windows, Doors

Fixed pane windows. Doors are glass in aluminum frame, steel and wood

Interior Walls/Floors

Drywall. Flooring has carpet, vinyl.

Drywall ceilings

Kitchen

Commercial kitchen with walk-in freezer and cooler. All appliances appear to be in place, but out of use for about 7 years.

HVAC

Multiple units. Out of use for about 7 years.

Water Heat

Electric

Restrooms

Three multi-fixture, one 2-fixture. Both floors are equipped. Partially handicapped accessible on ground floor. Refer to floor plans.

Fire Safety

Extinguishers, sprinklers.

Capacity

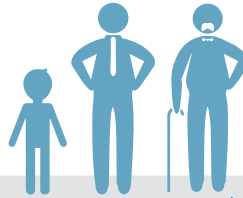
Licensed for 72 beds in 24 large rooms but 48 would be the maximum for adults (none have private or semi-private bathrooms or windows).

DEMOGRAPHICS ADAIRSVILLE, GEORGIA



POPULATION

4,712



MEDIAN AGE

32.1



MEDIAN HOUSEHOLD INCOME

\$43,578



MEDIAN PROPERTY VALUE

\$102,500

TOP EMPLOYMENT BY OCCUPATION

Sales: **18.7%**

Production: **16%**

Administrative: **12.5%**

Management: **7.7%**

Education, Training, & Library: **6.3%**



TOP EMPLOYMENT BY INDUSTRY

Manufacturing: **20.6%**

Retail Trade: **17.6%**

Health Care & Social Assistance: **12.5%**

Wholesale Trade: **10.2%**

Construction: **9.7%**



**DON'T MISS THIS
INCREDIBLE OPPORTUNITY!**





ONLINE AUCTION

Special-Use Facility on ±25 Acres of Land

Adairsville, Georgia

Minimum Bid **\$399,000**
Bid Deadline **August 16, 2018**

for more information & auction details
visit **www.FRE.com/259**