

**Sale Name:** Home, Commercial, Large Acreages and More! Winter Multi-parcel Auction  
**LOT 103 - 1.62± acre Lot located at 12175 HWY 27 Summerville, GA**  
**(00P0400000007)**



### Description

**Wednesday, December 11, 2024 at 2:01 pm — Auction**  
**Site: The Exchange at 232 - 232 Glenn Milner Blvd,**  
**Rome, GA**

**Summerville, Chattooga County, GA**

1.62 Acre Prime Level Lot located at 12175 HWY 27 near Downtown Summerville with  
Excellent Commercial/Retail Potential

Parcel to be offered in as a whole

### Prime Commercial Development Opportunity in Summerville, GA

Introducing an exceptional commercial/retail development opportunity: a 1.62-acre prime level lot situated on Hwy 27 near the vibrant heart of Downtown Summerville, Chattooga County, GA. This property boasts superb potential with its strategic positioning and existing infrastructure.

### Property Highlights:

- **Prime Location:** Positioned on Hwy 27, this lot benefits from high traffic and visibility, making it an ideal location for storefront retail, commercial services, or other business opportunities.
- **Size and Accessibility:** The lot spans 1.62 acres, offering ample space for development, parking, and customer access. Two existing cuts provide easy ingress and egress, enhancing the lot's appeal to potential businesses and customers.
- **Excellent Road Frontage:** Featuring extensive highway frontage, the property ensures maximum visibility for any business that sets up here, contributing to higher customer engagement and brand visibility.

- **Level Topography:** The level nature of the lot simplifies construction and site development, reducing initial investment on ground preparation and allowing for a broad range of design and layout options.
- **Strategic Proximity:** Located just outside the bustling downtown area of Summerville, the site offers the perfect balance between downtown access and the greater area's commercial expansion, making it highly desirable for both local and regional business ventures.
- **Parcel ID:** #00P0400000007

### **Development Potential:**

This lot represents a remarkable opportunity for developers and entrepreneurs to capitalize on the growing commercial demand in Summerville. Whether you're looking to build a new retail center, a specialty store, or a multi-purpose commercial complex, this location provides the flexibility and the demographic foundation for a successful venture.

Don't miss out on this prime commercial real estate opportunity in Summerville, GA. With its combination of location, accessibility, and development flexibility, this property is ready to be transformed into a thriving business hub. Contact us today to explore this property's potential and discuss how it can serve your commercial objectives.

[Referral Form](#) [Surveys / Maps](#)

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**PROJECT MANAGER/AGENT:** Randy Land – 706.252.0532 – rl@dempseyauction.com

**OPEN HOUSE:** This property is open for Inspection.

**BIDDING:** The auction will be Simulcast with the opportunity to participate Live, in person, or online, whichever is most convenient.

**SALE SITE:** Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

**TERMS AND CONDITIONS:** Real Estate: 10% Buyer's Premium. 10% Down on Sale Day with the Balance Due on or Before 30 Days from Sale Day, contact our office for details!

**CLOSING:** Closing to be on or before 30 days from Sale Date.

**Co-BROKERAGE:** This auction is being held in conjunction with Toles, Temple & Wright, Inc. Real Estate.

**BROKER PARTICIPATION:** Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, or further sales information on this auction, contact US BY NAME at 800.DEMPSEY (336.7739).

**Quantity:** 1



<https://bids.dempseyauction.com/>