

Sale Name: Home, Commercial, Lots and more! Multi-Parcel Auction

LOT 304 - 5-acre Light Industrial Lot located on Pinson Rd NE, Shannon, GA (M10Z 092A)



Description

SHANNON, FLOYD COUNTY, GA
Excellent 5 Acre Lot in Shannon, GA

[\[Click Here for Property Specific Terms and Conditions\]](#)

ALL PROPERTY being SOLD from the EXCHANGE at DEMPSEY AUCTION
COMPANY-232 GLENN MILNER BLVD, ROME, GA

Strategic Light Industrial Property in Shannon, Floyd County, GA

- Tax ID #M10Z092A
- Large 5-acre Level Tract
- Water & Natural Gas Available
- Model School District
- Property Zoned L-I (Light Industrial)

Explore this prime 5-acre lot located in the industrious area of Shannon, GA, perfectly suited for a variety of light industrial uses. Situated on Pinson Road NE, just off of HWY 53, this property is primed for development with its level terrain and access to essential utilities.

Property Highlights:

- **Zoning:** The lot is zoned L-I (Light Industrial), which accommodates a wide range of industrial activities such as manufacturing, warehousing, distribution, and assembly operations.
- **Size and Terrain:** Offering a substantial 5 acres of level land, this tract provides ample space for facility construction along with potential for future expansion.
- **Utilities:** Essential services including water and natural gas are readily available, ensuring a smooth setup for operational facilities.

- **Location:** Positioned just off HWY 53, the property benefits from excellent connectivity to major transport routes, facilitating easy access for logistics and commuting employees.
- **School District:** Located within the Model School District, offering added appeal for businesses looking to establish themselves in a community-conscious location.

Development Potential: This light industrial zoned property is ideal for developers or businesses looking to expand or relocate to a supportive business environment. Its generous size and strategic location near key highways make it highly suitable for both start-up industrial operations and established companies seeking expansion.

Investment Opportunity: Investing in this property offers the chance to tap into the growing industrial sector in Floyd County. The area's ongoing development and proximity to major urban centers like Rome provide a robust foundation for business growth and investment returns.

Whether you're planning to construct a new industrial facility or seeking an investment that offers potential for significant appreciation, this 5-acre lot in Shannon, GA represents a remarkable opportunity. Don't miss out on the chance to develop in one of Floyd County's key industrial hubs.

For more details or to schedule a visit, please contact us. Discover how this excellent industrial property can meet your business needs and drive your success forward.

[Surveys / Maps](#)

PROJECT MANAGER/AGENT: Randy Land – [706.252.0532](tel:706.252.0532) – rl@dempseyauction.com

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

OPEN HOUSE: This property is open for inspection.

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% Down Sale Day with the Balance due on or before 30 Days from Sale Day.

CLOSING: The Closing will be handled by Mr. Ted Corwin with Brumlow, Corwin, and Delashmit, Rome, GA. Closing to be on or before 30 days from Sale Date.

Co-BROKERAGE: This auction is being held in conjunction with Dan Carlton at Toles, Temple, and Wright.

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 [1.800.DEMPSEY](tel:1.800.DEMPSEY) (336.7739).

Quantity: 1



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