

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

**LOT 501 - 17.51 acres located on Veterans Memorial Highway, Rome (K14 Z117, K14 Z118, K14 W023, K14 W022, K13 W021)**



## Description

### ROME, FLOYD COUNTY, GA

Property located on Veterans Memorial Highway

### 24.86± CONTIGUOUS ACRES

OFFERING #1-17.51 ACRES [\[Click Here for Property Specific Terms and Conditions\]](#)

OFFERING #2-7.35 ACRES

### ADJACENT PARCELS WITH DIFFERENT OWNERS

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



## Prime Residential Development Opportunity on Veterans Memorial Highway, Rome, GA

Explore this exceptional investment opportunity encompassing 24.86 contiguous acres strategically located on Veterans Memorial Highway (Hwy 1) in Rome, Floyd County, GA. Offered in two parcels, this property presents vast potential for a residential development project with high visibility and convenient access.

### Property Overview:

- **Offering #1:** 17.51 Acres with multiple tax parcels (K14Z117, K14Z118, K14W023, K14W022, K13W021) ideally suited for a substantial residential community project.
- **Offering #2:** 7.35 Acres identified by Tax ID K14W019, offering additional development opportunities for the adjacent parcel.

## Key Features:

- **High Visibility Location:** Situated on the Rome Bypass (Hwy 1) with extensive frontage, providing excellent exposure for any development.
- **Access:** Convenient access from Turner Chapel Road enhances the property's appeal, ensuring ease of entry for future residents.
- **Utilities:** Water and Natural gas are available on Turner Chapel Road, laying the groundwork for residential development without significant infrastructure challenges.
- **Zoning:** Zoned Residential, these parcels are ready for development in line with local planning and community needs.
- **Strategic Investment:** Positioned as a solid long-term investment, these properties are located near key amenities and infrastructure, including being across from the YMCA athletic complex (Grizzard Park) and just 5 minutes from downtown Rome.

**Location Benefits:** The properties' prime location at the corner of State Highway 1 and Turner Chapel Road places them at the heart of a rapidly growing area of Rome, GA. The long frontage on the highway not only offers great development exposure but also multiple options for access and layout in planning a new residential community. Proximity to downtown Rome and major local amenities adds to the attractiveness of this site, enhancing the lifestyle offering for future residents.

**Development Potential:** These parcels offer a remarkable opportunity for developers looking to capitalize on Floyd County's growth trajectory. The size, location, and zoning of the properties make them ideal for a phased residential project.

This is an opportunity not to be missed for developers and investors seeking to make a significant impact in the Rome real estate market. The combination of location, accessibility, and residential development potential makes this one of the most attractive investment opportunities in the area.

For more information or to explore development possibilities, please contact us. Take advantage of this chance to transform this prime acreage into a thriving residential community in Rome, GA.

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**PROJECT MANAGER/AGENT:** Randy Land – 706.252.0532 – [rl@dempseyauction.com](mailto: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 (336.7739).

**Quantity:** 1



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