

- 1.63 acres (177.5' wide x 400' deep)
- Double road frontage (177.5' frontage on Grady Ave and Watters Street)
- Very workable rolling topography
- Partially wooded with recent clearing of undergrowth
- No flood plain, streams or wetlands
- Public water and sewer available
- Flexible HTR zoning allows single family or duplex construction with no lot size minimums and density of 4-7 units per acre

***Offered at \$60,000***

Owner / agent disclosure: Listing agent owns the subject property.

Frontier Capital, LLC

Chad Manion, President / Licensed Broker

(770) 778-5904 | [cmanion@frontier-ga.com](mailto:cmanion@frontier-ga.com) | [www.frontier-ga.com](http://www.frontier-ga.com)



# 1.63 Acre Residential Site

## 228 Grady Avenue

### Rome, GA 30161

#### Property Overview

**Location:**

228 Grady Avenue, Rome, GA 30161  
Located within the city limits of Rome  
Floyd County parcel # J13P187

**Site Acreage:** 1.63 acres

**Utilities:**

- Public water is located along the entire frontage of the site on Grady Ave and Watters Street (see enclosed water map)
- Public sewer is located along a portion of the frontage of Grady Ave and just south of the southeast corner of the property on Watters Street (see enclosed sewer map)
- Electricity is located along Grady Ave and Watters Street

\*\*\*Buyer is responsible for doing its own due diligence to confirm availability of utilities\*\*\*

**Zoning:**

The site is zoned HT-R High Density Traditional Residential. See enclosed zoning map and code for more details.

**Site Conditions:**

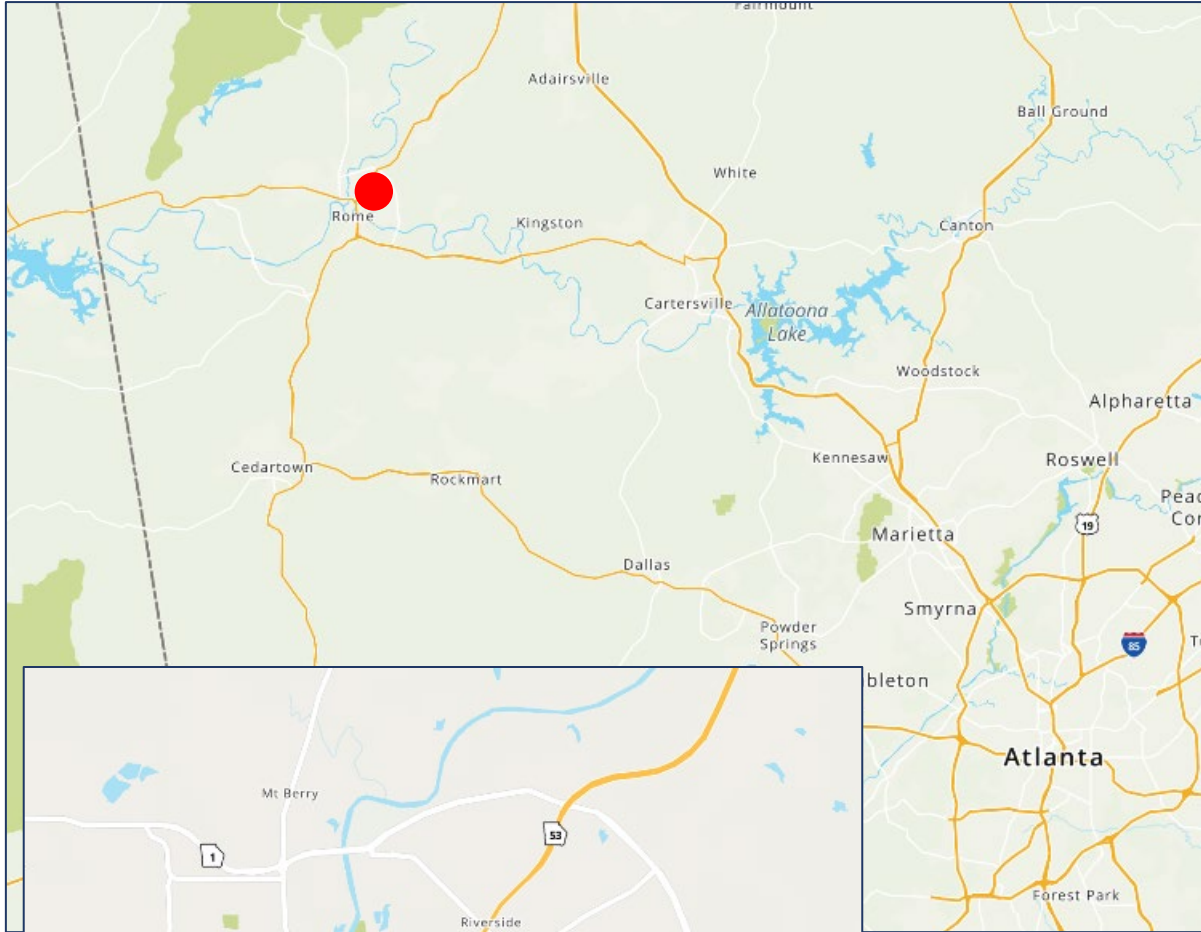
- Vacant
- Partially wooded – the undergrowth on the entire site was recently cleared
- No flood plain, streams or wetlands (see enclosed maps)
- Rolling topography - see enclosed contour map

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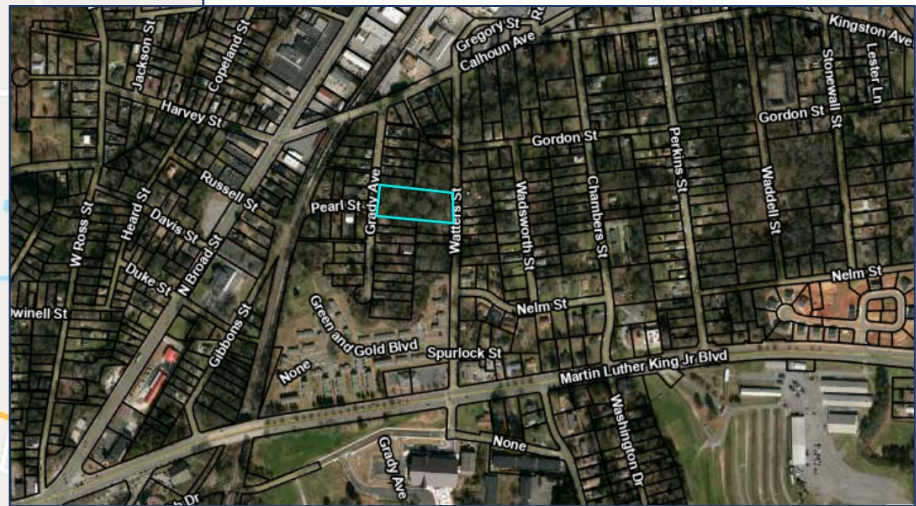
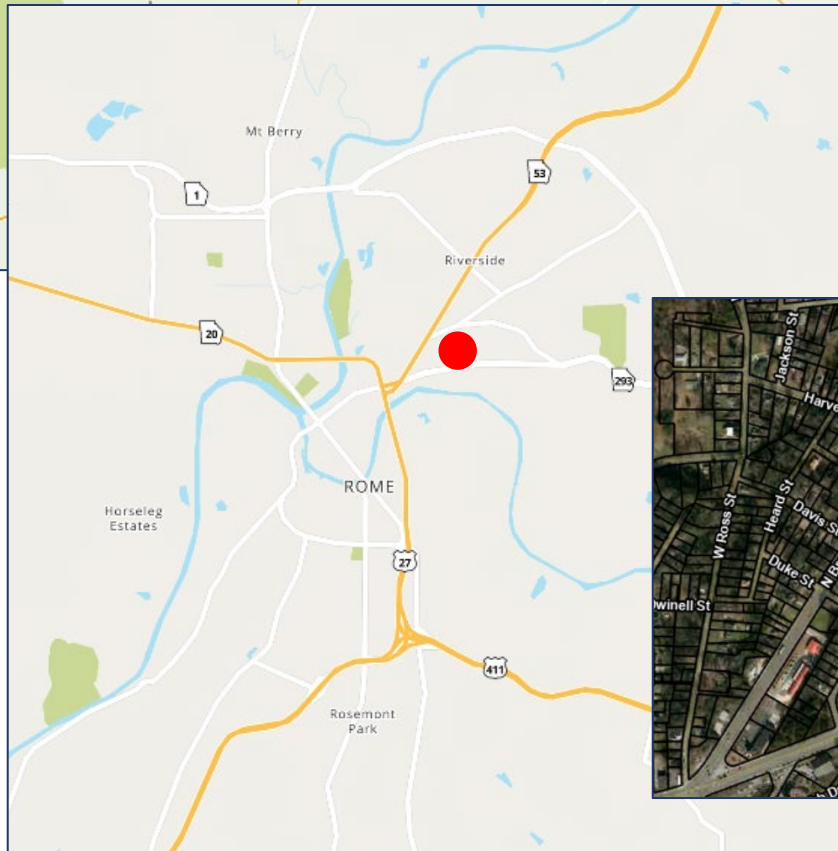
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### Location Maps



### GPS:

34.262424066702465,  
-85.15599746470967



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## Legal Description

All that tract or parcel of land situated, lying and being in what was formerly the 6th Ward of the City of Rome, Floyd County, Georgia, beginning at the southwest corner of the property now or formerly owned by C.A. Taylor, at a point on the east side of Grady Avenue 330.5 feet, more or less, south of a 15 foot alley lying north of Lot No. 5 according to plat of the Ledbetter Addition as recorded in Deed Book "SS", Page 38, and running south along Grady Avenue 177.5 feet; thence east 400 feet, more or less, to Watters Street; thence north along Watters Street 177.5 feet; then west 400 feet, more or less, to the beginning point. Being all of the property set apart as a year's support to Mr. Laura L. Hardin out of the estate of A.P. Hardin, as shown on the records of the Floyd County Probate Court.

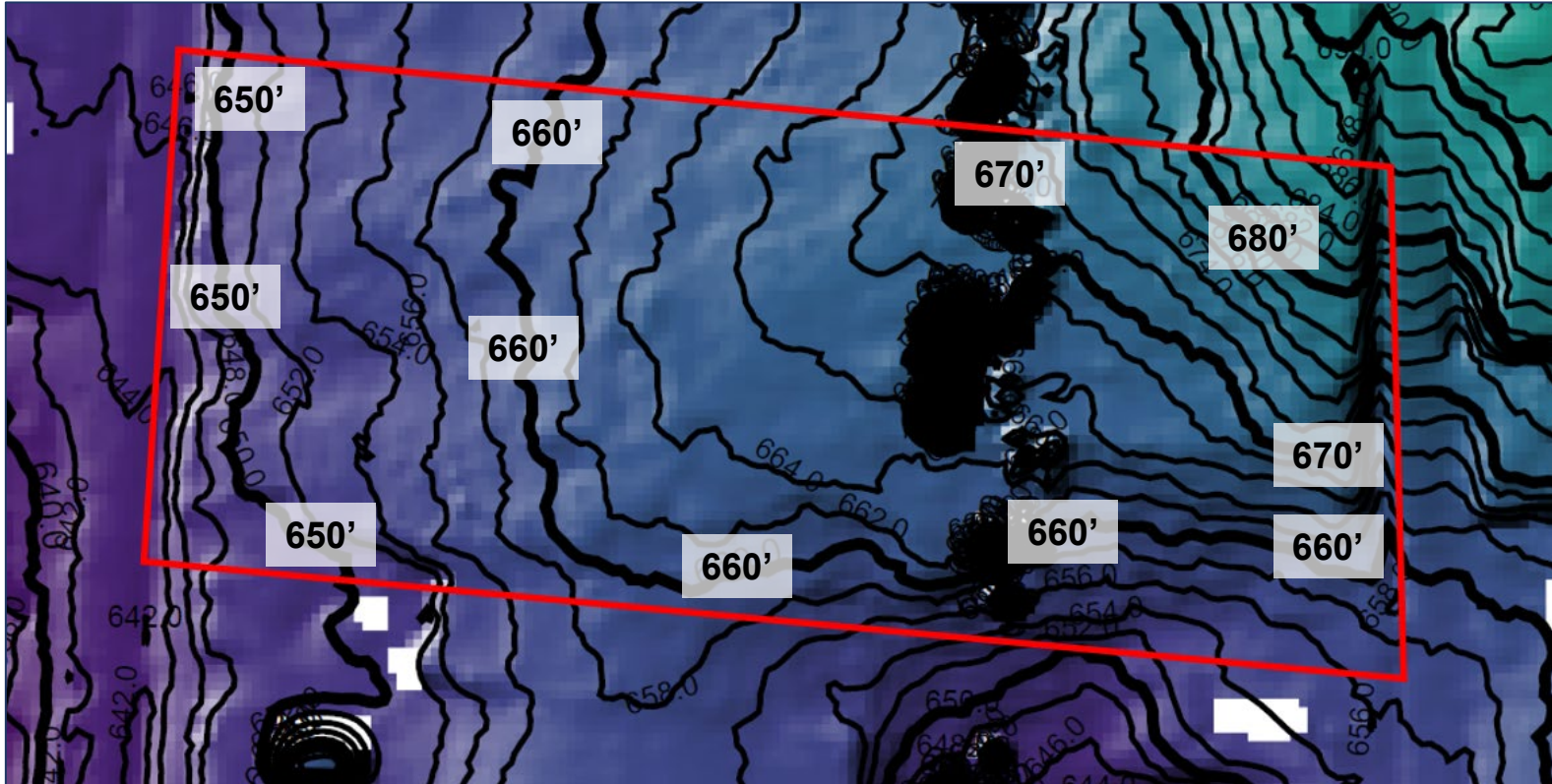


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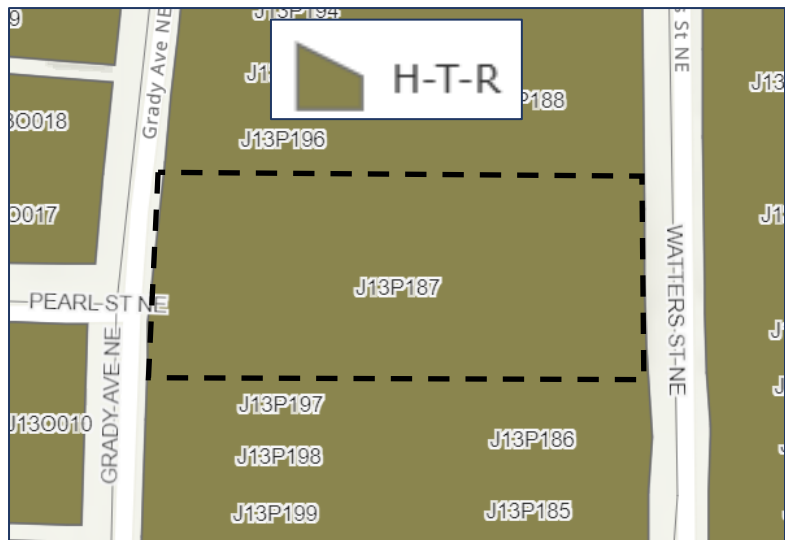
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**Contour Map**



**Property Lines Not Exact**

## Zoning



## HT-R High Density Traditional Residential

### c. HT-R High Density Traditional Residential

- (1) The HT-R Traditional Residential District is established to provide opportunities for higher density single family residential averaging 4-7 units per acre. The HT-R District development patterns and architectural styles are reflective of the residential neighborhoods established before the 1940's. Streets were developed along a grid pattern with neighborhoods conveniently located to local shopping areas. Although these are older areas of the community, it is envisioned that this zoning district is also appropriate for new single family development built in this "neo-traditional" style.
- (2) Manufactured homes are not considered appropriate in the HT-R District.
- (3) Duplexes may be considered appropriate as infill development if the design is compatible with the predominant development pattern of the surrounding neighborhood.
- (4) Attached single-family dwelling as defined in Article 8 may be considered appropriate as infill development if the design is compatible with the surrounding neighborhood in terms of scale, height, roof pitch, provision of parking, and orientation toward the street. Such development, if approved by Special Use Permit, must meet the standards listed in Article 4.1.28.

### Minimum Setback - Principal Buildings

#### Front

| Zoning District                        | Major Street* | All Other Streets | Side                  | Rear |
|--|---------------|-------------------|-----------------------|------|
| <b>HT-R &amp; LT-R***</b>              |               |                   |                       |      |
| Single Family & Two Family Residential | N/A**         | 20                | 5                     | 20   |
| Zero-Lot Line                          | N/A**         | 20                | 10 ft. btw. Buildings | 20   |

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# 1.63 Acre Residential Site

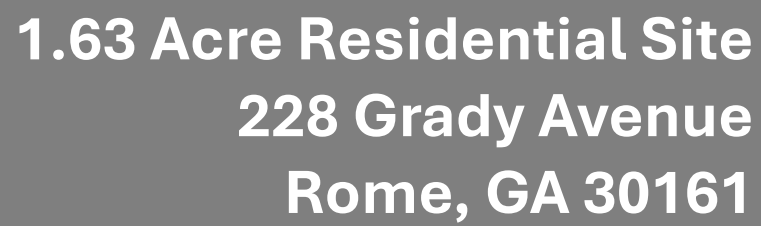
## 228 Grady Avenue

### Rome, GA 30161

#### Water & Sewer Map







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**Aerial Photos**



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