

1 ACRE - CORNER LOT - FOR SALE -

1015 Old Bremen Rd Carrollton, GA 30117



OFFERING SUMMARY

Sale Price:	\$199,000
Available SF:	
Lot Size:	43,744 SF
Price / Acre:	\$198,163
Zoning:	M-I
Market:	Atlanta
Submarket:	Carrollton

PROPERTY HIGHLIGHTS

- 1 Acre Corner Lot
- M-1 Light Industrial Zoning
- QSR / Drive-Thru / Breakfast / Coffee Opportunity
- Strong Daytime Employment & Industrial Customer Base
- ±20,500 VPD on US Hwy 27
- Level Development Site
- Opportunity Zone
- Ideal for Flex, Warehouse, Automotive & Contractor Uses
- Convenient Access to US Hwy 27 & I-20

Misha Page
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**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

FOR SALE

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PROPERTY DESCRIPTION

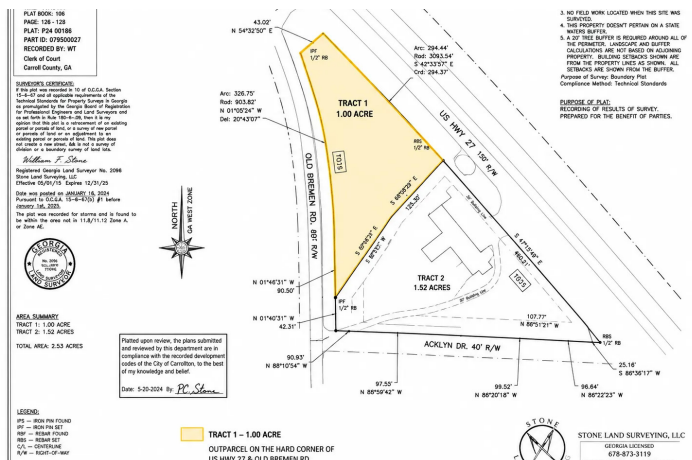
1-acre M-1 zoned corner lot in Carrollton, GA with strong visibility and convenient access to US Hwy 27.

The site is well positioned for QSR/drive-thru, breakfast or coffee concepts, flex, warehouse, automotive, contractor, equipment sales/service and light industrial development. Nearby commercial and industrial businesses provide a strong daytime customer base.

Located in an Opportunity Zone. Available for sale or Build-to-Suit by owner/developer.

LOCATION DESCRIPTION

Located just off US Hwy 27 in Carrollton's established commercial and industrial corridor. The area is supported by a strong daytime workforce with multiple Southwire facilities nearby, including operations on Old Bremen Road, along with other major Carrollton employers. Approximately 20,500 VPD on Hwy 27 provides strong exposure and access for QSR, drive-thru, service commercial and employment-based uses. Convenient to Downtown Carrollton, the University of West Georgia and I-20.



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