

SALE

±32.21 ACRES INDUSTRIAL DEVELOPMENT LAND

4 Maple Hill Rd Carrollton, GA 30116



PROPERTY DESCRIPTION

Strategically positioned along the rapidly expanding Bankhead Highway corridor, this ±32.21-acre tract offers a rare opportunity to acquire industrial development land in one of Carroll County's fastest-growing corridors.

Currently zoned Industrial in Carroll County with an approved Special Use Permit for Industrial uses, the property is ideally suited for distribution, logistics, manufacturing, flex industrial, contractor yards, and other industrial applications.

PROPERTY HIGHLIGHTS

- ±32.21 Acres
- Industrial Zoning * Industrial Special Use Permit
- Public Sewer On Site
- Public Water Available Nearby
- Power Available
- Existing Deceleration Lane Access
- Highway Frontage on US Highway 78 / Bankhead Highway
- Located Within a Growing Industrial Corridor

OFFERING SUMMARY

Sale Price:	\$2,415,000
Lot Size:	1,368,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	146	608
Total Population	97	406	1,705
Average HH Income	\$80,813	\$78,808	\$79,039

Misha Page
(678) 480-7429



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in, Georgia
Google Street View
[See more dates](#)



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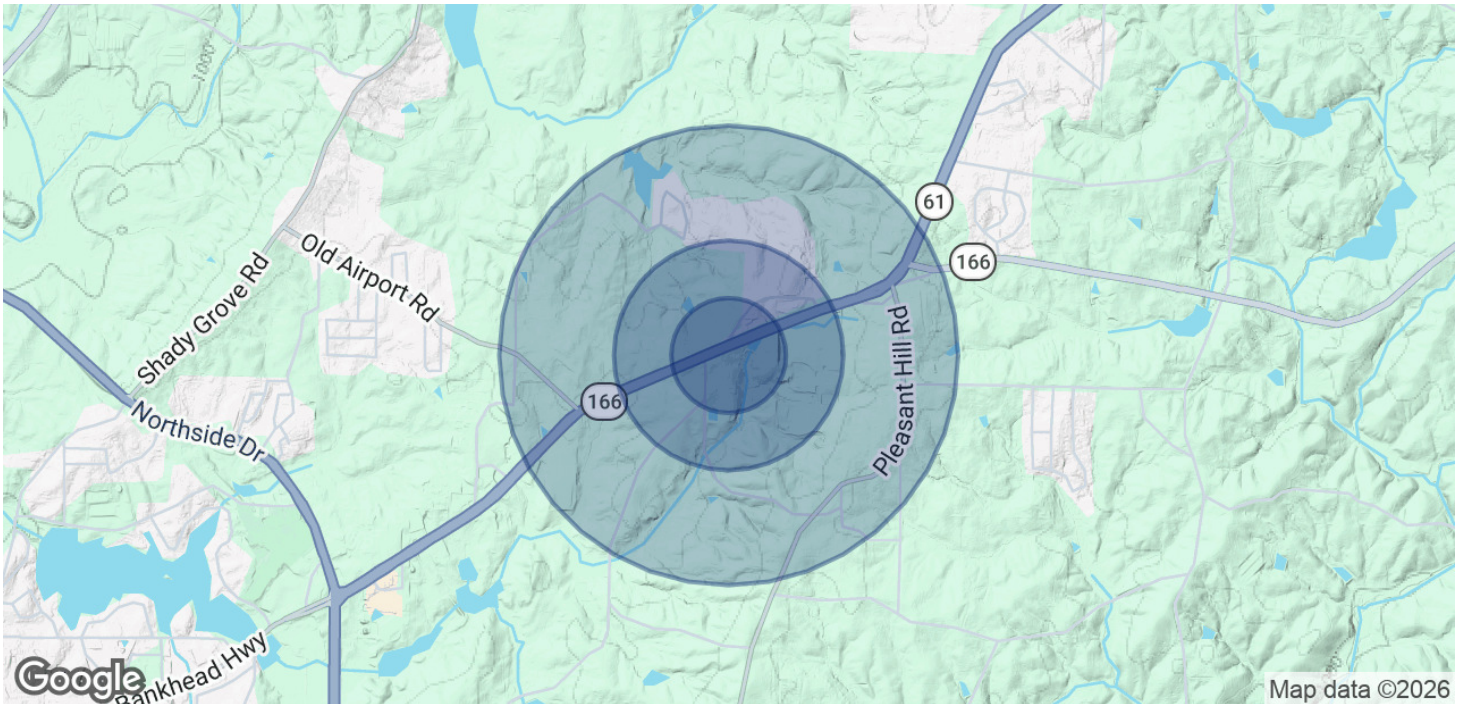


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	97	406	1,705
Average Age	40.2	38.6	37.7
Average Age (Male)	36.6	35.6	36.5
Average Age (Female)	41.3	39.7	38.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	35	146	608
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$80,813	\$78,808	\$79,039
Average House Value	\$186,491	\$182,498	\$180,319

2023 American Community Survey (ACS)

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