

4598 Carrollton Villa Rica Hwy, Villa Rica GA 30180

Generous Commercial Space For Sale With 200+/- Road Frontage Along Carrollton Villa Rica Hwy

Close proximity to:

I-20 (exit 24) 5.2 miles

3.8 miles to Hwy 166 E

10.4 miles to US Hwy 27/GA 16 Carrollton/Lagrange

2.41 Acres total and 2 buildings

Daily Traffic Count 26,300 - 29,300

Parking to accommodate both tractor trailers and vehicles.

Building 1 contains 22,500 sq ft: 14 offices, 6 bathrooms (2 are full baths), large conference room, server room, gracious lobby area and showroom, 2 kitchens, warehouse managers office, 3 A/C units, 2 storage rooms, additional warehouse/utility storage, 5 roll up doors, and 2 loading docks.

Building 2 offers: 2 roll up doors with trailer and one additional roll up door, office space, additional access door, rock and stucco front finishes, a propane tank and large parking lot.

Racking systems, propane tank, 2 fork lifts and office furniture remain.

eFiled and eRecorded
DATE: 12/10/2021
TIME: 2:44 PM
DEED BOOK: 6017
PAGE: 890 - 891
FILING FEES: \$25.00
TRANSFER TAX: \$1,050.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 3064355382
PARTICIPANT ID: 7067927936
PT61: 022-2021-007319
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Prepared by:
Reginald A. Hudspeth, LLC
1325 Satellite Blvd NW, Ste 101
Suwanee, GA 30024
770-925-1400

APN: 1520076

LIMITED WARRANTY DEED

THIS INDENTURE is made by and between RH OPPORTUNITIES XI, LLC, an Oregon limited liability company, as "Grantor", and VAUGHN TILE, INC., a Georgia corporation, as "Grantee".

IN CONSIDERATION of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration herewith paid and received, Grantor hereby grants, bargains, sells and conveys unto said Grantee, its successors and assigns forever, the following described real property, its improvements, rights, and appurtenances (collectively, the "Property") situated in Carroll, Georgia, to-wit

See EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever IN FEE SIMPLE, subject to "Permitted Exceptions" as per EXHIBIT "B" attached hereto and incorporated herein by reference.

Grantor warrants and will defend the Property against those claiming by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and sealed this Limited Warranty Deed as of the 10th day of December 2021.

Signed, sealed, and delivered in the presence of:

M. D. Diz
(unofficial witness)
Print name: Mateo Diz

Sarah Cowley
(Notary Public)

Affix seals/stamp



RH OPPORTUNITIES XI, LLC
By: Red Hills Holdings, LLC, its Manager

By: [Signature]

Name: Robert Barnett, Vice President
of Manager Red Hills Holdings, LLC
Title: Manager of RH Opportunities XI, LLC

EXHIBIT "A"

Legal description of Property

All that tract and parcel of land situate, lying and being in Land Lot 28, 6th District, 5th Section of Carroll County, Georgia, and being more particularly described as follows: To find the true point of beginning commence at an iron pin on the west right of way of Georgia Highway 61 at a point 455.69 feet southwest of the intersection of the west right of way of Georgia Highway 61, and the centerline of an unpaved county road, and running thence north 72 degrees 06 minutes 34 seconds west 104.32 feet to an iron pin at the true point of beginning, from said true point of beginning, running thence north 72 degrees 6 minutes 34 seconds west, 421.23 feet to an iron pin; running thence south 11 degrees 49 minutes 47 seconds west 261.05 feet to an iron pin; running thence south 74 degrees 32 minutes 46 seconds east 415.26 feet to an iron pin; running thence north 27 degrees 38 minutes 30 seconds east 200.92 feet to an iron pin at the point of beginning; containing 2.408 acres. Being the same property conveyed to Hanson, J.A. and Rudine, per Deed Book 535, Page 35 and conveyed to Vogt, George E. and June L, per Deed Book 389, Page 521 Carroll County, GA records, LESS that portion conveyed to the Department of Transportation by deed at Deed Book 535, Page 120, aforesaid records.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2021 or subsequent years.
2. Easement for Right of Way from Harvey C. Willis and Elsie M. Willis to Georgia Power Company, dated 3/23/1972, recorded 3/28/1972 in Deed Book 265 Page 229, Carroll County, Georgia records.
3. Access Agreement between Harvey C. Willis, George E. Vogt and June L. Vogt, dated 3/31/1979, recorded 4/2/1979 in Deed Book 389 Page 518, aforesaid records.
4. Limitation of access within Right of Way Deed from George E. Vogt and June L. Vogt to the Department of Transportation, dated 8/21/1986, recorded 8/21/1986 in Deed Book 535 Page 120, aforesaid records.

Commercial Sale



Listing #	10244951	List Price	\$3,250,000
Property Type	Commercial Sale	Status	Active
Address	4598 Carrollton Villa Rica	Unit/Lot	
City	Carrollton	Zip	30116
Complex Name	None	State	GA
County	Carroll	Area	
List Contract Date	1/22/2024	Original Price	\$3,250,000
On Market Date	1/22/2024	DOM	24
Expire Date	3/31/2025		

Parcel Number	152 0076	Land Lot	28	Building Area Total	0
District	6	Section		Year Built	1997
Tax Annual Amt	\$0.00	Lot		Building Area Source	Agent
Tax Year	0	Block		Square Footage	
Property Condition	Resale	Unit		Lot Size Acres	2.410
Plat Book		Deed Book		Lot Size Source	Appraiser
Plat Page		Deed Page			

List Agent	Carlie King	List Agent 2	
List Agent ID	KINGCARLIE	LA 2 ID	
List Agent Lic	411521	LA 2 License	
List Agent E-mail	carlie@duffeyrealty.com	LA 2 Email	
List Agent Phone	Phone: 4049343252	LA 2 Phone	
List Office	Duffey Realty	List Office E-Mail	info.duffey@duffeyrealty.com
List Office ID	DUFE01	List Office Lic	30406
		List Office Phone	Office: 7708361117

CompAmt	3.00	Listing Agreement	Exclusive Right To Sell
Buyer Agency Compensation Type	%	Listing Terms	Cash, Conventional
Variable Compensation	No	Showing Requirements	Appointment Only, Call Listing Agent, See Remarks
Possession	Negotiable		
Compensation Comments			

Business Type	Building Supplies, Warehouse, Wholesale	Building Features	Delivery Door, Other
Construction Materials	Other	Other Equipment	Fixtures, Other, Furniture
Cooling	Fans, Electric	Total Road Frontage Length	240
Documents Available	Appraisal	Roof	Metal
Flooring	Concrete	Sale Includes	Building & Land, Other
Heating	Electric	Number Of Buildings	2
Road Frontage Type	Highway	Parking Total	50
Lot Features	Level	Parking Features	Other, Paved
		Utilities	Electricity Available, Natural Gas Available, Other, Phone Available, Water Available
		Road Surface Type	Paved
		Structure Type	Office, Warehouse

Information deemed reliable but not guaranteed.

Address

4598 Carrollton Villa Rica

Listing #

10244951

Public Remarks

Generous Commercial Space For Sale With 200+/- Road Frontage Along Carrollton Villa Rica Hwy! Close proximity to I-20 (exit 24) and easy access to Carrollton, Newnan and Lagrange. This property offers 2.41 Acres total and 2 buildings with office space and warehouse space in each. Plentiful parking area that is large enough to accommodate both tractor trailers and vehicles. A stellar showroom & lobby is ideal for customer interactions. Warehouse spaces offer multiple roll up doors, loading docs, utility spaces, storage and more! Racking system and office furniture remain. See docs for additional property details!

Private Remarks

Call for showing appointment. Listing agent will accompany on showing.

Office Remarks

Directions

From I20 West take exit 24, go left on GA 61 S continue for 4.89 miles, building will be on the right.

Closing Date

Off Market Date

Selling Office

Sales Price

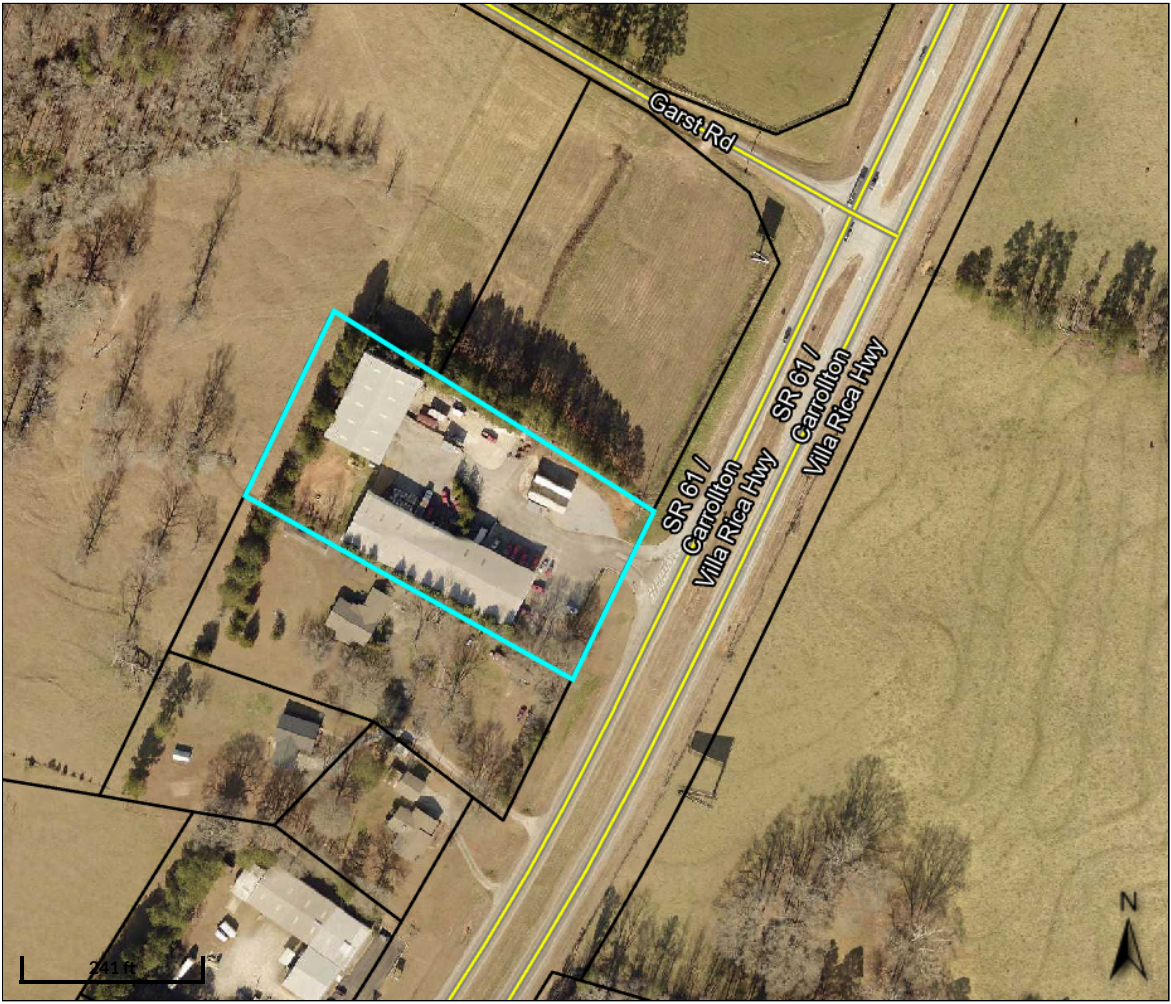
Due Diligence Dat

Selling Office License

Sellers Contribution

Finance Code

Selling Agent



Legend
 □ Parcels
 — Roads

Parcel ID	152 0076	Owner	VAUGHN TILE INC	Last 2 Sales			
Class Code	Commercial		4568 CARROLLTON VILLA RICA	Date	Price	Reason	Qual
Taxing District	COUNTY		HWY	12/9/2021	\$1050000	FM	Q
Acres	2.41		CARROLLTON, GA 30116	1/2/2018	\$699000	FD	U
		Physical Address	4598 CARROLLTON VILLA RICA HWY				
		Assessed Value	Value \$1868070				

(Note: Not to be used on legal documents)

Date created: 2/15/2024
 Last Data Uploaded: 2/14/2024 5:55:09 PM

Developed by Schneider GEOSPATIAL

Carroll County, GA

Summary

Parcel Number 152 0076
Location Address 4598 CARROLLTON VILLA RICA HWY
Legal Description COMM BLDGS/2.41AC CARR-VR HWY
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 02)
Millage Rate 25.08
Acres 2.41
Homestead Exemption No (S0)
Landlot/District 028 / 06
Water Well
Sewer Septic Tank
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class State
Parcel Road Access Paved



[View Map](#)

Owner

VAUGHN TILE INC
 4568 CARROLLTON VILLA RICA HWY
 CARROLLTON, GA 30116

Tax Commissioner Link

[Click here for tax information.](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Villa Rica Hwy 4	Acres	104,980	0	0	2.41	0

Commercial Improvement Information

Description Warehouse-Storage-Avg
Value \$437,100
Actual Year Built 1997
Effective Year Built
Square Feet 9750
Wall Height 30
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Office-Avg
Value \$738,530
Actual Year Built 2003
Effective Year Built
Square Feet 9000
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Warehouse-Storage-Avg
Value \$517,870
Actual Year Built 2006
Effective Year Built
Square Feet 9600

Wall Height 22
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	1997	0x0 / 34000	0	\$42,687
Paving: Concrete	1997	0x0 / 6800	0	\$11,383

Permits

Permit Date	Permit Number	Type
12/13/2005	05-01297CP	COMMERCIAL BLDG

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/9/2021	6017 890		\$1,050,000	Fair Market Sale	RH OPPORTUNITIES XI LLC	VAUGHN TILE INC
1/2/2018	5601 816		\$699,000	Forced Sale OCGA 48-6-2	VAUGHN DONALD LEE BY ATTORNEY IN FACT	RH OPPORTUNITIES XI LLC
9/2/2003	2414 235		\$500,000	Fair Market Sale	CAMP LARRY E	VAUGHN DONALD LEE
2/11/2003	2136 065		\$0	Legal	AMERICAN TILE CONNEC	CAMP LARRY E
6/1/2001	1587 172		\$0	Quitclaim	CAMP LARRY E	AMERICAN TILE CONNEC
11/22/2000	1380 92		\$0	Legal	CAMP LARRY E	CAMP LARRY E
2/2/1996	907 626		\$125,000	Land Market Sale	HANSON J H	CAMP LARRY E
8/1/1986	535 35		\$15,000	Fair Market Sale		HANSON J H

Valuation

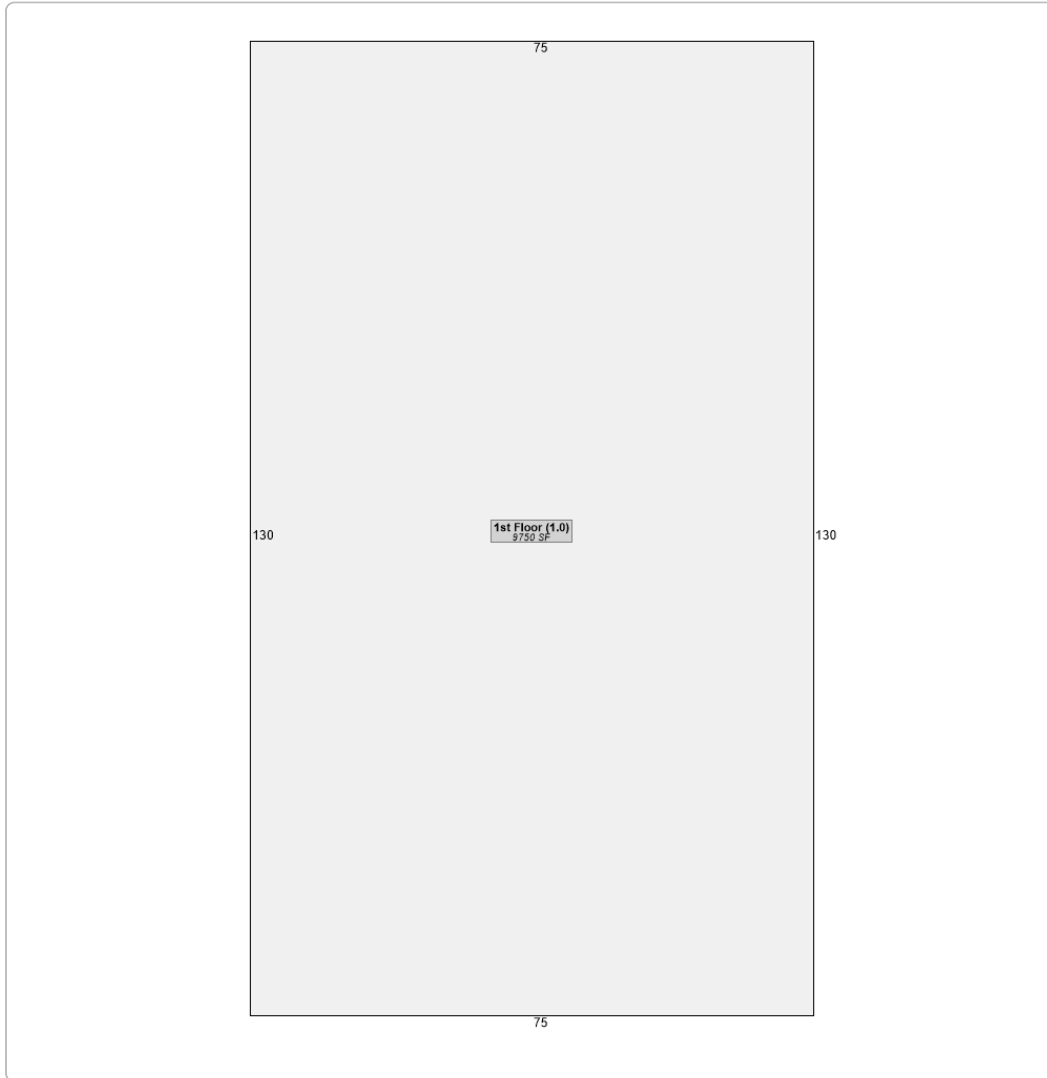
	2023	2022	2021	2020	2019
Previous Value	\$1,050,000	\$1,361,878	\$1,383,813	\$1,322,930	\$1,191,037
Land Value	\$120,500	\$92,898	\$120,500	\$120,500	\$85,250
+ Improvement Value	\$1,693,500	\$923,482	\$1,197,773	\$1,231,013	\$1,205,380
+ Accessory Value	\$54,070	\$33,620	\$43,605	\$32,300	\$32,300
= Current Value	\$1,868,070	\$1,050,000	\$1,361,878	\$1,383,813	\$1,322,930

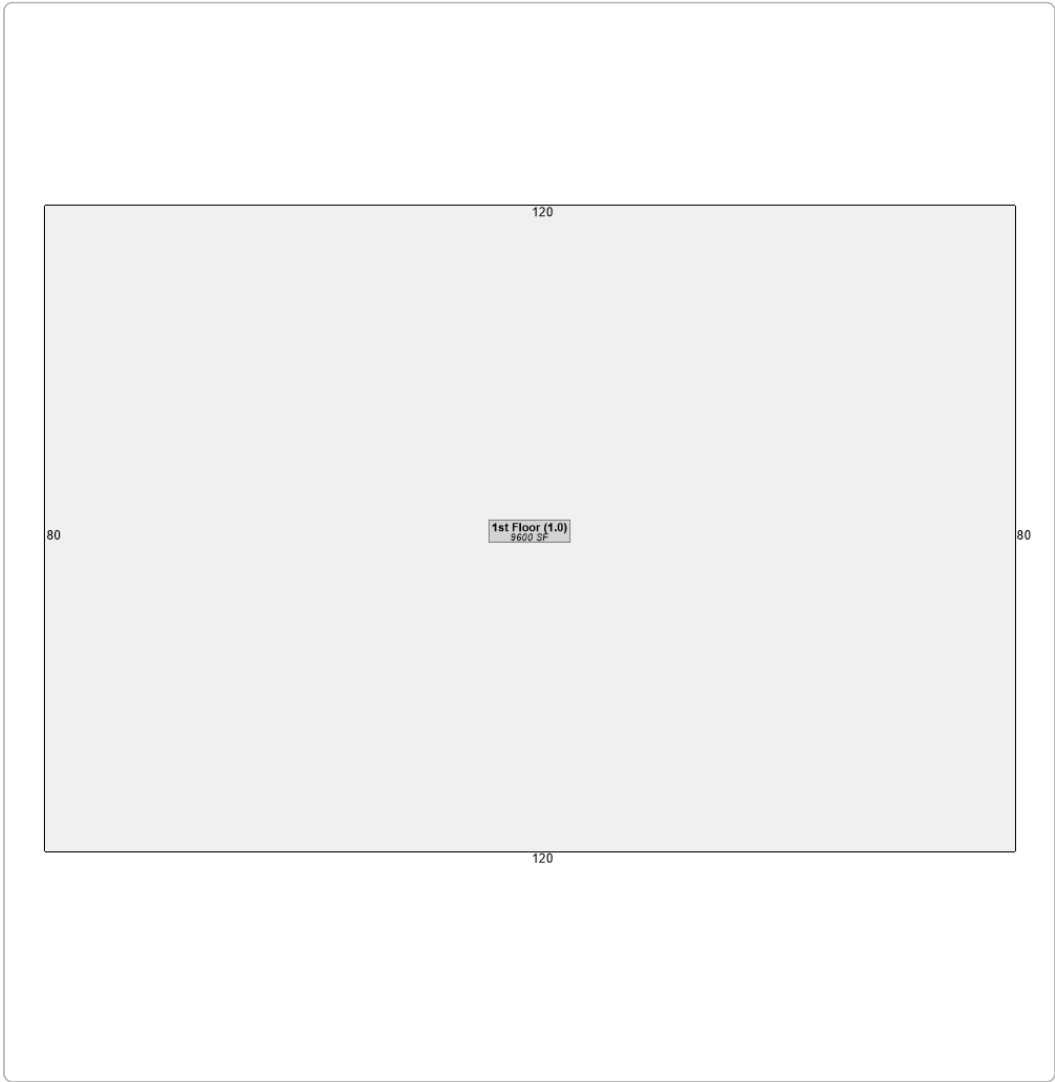
Photos

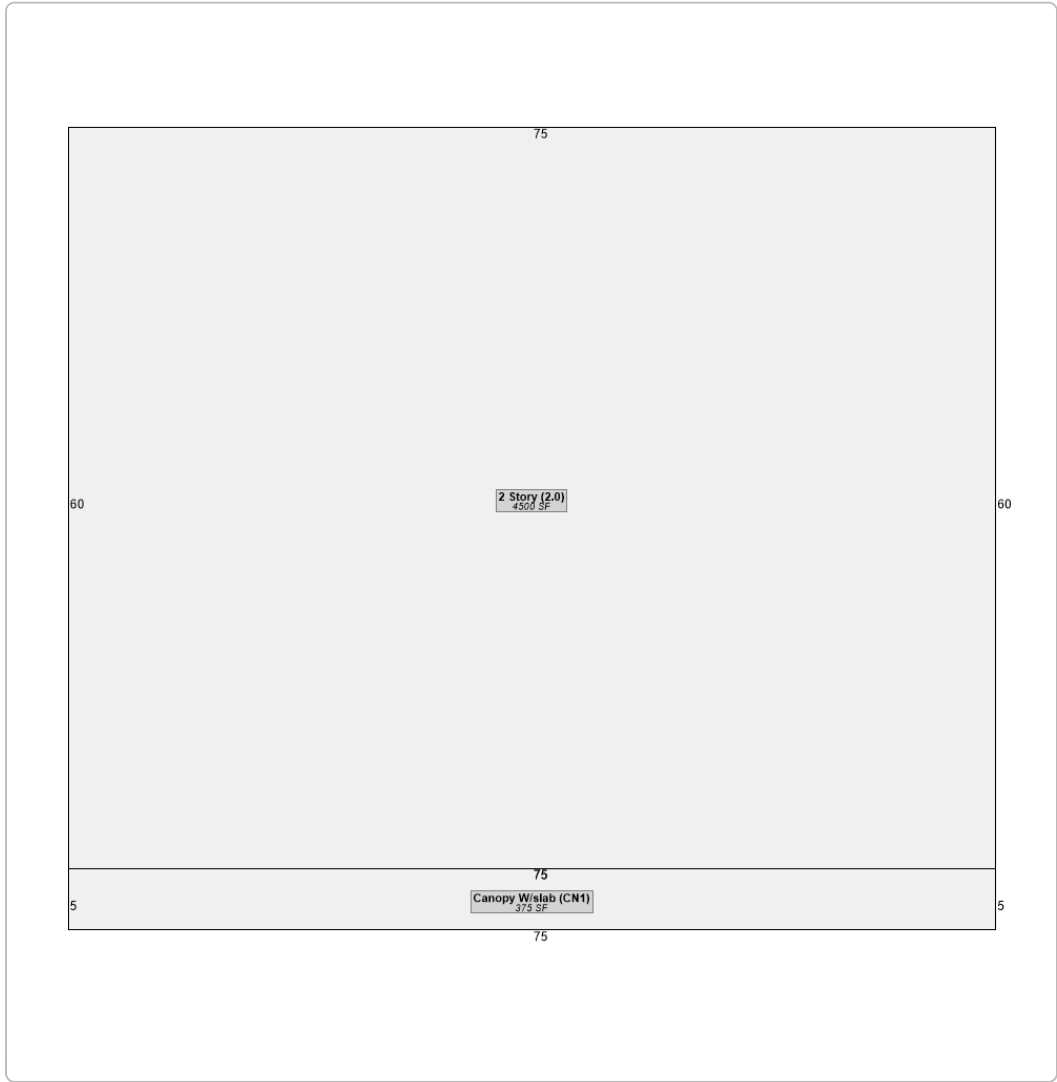




Sketches







No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Carroll County Tax Assessors makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem purposes.
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[Last Data Upload: 2/14/2024, 5:55:09 PM](#)

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL

CARROLL COUNTY COMMUNITY SERVICES CENTER

ENVIRONMENTAL HEALTH SECTION

1004 Newnan Rd. • Horrie B. Duncan Bldg. • Carrollton, GA 30116-6428
836-6781

APPLICATION: ON SITE SEWAGE MANAGEMENT SYSTEM

APPLICATION DATE 04-10-96
PERMIT NUMBER 96-380
ZONING CERTIFICATE NUMBER 7750

- REPAIR
- VISUAL
- NEW

PROPERTY OWNER Larry Camp	TELEPHONE 459-9792	APPLICANT	TELEPHONE
ADDRESS		ADDRESS	
PROPOSED CONSTRUCTION ADDRESS 4598 Clon-Vrica Hwy		SUBDIVISION NAME 2.4A	
DIRECTIONS TO SITE (LOCATION) North of Pass Cabinet Shop next to Hwy (not Mt. Hobbs)			
South of Pass Garth Rd next to Driveway (R)			

TYPE FACILITY Commercial	PLUMBING DESIGN	WATER SOURCE	MIN. REQUIREMENTS
<input type="checkbox"/> HOUSE Staked/Graded	<input checked="" type="checkbox"/> Ground Level	<input type="checkbox"/> Individual	Gravel 1500 Septic Tank Capacity
<input type="checkbox"/> MOBILE HOME # of Bedrooms	<input type="checkbox"/> Split Level	<input checked="" type="checkbox"/> Public	Infiltrator 300 Linear Feet
<input type="checkbox"/> COMMERCIAL Warehouse # of Persons	<input type="checkbox"/> Basement		150 Linear Feet
<input type="checkbox"/> OFFICES - <input type="checkbox"/> Garbage Disposal			

I hereby apply for a construction permit to install or construct a sewage disposal system and agree that the system will be installed to conform to the requirements of the rules and regulations of the Georgia Department of Human Resources Public Health, Chapter 290-5-26 now assigned to the Carroll County Board of Health. I understand that final inspection is required and will notify the Health department upon completion of construction and before applying final cover. This application expires (12) months from date of Issue.

This Permit is not valid unless properly signed below. Carroll County Health Department will not be responsible for conditions unknown at time of Permit Inspection.

MIN. 100 FT. FROM WELLS:
50 FT. FROM STREAMS OR PONDS.

- SITE -

APPROVED

APPROVED AS NOTED

DENIED

AUTHORIZED SIGNATURE
Larry E. Camp

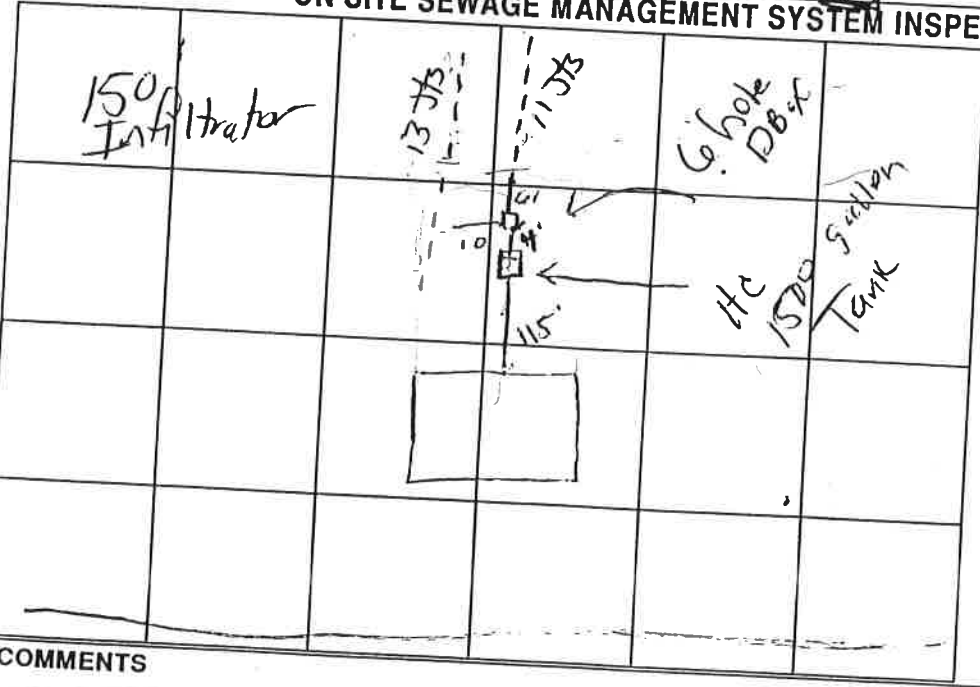
SIGNATURE
Bebbi Seichter

TITLE
ENSTL

DATE OF ISSUE
04-11-96

COMMENTS: ~~Set 311 Mt. Hobbs next to driveway to Cross~~
~~Center - Run to back of field & box -~~
Set tank back

- ON SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT -



- PRIMARY TREATMENT -

Septic Tank **1500** Gal.

Manufacturer **Hynt**

Grease Trap **—** Gal.

Distance Septic Tank from Well **—** Ft.

- SECONDARY TREATMENT -

Serial Level Distribution Box Other

Total Linear Feet **150** Ft.

Total Square Feet **450** Sq. Ft.

Width of Trench **36** In.

Number of Trenches **2**

Distance between Trenches **10** Ft.

Average Trench Depth **36** In.

Distance from Building Foundation .. **130** Ft.

Distance from Well **—** Ft.

COMMENTS

- SYSTEM -

APPROVED

APPROVED AS NOTED

DISAPPROVED

INSPECTOR
W. H. ...

CONTRACTOR
Dwight Byrd

DATE
9-24-96

Georgia Department of Human Resources On-Site Sewage Management System Inspection Report

58/17/04

County Carroll	Construction Permit 022-04-OSSM-023715	Atu Type	Product Info Bio-Diffusor	Health Dist 4	Date 8/16/2004
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Property Location 4598 Carrollton Villa Rica Highway 4598 Carrollton Villa Rica Hwy Carrollton, GA 30116	Property Owner Donald Vaughn Sewage Disposal Contractor Max Brown	County Carroll
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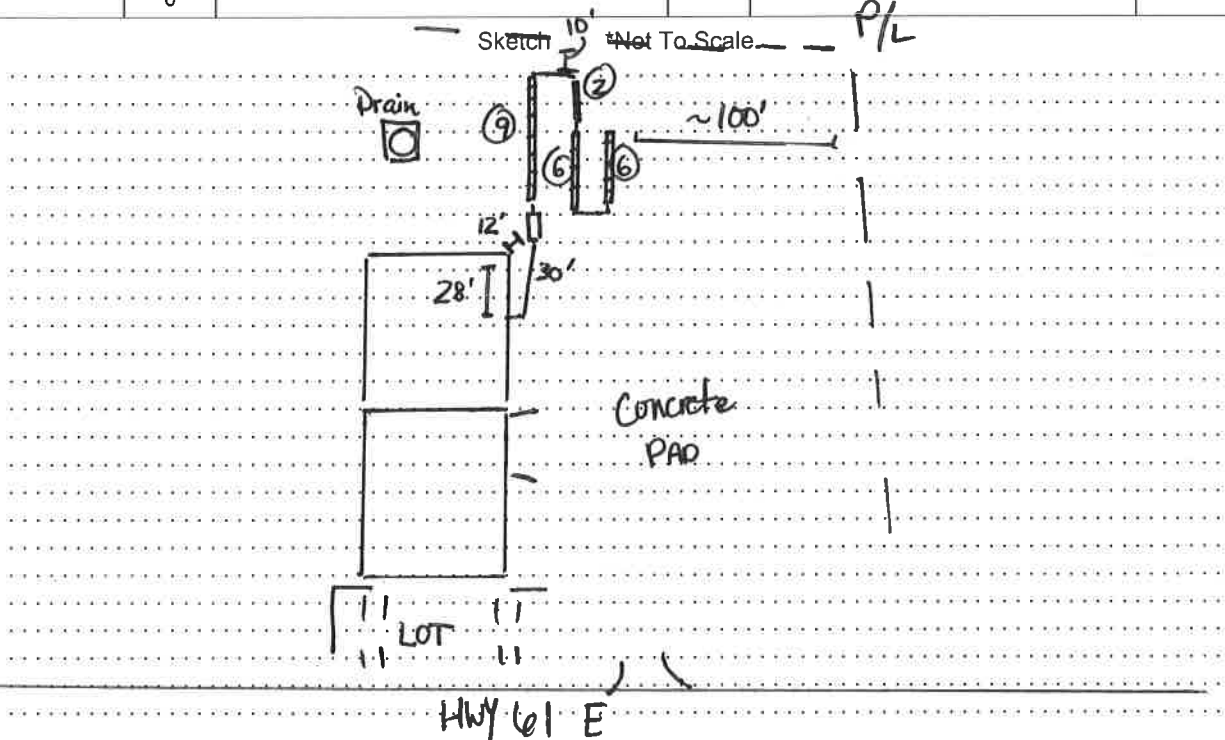
All Items: Blank = not applicable; 0 = unknown

Section A – General					
1. Type Water Supply: (1) Public (2) Community (3) Individual	1	3. Filter Type – Comm. Zabel		e. Number of trenches:	4
2. House Structure: (1) New (2) Existing < 1yr, (3) Existing > 1yr	1	4. Septic tank material: (1) Precast concrete (2) Poured in place (3) Other	1	f. Distance between trenches:	8
3. Sewage Disposal Installation: (1) New, (2) Repair to existing system	2	5. Dosing tank capacity in gallons:		g. Average trench depth:	36
4. If repair to existing system, Years existing system installed:	New	6. Dosing observed ?	No	h. Aggregate proper size:	N/A
5. Percolation Rate: Minutes/Inch:		7. Grease trap capacity in gallons:		i. Aggregate proper depth:	N/A
6. Is property part of a subdivision?	No	8. Distance between septic tank and well:		j. Distance from building foundation:	12-20
Section B – Facility		Section D – Secondary treatment		k. Nearest property line: (1) Front (2) Rear (3) Right side, (4) Left side	2
1. Type Facility: see facility codes below	10	1. Field Layout Method: (1) Distribution box (2) Level field (3) Serial (4) Mound (5) Other	3	l. Distance to nearest property line:	10
2. Water Usage determined by: (1) No. of bedrooms, (2) No. of gallons	2	2. Absorption Field: (a) Total square feet:	450	m. Distance from privy or absorption field to well:	
3. Number of bedrooms or gallons:	300	b. Total linear feet:	150		
Section C – Primary Treatment		c. Length of each trench in feet:	56+1 3+56 +56	Section E – Agency Time	30
1. Sewage Disp Method (1) Septic Tank (2) Construction privy (3) Pit privy (4) Aerobic unit (5) Other	1	d. Width of trenches in inches:	36	1. Total inclusive time in minutes:	
2. Septic tank capacity in gallons:	1500			Section F – System Approved:	Yes
Tank #2 Capacity	0				

Facility Type Codes:

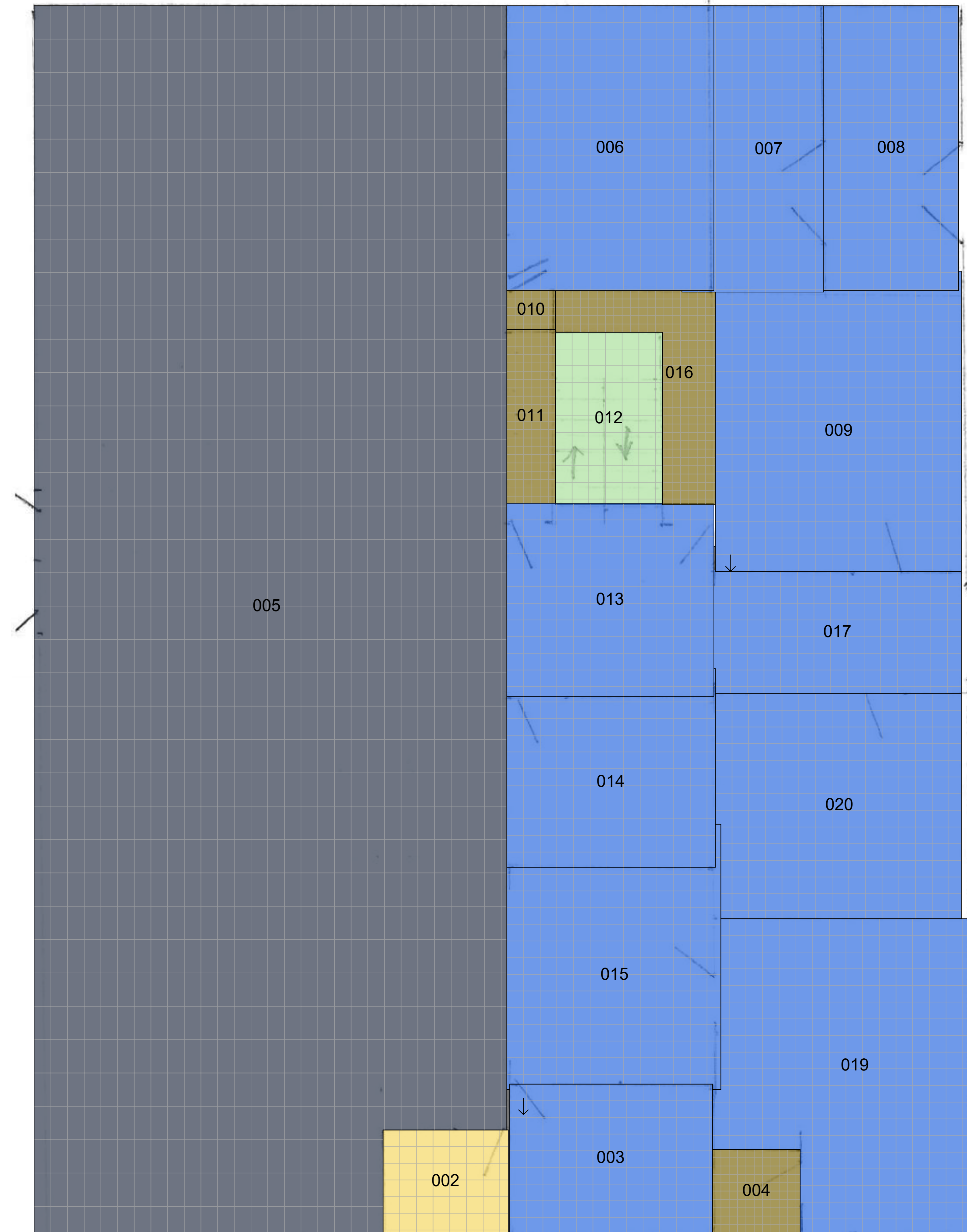
- (1) Residence
- (2) Apartment
- (3) Institution
- (4) Service Station
- (5) Restaurant
- (6) Church
- (7) Tourist Accomodation
- (8) Launderette
- (9) Mobile Home
- Other (Specify)

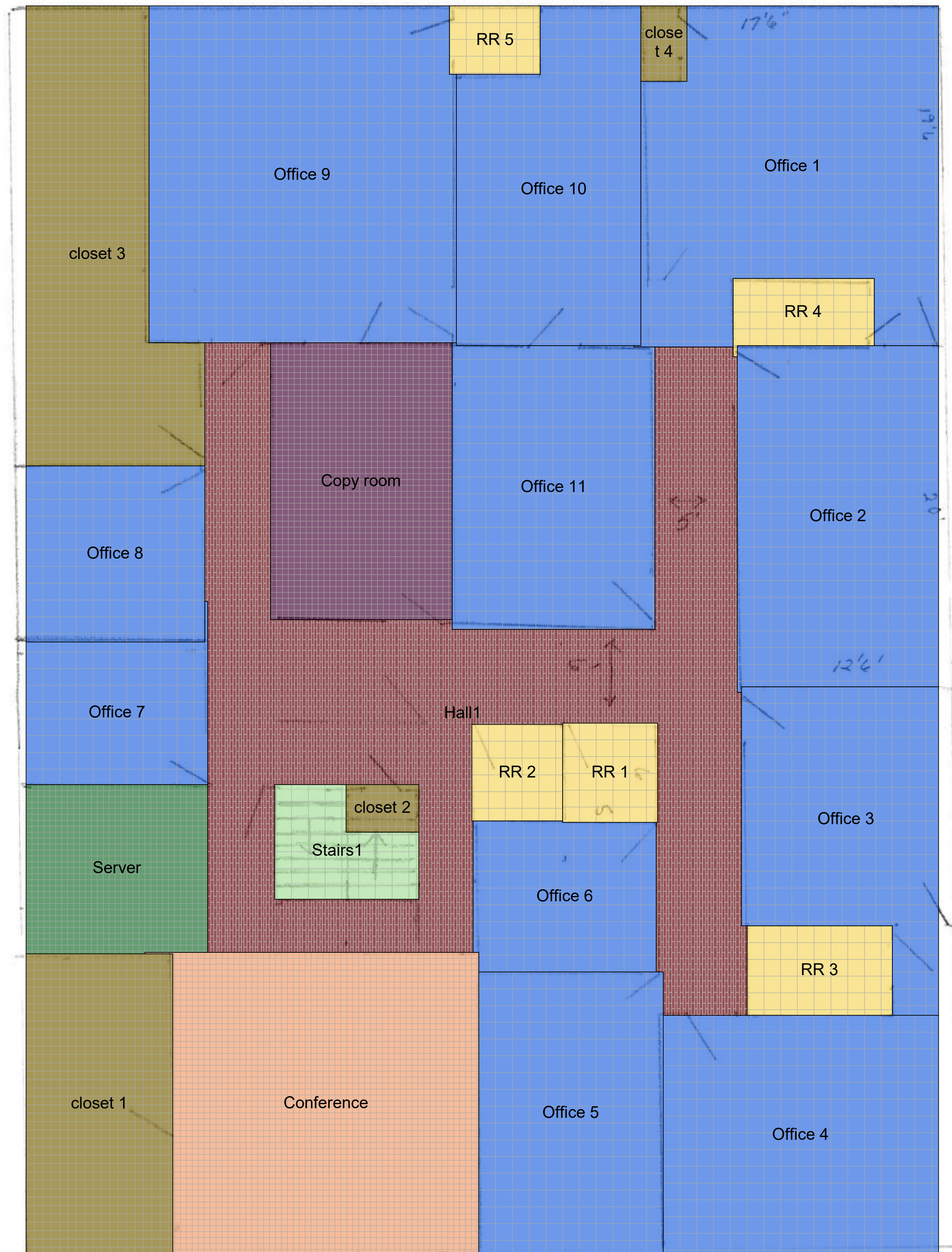
Other:
Tile Warehouse

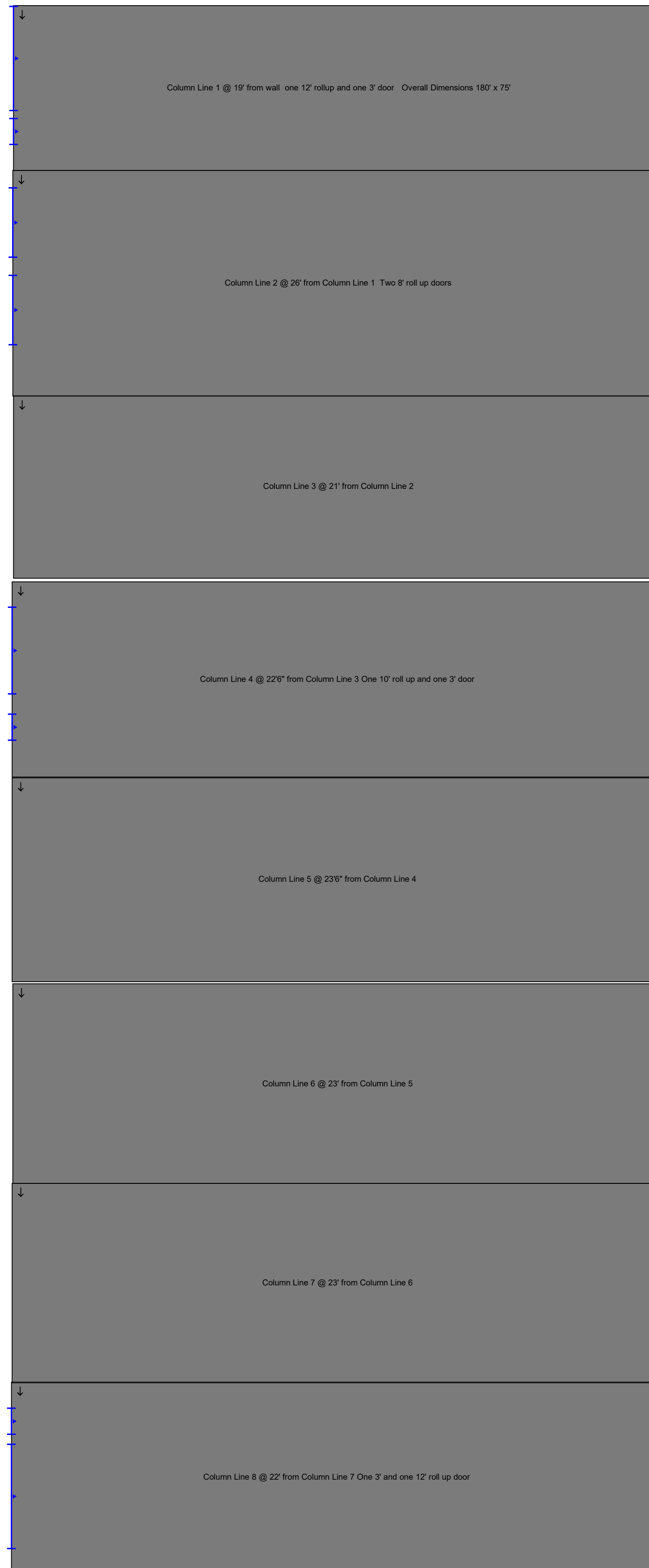


Remarks: Pending: check installation of remaining 6 chamber pieces.
8-17-04/(kmj); Inspected installation of last 6 chamber joints.

Inspected By Kevin M Green <i>Kevin M Green</i>	Title EHSTII	Health Agency Carroll County Health Department
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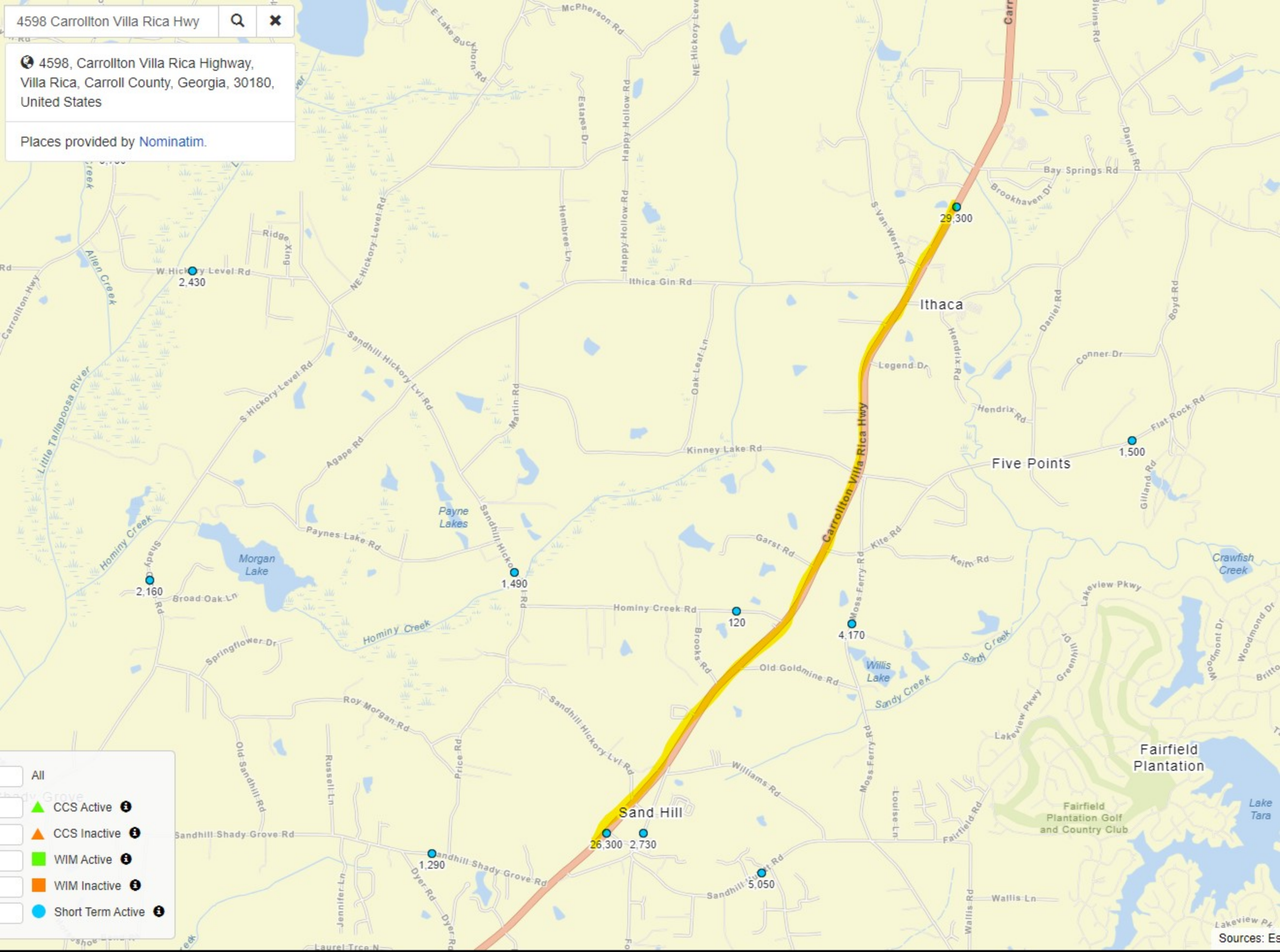




4598 Carrollton Villa Rica Hwy

4598, Carrollton Villa Rica Highway, Villa Rica, Carroll County, Georgia, 30180, United States

Places provided by Nominatim.



- All
- ▲ CCS Active ⓘ
- ▲ CCS Inactive ⓘ
- WIM Active ⓘ
- WIM Inactive ⓘ
- Short Term Active ⓘ