

FOR SALE

54.6 ACRES
PROPOSED COMMERCIAL

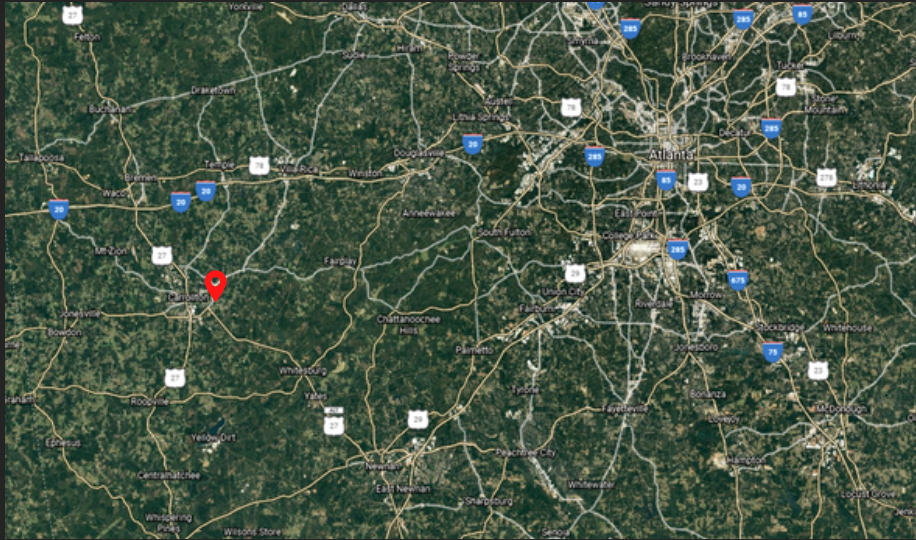


TAYLOR JOSEY
770-652-7469
TJOSEY@JYBREALTY.COM
JOSEY YOUNG AND
BRADY REALTY
75 JACKSON ST STE 200
NEWNAN, GA 30263
770-683-1800

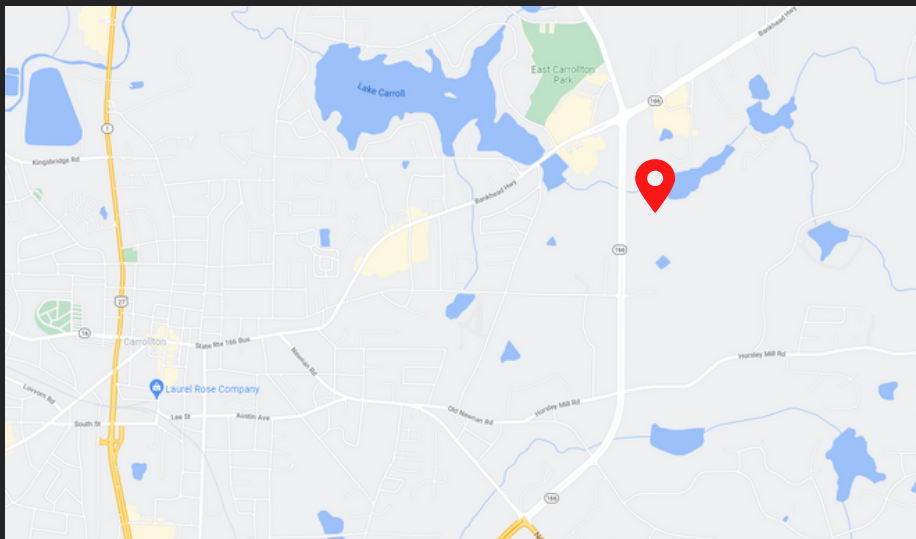


Carrollton Bypass (SR 166) at Cedar Street
Carrollton, GA 30116

EXECUTIVE SUMMARY



The subject property consists of approximately 54.6 acres to be subdivided off a larger 180 acre parcel. The property lies at the intersection of the Carrollton Bypass (SR166) and Cedar Street approximately two miles from Downtown Carrollton, GA. This property has over 2,200 feet of frontage on SR166 giving it excellent exposure to one of the main traffic corridors in Carrollton. While currently zoned R-1 (Single Family Residential - Carroll County), preliminary discussions with City of Carrollton officials indicate an open willingness to allow annexation into the city limits and potential rezoning to commercial. Annexation will be required to obtain sewer which is located across SR166. Traffic counts on SR166 in the immediate area are \pm 25,500 VPD (2017). The highest and best use is proposed as commercial or mixed use development to take advantage of its high visibility and strategic location on a well-traveled commuter route as well as proximity to Downtown Carrollton and high-end residential neighborhoods.



PROPERTY HIGHLIGHTS

- 54.6 acres with good to moderate topography and an even mix of open pasture and wooded areas (additional acreage could be made available)
- Over 2,200 feet of frontage on SR166
- Located at the T intersection of SR166 and Cedar Street with median break in place - potential for signalized entrance to property
- Traffic counts in excess of 25,500 VPD
- All utilities in close proximity
- Great potential for mixed-use commercial, shopping center or business park development (business park concept plan available)

Offered at \$60,000 per acre

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Lake Carroll

FARMERS home FURNITURE
Food Depot
ROSES EXPRESS
CITI TRENDS
DOLLAR TREE

Chick-fil-*l*

INTERSTATE 20

11.5 Miles

Waffle House

McDonald's
Longhorn

LONGHORN STEAKHOUSE

HONEYBAKED HAM

Great Clips

REGAL

BANKHEAD HWY

Robinson's Overstock Warehouse

BURGER KING

CVS pharmacy

SCOTT EVANS NISSAN

Pizza's Place

NORTH POINT BAPTIST CHURCH

54.6 Acres

TACO BELL

Auto Zone

OLLIE'S GOOD STUFF GAZER

SUBWAY

O'Reilly

To Downtown Carrollton
2 Miles

CEDAR ST



Oak Mountain Golf Club - Est. 1997

Carroll County Performing Arts Center

Moore Lake

Buffalo Creek

Curtis Creek

Horsley Mill Rd

Horsley Mill Rd

Horsley Mill Rd

Old Newnan Rd

Newnan Rd

Austin Ave

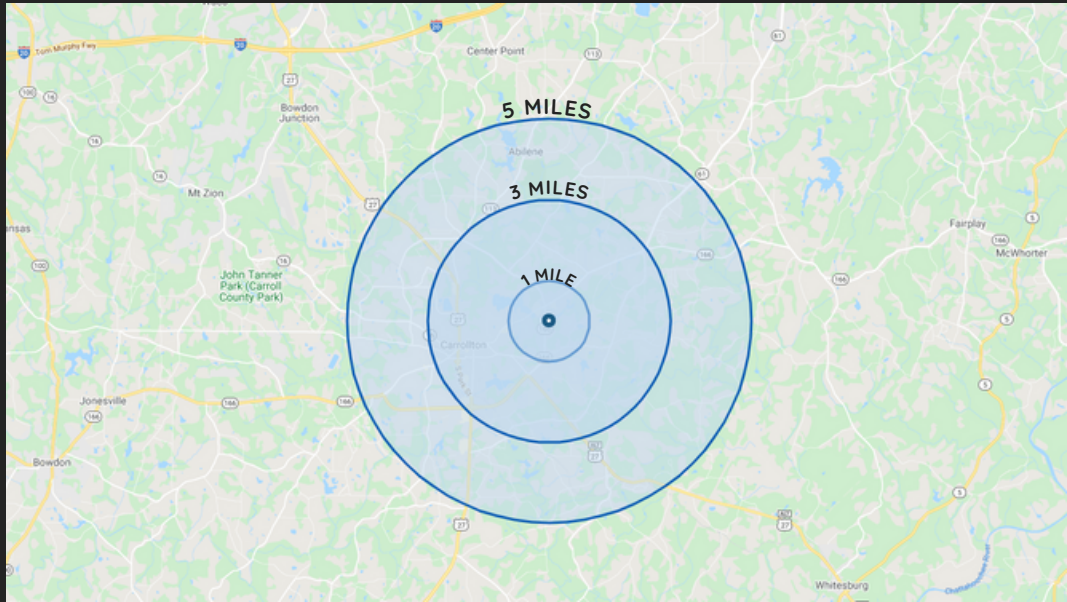
166

166

166

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION 2021 (EST.) | 3,506 | 25,048 | 47,294 |
| HOUSEHOLDS 2021 (EST.) | 1,181 | 9,273 | 16,389 |
| MEDIAN AGE | 36.50 | 34.60 | 32.50 |
| AVERAGE HOUSEHOLD INCOME | \$81,537 | \$69,858 | \$69,111 |
| MEDIAN HOUSEHOLD INCOME | \$63,992 | \$53,503 | \$54,532 |
| MEDIAN HOME VALUE | \$208,908 | \$171,640 | \$166,863 |



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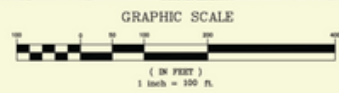


BUSINESS PARK CONCEPT PLAN



GENERAL SITE NOTES

1. SITE AREA: 54.6 ACRES
2. TOTAL ROADWAY LENGTH: 2,290 L.F.
3. EXISTING ZONING: R-1 (SINGLE FAMILY RESIDENTIAL) CARROLL COUNTY
4. PROPOSED ZONING: D-1 (OFFICE INSTITUTIONAL) CITY OF CARROLLTON
5. 0-1 BUILDING SETBACKS:
 MAJOR STREET = 10'
 COLLECTOR STREET = 10'
 ALL OTHER = 10'
 SIDE = 10'
 REAR = 20'
6. COMMON OPEN SPACE: 12.31 ACRES



GW GEORGIA & WEST, INC.
 ENGINEERING • LAND SURVEYING • LAND PLANNING
 156 CORPORATE DRIVE
 CARROLLTON, GA 30117
 OFFICE (770) 844-4884
 FAX (770) 844-1005
 E-MAIL: info@georgiawest.com

NOTICE: THIS PLAN SHEET IS NOT THE OFFICIAL CONTRACT DOCUMENT UNLESS APPROVED BY THE APPROPRIATE GOVERNMENT AGENCIES.
 MISSING UTILITIES LOCATIONS ARE APPROXIMATE. REMOVAL OF VEGETATION WILL BE REQUIRED PRIOR TO EXCAVATION.
 DESIGN IS THE PROPERTY OWNERS/ CONTRACTORS RESPONSIBILITY TO VERIFY WITH ALL JURISDICTIONS ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNING AGENCIES.

TITLE: PRELIMINARY SITE LAYOUT
 SR 166 BYPASS & CEDAR STREET
 LOCATED IN: CARROLL COUNTY, GEORGIA
 DATE: 11-28-2018
 SHEET NO. 208
 OF 208

54.6 ACRES PROPOSED COMMERCIAL

CARROLLTON, GA 30116



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