

1.97 ACRES

*Carrollton Villa Rica Highway
Carrollton, GA 30116*

Contact:

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PROPERTY INFO:

PURCHASE PRICE:

\$750,000.00

PROPERTY ADDRESS:

*CARROLLTON VILLA RICA
HIGHWAY*

CARROLLTON, GA 30116

LAND SIZE

1.97 ACRES

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Located on the highly trafficked Carrollton Villa Rica Highway, this exceptional commercial land opportunity offers outstanding visibility and access, making it an ideal site for a wide range of business opportunities. Spanning approximately 1.97 acres, the property boasts significant road frontage on one of the busiest highways in the area, ensuring maximum exposure to daily commuter and local traffic. This prime location provides the high-traffic presence and accessibility essential for success. Don't miss the chance to secure a valuable position in a growing commercial area with strong development potential.

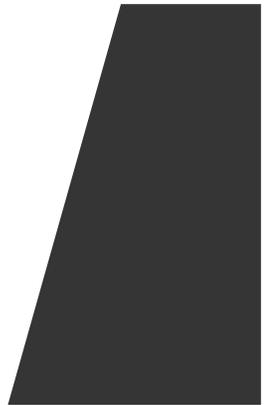
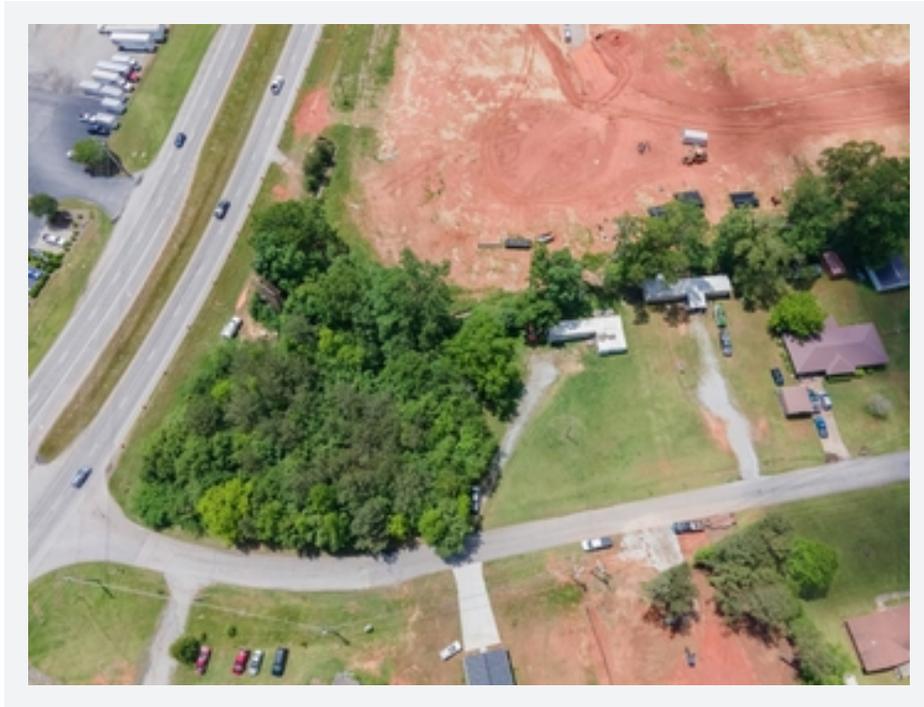
CENTURY 21. Novus
— RETIRO group —

PROPERTY PHOTOS



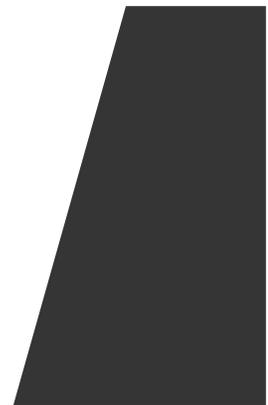
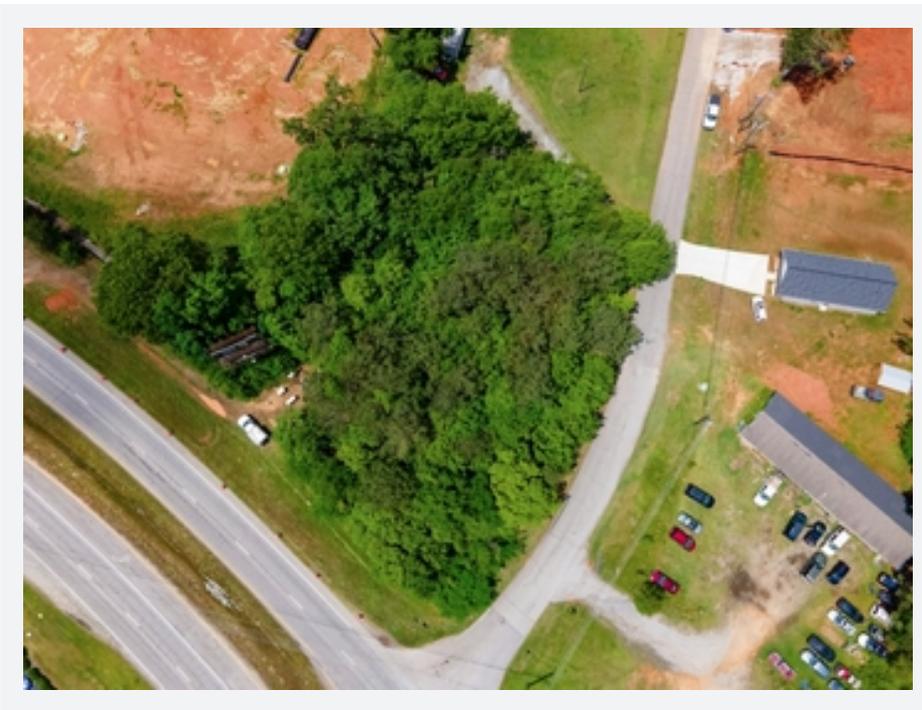


PROPERTY PHOTOS





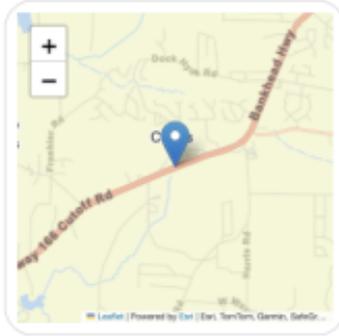
PROPERTY PHOTOS



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Traffic Counts



Count History					
Year	Month	Count type	Duration	Count	ADT
2023	January	Class	48 hours	67,629	33,814
2021	March	Class	48 hours	73,057	36,528
2019	August	Class	48 hours	72,346	36,173
2017	February	Class	48 hours	66,751	33,376
2014	January	Class	48 hours	61,632	30,816
2012	January	Class	48 hours	61,780	30,890
2009	February	Class	48 hours	56,918	28,459

Annual Statistics										
Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
AAADT	30,900	31,800	32,900	33,100	33,700	33,800	31,800	34,400	35,200	32,900
SU AADT	1,124	1,124	1,163	1,253	1,278	1,490	1,403	1,735	1,773	1,965
CU AADT	565	565	584	753	768	868	817	867	886	775
K-Factor	0.088	0.088	0.088	0.086	0.086	0.089	0.089	0.087	0.087	0.090
D-Factor	0.600	0.600	0.600	0.570	0.570	0.550	0.550	0.510	0.510	0.510
Future AADT	-	-	37,500	37,800	50,900	50,000	50,000	45,900	46,000	41,500



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LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:1969-12-31



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Flood Hazard Designations

FEMA Map Last Updated:1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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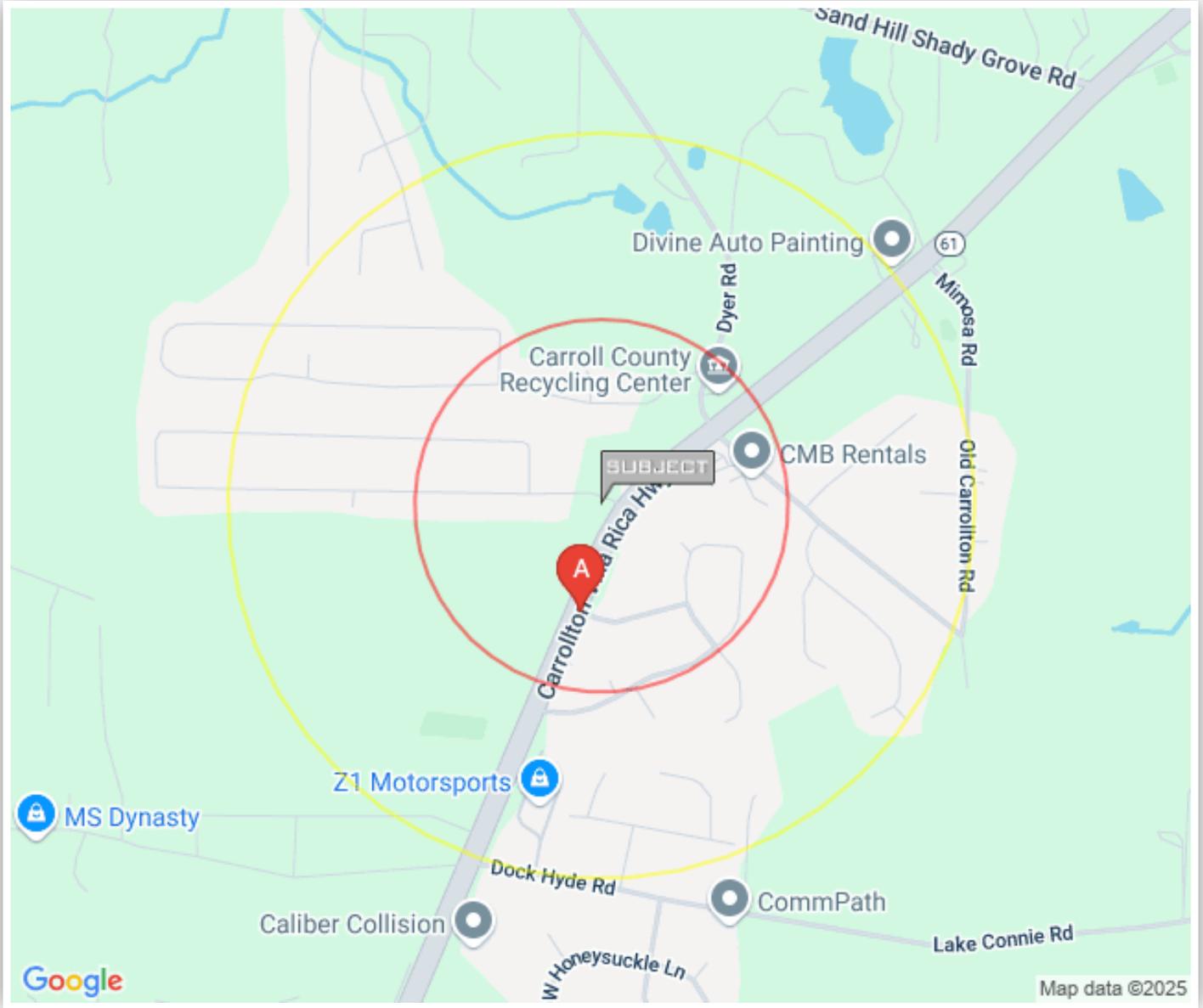


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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

C&H BODY SHOP

Latest Update: 26-Jan-2012

Site Type: STATIONARY **Address:** 2961 CARROLLTON VILLA RICA
County: CARROLL HWY
Country: UNITED STATES **Facility Detail Report:** [110022434089](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

Locations within 0.50 mile of Subject

There are no environmental hazards in our database within this area.



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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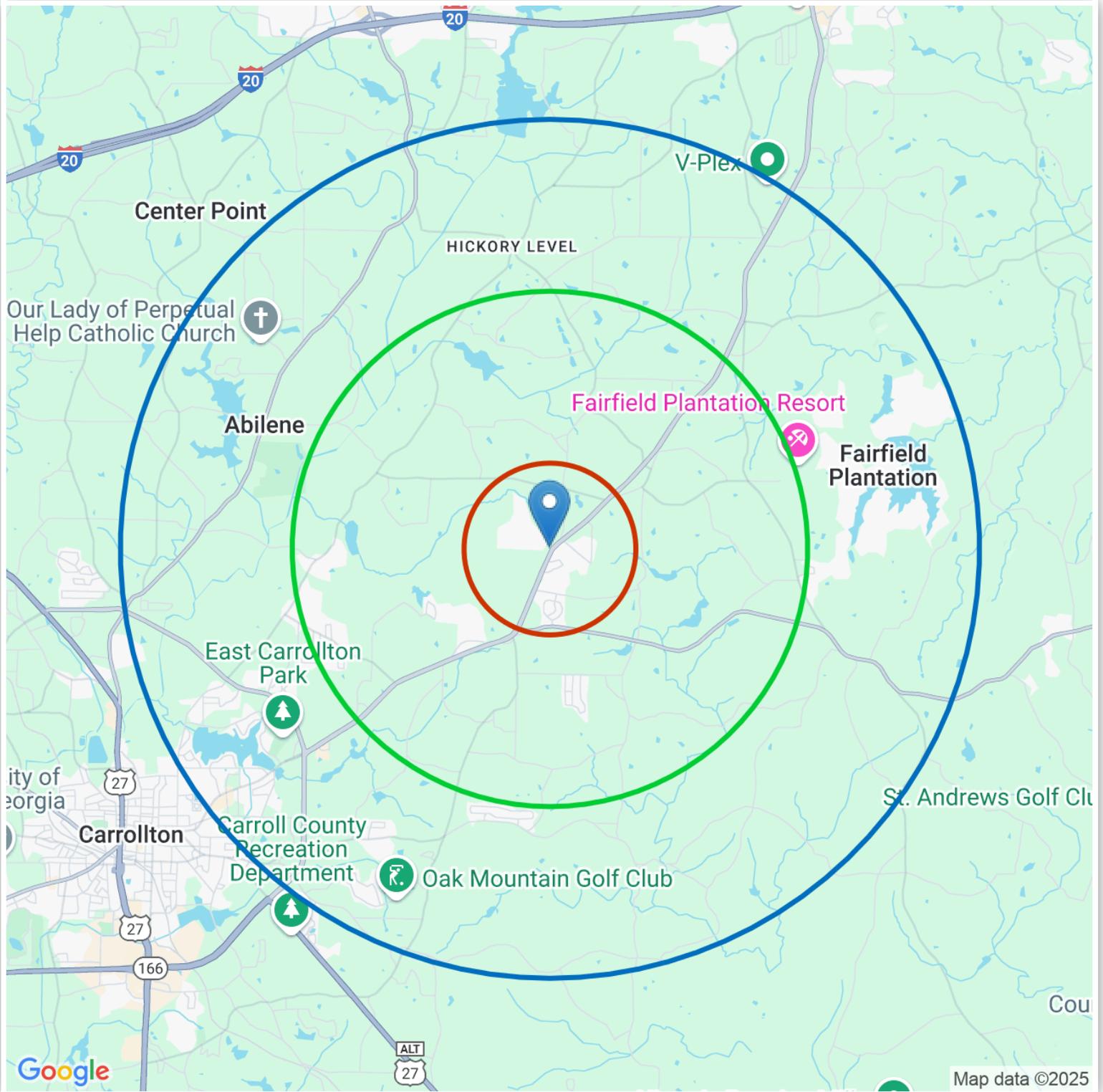
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Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

2,409
Population

36.7 Median Age

2.91
Average Household Size

809
Total Households

EDUCATION

11.55%
No High School Diploma

6.24%
High School Graduate

20.04%
Some College

6.99%
Bachelor's/ Grad

BUSINESS

20
Total Businesses

141
Total Employees

EMPLOYMENT

1 Manufacturing Employees
30 Retail Trade Employees

3 Eating & Drinking Employees
1 Finance/Ins/Real Estate Emp

1.7% Unemployment Rate

INCOME

\$66,895
Median Household Income

\$27,498
Per Capita Income

\$177,703
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.18%) ■
The smallest group : \$200,000+ (1.69%) ■

Indicator	Value(%)	
< \$15,000	4.22	■
\$15,000 - \$24,999	12.79	■
\$25,000 - \$34,999	7.48	■
\$35,000 - \$49,999	9.05	■
\$50,000 - \$74,999	21.83	■
\$75,000 - \$99,999	12.79	■
\$100,000 - \$149,999	26.18	■
\$150,000 - \$199,999	4.1	■
\$200,000+	1.69	■



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Infographic: Key Facts (Ring: 3 mile radius)

KEY FACTS

10,610
Population

37.8 Median Age

2.85
Average Household Size

3,601
Total Households

EDUCATION

9.37%
No High School Diploma

6.17%
High School Graduate

18.88%
Some College

10.89%
Bachelor's/ Grad

BUSINESS

174
Total Businesses

1,211
Total Employees

EMPLOYMENT

339
Retail Trade Employees

24
Manufacturing Employees

36
Finance/Ins/Real Estate Emp

111
Eating & Drinking Employees

1.6% Unemployment Rate

INCOME

\$77,073
Median Household Income

\$30,501
Per Capita Income

\$229,259
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.42%) ■
The smallest group : < \$15,000 (3.5%) ■

Indicator	Value(%)	
< \$15,000	3.5	■
\$15,000 - \$24,999	9.37	■
\$25,000 - \$34,999	7.89	■
\$35,000 - \$49,999	8.45	■
\$50,000 - \$74,999	18.5	■
\$75,000 - \$99,999	19.68	■
\$100,000 - \$149,999	24.42	■
\$150,000 - \$199,999	4.66	■
\$200,000+	3.53	■



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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

28,454
Population

39.3 Median Age

2.7
Average Household Size

9,995
Total Households

EDUCATION

6.89%
No High School Diploma

8.94%
High School Graduate

20.6%
Some College

14.85%
Bachelor's/ Grad

BUSINESS

613
Total Businesses

5,222
Total Employees

EMPLOYMENT

1,540
Retail Trade Employees

135
Manufacturing Employees

351
Finance/Ins/Real Estate Emp

664
Eating & Drinking Employees

3.4% Unemployment Rate

INCOME

\$79,972
Median Household Income

\$35,189
Per Capita Income

\$261,021
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.76%) ■
The smallest group : < \$15,000 (3.63%) ■

Indicator	Value(%)	
< \$15,000	3.63	■
\$15,000 - \$24,999	9.94	■
\$25,000 - \$34,999	5.83	■
\$35,000 - \$49,999	9.26	■
\$50,000 - \$74,999	16.93	■
\$75,000 - \$99,999	17.13	■
\$100,000 - \$149,999	22.76	■
\$150,000 - \$199,999	8.51	■
\$200,000+	6	■



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Infographic: Population Trends (Ring: 1 mile radius)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

2,409 Population	829 Households	36.7 Median Age
2.91 Avg Size Household	\$66,895 Median Household Income	\$257,527 Median Home Value
55 Wealth Index	105 Housing Affordability	65.4 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.18%



2024-2029
Forecasted
Growth Rate

0.08%





Household
Population

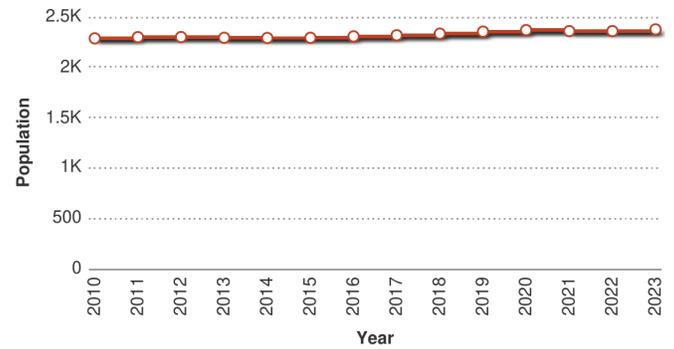
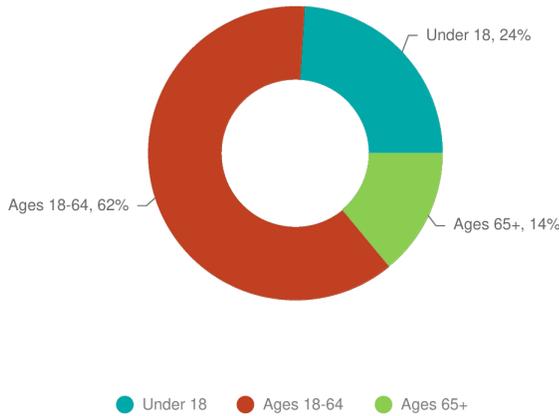
2,427



Population
Density

773

POPULATION BY AGE



DAYTIME POPULATION



1,612
2024 Total Daytime Population



1,497
2024 Daytime Pop: Residents



115
2024 Daytime Pop: Workers



514
2024 Daytime Pop Density

POPULATION BY GENERATION



2.99%
Greatest Gen: Born
1945/Earlier



17.43%
Baby Boomer: Born
1946 to 1964



19.3%
Generation X: Born
1965 to 1980



25.49%
Millennial: Born 1981
to 1998

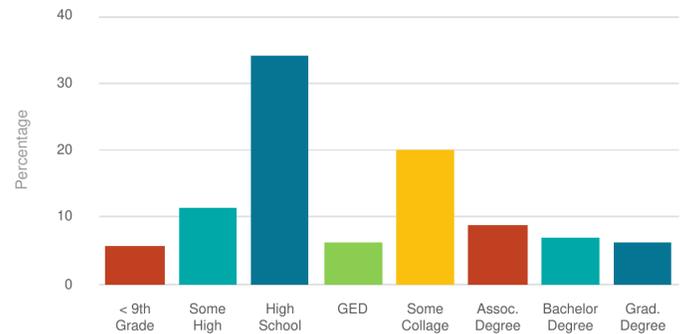


24.82%
Generation Z: Born
1999 to 2016



9.96%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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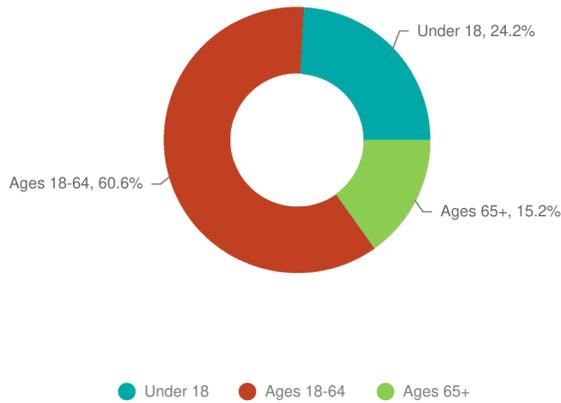
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Infographic: Population Trends (Ring: 3 mile radius)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

10,610 Population	3,714 Households	37.8 Median Age
2.85 Avg Size Household	\$77,073 Median Household Income	\$284,098 Median Home Value
68 Wealth Index	110 Housing Affordability	62.2 Diversity Index

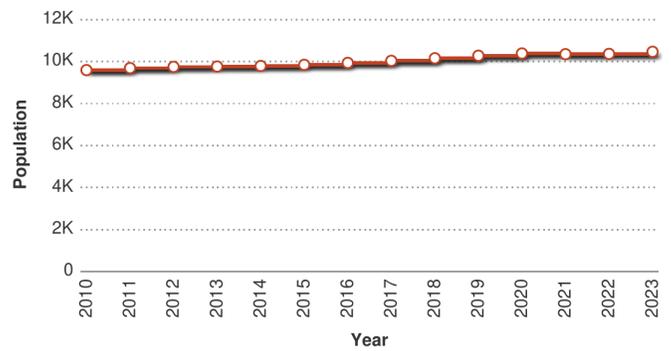
POPULATION BY AGE



POPULATION BY GENERATION

3.1% Greatest Gen: Born 1945/Earlier	18.61% Baby Boomer: Born 1946 to 1964	19.88% Generation X: Born 1965 to 1980
23.92% Millennial: Born 1981 to 1998	24.17% Generation Z: Born 1999 to 2016	10.32% Alpha: Born 2017 to Present

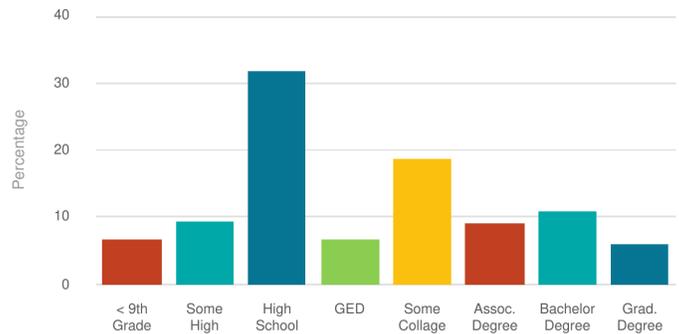
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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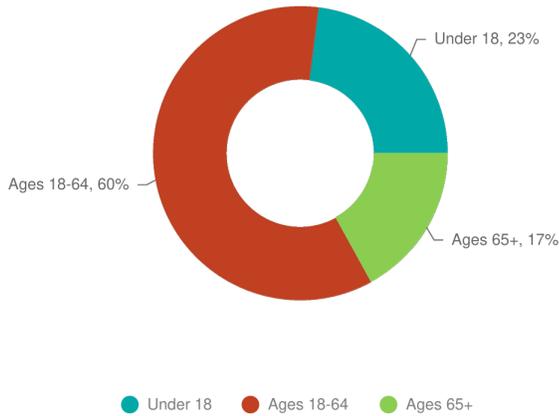
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Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

28,454 Population	10,448 Households	39.3 Median Age
2.7 Avg Size Household	\$79,972 Median Household Income	\$296,807 Median Home Value
85 Wealth Index	109 Housing Affordability	59.1 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

3.97% Greatest Gen: Born 1945/Earlier	19.45% Baby Boomer: Born 1946 to 1964	20.52% Generation X: Born 1965 to 1980
22.92% Millennial: Born 1981 to 1998	23.54% Generation Z: Born 1999 to 2016	9.6% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

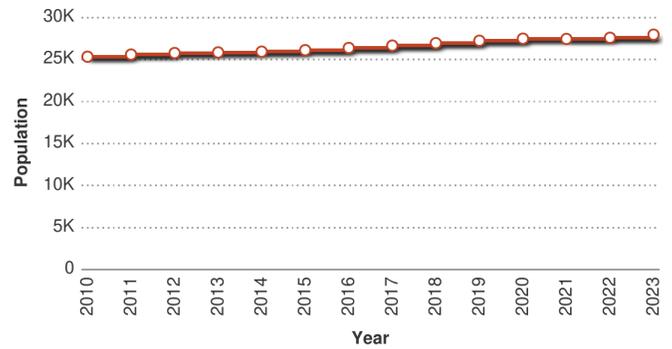
0.84%

2024-2029
Forecasted
Growth Rate

0.4%

Household Population
28,831

Population Density
371



DAYTIME POPULATION

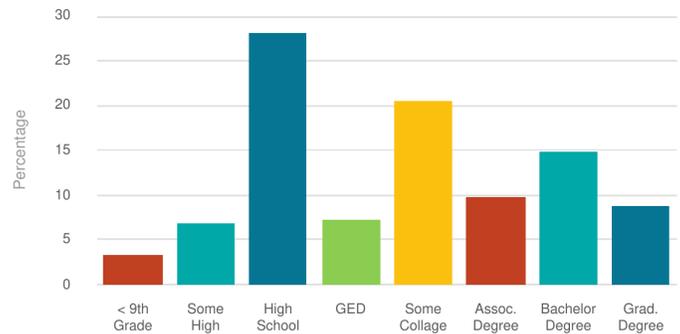
22,340
2024 Total Daytime Population

16,002
2024 Daytime Pop: Residents

6,338
2024 Daytime Pop: Workers

285
2024 Daytime Pop Density

POPULATION BY EDUCATION



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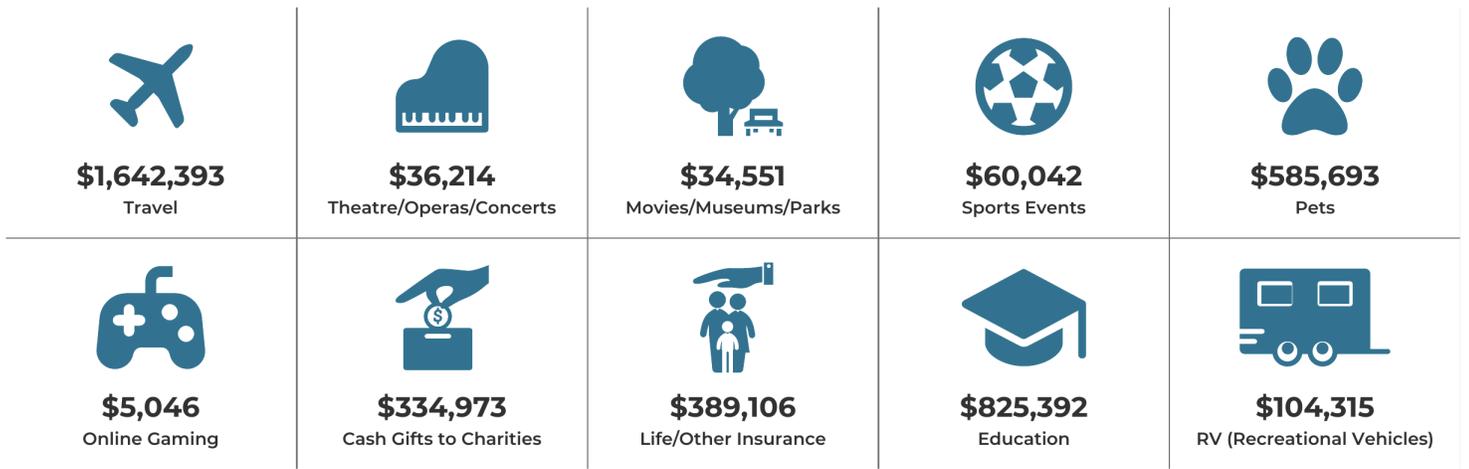


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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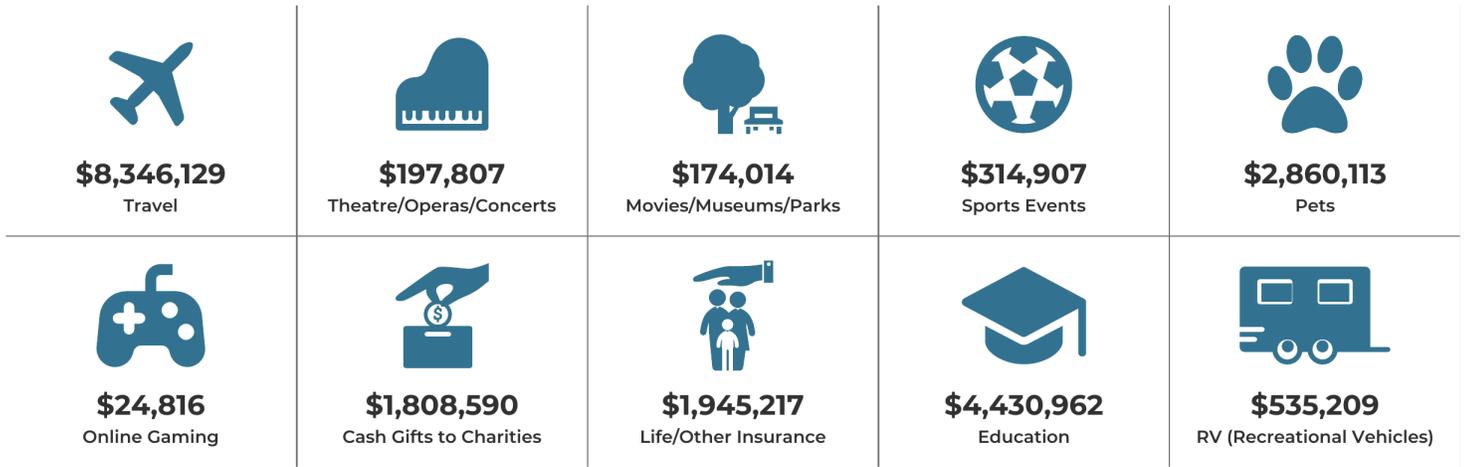


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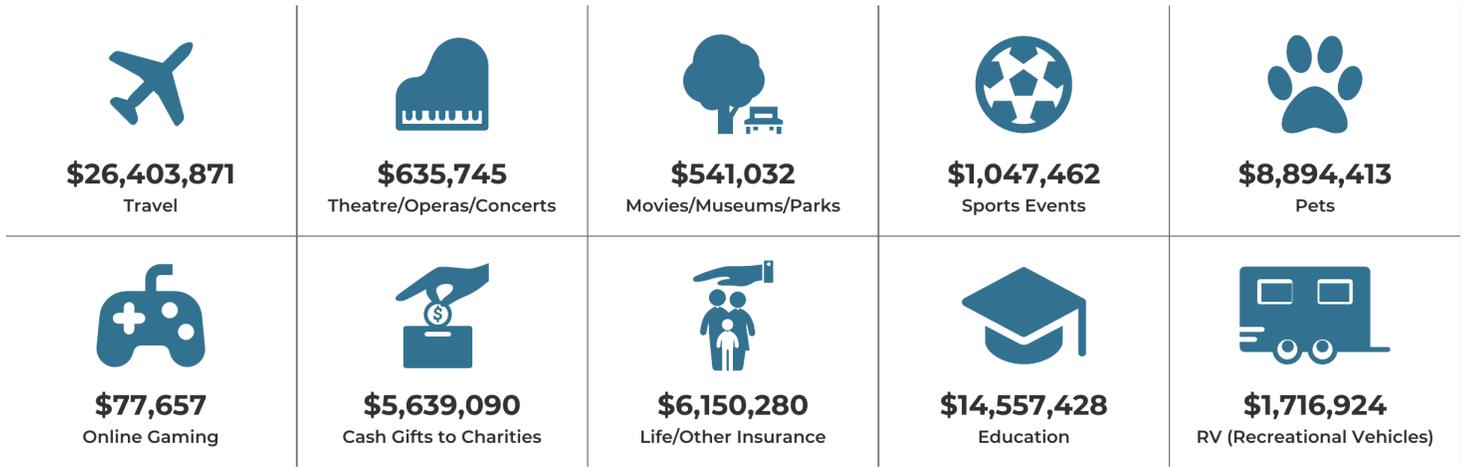


Lifestyle and Tapestry Segmentation Infographic

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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



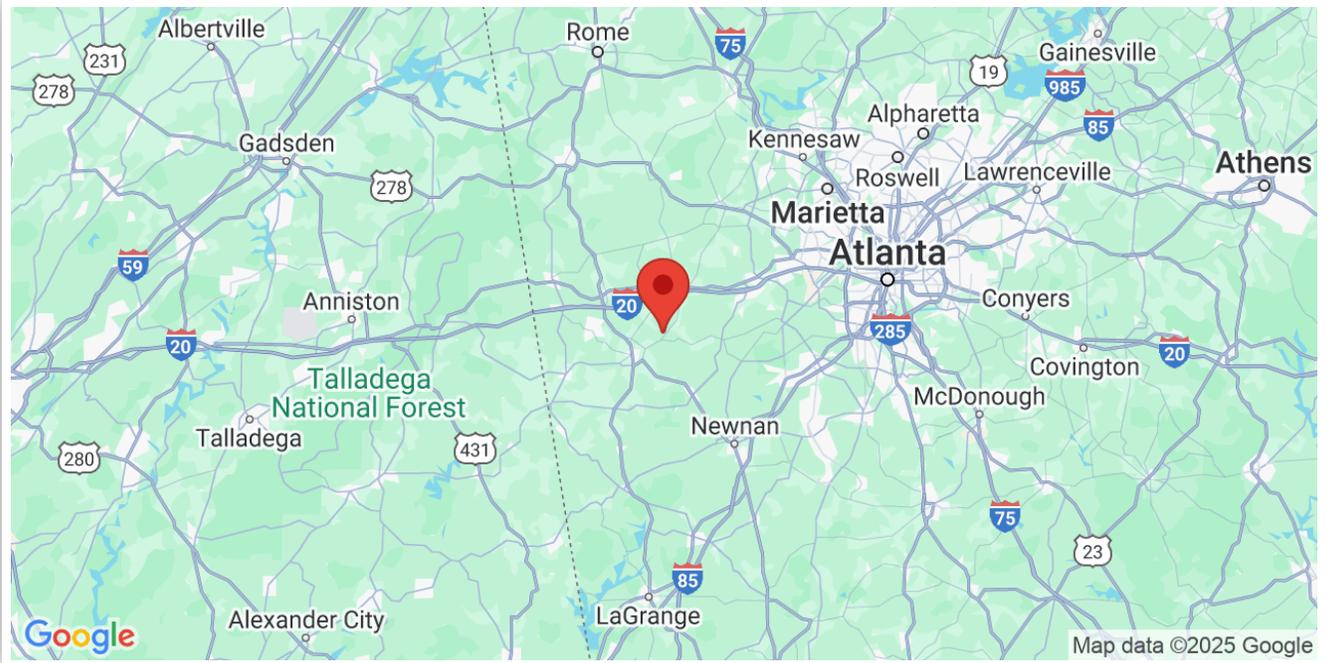
1.97 ACRES

Carrollton Villa Rica Highway, Carrollton, GA, 30116

AREA LOCATION MAP

1.97 Acres

Carrollton Villa Rica Highway, Carrollton, GA, 30116



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1.97 ACRES

Carrollton Villa Rica Highway, Carrollton, GA, 30116

AERIAL ANNOTATION MAP

1.97 Acres Carrollton Villa Rica Highway, Carrollton, GA, 30116



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