

8± Acre Land Assemblage

Downtown Carrollton, Georgia

Proposed positioning: phased industrial-commercial redevelopment with adaptive reuse potential

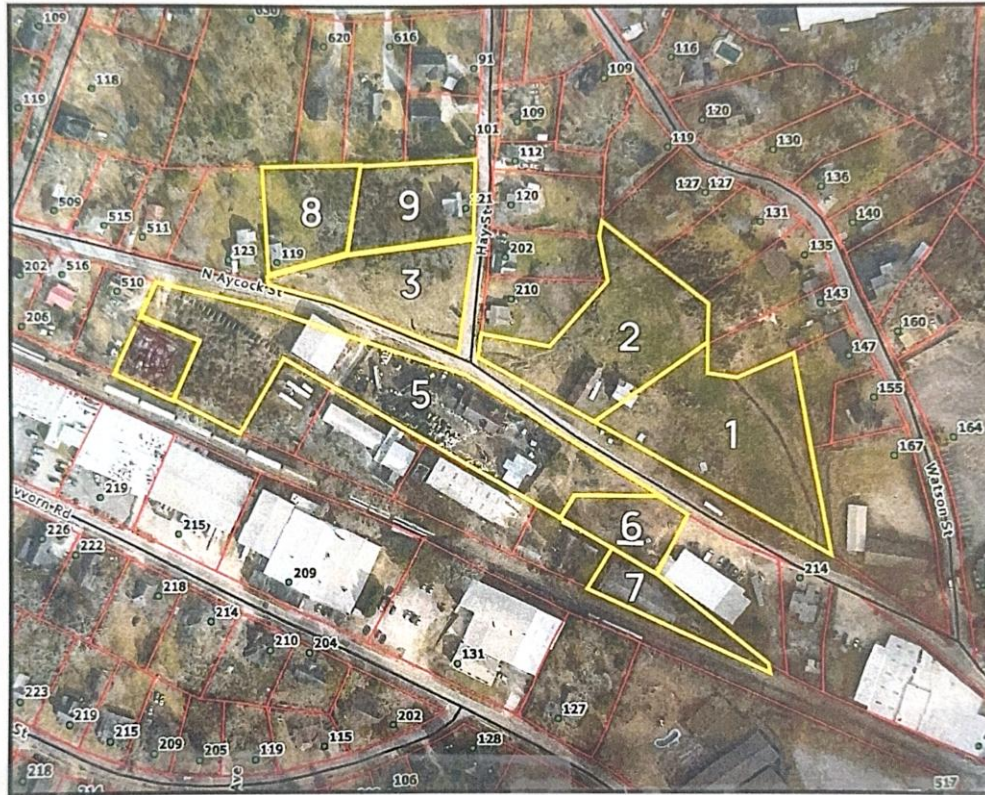
- Predominantly industrial assemblage with commercial transition parcel
- Former mill / brick factory improvements on Lot 5
- Norfolk Southern corridor adjacent to Lot 7 and rear of Lot 5



Source image: parcel flyer provided by client

Site overview

Property Highlights



Parcel composition

Lots 1, 2, 6 and 7: industrial, primarily vacant

Lot 5: improved industrial tract with former mill / brick factory building

Lot 3: commercial transition parcel

Lots 8 and 9: residential edge parcels

Site characteristics

Cell tower ground lease on one industrial parcel (not included in the sale.)

Lot 7 and rear of Lot 5 abut active Norfolk Southern corridor

Infill location supports phased redevelopment rather than greenfield positioning

Why this site stands out

A scarce infill assemblage with multiple value drivers working together

This is not just excess land.

It combines industrial zoning, a commercial transition parcel, legacy improvements, rail-corridor adjacency, and an existing lease-income element.

That mix creates optionality for owner-users, redevelopment investors, and small-bay industrial groups.

Industrial backbone

Most of the assemblage is better suited for flex industrial, contractor-commercial, warehouse, or yard-oriented use.

Adaptive reuse angle

Lot 5 can be marketed as reuse upside if the mill improvements are economically salvageable.

Functional support land

Lots 6 and 7 add valuable yard, staging, storage, and support capability.

Front-door parcel

Lot 3 can serve as the project's commercial transition frontage.

Carrollton Market Snapshot

The local growth story supports practical employment-oriented redevelopment

131,036

Carroll County population
estimate (2025)

28,306

City of Carrollton population
estimate (2025)

43,788

County jobs

6.7%

Employment growth,
2022–2023

\$73.7K

County median HH
income

- City-core demographics favor practical, workforce-oriented product rather than trophy concepts.
- Shorter commute times and a meaningful employer base support infill industrial, service-commercial, and adaptive reuse demand.
- Residential development is active in Carrollton, but this site's own industrial character points to a different buyer pool.

Positioning

This site is an infill employment location with redevelopment upside.

Good fit for an industrial and commercial transition, or adaptive reuse.

Development momentum & economic catalysts

Public and private investment reinforce the redevelopment story

Residential pipeline

Carrollton Flats (237 units), Downtown Mixed Use (80 units), Overlook at Oak Mountain, Preserve at the Birches, East Chase, The Collective, and Legacy Place.

Catalytic project

Alabama Street Project: approximately \$58M mixed-use development with conference center, hotel, retail, residential, and parking deck.

Public realm investment

Maple Street grant: \$9.2M corridor improvement linking downtown and the University of West Georgia.

University anchor

UWG capital investment continues to support nearby services, workforce demand, and urban activity.

Highest & Best Use Recommendation

This assemblage is a phased industrial-commercial redevelopment

Best use: Flex Industrial | Contractor-Commercial | Warehouse/Storage | Adaptive reuse on Lot 5

Lots 1 & 2

Primary new-build industrial area for flex space, small-bay warehouse, contractor shops, and service-industrial users.

Lot 5

Value-creation parcel: adaptive reuse if viable; demolition/repositioning if not. Best for industrial reuse, fabrication, showroom-warehouse, or maker-industrial.

Lots 6 & 7

Support cluster for fenced yard, laydown, equipment storage, trailer parking, fleet support, or IOS-style functionality.

Lot 3 + Lots 8 & 9

Commercial transition frontage on Lot 3; residential edge lots better used as buffer, support land, or future rezoning candidates.

Target Buyers

Users and investors who value industrial functionality and optionality

Primary buyer targets

- Industrial owner-users and local/regional manufacturers
- Small-bay / flex industrial developers
- Contractor, fleet, and trade-service operators
- Industrial outdoor storage investors
- Adaptive reuse investors for Lot 5
- Building materials, equipment, fabrication, and reclaimed-materials groups

Thank You!

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