

FOR SALE



PROPERTY OVERVIEW

4.40 acres of land in Northwest Henry County. This site offers a unique development opportunity for medium density residential and mixed use commercial in Ellenwood, GA. Fairview Road and Anvil Block Road have been widened providing a busy east/west connection to and from I-675. The site is conveniently located near commercial shopping centers and adjacent to new county recreational fields.

FEATURES

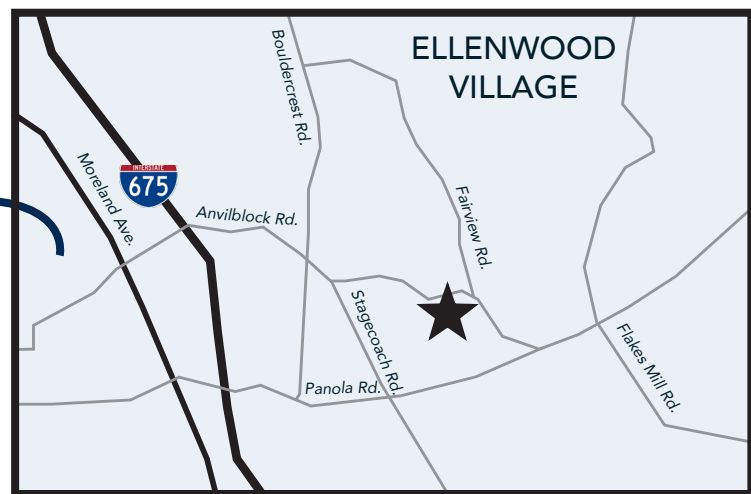
- Price upon request
- 4.40 acres of land
- Opportunity to assemble up to 12 acres
- Busy intersection Fairview Rd-Anvil Block Rd. (10,190 VPD)
- Approx. 200' of road frontage
- Mixed-use zoning
- All utilities to property
- 8 units/acre permitted
- ~14 miles to Atlanta Airport
- Northwest Henry County - Ellenwood, GA



Atlanta Airport
~ 14 Miles

Commercial Mixed-use Development Opportunity

4016 Anvil Block Road
Ellenwood, GA 30294



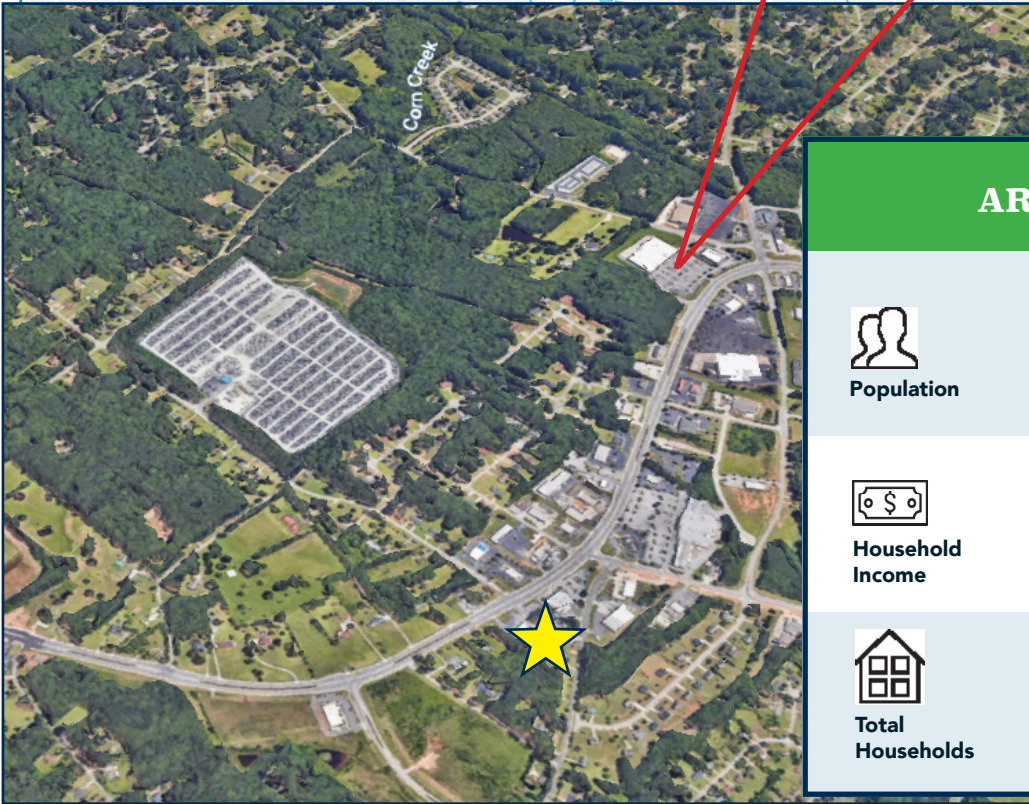
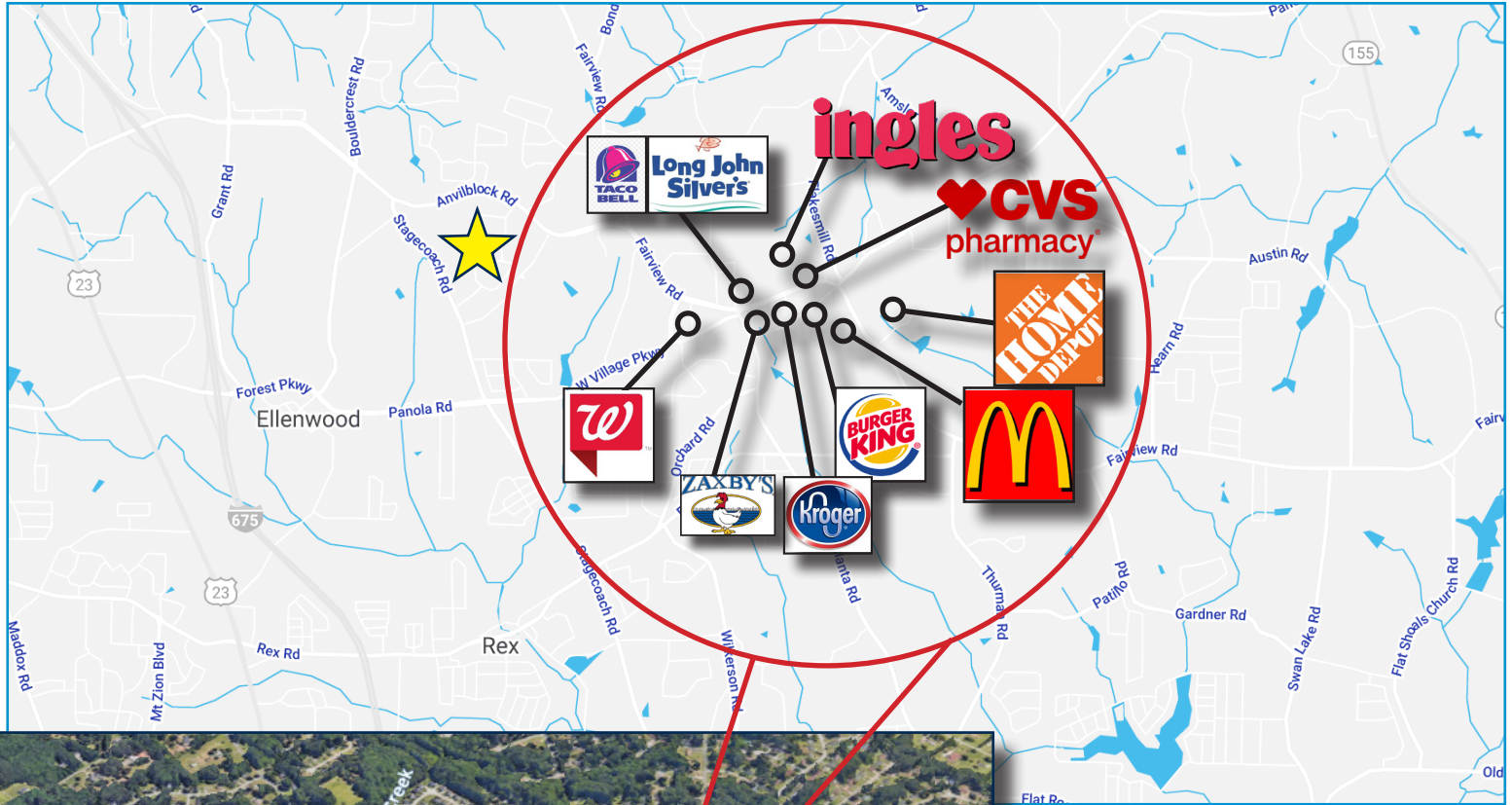
FOR MORE INFORMATION, PLEASE CONTACT
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Commercial Mixed-use Development Opportunity

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AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	2,228	36,102	131,968
Household Income	\$87,147	\$90,297	\$80,116
Total Households	876	13,079	49,729

FOR MORE INFORMATION : Todd Semraul 404-254-1379 | tsemrau@oakrep.com

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