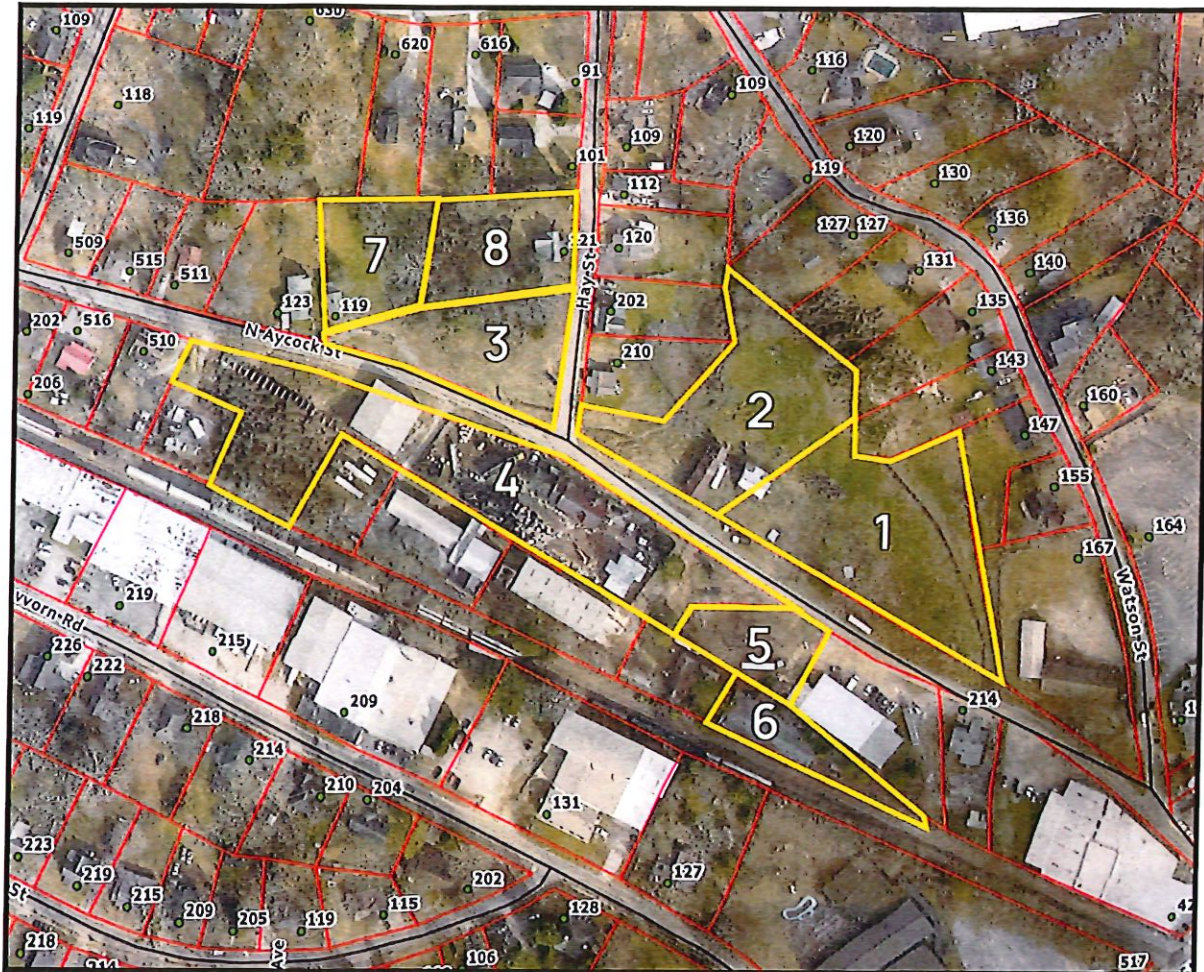




8 +/- Acre Assemblage

DOWNTOWN CARROLLTON, GA 30117



- | | |
|------------------|-------------------|
| 1. 115 N. Aycock | 5. 000 Aycock |
| 2. 321 N. Aycock | 6. 0000 Aycock |
| 3. 0 Hay Street | 7. 119 N. Aycock |
| 4. 320 N. Aycock | 8. 121 Hay Street |

*Property Lines are Approximate. Information presented is deemed reliable, but is not warranted.



NORTH AYCOCK STREET

INTRODUCTION

This portfolio offers unmatched scale, flexibility and immediate value for developers and investors seeking commercial, industrial, multifamily or mixed use opportunities in a rapidly growing market.

KEY FEATURES:

- . **Strategic Location:** Situated just steps from the transformative Alabama Street Development – a \$58 Million mixed-use project with a new conference center, Hilton Home2 Suites Hotel, dining, retail, residences and parking deck. This assemblage is positioned to benefit from Carrollton's downtown revitalization and increased tourism.
- . **Existing Infrastructure:** Includes three income-producing buildings – a 1200 sq ft office and two warehouses (10,000 sq ft and 6,000 sq ft) – ideal for immediate occupancy, logistics or adaptive reuse.
- . **Zoning & Utilities:** Parcels zoned for commercial, industrial and residential uses, with utilities in place (electricity, gas, water and sewer). Flexible zoning supports a wide range of development options: self-storage, distribution, multifamily, office, retail and more.
- . **Connectivity:** Direct access to major highways (US 27) rail lines, proximity to the University of West Georgia, supporting workforce, logistics and student housing demand.
- . **Development Incentives:** Attractive pricing for package acquisition with up to 25% discount for buyers purchasing the complete assemblage.
- . **Growth Opportunity:** Capitalize on Carrollton's master plan and public-private partnerships (City of Carrollton, RaLin, Linco Development, Paramount Hospitality) driving downtown revitalization and economic growth.



NORTH AYCOCK STREET

Investment Highlights:

- . **Eight (8) parcels** totaling 8.4 acres with over 2,565 feet of street frontage on N Aycock and Hay St, minutes away from Downtown Carrollton's \$58 million Alabama Street development project.
- . **Flexible zoning** for commercial, industrial, multifamily, and mixed-use projects with three (3) existing buildings (office & warehouses) for immediate income or redevelopment.
- . **Utilities and infrastructure** ready for development
- . **Adjacent to major new development** and City amenities
- . **Package pricing** incentives for investors
- . **Investor Incentives:** Purchase all 8 parcels for up to 25% discount – maximize ROI with package pricing.
- . **Ready Infrastructure:** Utilities in place, fast-track development for distribution or flex space.
- . **High Visibility & Access:** Frontage on Aycock and Hay Street near US 27, rail, and University of West Georgia.



NORTH AYCOCK STREET

LOTS FOR SALE

Prime potential commercial and commercial lots are available in downtown Carrollton. Located near UWG, major highways, rail services, and utilities, these lots offer strong potential for future development.

115 N AYCOCK	87,120 SQ FT	2 ACRES
119 N AYCOCK	25,700 SQ FT	.59 ACRE
320 N AYCOCK	99,315 SQ FT	2.28 ACRES
321 N AYCOCK	57,935 SQ FT	1.33 ACRES
0 HAY STREET	37,026 SQ FT	.85 ACRES
121 HAY STREET	29,185 SQ FT	.67 ACRE
0000 N AYCOCK	13,068 SQ FT	.3 ACRE
000 N AYCOCK	16,553 SQ FT	.38 ACRE

LOTS CAN BE SOLD INDIVIDUALLY OR AS A PACKAGE
25% OFF OF PRICE OF COMPLETE PACKAGE

ADDITIONAL HELPFUL INFORMATION

Agent Information: Wyvonnica Smith-Gorden

Agent License Number 158969

Agent Phone Number: 404-918-3935

Firm Name: Berkshire Hathaway HomeServices Georgia Properties

1201 Lower Fayetteville Road, Newnan, GA 30265

MLS Code: BHHS 45

Broker License Number: H-65591

Office Phone: 770-254-8333



Corner of Hay St. and Aycock St.



119 N. Aycock St.



00 Hay St.



121 Hay St.



321 N. Aycock St.



Office 320 N. Aycock St.



115 N. Aycock St.



Aycock St. View



Aycock St. View



320 N. Aycock St.



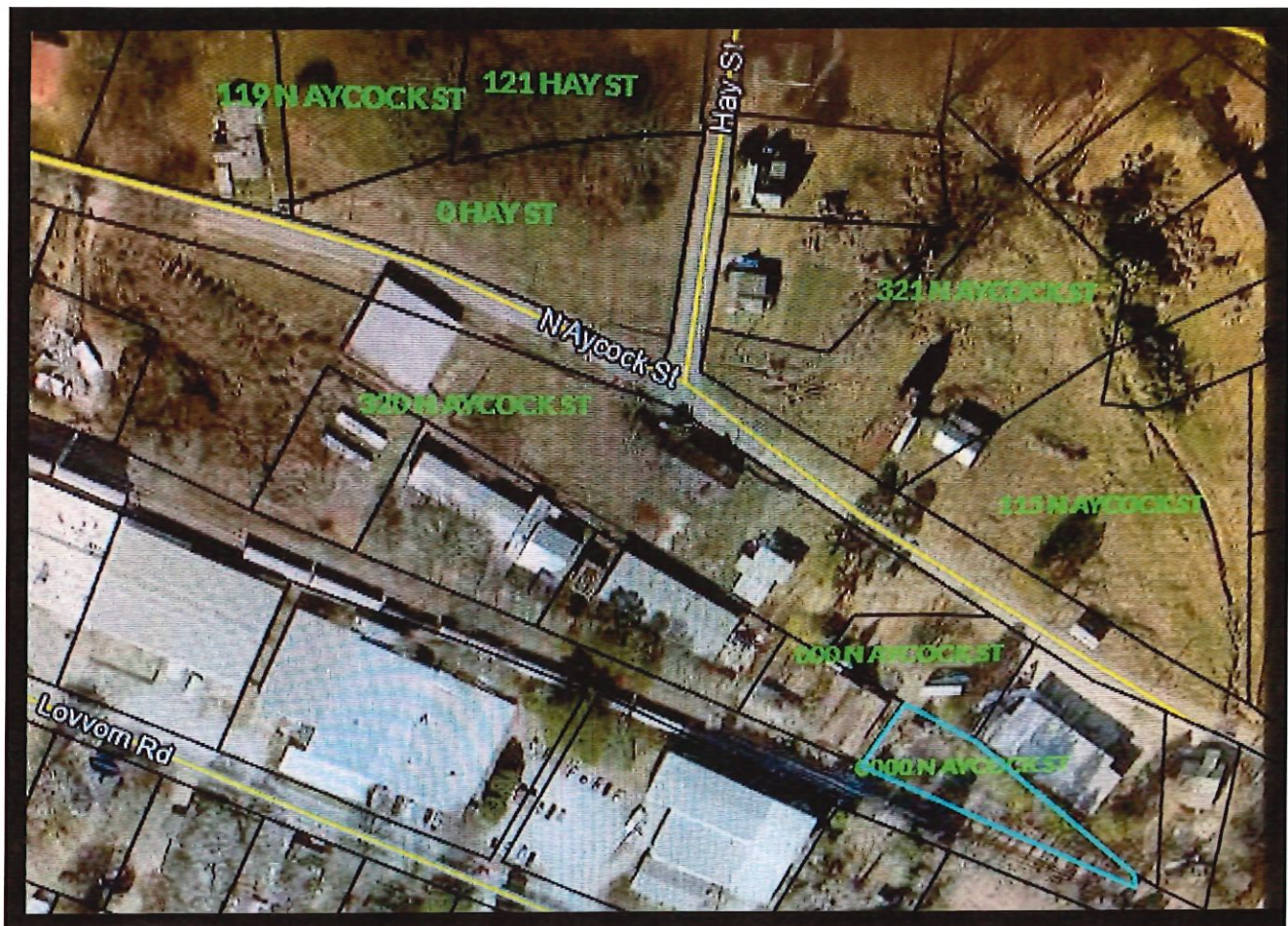
6,000 Square Foot Warehouse



10,000 Square Foot Warehouse

320 N. Aycock St.

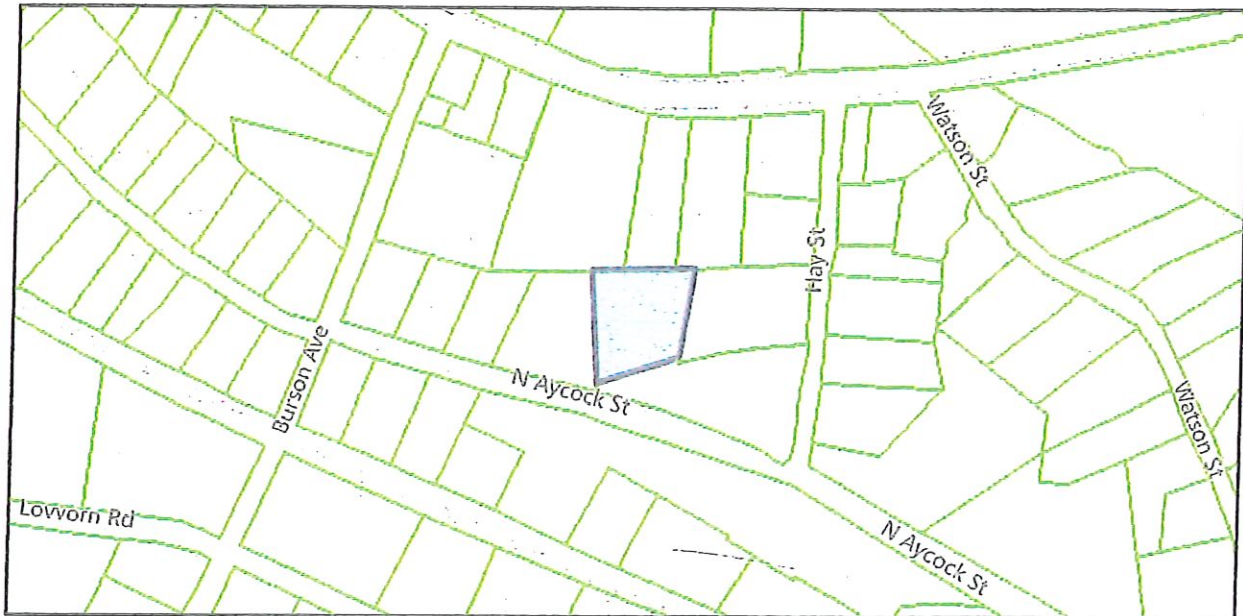
320 N. Aycock St.





119 N Aycock STS

Carrollton, GA 30117



- MLS# 10618430
- \$199,950
- 25,700 sq. ft.
- Zoned Residential/multi-family

Vacant lot. Zoned residential/multi-family

7 additional lots are available. Potential

Commercial.

Wyvonnia Smith-Gorden, REALTOR

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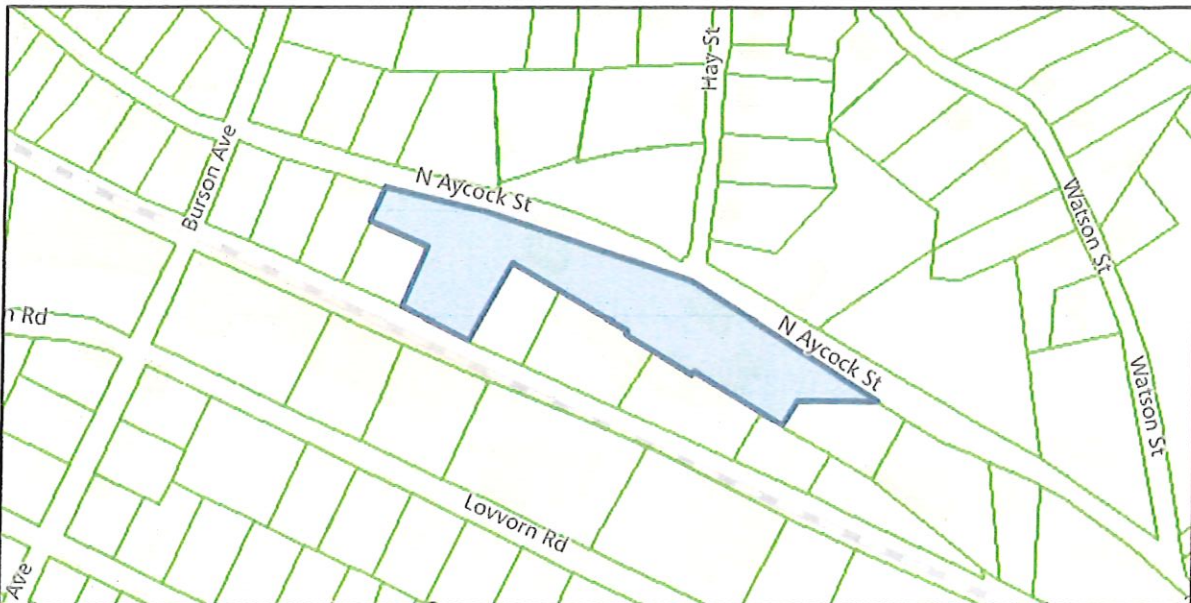
wyvonnia.smithgorden@bhhsgeorgia.com

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320 North Aycock STS

Carrollton, GA 30117



- 99,316 sq. ft.
- 2.28 Acres
- Commercial
- MLS# 10618445
- \$1,851,020

City Lot, Zoned Commercial. Utilities are available. 7 Additional lot are available. This 99,316 Sq Ft fenced property, close to rail lines, large warehouse, office. A Feasibility Study has been done, property reports, etc. for Proposed Storage Buildings. Plans Were Drawn up.

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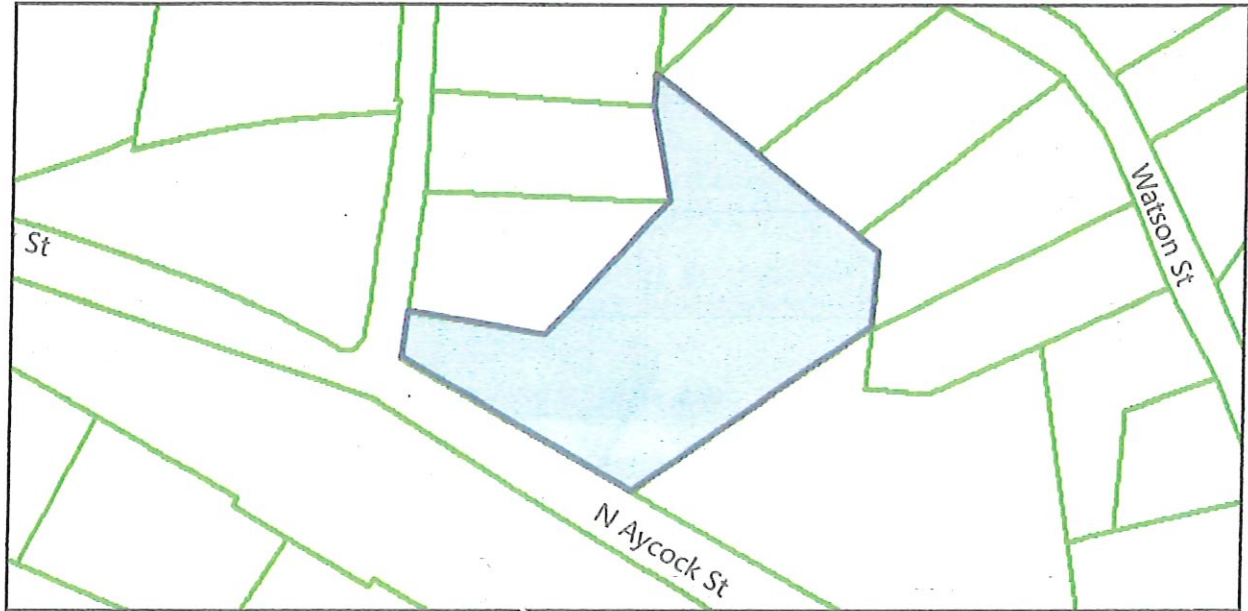
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321 N. Aycock STS

Carrollton, GA 30117



- 57,935 sq. ft.
- 1.33 Acres
- Commercial
- MLS# 10619094
- \$825,196

Vacant lot. Zoned Industrial. 7 Additional lots
Are available.

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OO Hay Street STS

Carrollton, GA 30117



- 37,462 sq. ft.
- 0.85 Acres
- Commercial
- MLS# 10618441
- \$568,945

Vacant City Lot, Zoned Commercial.
Utilities are available. 7 Additional lot are available.

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121 Hay Street STS

Carrollton, GA 30117



- 29,185 sq. ft.
- 0.67 Acres
- Residential
- MLS# 10618305
- \$199,950

Vacant lot. Zoned residential/multi-family
7 additional lots are available. Potential
Commercial.

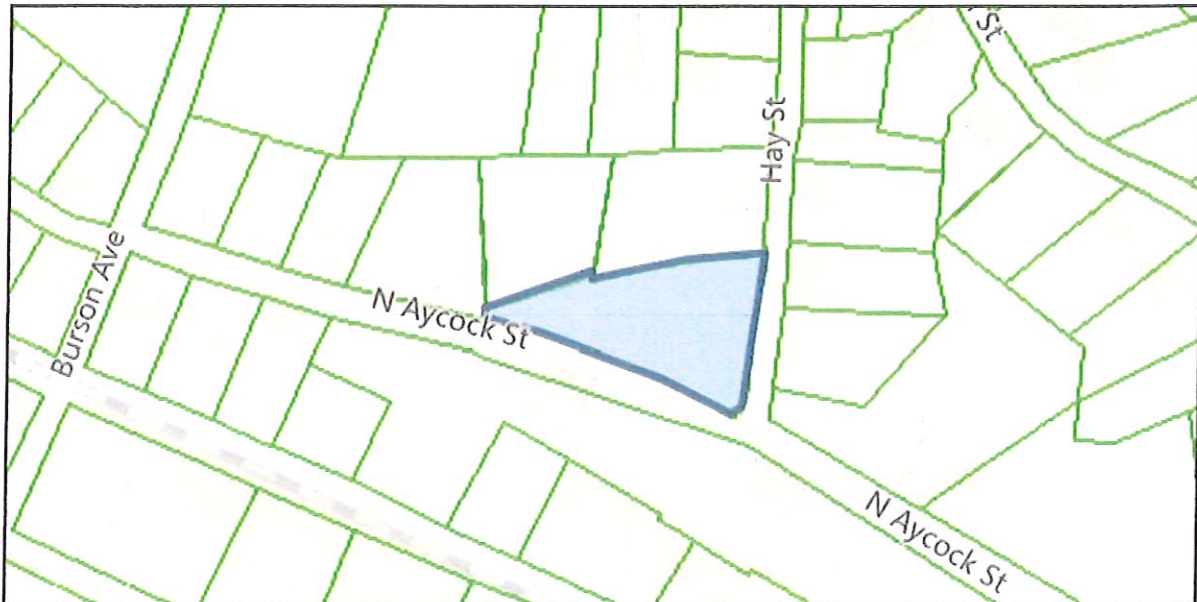
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OO Hay Street STS

Carrollton, GA 30117



- 37,462 sq. ft.
- 0.85 Acres
- Commercial
- MLS# 10618441
- \$568,945

Vacant City Lot, Zoned Commercial.
Utilities are available. 7 Additional lot are available.

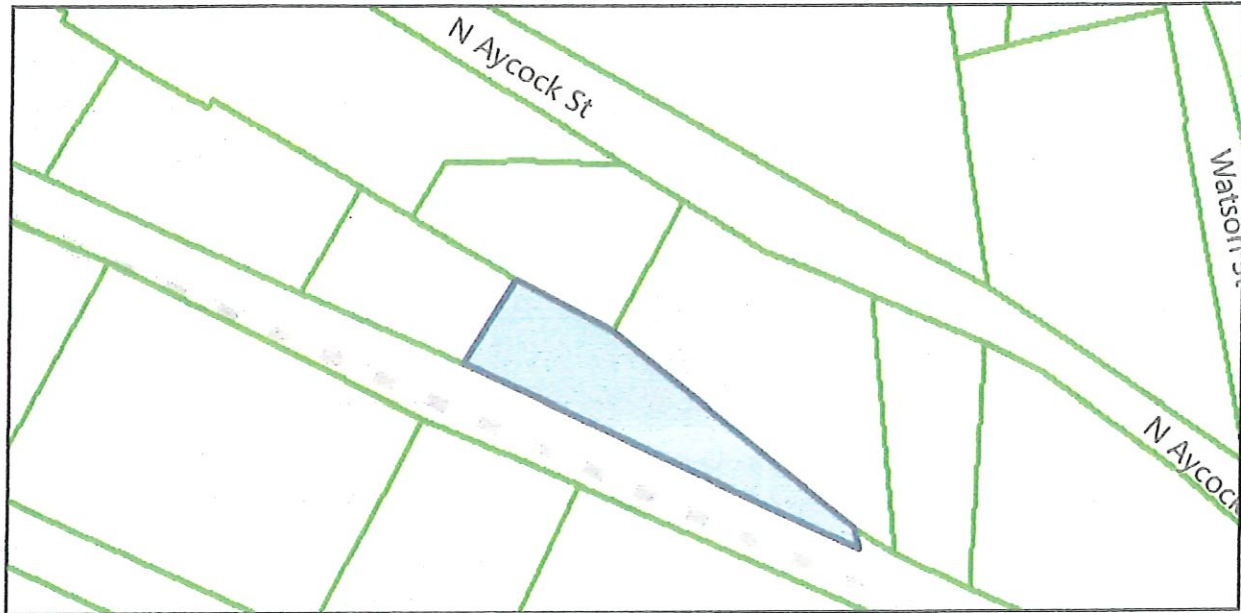
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OOOO N Aycock STS

Carrollton, GA 30117



- 13,068 sq. ft.
- 0.30 Acres
- Commercial
- MLS# 10618435
- \$302,014

Vacant lot. Zoned Industrial. 7 Additional lots
Are available.

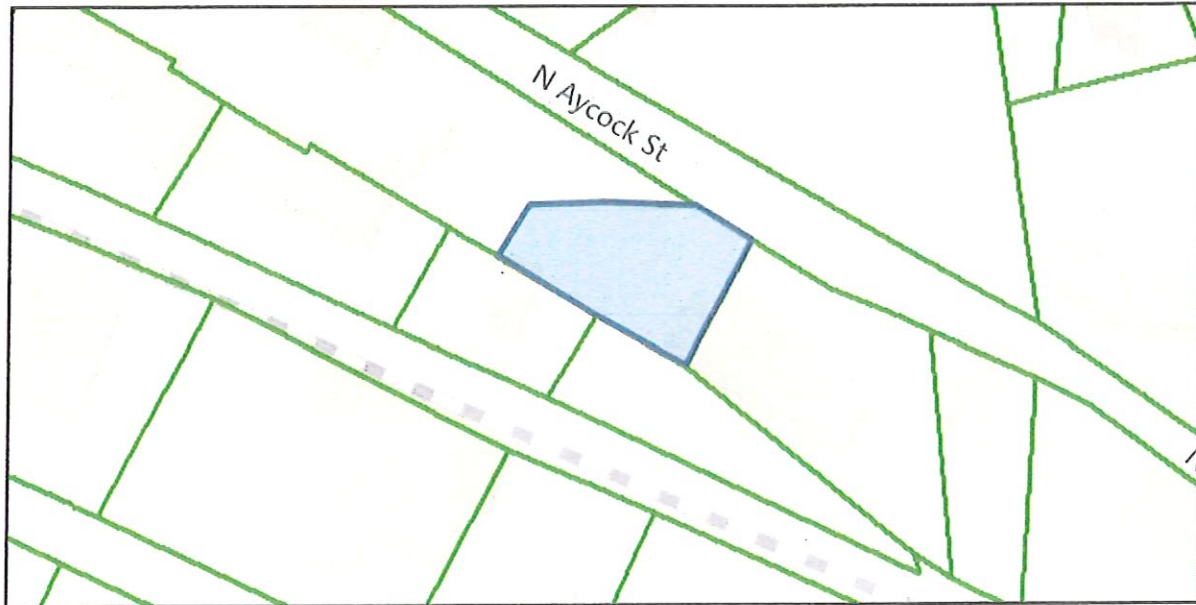
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000 N Aycock STS

Carrollton, GA 30117



- 16,533 sq. ft.
- 0.38 Acres
- Commercial
- MLS# 10618439
- \$347,977

Vacant City Lot, Zoned Industrial,
Utilities are available. 7 Additional lot are
available.

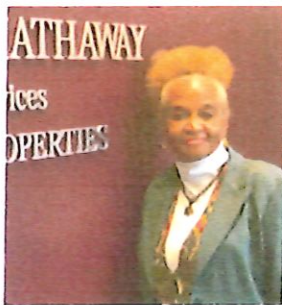
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For More Information



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**BERKSHIRE
HATHAWAY**
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PROPERTIES

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