



**2173 & 2211
HIGH FALLS RD.
GRIFFIN, GA 30223**

**Land For Sale
2 Parcels Totaling 11.44± Acres**

TOMMY BARROW

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BRYAN MARSHBURN, SIOR, CCIM

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PROPERTY HIGHLIGHTS

- 2 Parcels Totaling 11.44± Acres
- 1.42± Million SF Data Center Site Across the Street
- Gentle Topo
- Current Zoning R-2
- Potential Rezoning
- Potential to Assemble with more Acreage
- Commercial & Industrial Development in Close Proximity
- 0.5± Miles to Potential Highway 155
- 1± Mile to Highway 16
- 6.5± Miles to I-75

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City of Griffin

Highway 16

Rinnani

PNK Industrial Development

1.42± Million SF Data Center



11.44± Acres

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SUBJECT 11.44± Acres

1.42± Million SF Data Center

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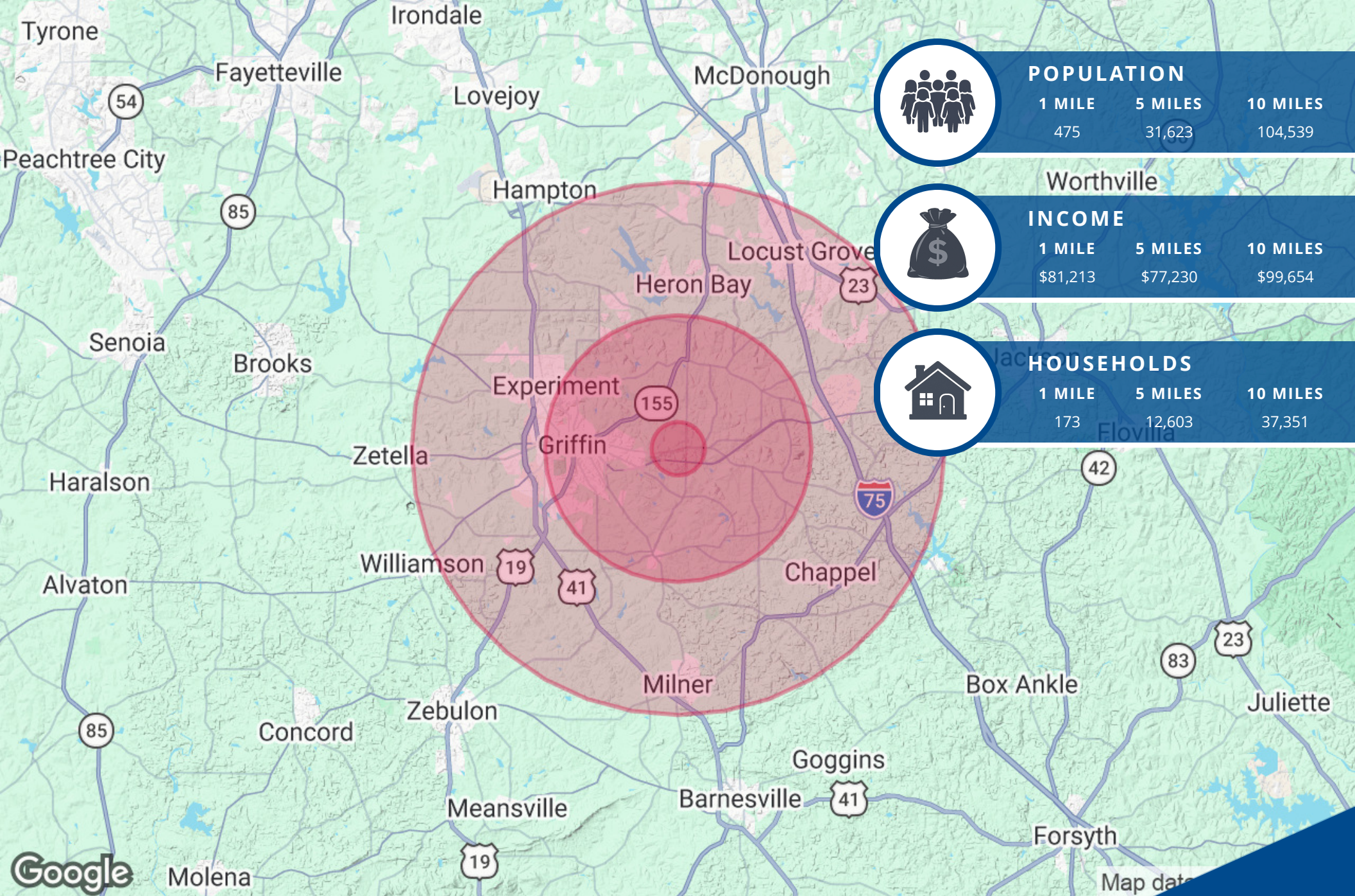
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POPULATION		
1 MILE	5 MILES	10 MILES
475	31,623	104,539



WORTHVILLE INCOME		
1 MILE	5 MILES	10 MILES
\$81,213	\$77,230	\$99,654



HOUSEHOLDS		
1 MILE	5 MILES	10 MILES
173	12,603	37,351

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EXCLUSIVELY LISTED BY:

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