



1.37 ACRES

*Carrollton Villa Rica Highway
Carrollton, GA 30116*

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PROPERTY INFO:

PURCHASE PRICE:

\$750,000.00

PROPERTY ADDRESS:

**CARROLLTON VILLA RICA
HIGHWAY**

CARROLLTON, GA 30116

PROPERTY SIZE

59,677 SQ. FT.

LAND SIZE

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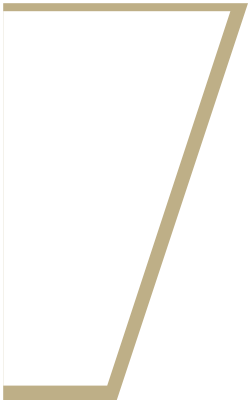
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PROPERTY OVERVIEW

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 1.37 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.

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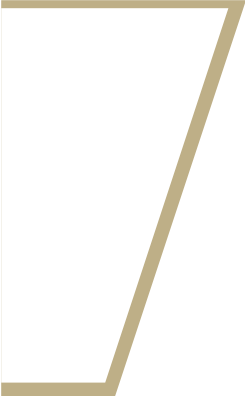


PROPERTY PHOTOS





PROPERTY PHOTOS



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Carrollton Villa Rica Highway, Carrollton, GA, 30116

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
AADT	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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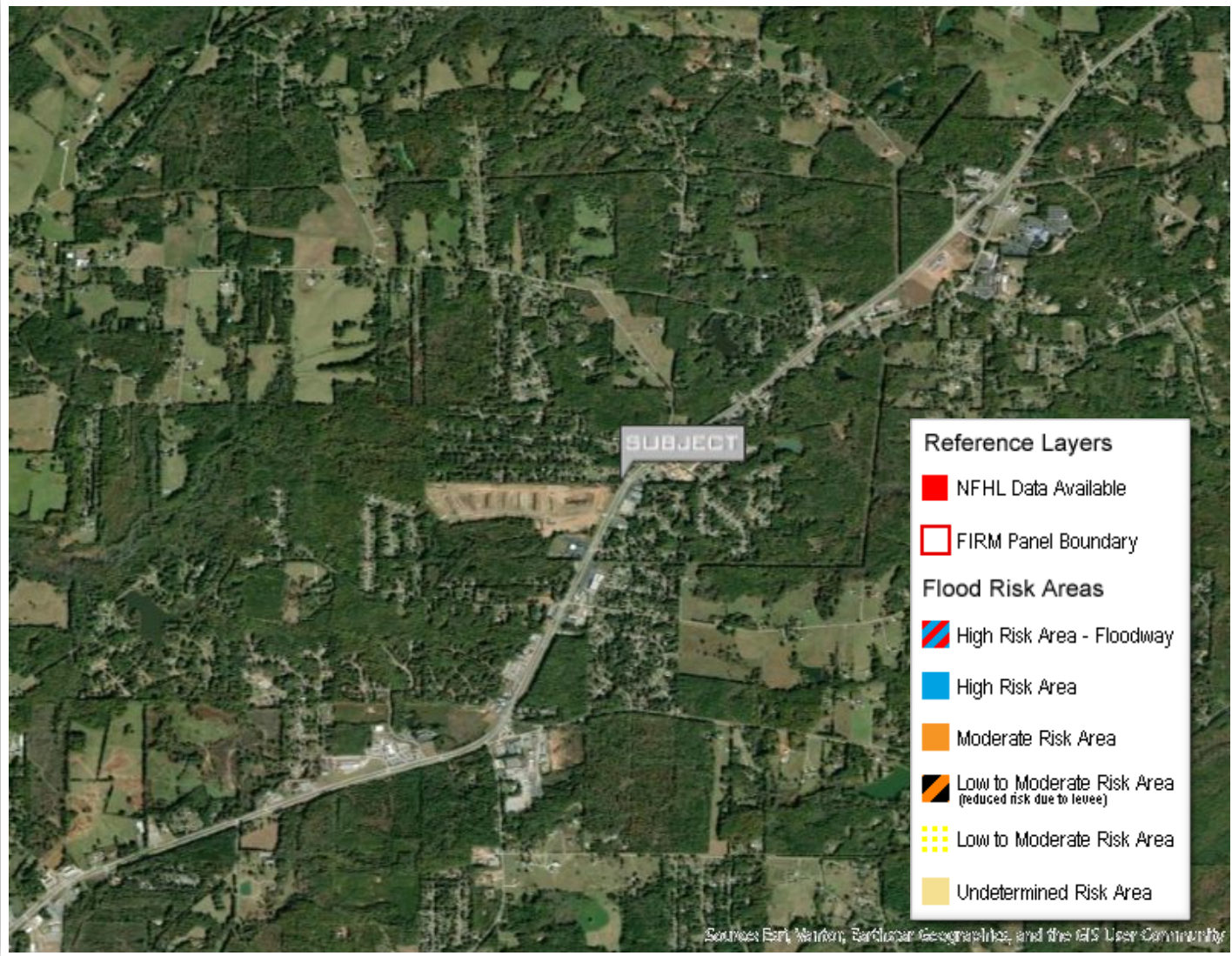
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Flood Risk Analysis
FEMA Map Last Updated:2022-08-12



Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

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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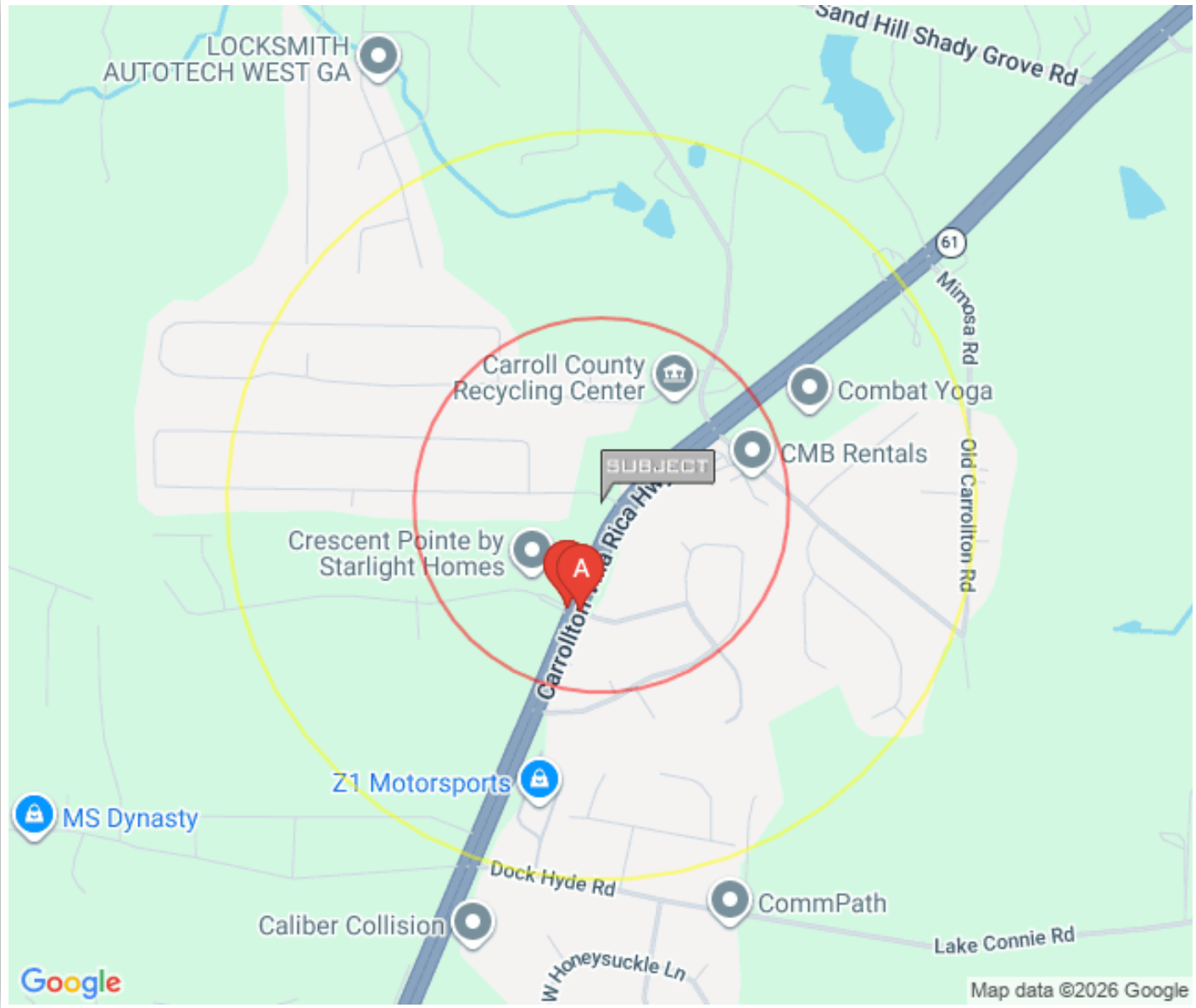
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ENVIRONMENTAL RISK ANALYSIS





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Locations within 0.25 mile of Subject

A 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
VSQG	RCRAINFO			

B HAYWARD SUBDIVISION

Latest Update:

Site Type: STATIONARY Address: GA HWY 61
County: CARROLL COUNTY Facility Detail Report: 110071177592
Country: USA

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	PEYTON HARM	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	PEYTON HARM	

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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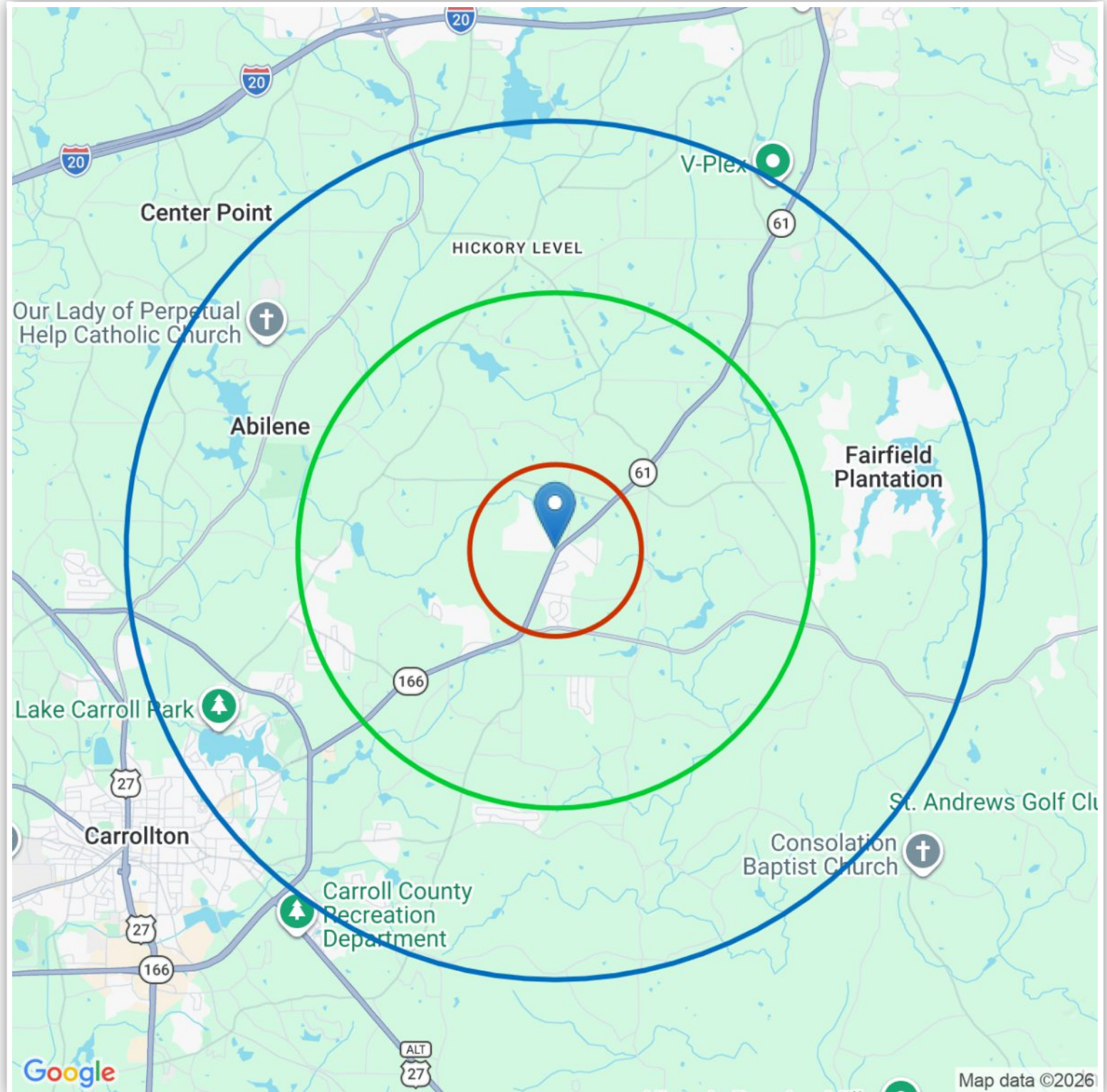
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Carrollton Villa Rica Highway, Carrollton, GA, 30116

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



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Carrollton Villa Rica Highway, Carrollton, GA, 30116

Infographic: Key Facts (Ring: 1 mile radius)

KEY FACTS

2,458
Population

37 Median Age



2.9
Average Household Size

809
Total Households

EDUCATION

14.71%
No High School Diploma



5.6%
High School Graduate



18.34%
Some College



19.24%
Bachelor's/Grad

BUSINESS



EMPLOYMENT

10
Manufacturing Employees

30
Retail Trade Employees

6
Eating & Drinking Employees

3
Finance/Ins/Real Estate Emp

3.7% Unemployment Rate

INCOME

\$71,776
Median Household Income

\$29,644
Per Capita Income

\$228,953
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.83%) ■

The smallest group : \$200,000+ (2.25%) ■

Indicator	Value(%)	
< \$15,000	4.49	■
\$15,000 - \$24,999	8.27	■
\$25,000 - \$34,999	11.23	■
\$35,000 - \$49,999	10.05	■
\$50,000 - \$74,999	17.49	■
\$75,000 - \$99,999	11.23	■
\$100,000 - \$149,999	26.83	■
\$150,000 - \$199,999	8.39	■
\$200,000+	2.25	■



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Infographic: Key Facts (Ring: 3 mile radius)

KEY FACTS

10,922
Population

37.9 Median Age



2.85
Average Household Size

3,625
Total Households

EDUCATION

10.92%
No High School Diploma



9.97%
High School Graduate



17.7%
Some College



14.52%
Bachelor's/Grad

BUSINESS



174
Total Businesses



1,333
Total Employees

EMPLOYMENT

43
Manufacturing Employees

218
Retail Trade Employees

134
Eating & Drinking Employees

58
Finance/Ins/Real Estate Emp

3.6% Unemployment Rate

INCOME

\$83,791
Median Household Income

\$33,793
Per Capita Income

\$282,511
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.94%) ■

The smallest group : < \$15,000 (3.48%) ■

Indicator	Value(%)	
< \$15,000	3.48	■
\$15,000 - \$24,999	6.98	■
\$25,000 - \$34,999	8.53	■
\$35,000 - \$49,999	8.24	■
\$50,000 - \$74,999	15.04	■
\$75,000 - \$99,999	17.83	■
\$100,000 - \$149,999	26.94	■
\$150,000 - \$199,999	6.98	■
\$200,000+	5.94	■



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Infographic: Key Facts (Ring: 5 mile radius)

KEY FACTS

29,796
Population

39.4 Median Age



2.69
Average Household Size

10,090
Total Households

EDUCATION

7.5%

No High
School
Diploma

12.58%

High School
Graduate

17.51%

Some College

17.4%

Bachelor's/
Grad

BUSINESS



637

Total Businesses



5,852

Total Employees

EMPLOYMENT

835

Retail Trade
Employees

179

Manufacturing
Employees

704

Eating &
Drinking
Employees

385

Finance/Ins/Real
Estate Emp

3.3%

Unemployment Rate

INCOME



\$84,770

Median Household Income



\$39,437

Per Capita Income



\$300,886

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.87%) ■

The smallest group : < \$15,000 (4.32%) ■

Indicator	Value(%)	
< \$15,000	4.32	■
\$15,000 - \$24,999	7.58	■
\$25,000 - \$34,999	5.74	■
\$35,000 - \$49,999	10.15	■
\$50,000 - \$74,999	15.4	■
\$75,000 - \$99,999	14.74	■
\$100,000 - \$149,999	23.87	■
\$150,000 - \$199,999	7.48	■
\$200,000+	10.73	■



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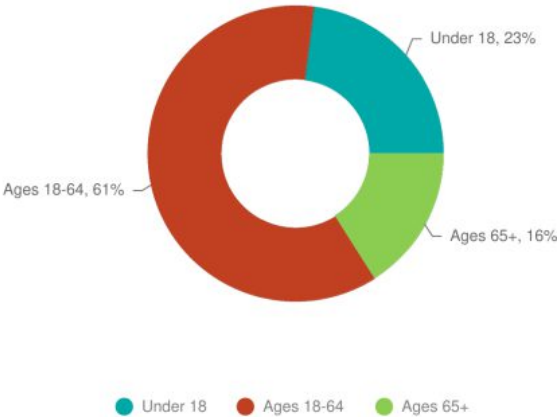
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Infographic: Population Trends (Ring: 1 mile radius)

POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

2,458 Population	847 Households	37 Median Age
2.9 Avg Size Household	\$71,776 Median Household Income	\$277,976 Median Home Value
58 Wealth Index	101 Housing Affordability	66.6 Diversity Index

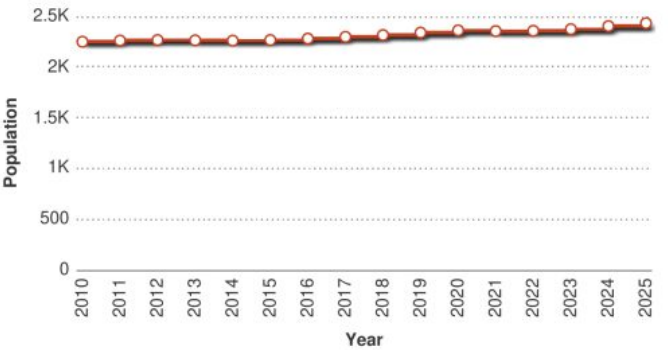
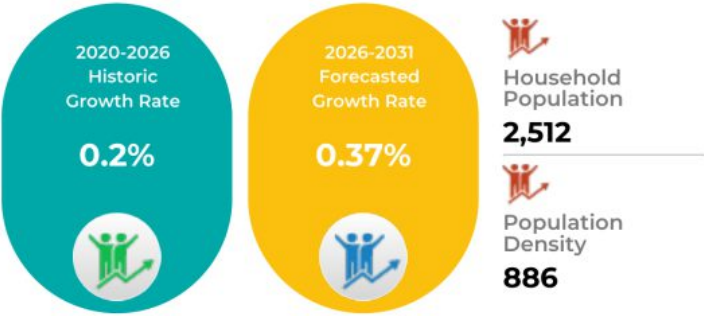
POPULATION BY AGE



POPULATION BY GENERATION

 2.28% Greatest Gen: Born 1945/Earlier	 16.73% Baby Boomer: Born 1946 to 1964	 18.32% Generation X: Born 1965 to 1980
 26.87% Millennial: Born 1981 to 1998	 23.37% Generation Z: Born 1999 to 2016	 12.46% Alpha: Born 2017 to Present

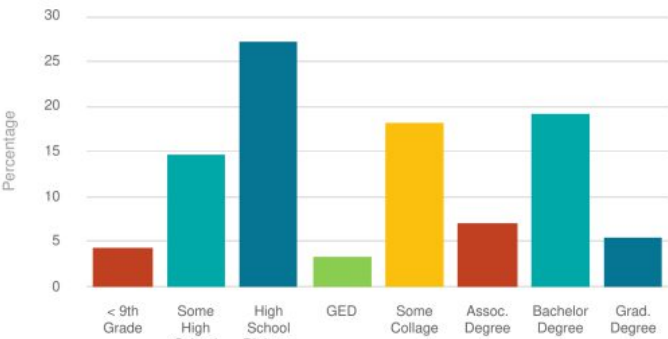
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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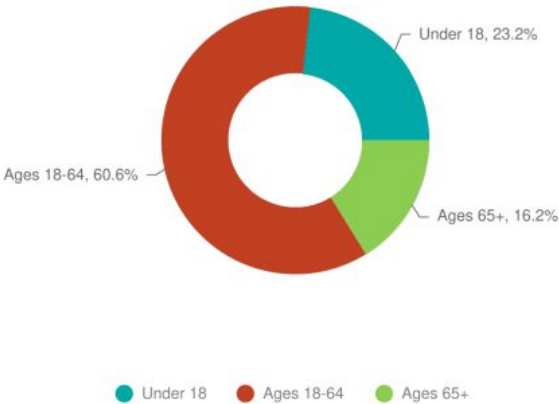
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Infographic: Population Trends (Ring: 3 mile radius)

POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

10,922 Population	3,824 Households	37.9 Median Age
2.85 Avg Size Household	\$83,791 Median Household Income	\$294,055 Median Home Value
70 Wealth Index	113 Housing Affordability	63.3 Diversity Index

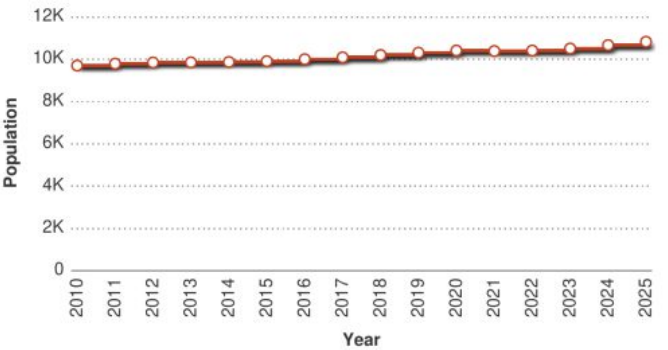
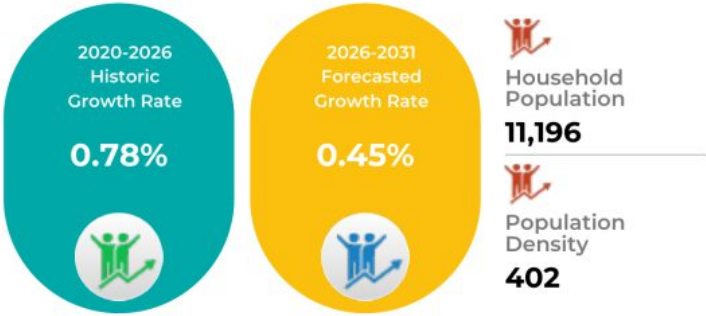
POPULATION BY AGE



POPULATION BY GENERATION

 2.57% Greatest Gen: Born 1945/Earlier	 17.66% Baby Boomer: Born 1946 to 1964	 19.01% Generation X: Born 1965 to 1980
 24.76% Millennial: Born 1981 to 1998	 22.84% Generation Z: Born 1999 to 2016	 13.17% Alpha: Born 2017 to Present

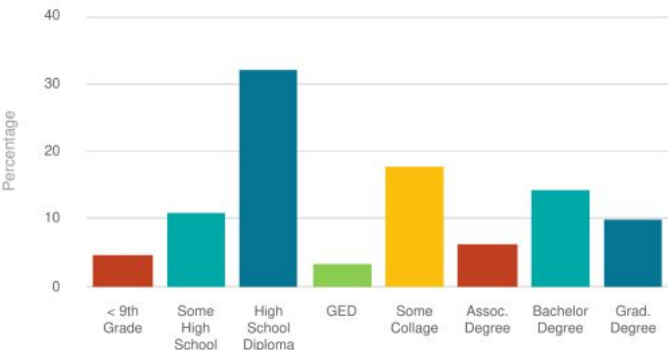
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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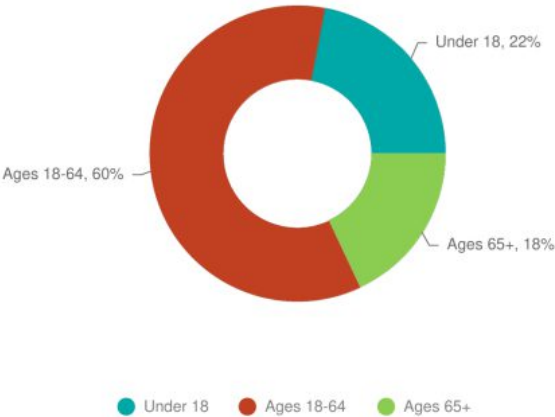
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Infographic: Population Trends (Ring: 5 mile radius)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

29,796 Population	10,970 Households	39.4 Median Age
2.69 Avg Size Household	\$84,770 Median Household Income	\$314,165 Median Home Value
89 Wealth Index	107 Housing Affordability	60.3 Diversity Index

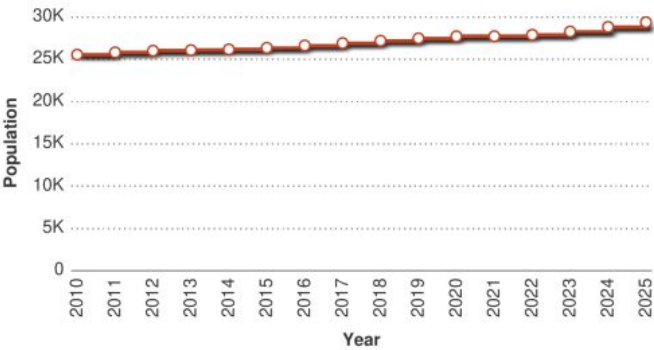
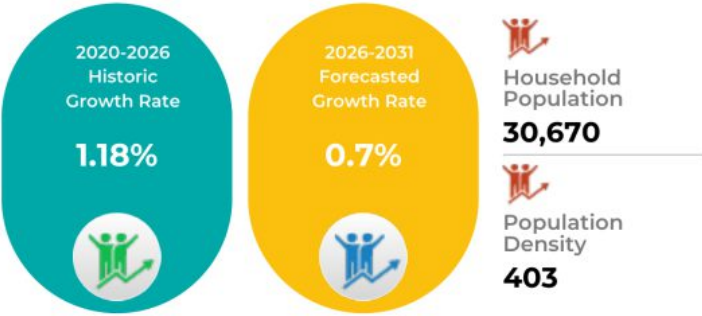
POPULATION BY AGE



POPULATION BY GENERATION

 3.16% Greatest Gen: Born 1945/Earlier	 18.37% Baby Boomer: Born 1946 to 1964	 19.96% Generation X: Born 1965 to 1980
 23.61% Millennial: Born 1981 to 1998	 22.87% Generation Z: Born 1999 to 2016	 12.03% Alpha: Born 2017 to Present

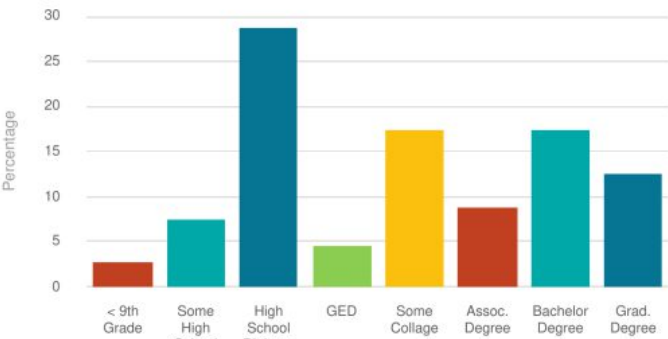
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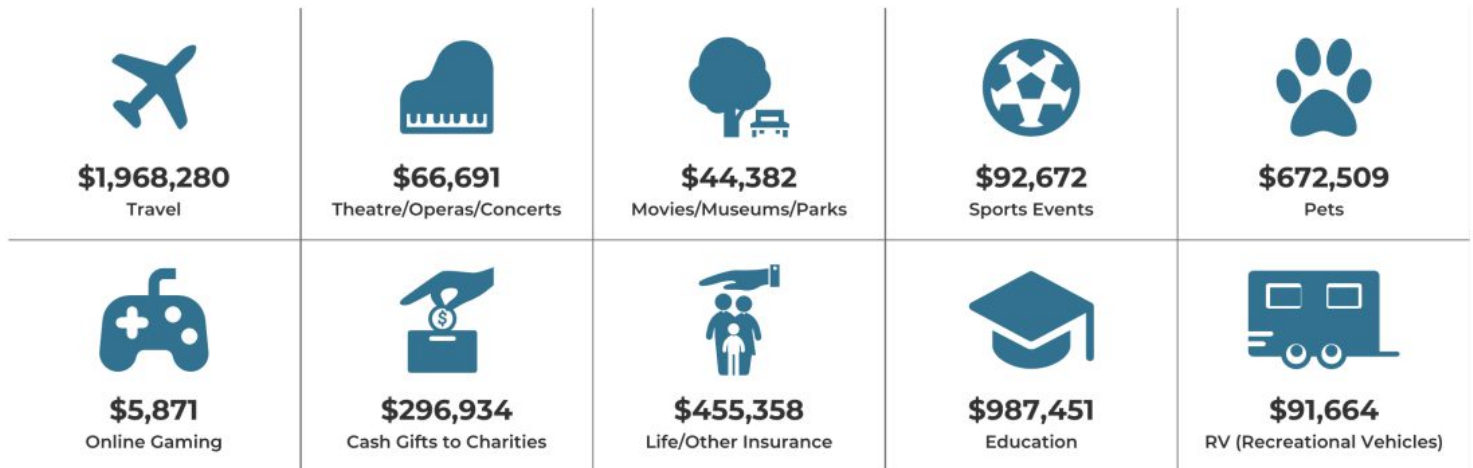


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

E6

LifeMode Group: Community Connections

Family Bonds

467 Households

Household Percentage: 55.1%

Median Age: 35.7

Median Household Income: \$76,284

I6

LifeMode Group: Countryscapes

Southern Satellites

380 Households

Household Percentage: 44.9%

Median Age: 41.6

Median Household Income: \$76,136

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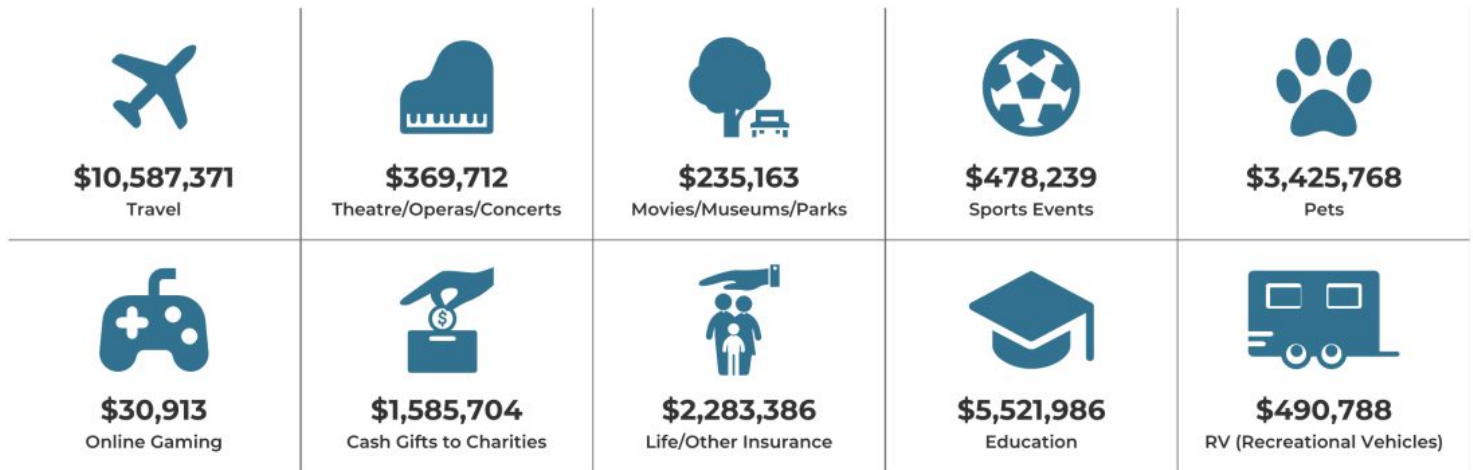


Lifestyle and Tapestry Segmentation Infographic

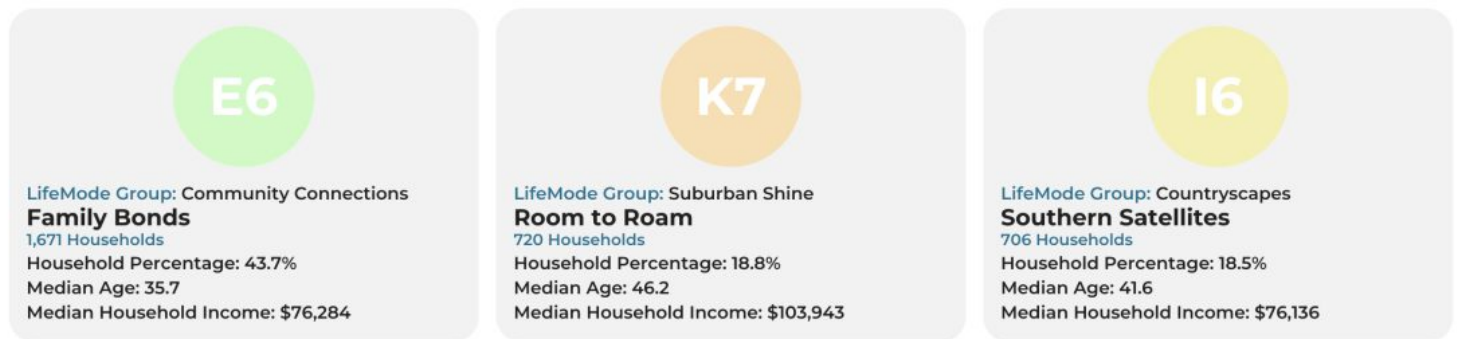
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

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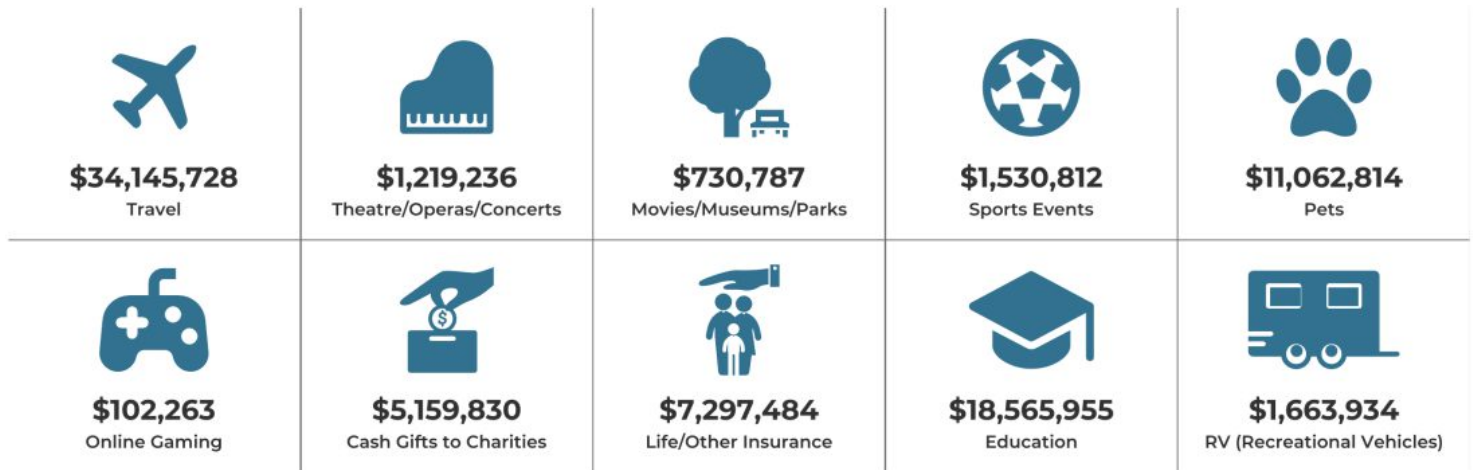


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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1.37 ACRES

Carrollton Villa Rica Highway, Carrollton, GA, 30116

Infographic: Lifestyle / Tapestry

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 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)



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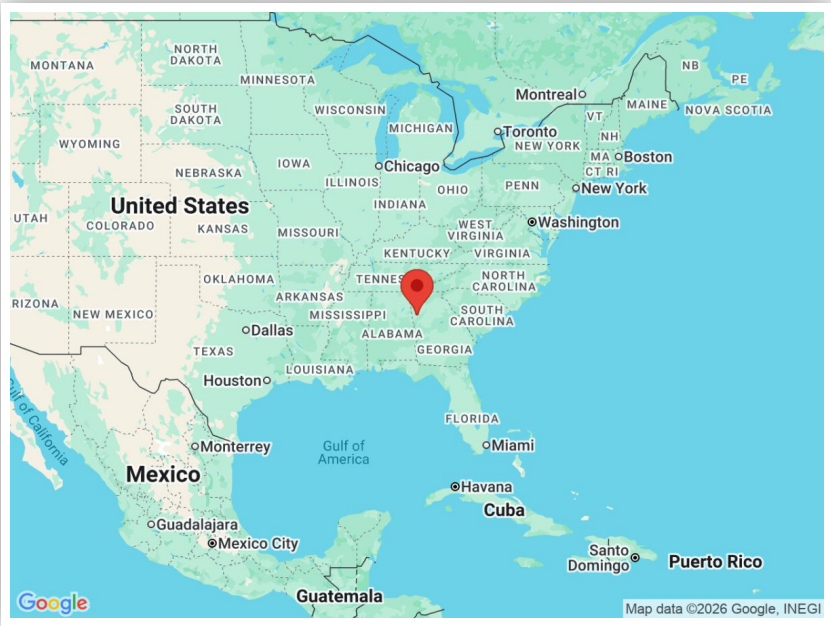
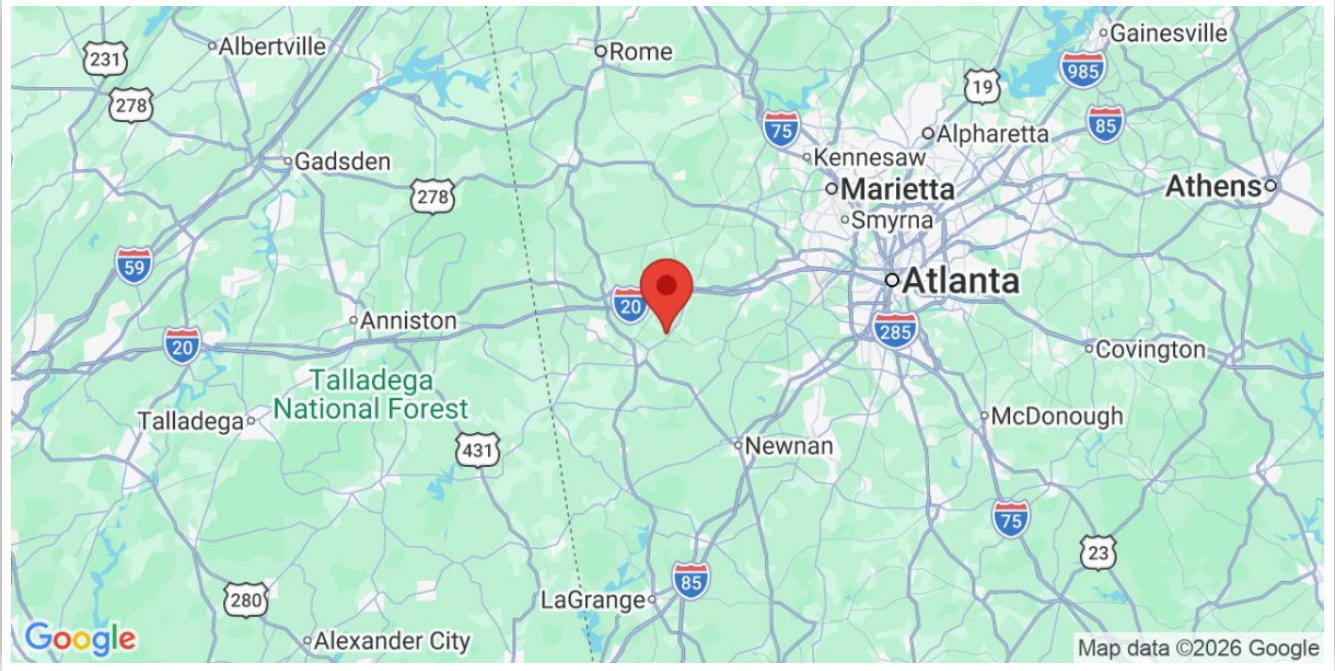


1.37 ACRES

Carrollton Villa Rica Highway, Carrollton, GA, 30116

AREA LOCATION MAP

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



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