

Carrollton Development

101 Bonner Rd, Carrollton, GA 30112



Price: \$2,100,000

101 Bonner Road, Carrollton, GA 30112 - Prime Development Opportunity | 2.3 Acres | High-Growth Retail & Residential Corridor

Property Overview

Rare opportunity to acquire 2.3 acres of developable commercial land in one of Carrollton's fastest-growing corridors. Situated just minutes from the University of West Georgia, this highly visible site is surrounded by significant recent residential, retail, and mixed-use development, creating a strong foundation for retail, restaurant, office, medical, and service-oriented users.

The property benefits from immediate proximity to established shopping centers, national retailers, major residential communities, student housing, and community activity centers, making it ideally positioned to serve the area's expanding population.

Carrollton continues to experience substantial growth driven by residential development, university expansion, and increasing consumer demand. The immediate trade area has seen hundreds of new residential units delivered, along with multiple new retail projects, creating a growing customer base within minutes of the site.

Directly across the street are the recently developed Shoppes at the Birches and Maple View

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Property would be great for additional retail, office, service providers, car wash as there is little no competition in the area in these sectors

Located across from two newly developed retail centers: The Shoppes at the Birches and Maple View Shopping Center
National tenants at front of the Shopping Center such as, Taco Bell, Wendy's, Ellianos Coffee and O'Reilly's
0.5 miles from City Station - a community center with student housing for the University of West Georgia
Recently developed in the area: 83 single-family homes, 135-unit Senior Living Tower, 18 independent living units and 236 additional residential units
A few short blocks from Heritage Hills residential development

16,000 students nearby
? Located near City Station, a major community



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LINCOLN COLLEGE

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The site is well suited for:
Quick-Service Restaurants (QSR)

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Property Photos

- Car Wash
- Urgent Care
- Veterinary Clinic
- Financial Services



Aerial

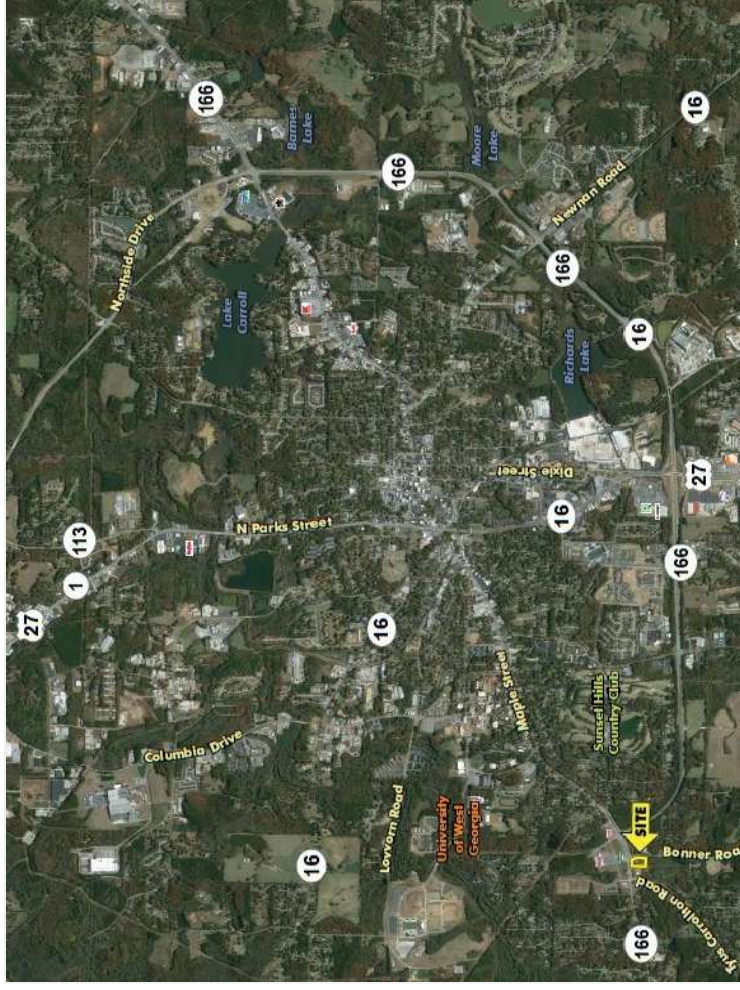


For pricing, zoning information, surveys, and development details, contact Linco Real Estate.

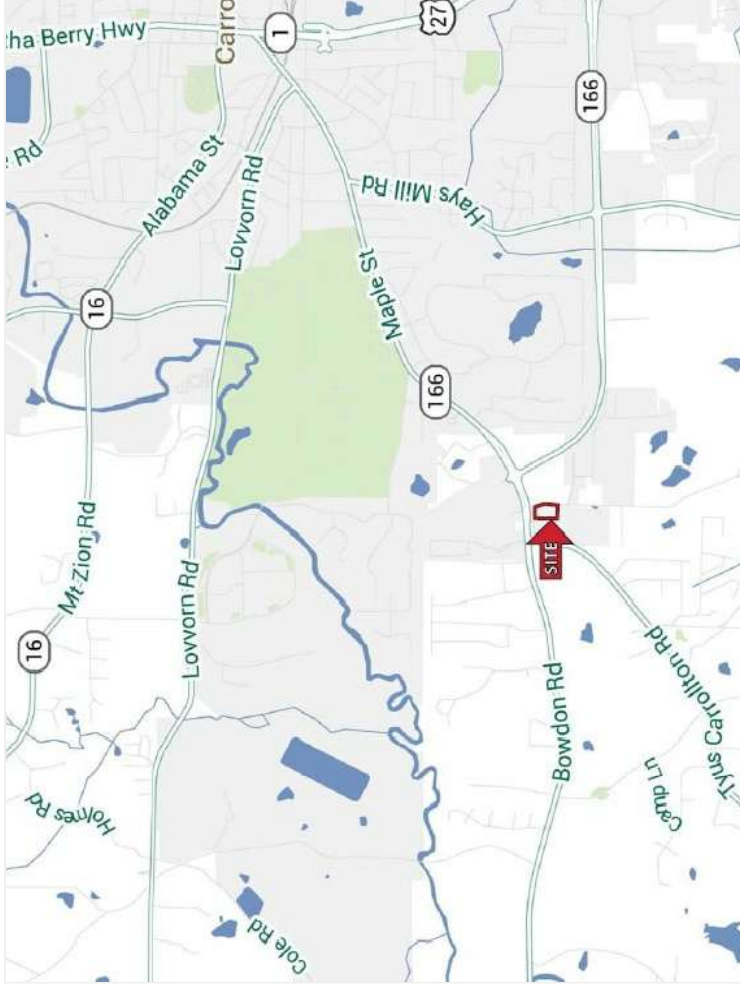
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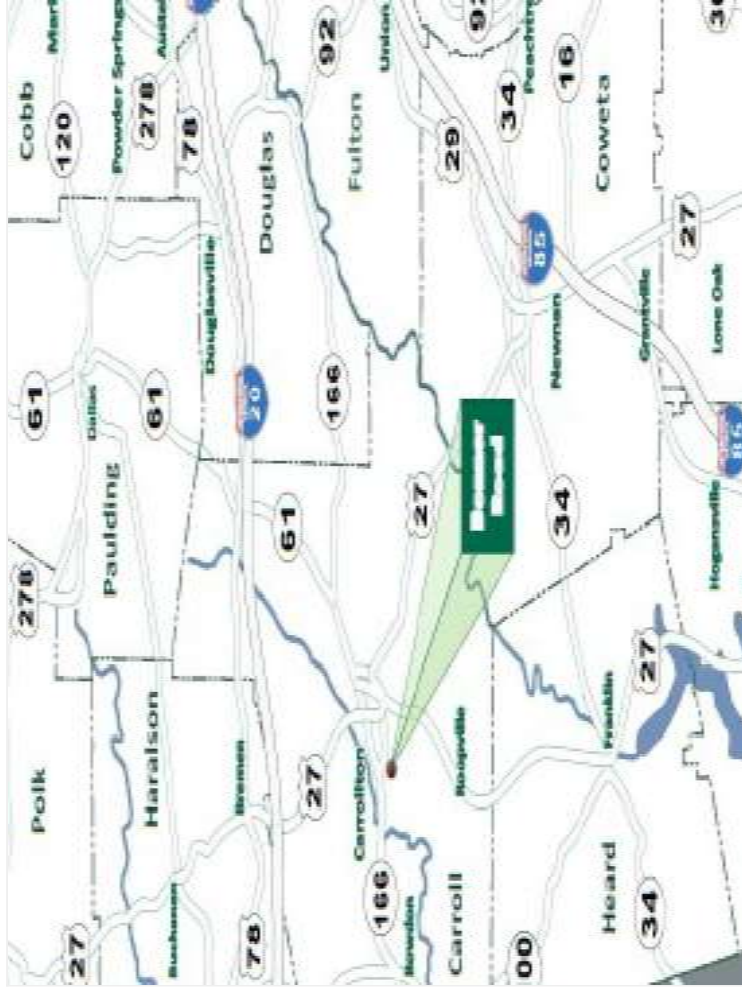


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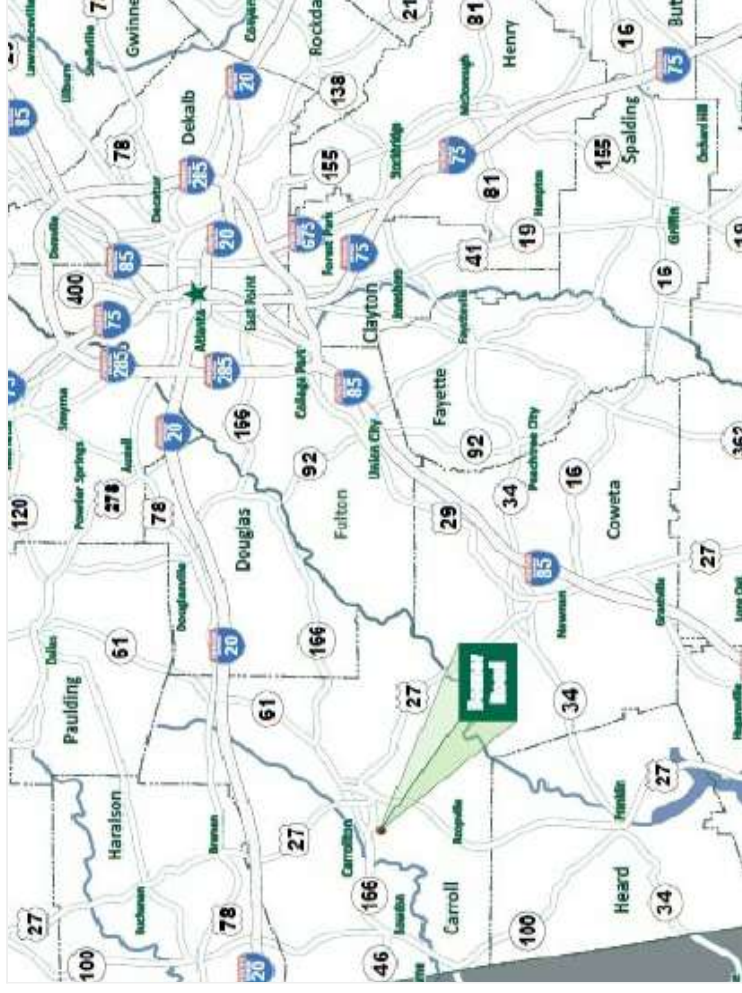
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Location

