

LAND FOR SALE

±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116



PROPERTY DESCRIPTION

Strategically positioned along the rapidly expanding Bankhead Highway corridor, this ±32.21-acre tract offers a rare opportunity to acquire industrial development land in one of Carroll County's fastest-growing corridors.

PROPERTY HIGHLIGHTS

- ±32.21 Acres
- Industrial Zoning * Industrial Special Use Permit
- NO ANNEXATION REQUIRED
- City Sewer On Site & County Water Available Nearby
- Utilities Available at the street
- Existing Deceleration Lane
- Highway Frontage on US Highway 78 / Bankhead Highway
- Located Within a Growing Industrial Corridor

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(678) 480-7429

OFFERING SUMMARY

Sale Price:	\$2,415,000
Lot Size:	32.21 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	146	608
Total Population	97	406	1,705
Average HH Income	\$80,813	\$78,808	\$79,039



Location Description

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LOCATION DESCRIPTION

4 Maple Hill Road offers approximately 32.21 acres of development-ready land with gently rolling topography that provides both visual appeal and site-planning flexibility. The site benefits from approved Light Industrial Special Use zoning, sewer on site, public water and electricity at the road, a deceleration lane already in place, and excellent access to Bankhead Highway and Interstate 20. Surrounded by major employers and expanding commercial development, the property is strategically positioned near Fastenal's regional distribution center, Z1 Motorsports, Southwire, Tanner Health System, Carroll EMC, and the growing industrial and logistics base serving West Georgia and Metro Atlanta.

In addition to its industrial appeal, the property is located near numerous established and growing residential communities, providing access to a strong workforce and consumer base.

Nearby neighborhoods include Oak Mountain, Sunset Hills, Morgan's Landing, The Birches, Fairfield Plantation, and numerous new residential developments throughout the Carrollton market. Combined with Carrollton's continued population growth, expanding retail sector, University of West Georgia, and proximity to Interstate 20, the property presents an exceptional opportunity for industrial, flex, business park, contractor yard, distribution, or commercial development.

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LAND PHOTOS

±32.21 ACRES INDUSTRIAL LAND

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LOCATION MAP

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DEMOGRAPHICS

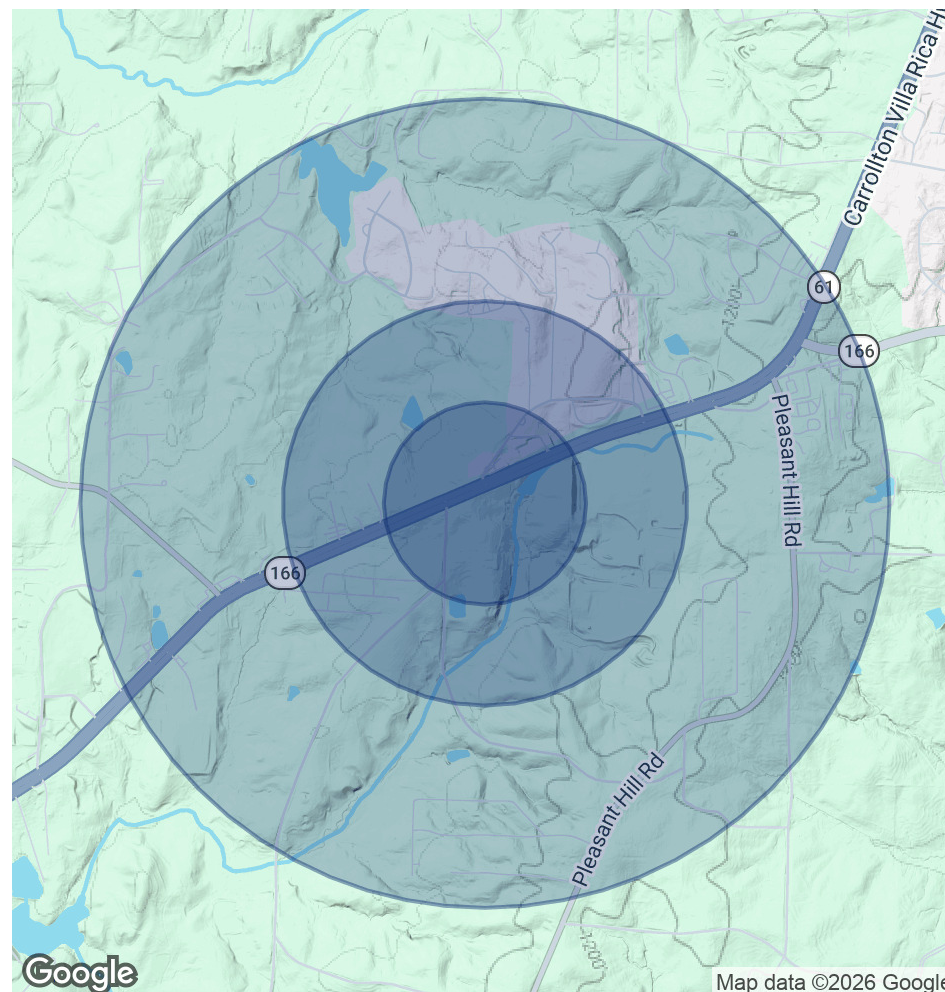
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	97	406	1,705
Average Age	40.2	38.6	37.7
Average Age (Male)	36.6	35.6	36.5
Average Age (Female)	41.3	39.7	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	35	146	608
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$80,813	\$78,808	\$79,039
Average House Value	\$186,491	\$182,498	\$180,319

2023 American Community Survey (ACS)



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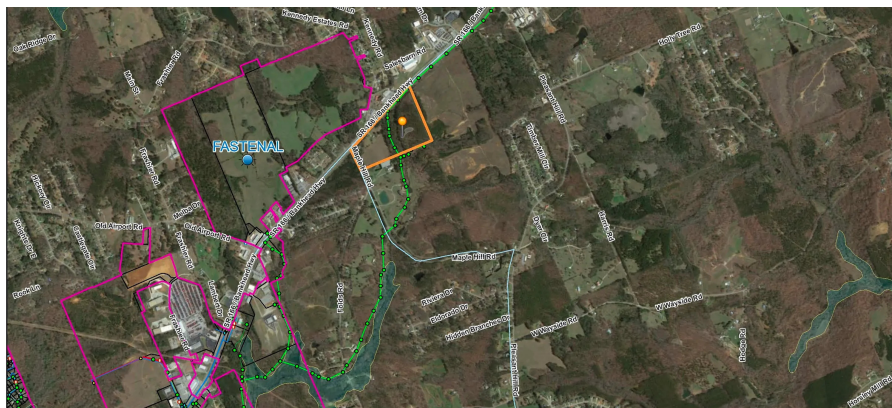
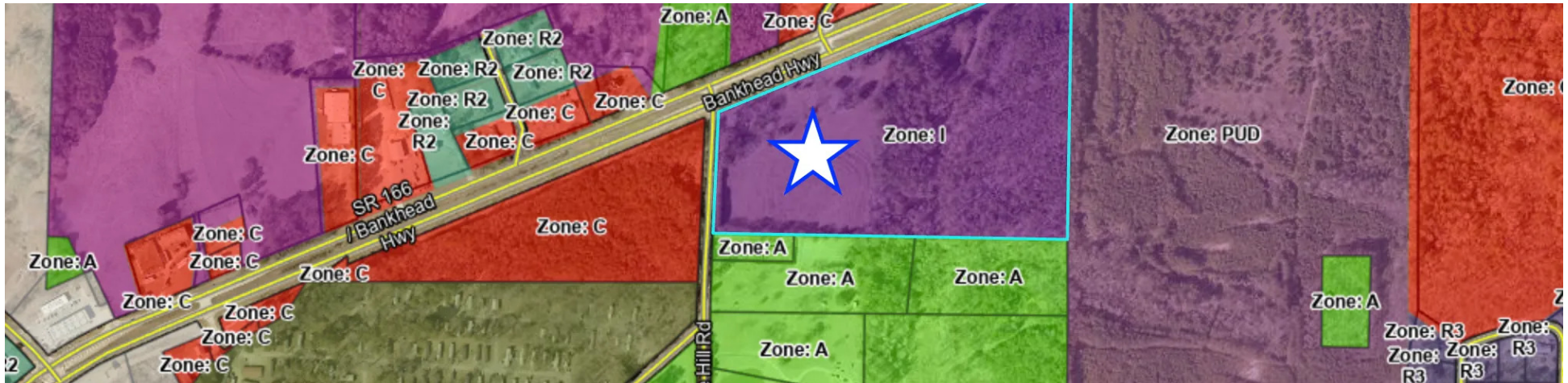


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UTILITY/ZONE

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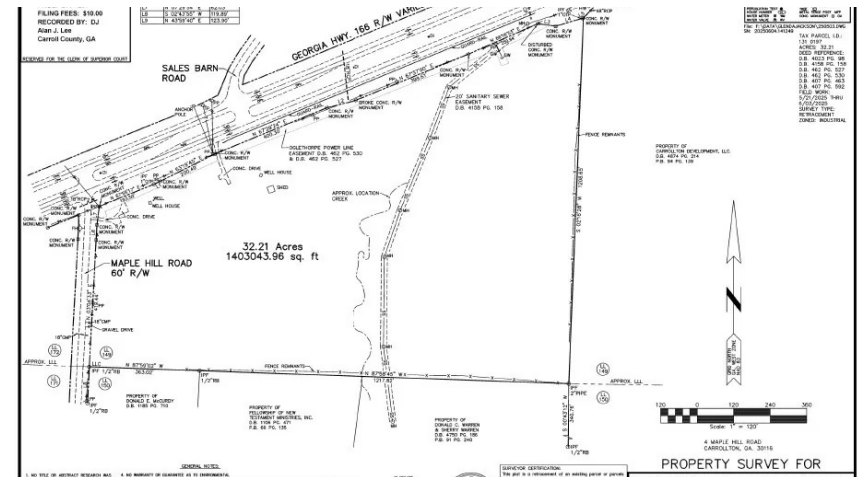
* WATER METER
 * SEWER POINT
 * COUNTY HYDRANT
 * SS MANHOLE

2" CITY WATER
 6" CITY WATER
 8" CITY WATER

SEWER LINE
 8" CITY SEWER
 12" CITY SEWER

CITY LIMITS
 CITY PARCEL
 FLOOD HAZARD ZONES
 A - 100 YR (NO BFE DATA)

Sources: Esri, TerraMetrics, GeoEye, FAO, NOAA, USGS, etc.



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CITY INFORMATION

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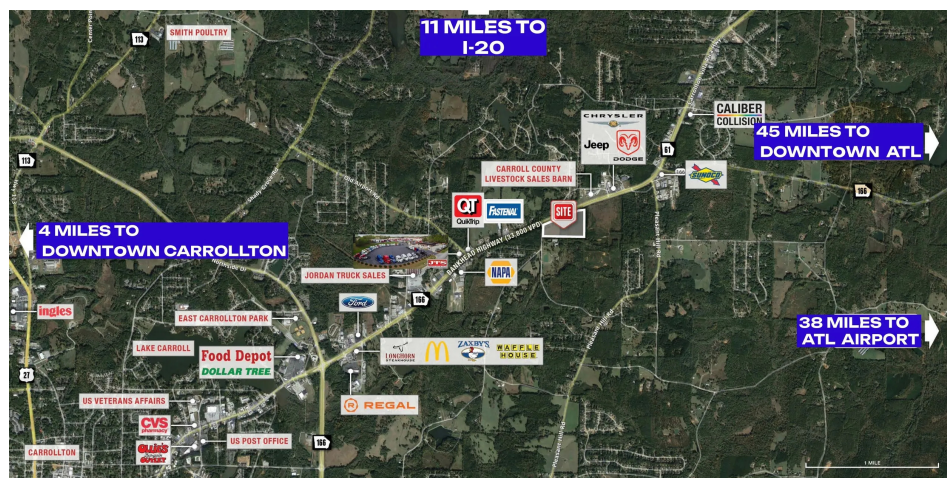
POSITIONED IN THE PATH OF GROWTH:

The Bankhead Highway corridor continues to attract significant industrial and commercial investment, making it one of Carroll County's fastest-growing development corridors. Located approximately 2.5± miles from Fastenal's new \$90 million Southeast Regional Distribution Center, the property benefits from expanding logistics activity, infrastructure improvements, and continued business growth throughout the area.

4 Maple Hill Road offers approximately 32.21 acres of development-ready land with gently rolling topography and excellent access to Bankhead Highway and Interstate 20.

The property features approved Light Industrial Special Use zoning, sewer on site, public water and electricity at the road, and an existing deceleration lane. Surrounded by major employers including Fastenal, Z1 Motorsports, Southwire, Tanner Health, and the University of West Georgia, the site is ideally suited for manufacturing, distribution, flex industrial, contractor yards, business parks, and commercial development.

The property also benefits from proximity to Carrollton's expanding residential growth, providing access to a strong workforce and consumer base while remaining just minutes from Downtown Carrollton and approximately 11 miles from Interstate 20.



LOCATION DETAILS

Market	Atlanta
Sub Market	Carrollton
County	Carroll

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Sale

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MISHA PAGE

Commercial Sales and Investment Advisor

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GA #401783

PROFESSIONAL BACKGROUND

Misha Page is a Commercial Sales, Investment, and Development Advisor serving clients throughout North, West, and South Georgia. Her practice focus is investment sales, land acquisitions, assemblages, development opportunities.

Drawing from her experience as both a commercial real estate advisor and former business owner, Misha brings a practical, results-driven perspective to every transaction. She has represented investors, developers, landlords, and business owners in a wide range of commercial real estate projects, helping clients identify opportunities, navigate challenges, and maximize long-term value. Leveraging the resources and market intelligence of Coldwell Banker Commercial Metro Brokers, Misha combines market expertise with strong negotiation skills and a client-first approach. Her performance has earned recognition as a CoStar Power Broker 2025, Coldwell Banker Commercial Metro Brokers Platinum Producer, Century Club Member, and Top 10 Producer, reflecting her commitment to delivering exceptional results for her clients.

MEMBERSHIPS

Designee | REALTORS® Land Institute

Member | CCIM

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