

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

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

Misha Page
(678) 480-7429



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

LAND PHOTOS

±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116



Misha Page
(678) 480-7429



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LOCATION MAP

±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116



Misha Page
(678) 480-7429



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

DEMOGRAPHICS

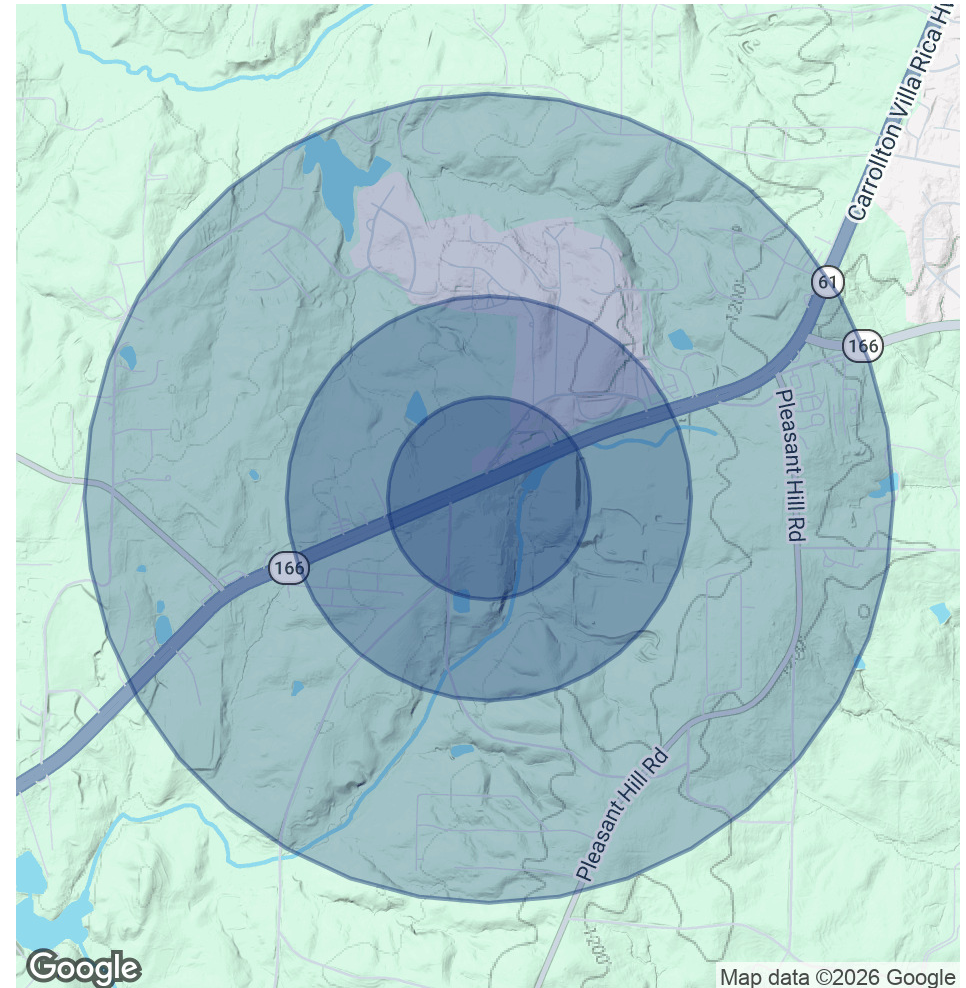
±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116

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)

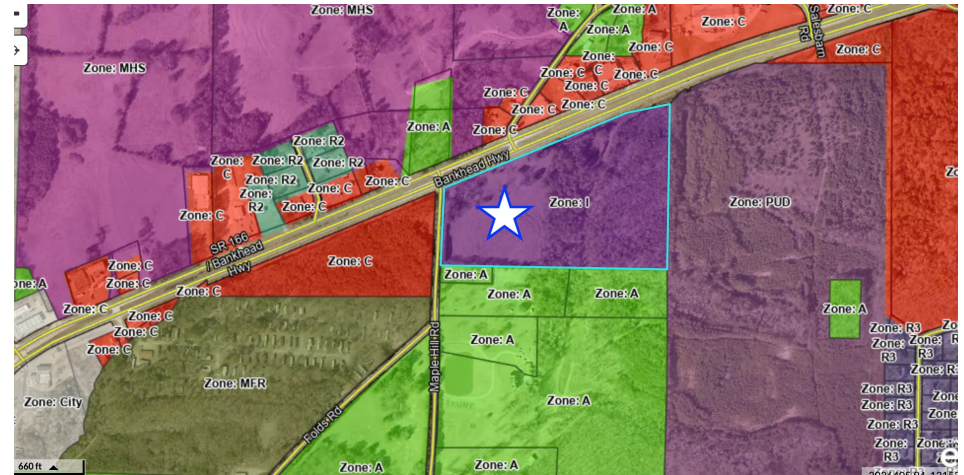


Misha Page
(678) 480-7429



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

4 Maple Hill Rd Carrollton, GA 30116



6/19/2028, 2:37:46 PM

- * WATER METER
- * SEWER POINT
- * SS MANHOLE
- * STORMWATER HEADWALL_FES
- * WATER LINE
- * WATER VALVE

- 2" CITY WATER
- 6" CITY WATER
- 8" CITY WATER
- 12" CITY WATER
- COUNTY WATERLINE
- 1" CITY WATER

- SEWER LINE
- 6" CITY SEWER
- 12" CITY SEWER
- 18" CITY SEWER
- COUNTY SEWER MAIN

- [] CITY PARCEL
- FLOOD HAZARD ZONES
- A- 100 YR (NO BFE DATA)
- X- 500 YR

Sources: Esri, Garmin, GeoEye, FAO, NOAA, USGS, IGN
OpenStreetMap contributors, and the Open Source Community



CITY INFORMATION

±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116



LOCATION DESCRIPTION

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.

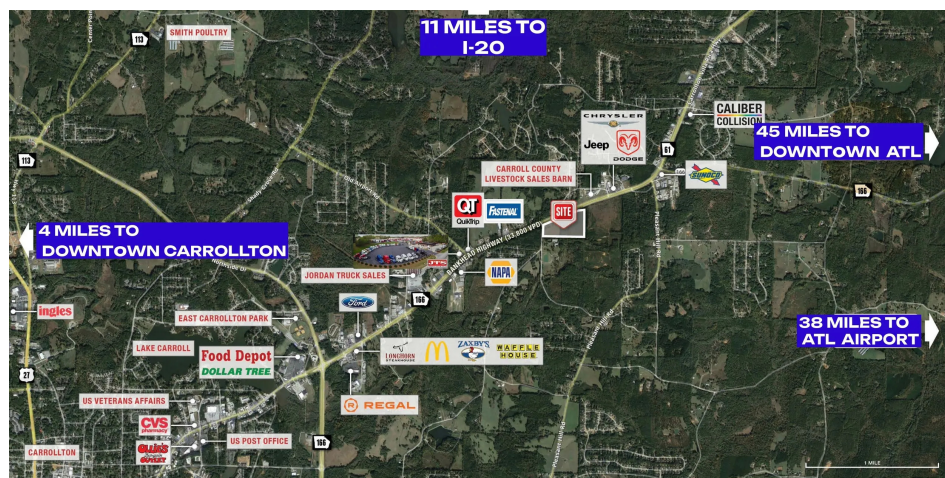
With city sewer on-site, power available, county water, highway access, this site is well-positioned for industrial, distribution, manufacturing, and flex development opportunities.

LOCATION ADVANTAGES

- Approximately 2.5 Miles to the New Fastenal \$90 Million Southeast Regional Distribution Center
- Approximately 4 Miles to Downtown Carrollton
- Approximately 11 Miles to I-20
- Approximately 38 Miles to Hartsfield-Jackson Atlanta International Airport
- Approximately 42 Miles to Downtown Atlanta

LOCATION DETAILS

Market	Atlanta
Sub Market	Carrollton
County	Carroll



Misha Page
(678) 480-7429



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

SALE

±32.21 ACRES INDUSTRIAL LAND

4 Maple Hill Rd Carrollton, GA 30116



MISHA PAGE

Commercial Sales and Investment Advisor

misha.page@cbcmetrobrokers.com

Direct: (678) 480-7429 | Cell: (678) 480-7429

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, 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

Member | Atlanta Commercial Board of REALTORS®

Misha Page

(678) 480-7429



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS