

**Bank Owned**

# FOR SALE

**Bring All Offers**

**3.91± ACRES OF COMMERCIAL LAND  
1545 SOUTH US HWY 27  
SOUTH OF GA HWY 166  
CARROLLTON, CARROLL COUNTY, GEORGIA**



**ASKING PRICE: \$484,500**



COMMERCIAL, LLC

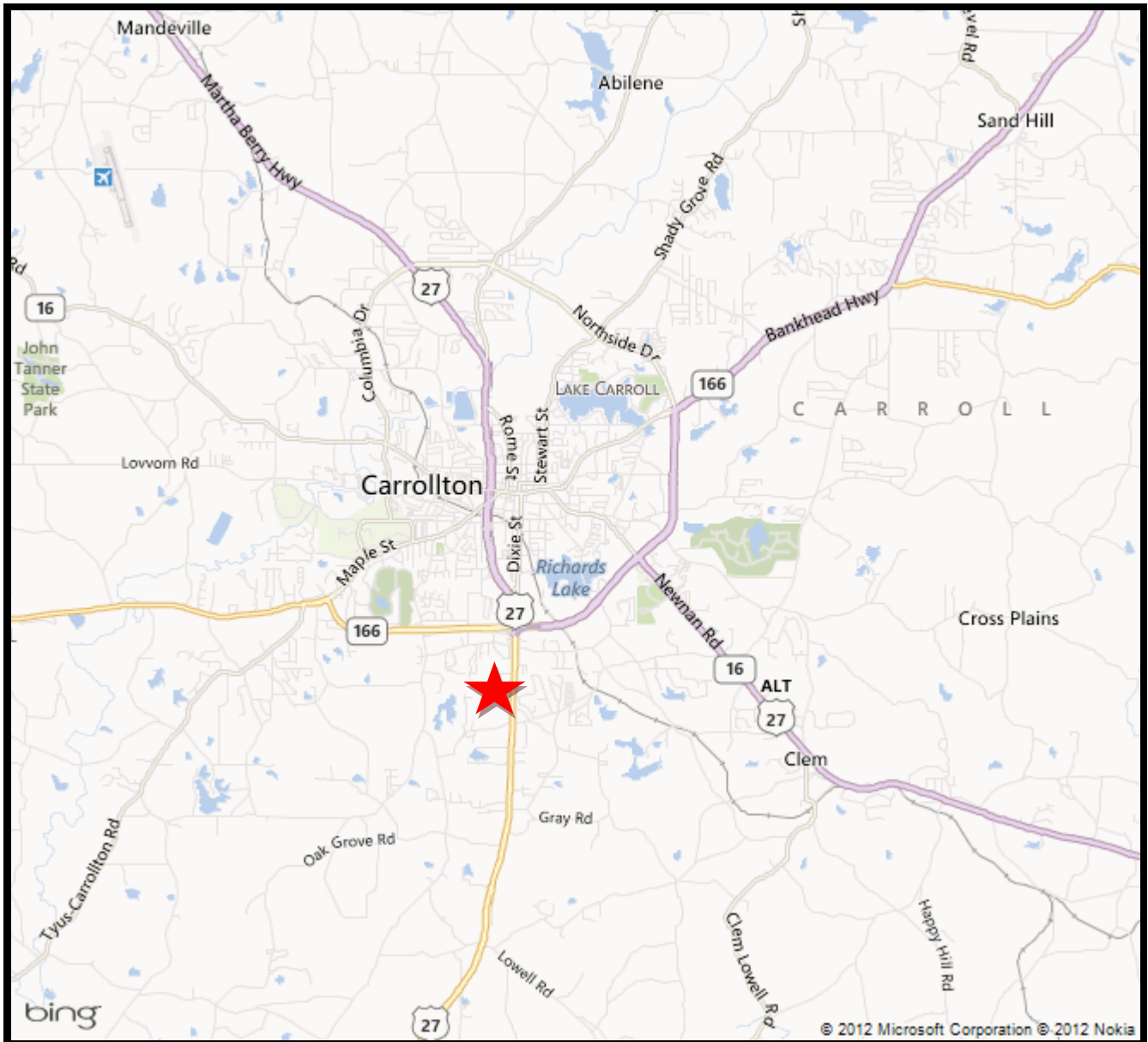
6185 Crooked Creek Road, Suite C  
Norcross, Georgia 30092  
Telephone: 770-449-1600  
Fax: 770-449-6110  
www.isicommercial.com

**CONTACT:**

Mark Moore  
theiss@bellsouth.net  
(404) 886-0552

Tommy Arnold  
RT Realty Group  
(404) 933-6100

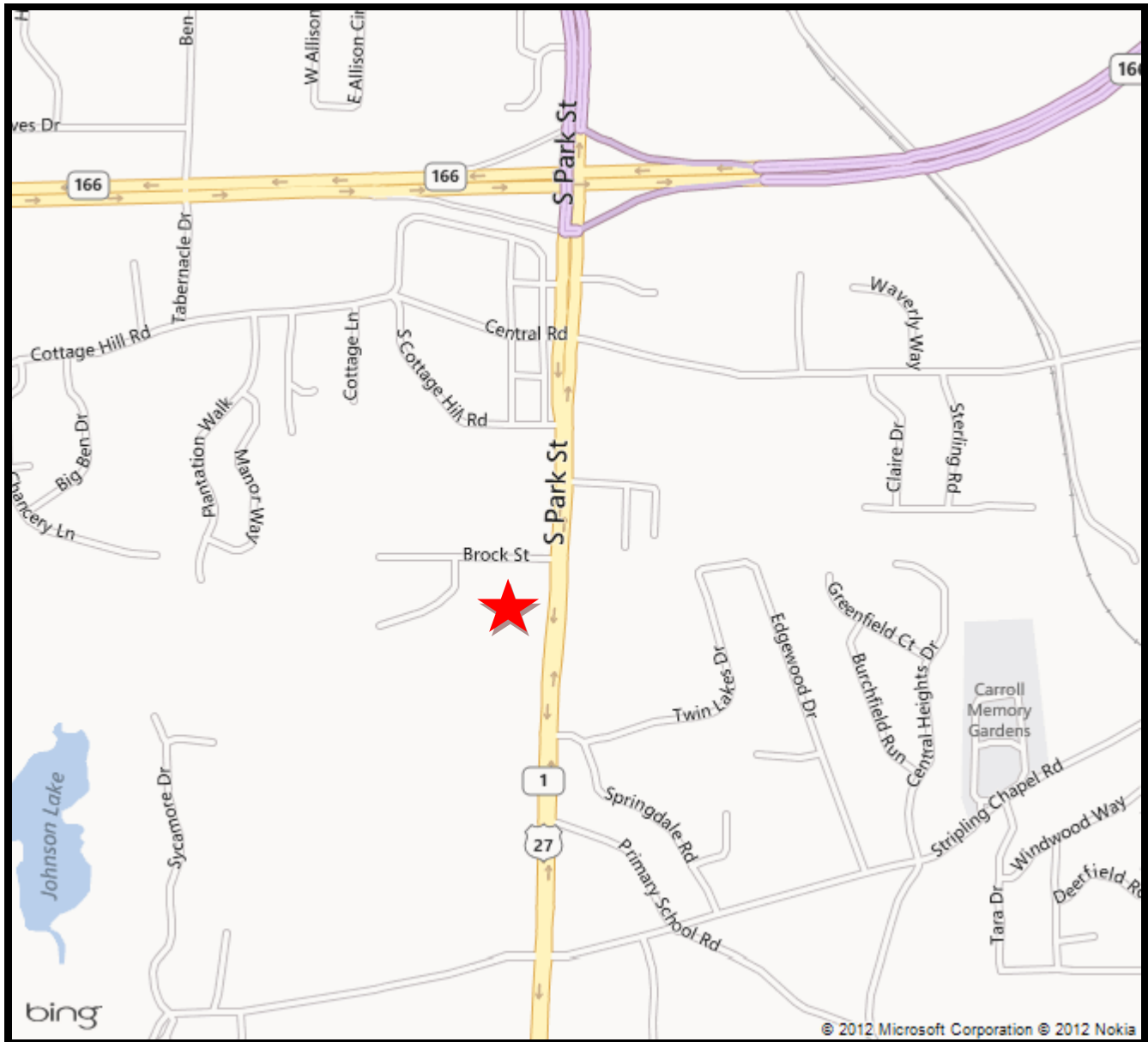
# LOCATION MAP



## PROPERTY FACTS

- Located in the City of Carrollton, Carroll County, only 2 miles south of downtown Carrollton
- About 10 miles south of I-20
- Direct access on U.S. Highway 27
- Zoned C-2, General Commercial
- Partially graded and has gently sloping topography
- All utilities are available including sewer
- Surrounded by commercial and residential development

# NEIGHBORHOOD LOCATION MAP



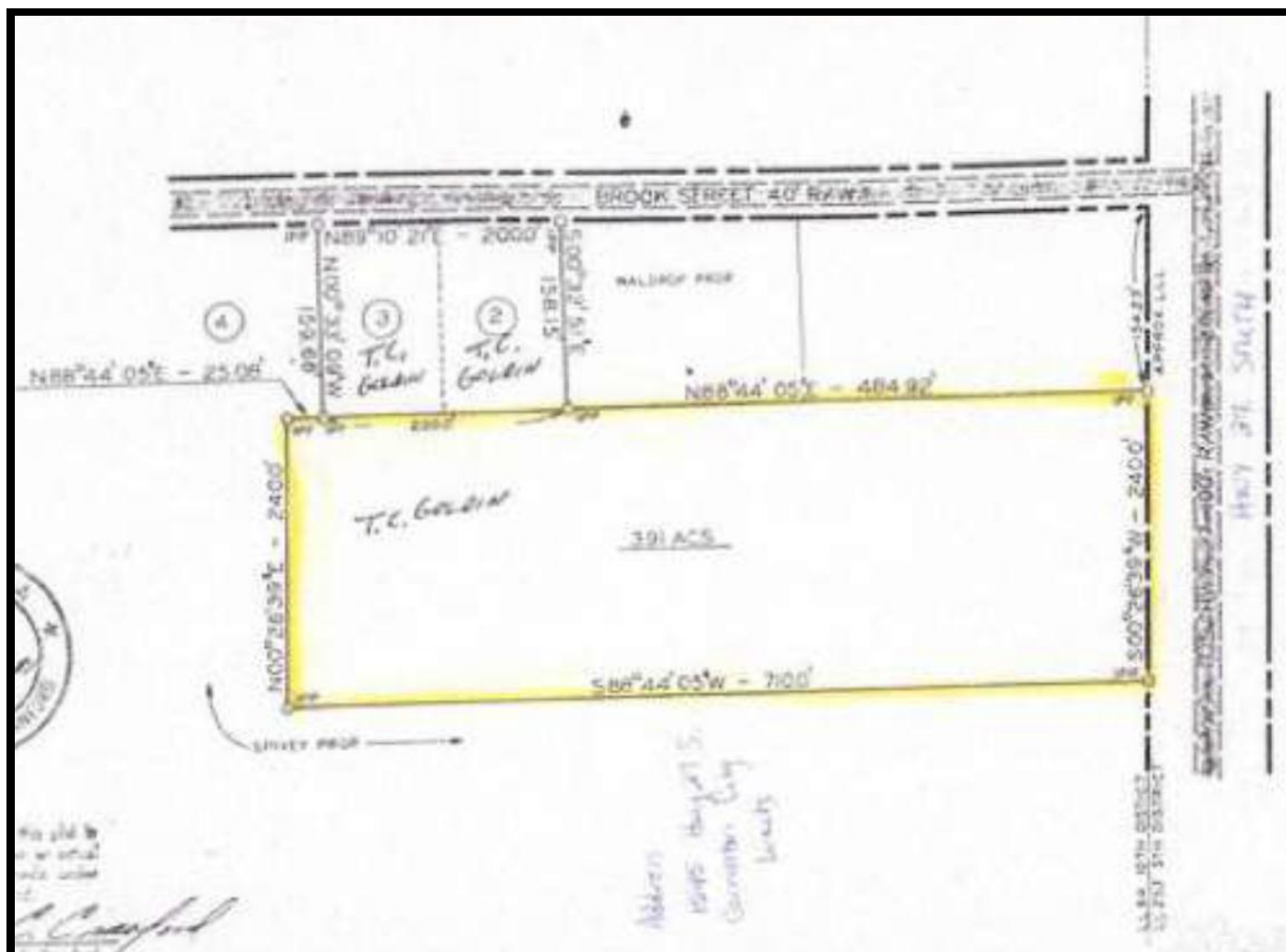
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# SURVEY



# PHOTOGRAPHS



**STREET SCENE OF SUBJECT ON LEFT LOOKING NORTH ON U.S. HIGHWAY 27**



**STREET SCENE OF SUBJECT ON RIGHT LOOKING SOUTH ON U.S. HIGHWAY 27**

# PHOTOGRAPHS



**VIEW OF SUBJECT**



**VIEW OF SUBJECT**

# PHOTOGRAPHS



**VIEW OF SUBJECT**



**VIEW OF SUBJECT**