

**Potential Industrial Sites Available  
US Hwy 27 N  
Carrollton, Georgia**



- 29.75 acres west tract available, east tract under contract
- Tract is designated as industrial development on Carroll County future use
- Re-zoning would be necessary but should encounter minimum resistance
- 3.5 miles to Interstate 20, Exit 11
- Carrollton City sewer on East Tract with upgrade of forced main lift station
- Sewer for West Tract would require directional bore under US 27
- Public water available on both tracts
- Sellers will allow plenty of time to secure zoning and complete due diligence
- West Tract has great topo and no water issues plus 437 ft frontage on Smyrna Ch Rd.
- 1,925 ft rail frontage
- \$60,000/surveyed acre.

***Offered for Sale Exclusively by  
Sauls Commercial Real Estate  
Mike Patterson, CCIM***

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