



PROPERTY HIGHLIGHTS

- ±1.03 acres of which ±0.91 acre parcel zoned RM (Multifamily) and ± 0.12 acre adjoining parcel zoned RS180 (Residential)
- 3109 Anvil Block Road (±4.77 AC) and 3095 Anvil Block Road (±1.26 AC) are also available for sale
- Located just east of Ellenwood Town Center and Walmart
- Less than a mile east of I-675 and conveniently accessible to I-285 & I-75
- Traffic counts of 18,800 VPD on Anvil Block Road
- Older single family rental located on the property
- Located ± 15 miles east of Hartsfield-Jackson Atlanta International Airport
- Parcel IDs: 12234C A009 & 12234C A011

LOCATION OVERVIEW

This proposed multifamily site is located just east of Ellenwood Town Center on Anvil Block Road. The site is located just 0.8 miles east of I-675 and is approximately 15 miles from Hartsfield-Jackson Atlanta International Airport. Nearby retailers include Walmart, Kroger, Dollar Tree and The Home Depot.



SITE SIZE
±1.03 AC



PRICE
\$450,000



IDEAL USE
MULTIFAMILY



ZONING
RM & RS 180



TRAFFIC COUNTS
18,000 VPD ON ANVIL BLOCK RD



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LOCATION OVERVIEW

Ellenwood offers the best of southern living and metropolitan lifestyles. Located in northwest Georgia between DeKalb, Clayton, Henry and Rockdale county, Ellenwood is a diverse community and a growing part of metro Atlanta. It is also home to Panola Mountain Golf Course, which is a 27-hole golf course that offers scenic views in a serene setting.

AREA INFORMATION

HOUSEHOLDS (5-MILES)

51,510



AVG. HH INCOME (5-MILES)

\$79,799



POPULATION (5-MILES)

149,560

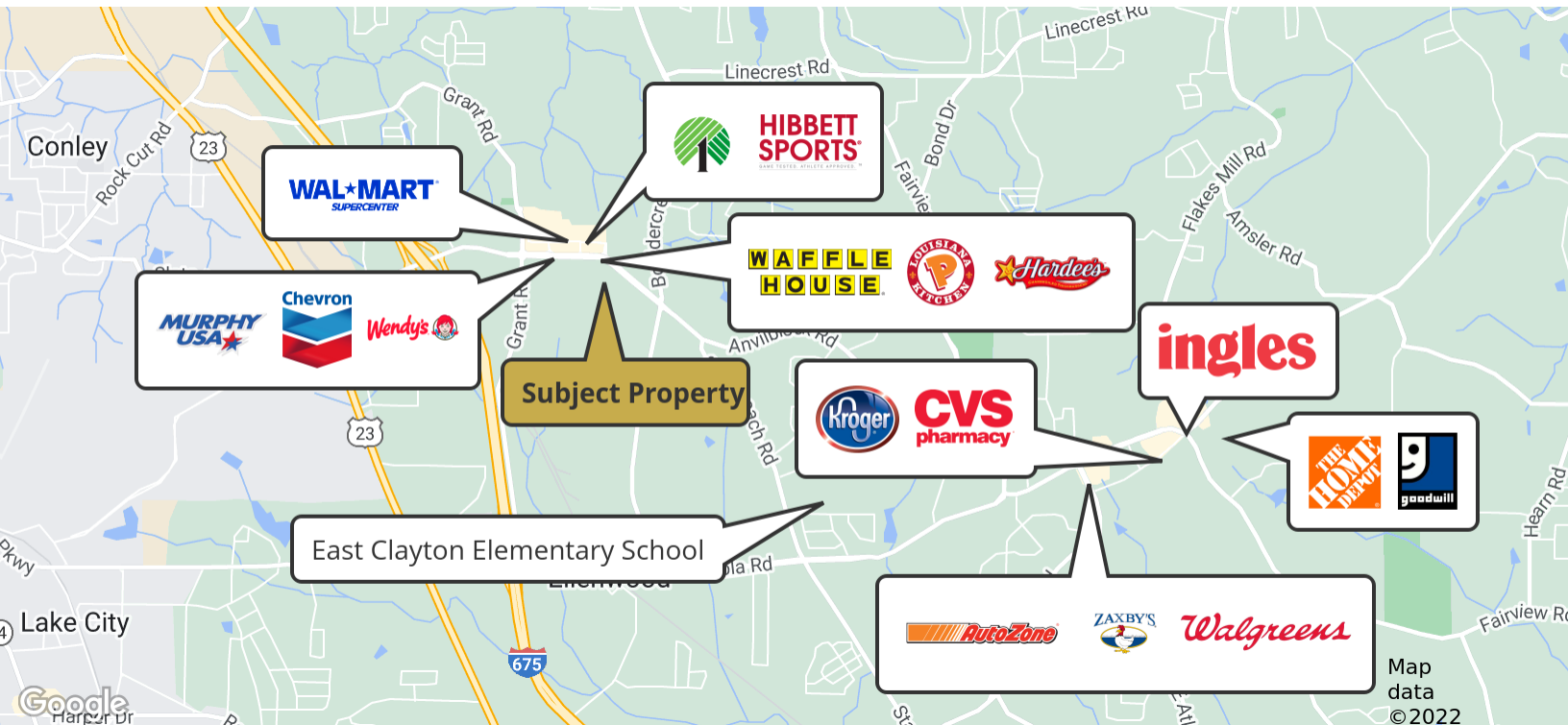


TRAFFIC COUNTS

18,800 VPD



IN THE AREA MAP



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