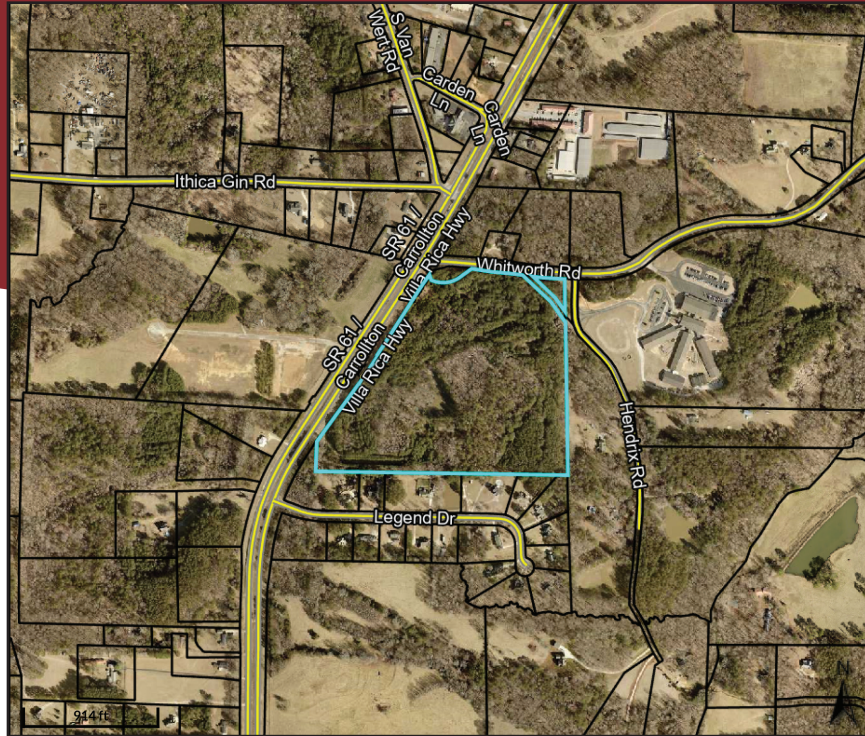


# 39.93 Acres Available for Development Carrollton-Villa Rica Highway



## SR 61-Carrollton Villa Rica Hwy • Carrollton, Georgia 30180

Available for Sale

- 39.93 Acres
- Frontage on Highway 61
- Corner of Highway 61 and Whitworth Road
- Curb cut already in-place off Hwy. 61 with accel/decel lanes on site
- City of Villa Rica, Carroll County
- Distance to Interstate 20 is +/- 2 miles
- Commercial Zoning C2 (current), but open to rezoning
- Possibilities: retail, office, self-storage, residential and/or senior living communities, medical and health care as potential developments
- Directly adjacent to Ithica Elementary School
- Traffic Light Study is in process
- GDOT traffic: 26,200 cars per day

2023      2022      2021

AADT	26,200	29,300	28,700
Single Unit AADT	1409	1575	1541
Combo Unit AADT	705	788	771
Truck %	8%	8%	8%

*GDOT traffic counts (Annual Average Daily Trips) from the nearest station to the project site which is approximately 3600 feet to the north of the proposed entrance.*

### PLEASE CONTACT:

**Milton Dortch**

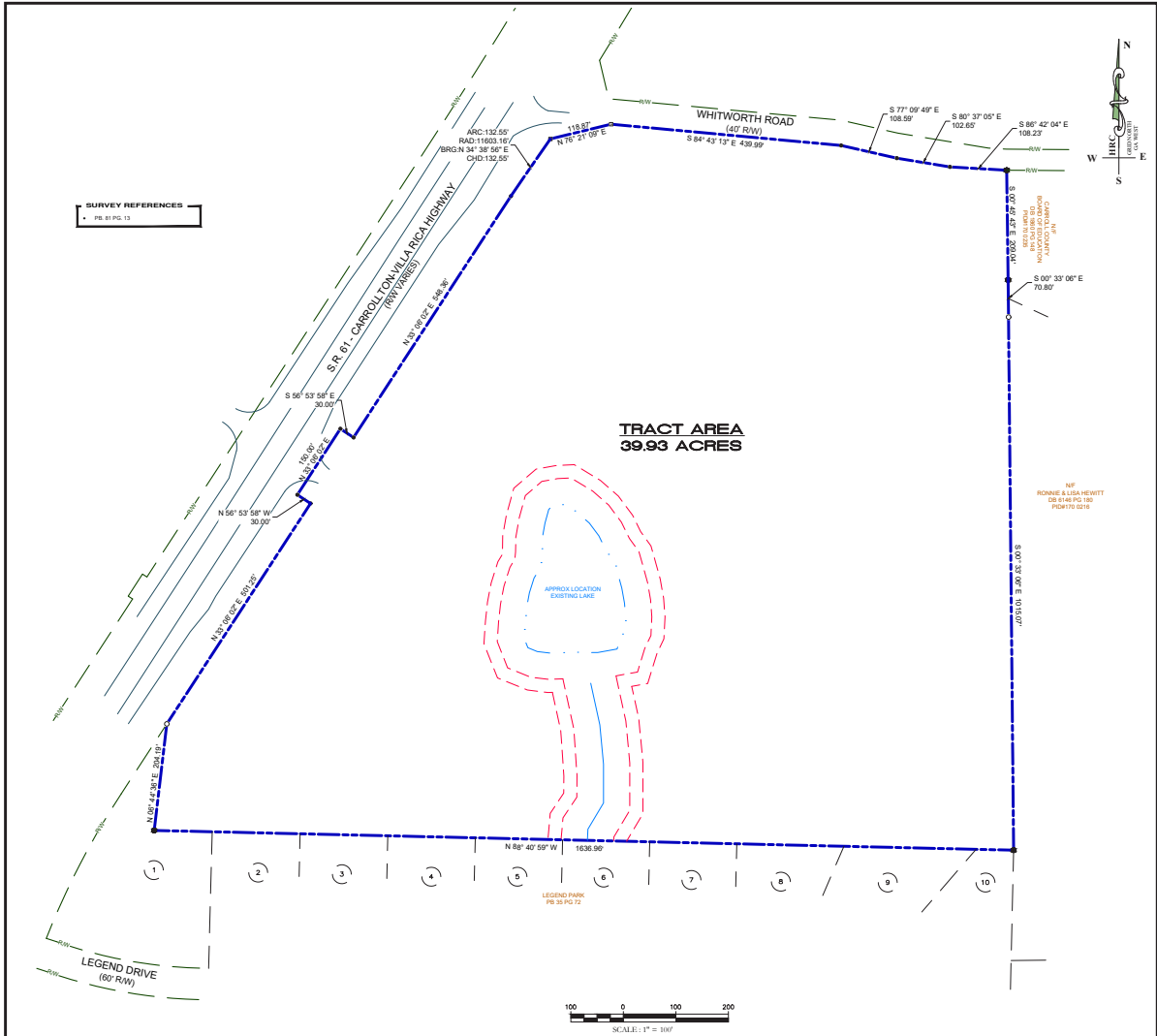
**404-797-2490 • miltonadortch@gmail.com**

**STOWERS & COMPANY**

257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350 • 770-528-9422

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Available for Sale



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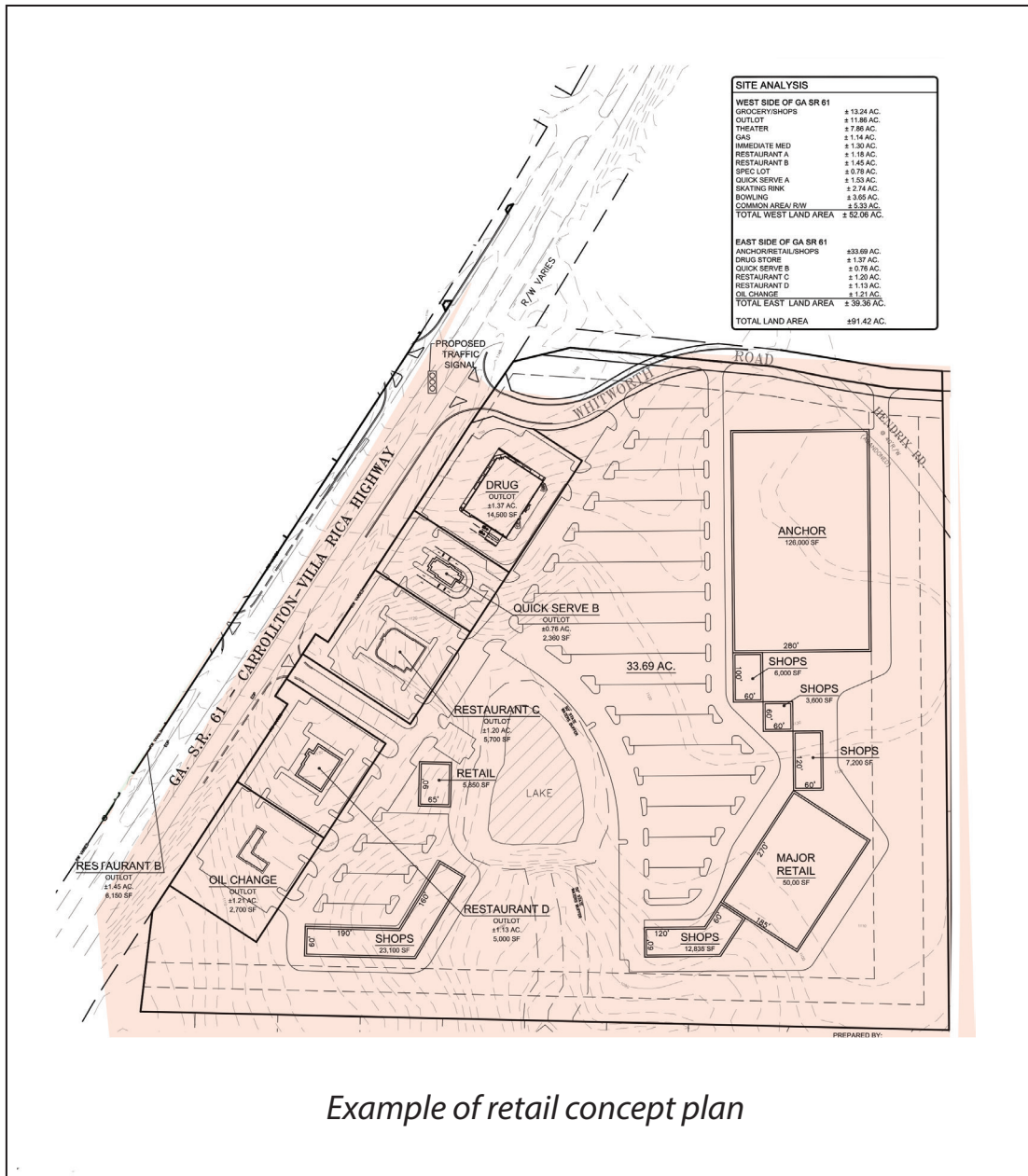
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Example of retail concept plan

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