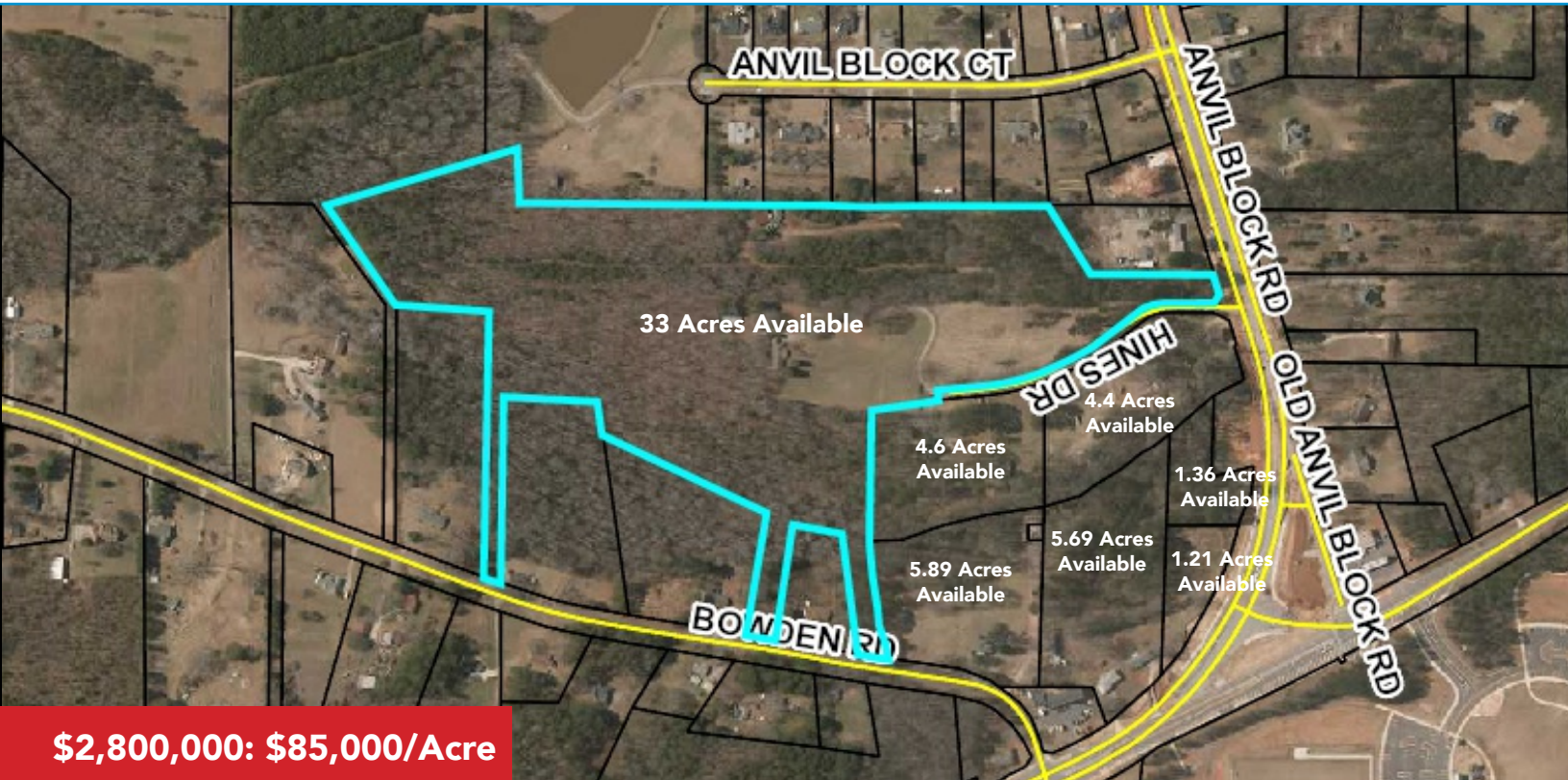


FOR SALE



Ellenwood Georgia is located in Northwest Henry County. The area features easy access to I-675, Downtown Atlanta and Hartsfield Jackson Atlanta International Airport. Ellenwood is proximate to several transportation and logistics centers including the Fort Gillam Distribution Center, FedEx, Saia and Kauffman Tires. A robust retail submarket exists one mile east of the site, home to Kroger, Home Depot, Ingles, Walgreens and a variety of nationally branded restaurants and service companies. Recent population estimates indicate strong growth through 2050.

FEATURES

- 33 Acres with Option to Assemble Additional 22 acres
- Ideal Development Site - Retail, Multi-Family*, Medical, Education
- All Utilities to Property - Sewer Capacity
- Future Land Use - Mixed Use
- 8 Units/Acre
- Fairview Highway Corridor Overlay District
- Two Points of Egress - Anvil Block Road & Bowden Road

*Multi-family - contact broker for additional information

Atlanta Airport
~ 14 Miles



33 Acre Development Opportunity

4004 Anvil Block Road
Ellenwood, GA 30294



17,000
Cars Per Day



FOR MORE INFORMATION, PLEASE CONTACT

Todd Semrau | 404-254-1379 | tsemrau@oakrep.com

FOR SALE



33 Acre Development Opportunity

4004 Anvil Block Road, Ellenwood, GA 30294

Aerial Photos



FOR MORE INFORMATION : Todd Semraul 404-254-1379 | tsemrau@oakrep.com

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FOR SALE



33 Acre Development Opportunity

4004 Anvil Block Road, Ellenwood, GA 30294

Active Retail Submarket

**Fairview Oaks Shopping Center:
1/2 Mile From Subject Property**



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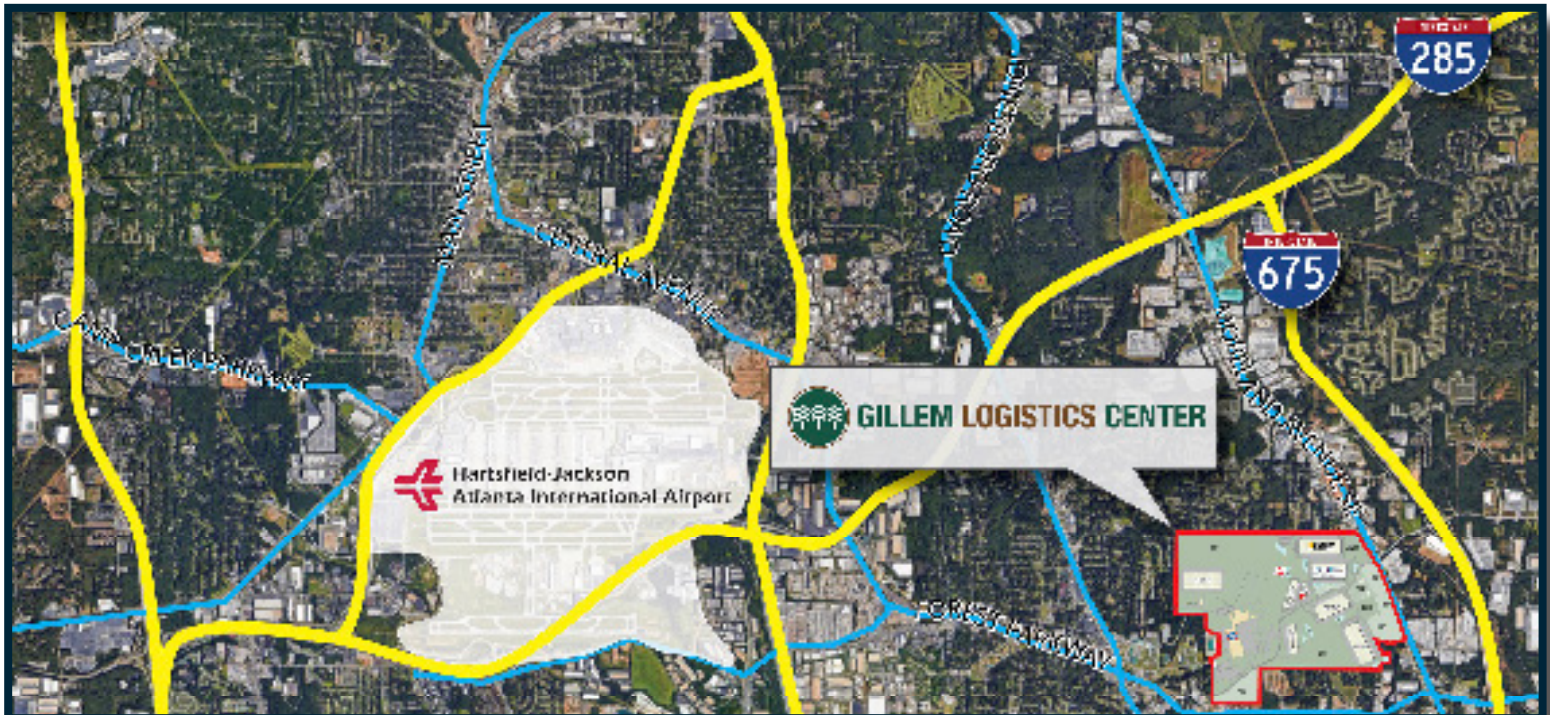
FOR SALE



33 Acre Development Opportunity

4004 Anvil Block Road, Ellenwood, GA 30294

Local Points of Interest



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FOR SALE



33 Acre Development Opportunity

4004 Anvil Block Road, Ellenwood, GA 30294

Area Demographics

New forecasts produced by the Atlanta Regional Commission estimate Henry County will continue to develop with new residents, reaching 370,400 residents by the year 2050. This forecast would equate to a seventy percent increase over the benchmark year 2015 used in the forecasts. In 2015, Henry County's population was 217,700.

The estimated growth rate places Henry County second, behind only Forsyth County, for the largest population percentage change over the next thirty years. As a whole, the twenty-one county metro Atlanta region is expected to add 2.9 million residents totaling 8.6 million by 2050.

Source: MHF News

70%

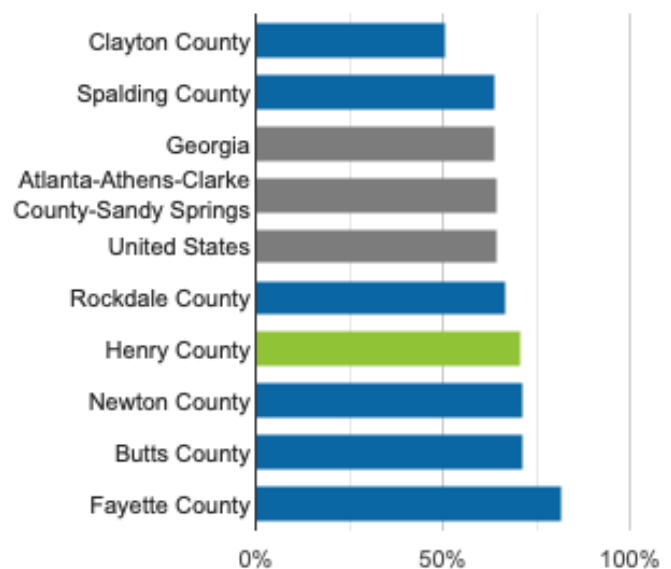
Increase in Henry County population by 2050

AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 Population	3,147	37,983	138,998
 Household Income	\$85,339	\$93,891	\$86,194
 Total Households	1,061	13,034	48,316

Source: Esri

Owned Homes in Henry County



Source: TownCharts

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FOR SALE



33 Acre Development Opportunity

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Abandoned Airstrip



"The Sunset Strip"

"Sunset Strip was owned by Ken Martin, an aircraft mechanic, businessman and pilot. Ken started a small company named 'Piedmont Engineering' which rebuilt engines and performed aircraft maintenance/inspections. Rogers Martin, Ken's son, grew up on the field with a wrench in his hand and followed in his father's footsteps as an aircraft mechanic."

The earliest depiction which has been located of Sunset Strip was a 1962 aerial view by Rogers Martin which showed the airfield under construction and the adjacent house having just been started.



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