

# GRANTVILLE TRACT

197 ACRES FOR INDUSTRIAL DEVELOPMENT  
COWETA COUNTY, GA



MACALLAN  
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

**HEATH MILLIGAN**  
**PRINCIPAL**

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1642 Powers Ferry Road SE, Suite 250  
Marietta, Georgia 30067

# GRANTVILLE TRACT

## INTRODUCTION

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Macallan Real Estate is pleased to present the Grantville Tract for sale. The Grantville Tract is a 197-acre Commercial tract, located in the city of Grantville in Southwest Coweta County, GA. The Property is located 40+/- miles from downtown Atlanta. Coweta County has experienced large growth in the past two decades, as well the Interstate 85 South Corridor is one of the hottest industrial developments in the Atlanta area. The properties frontage on Interstate 85, easy access to Interstate on and off ramps, and proximity to Atlanta present large potential as an Industrial site. Based on conceptual plans included in this package, the Property could accommodate up to 2 million square feet of industrial space.



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## PROPERTY FEATURES

### FEATURES

- US Route 29, Grantville, GA 30220
- 197 Acres
- 153 Acres of Usable Land
- Currently zoned a mix of General Commercial and Residential.
- Owner is working with the City of Grantville to rezone the entire property to General Commercial
- Easy Access to the Interstate
- Located 40 Miles from downtown Atlanta
- Able to accommodate 2M SF of industrial space
- 2,400+ SF of road frontage on Interstate 85
- 1,900+ SF of combined road frontage on both sides of Charlie Patterson Road
- 3,500+ SF of combined road frontage on both sides of Allen Road

~~WAS: \$2,587,500~~

**NOW: \$1,231,650**



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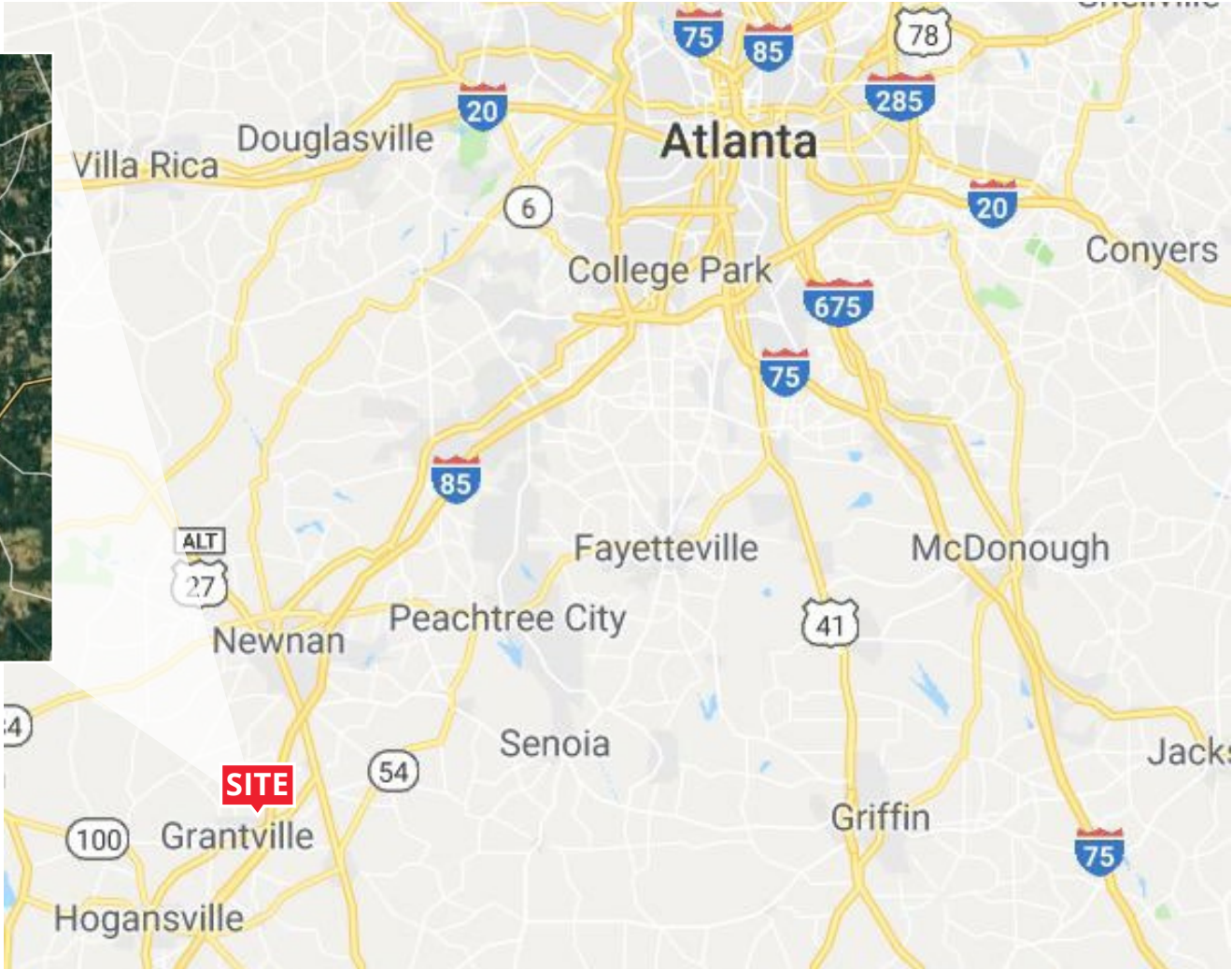
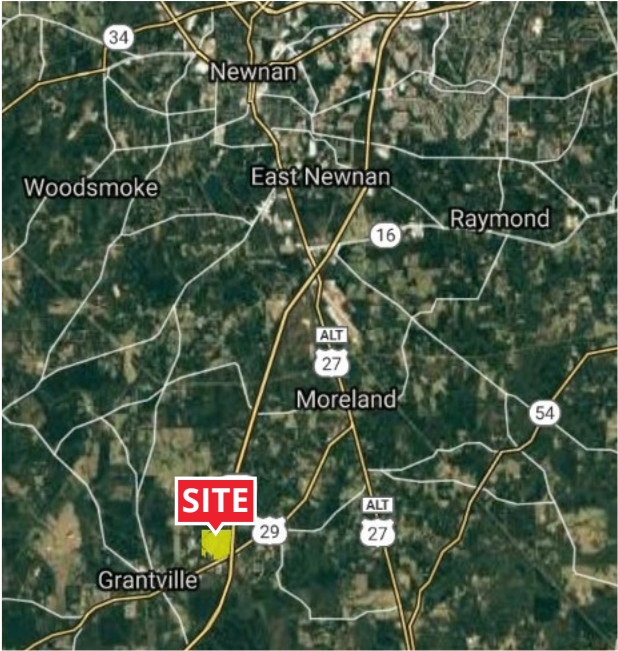
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## LOCATOR MAP



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## PRIOR LAND PLAN



LOT #	GROSS ACRES	USABLE ACRES	BUILDING SF
1	18.32	13.46	105,000
2	25.81	21.04	210,000
3	18.19	13.3	180,000
4	30.24	24.1	280,000
5	8.76	6.51	90,000
6	6.44	5.66	80,000
7	14.29	11.19	165,000
8	9.92	8.48	140,000
9	34.78	31.9	572,000
10	6.15	5.5	60,000
11	8.92	5.84	80,500
<b>ROADS</b>	5.16		
<b>OPEN SPACE</b>	9.88		
<b>TOTALS</b>	196.86	146.98	1,962,500



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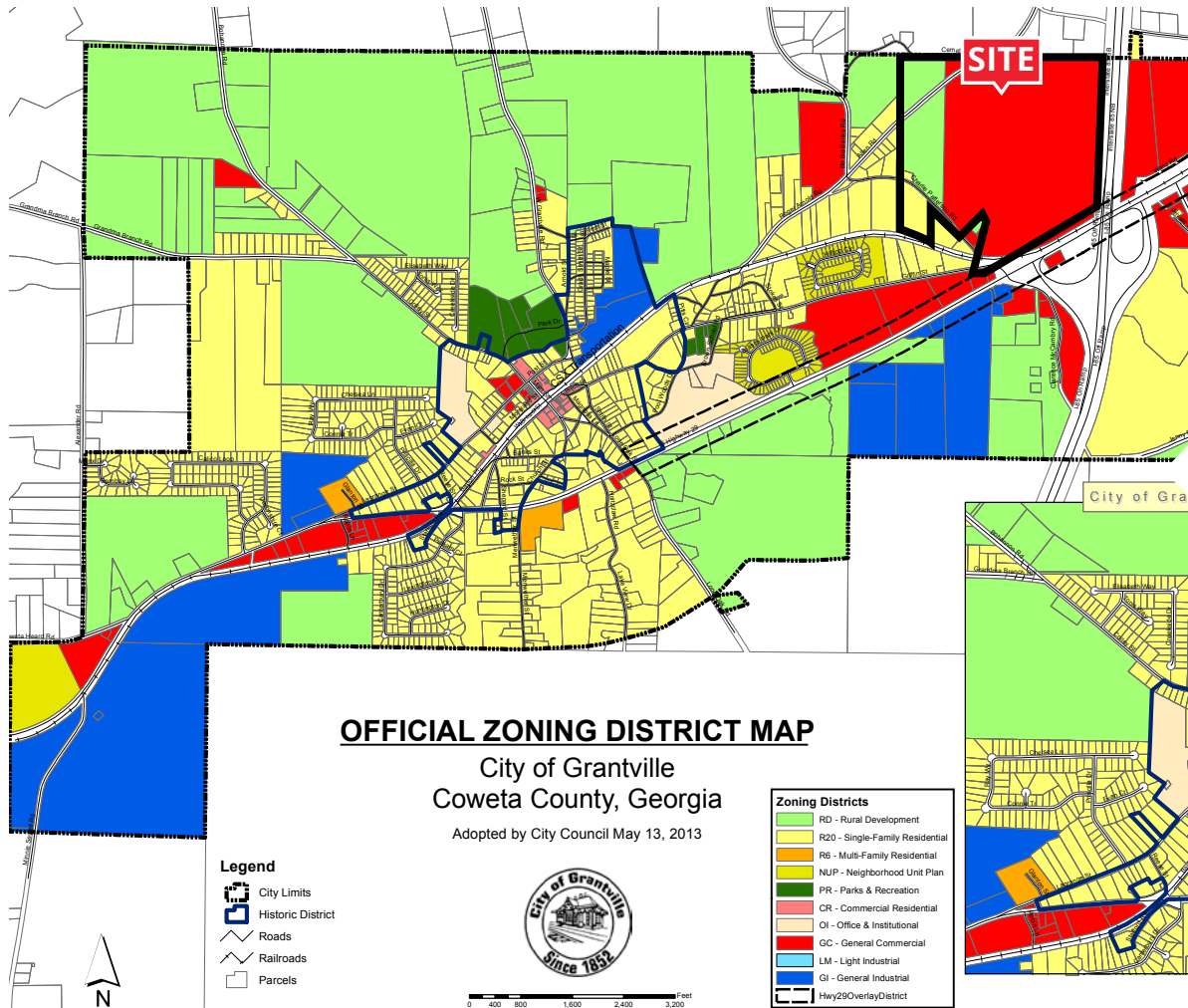
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## ZONING



152 acres of the property are currently zoned for General Commercial, which allows for a mix of uses including, Industrial. The Remaining 43 acres on the West side of the property are zoned a mix of Rural Development and Residential. The City of Grantville has indicated willingness to rezone the remaining 43 acres to General Commercial.

CLICK [HERE](#) TO DOWNLOAD FULL MAP



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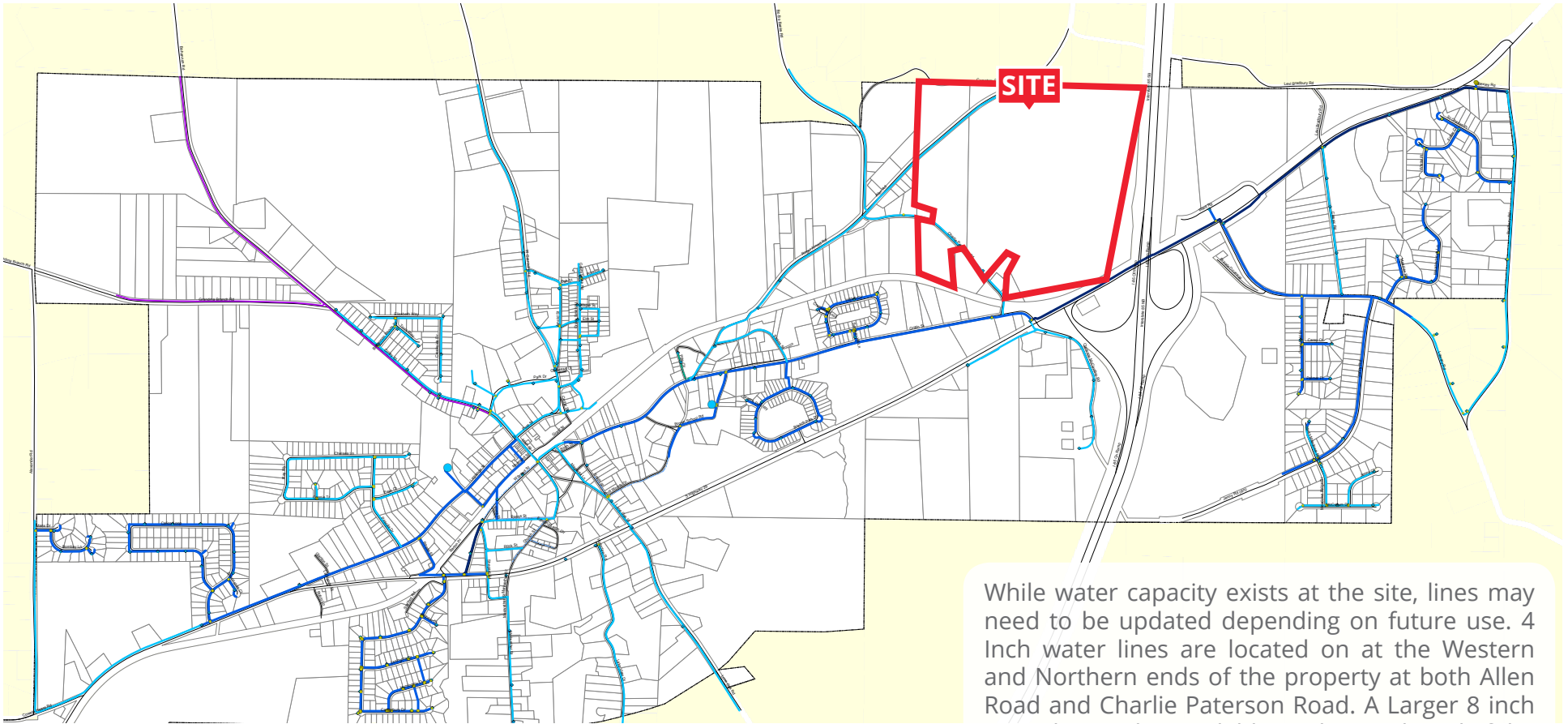
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## UTILITIES: WATER CAPACITY



While water capacity exists at the site, lines may need to be updated depending on future use. 4 Inch water lines are located on at the Western and Northern ends of the property at both Allen Road and Charlie Paterson Road. A Larger 8 inch water line is also available on the south end of the property along US Route 29.



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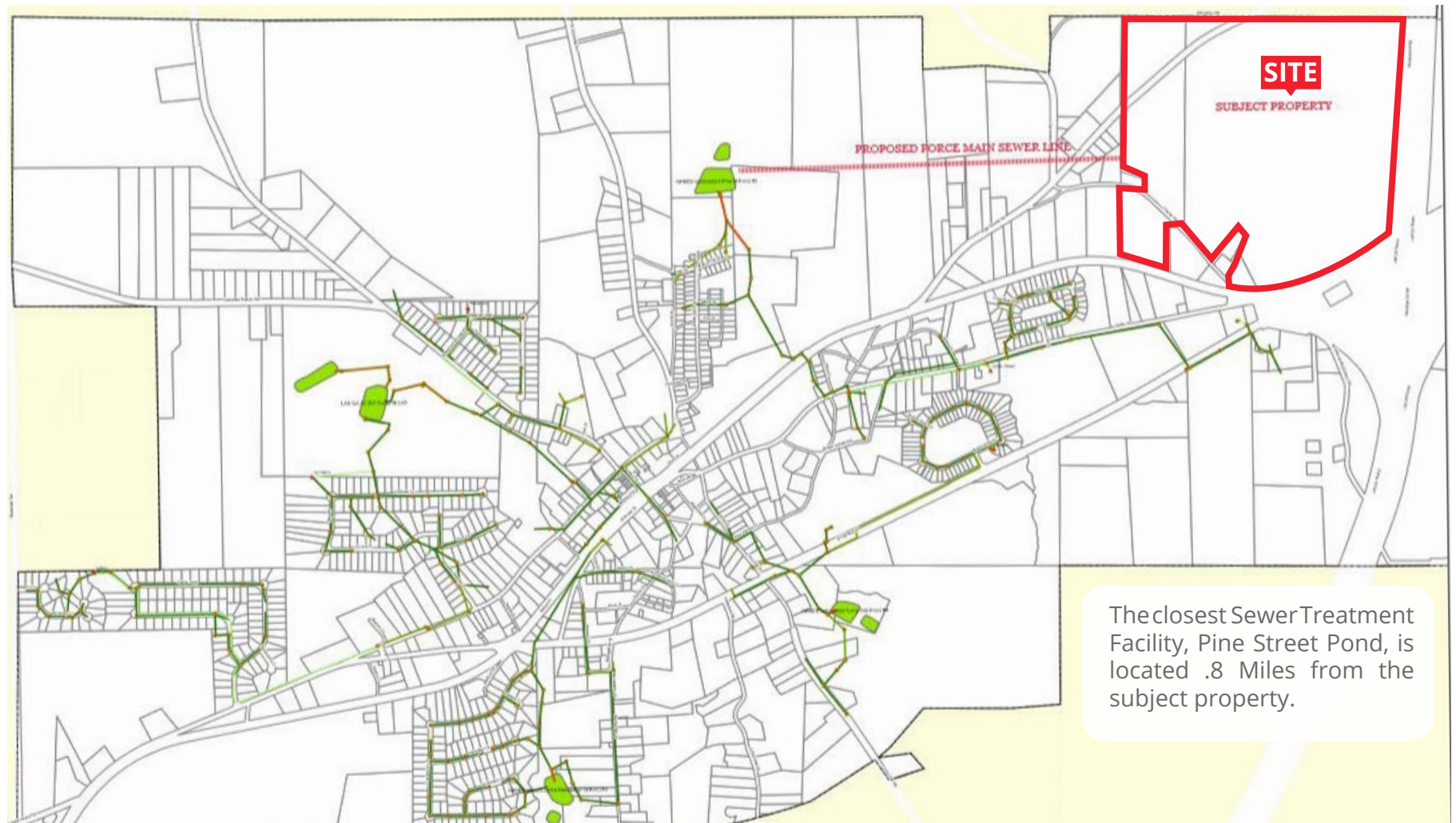
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## UTILITIES: SEWER



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## RAIL MAP



An active CSX Rail Line runs along the southern portion of the property.



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US ROUTE 29



FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:

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