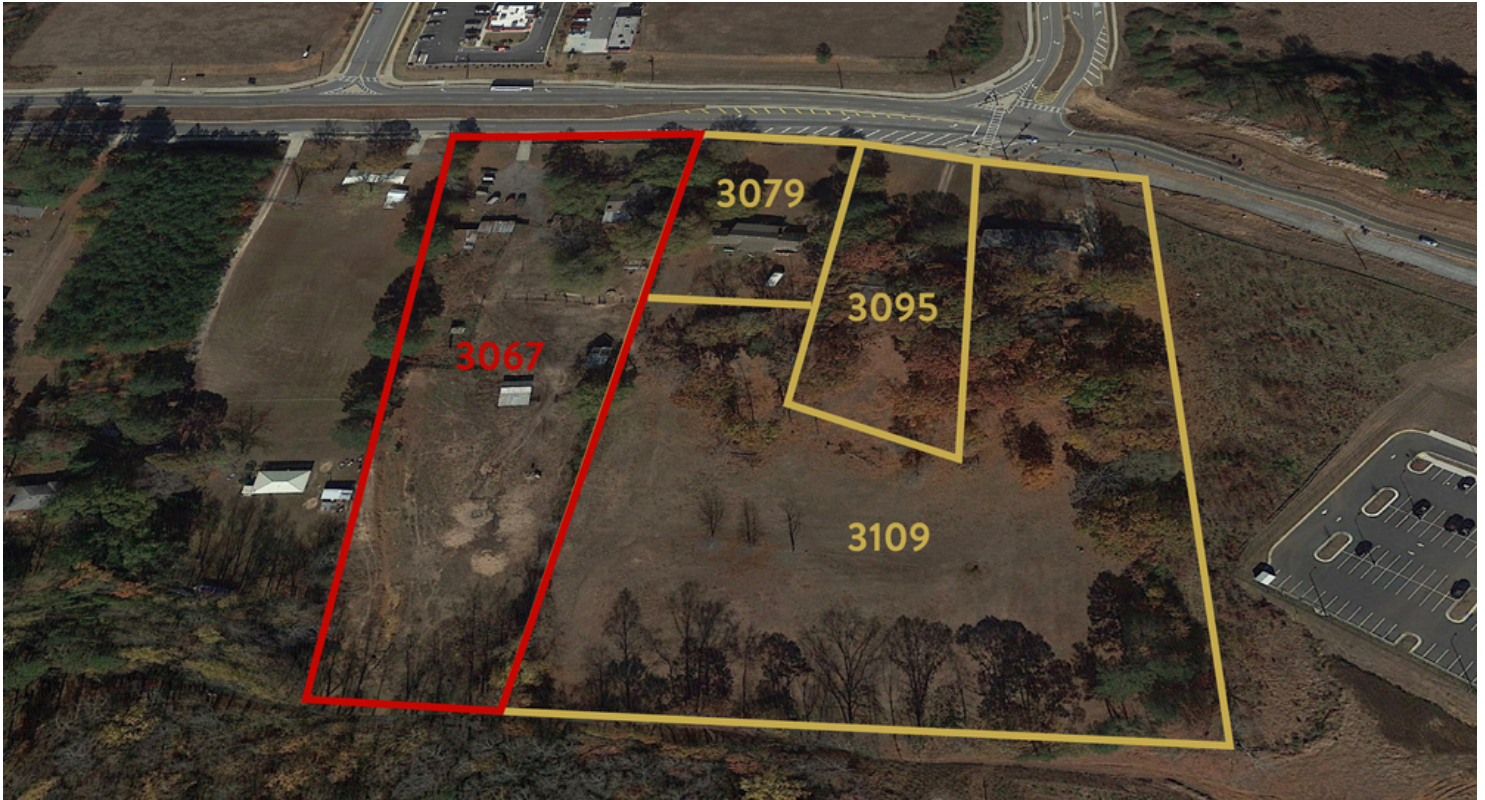


MULTIFAMILY LAND OPPORTUNITY | ± 3.5 ACRES

3067 ANVIL BLOCK ROAD

ELLENWOOD, GA 30294

FOR SALE

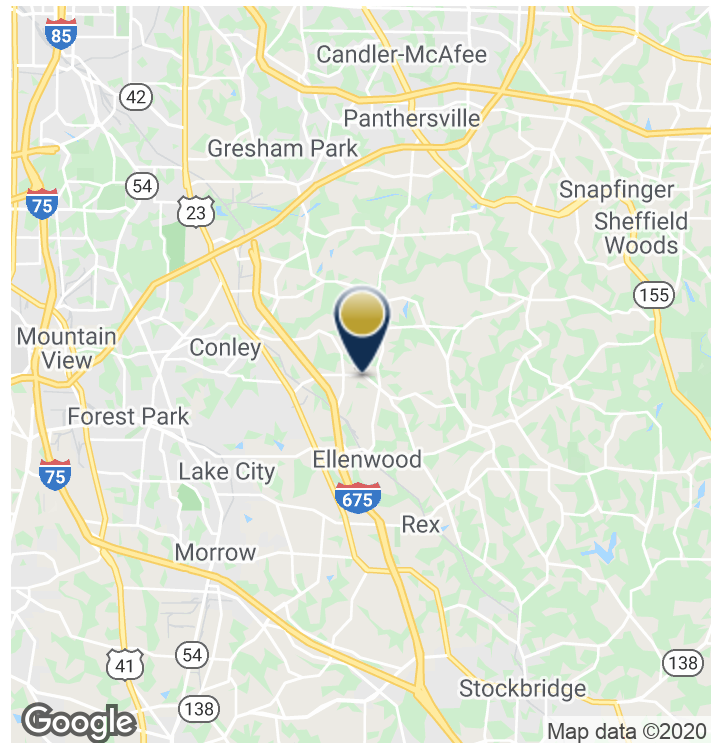


PROPERTY HIGHLIGHTS

- ± 3.5 acres in Ellenwood, GA
- Offered for sale at \$449,000
- Zoned multifamily
- All utilities available
- 2018 Clayton County taxes: \$1,932
- Parcel ID: 12234C A004
- This property is part of a ± 10.56 acre assemblage available for sale
- Traffic counts of 13,000 VPD on Anvil Block Rd

LOCATION OVERVIEW

Located just 0.8 miles east of I-675 and east of Ellenwood Town Center and Walmart on Anvil Block Road.



JARED DALEY | 404-876-1640 x111 | JDaley@BullRealty.com

[BULLREALTY.COM](https://www.bullrealty.com)

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

MULTIFAMILY LAND OPPORTUNITY | ± 3.5 ACRES | Georgia | 1of2

MULTIFAMILY LAND OPPORTUNITY | ± 3.5 ACRES

3067 ANVIL BLOCK ROAD

ELLENWOOD, GA 30294

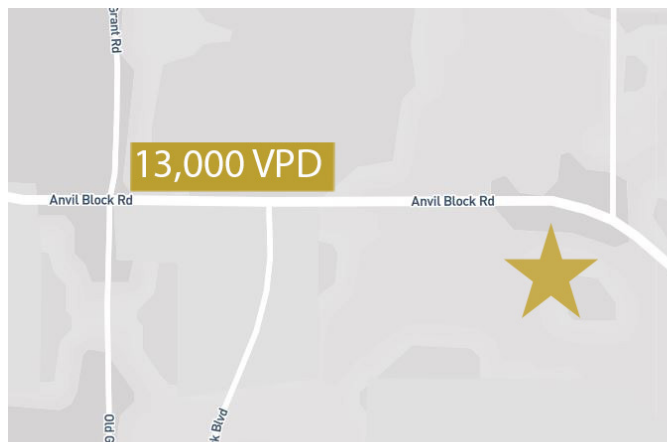
FOR SALE

DEMOGRAPHICS & TRAFFIC COUNTS

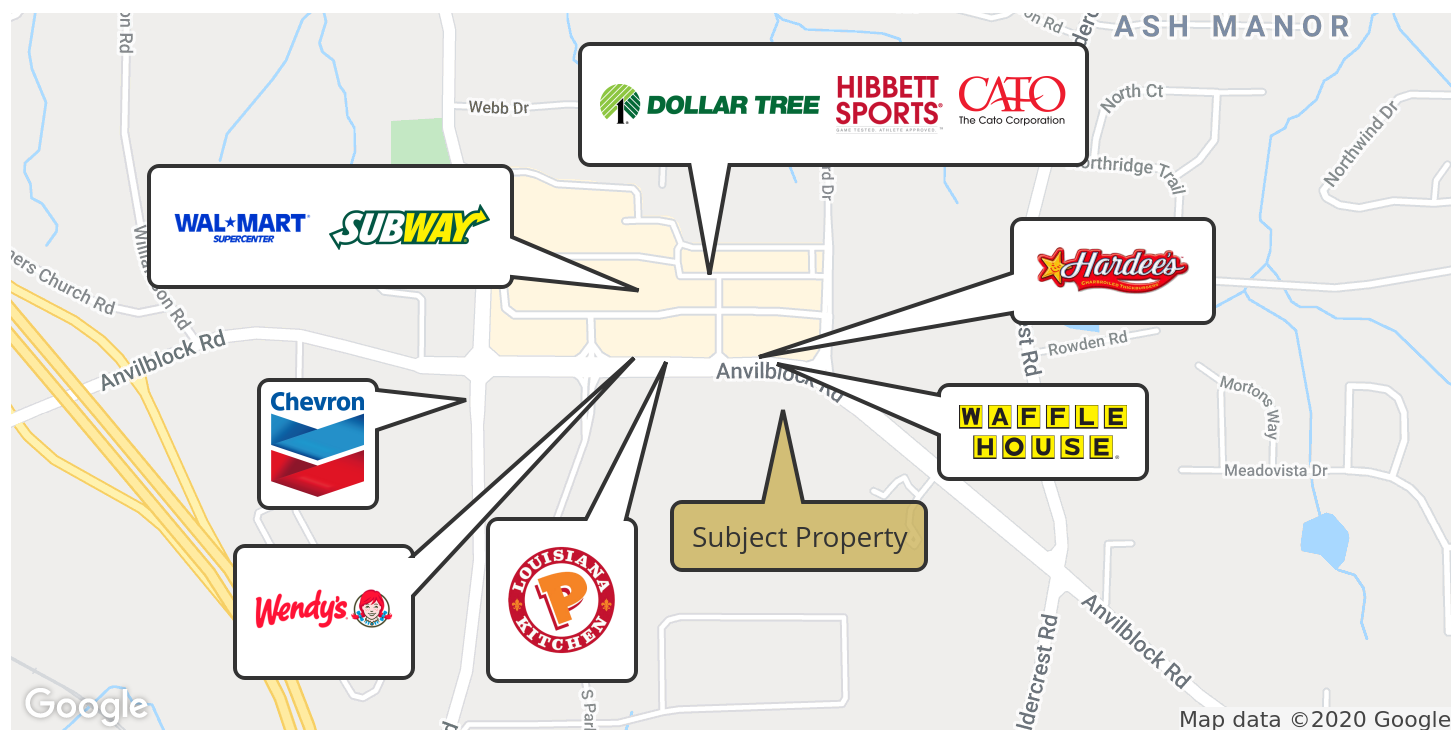
	1 Mile	3 Miles	5 Miles
Total Households:	678	13,259	48,841
Total Population:	1,964	38,817	141,643
Average HH Income:	\$71,036	\$69,040	\$64,157
Traffic Counts:	13,000 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



MULTIFAMILY LAND OPPORTUNITY | ± 3.5 ACRES | Georgia | 20f2