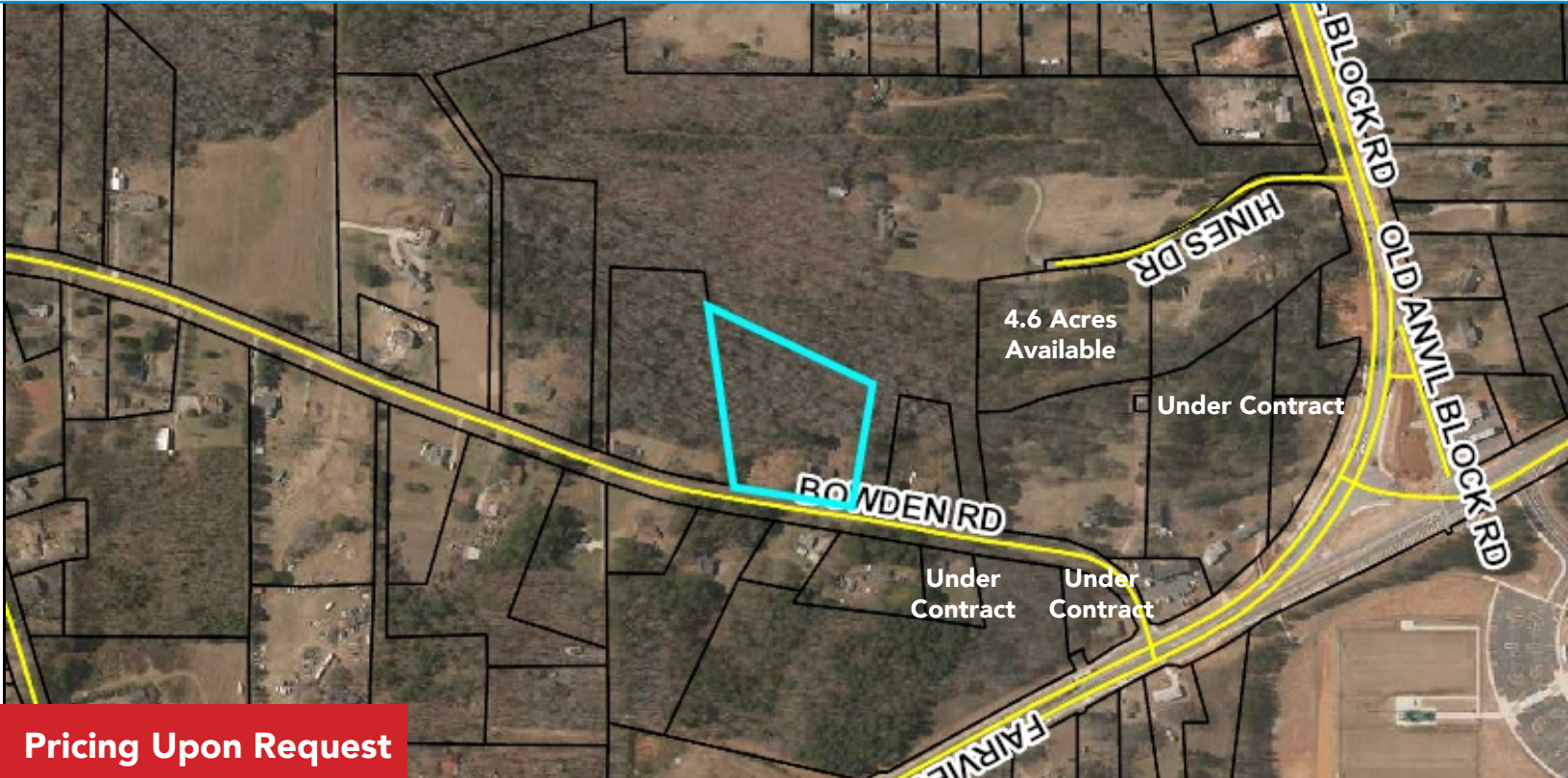


# FOR SALE



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

- 4 Acres with Option to Assemble Adjacent 32 Acre Parcel
- All Utilities to Property – Including Sewer
- Mixed Use – Future Land Use
- 16 Units/Acre
- Fairview Highway Corridor Overlay District
- Abandoned Airstrip on Property
- Access from Anvil Block Road and Bowden Road
- Active Multi Family Development Projects Nearby

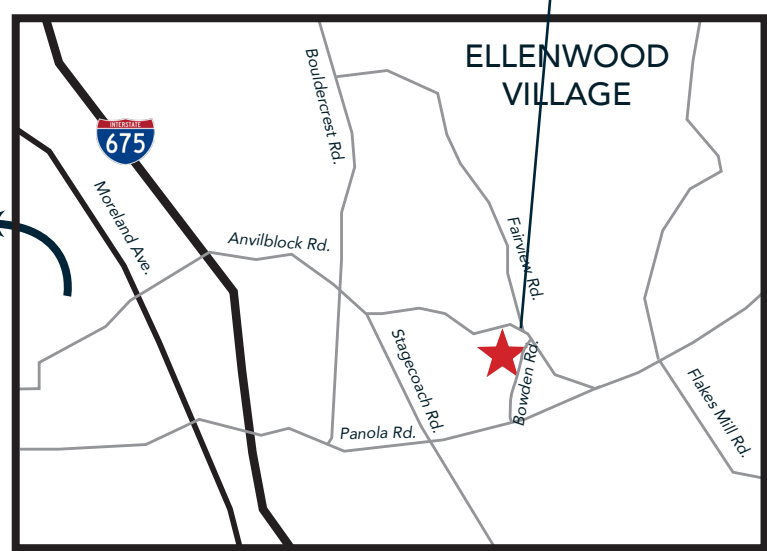


Atlanta Airport  
~ 14 Miles

## 4 Acre Mixed-Use Development Opportunity

243 Bowden Road  
Ellenwood, GA 30294

  
**13,300**  
Cars Per Day



**FOR MORE INFORMATION, PLEASE CONTACT**  
Todd Semrau | 404-254-1379 | tsemrau@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# FOR SALE



## Mixed-use Development Opportunity

243 Bowden Road, Ellenwood, GA 30294

Active Retail Submarket

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



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# FOR SALE



OAKHURST  
REALTY  
PARTNERS

## Mixed-use Development Opportunity

243 Bowden Road, Ellenwood, GA 30294

### Local Points of Interest



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# FOR SALE



## Mixed-use Development Opportunity

243 Bowden 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

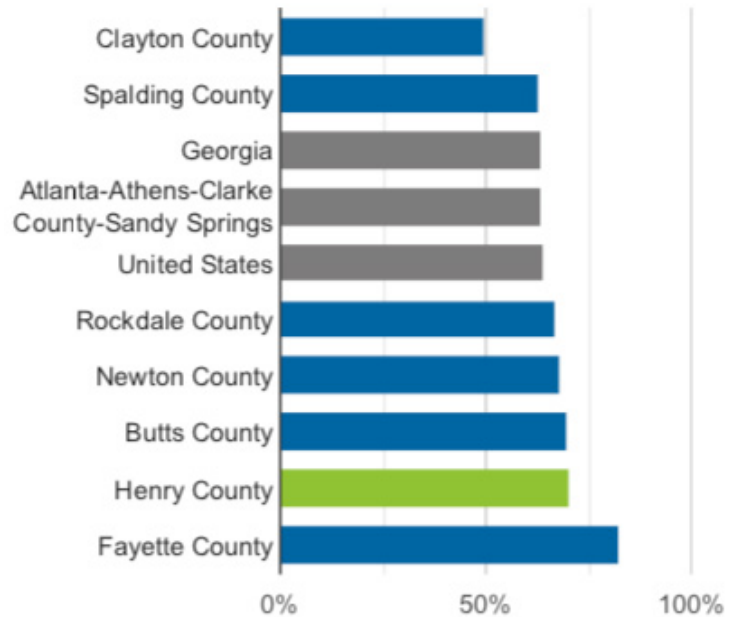
# 70%

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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