



Hwy 166 Tract, Carroll County Georgia (12139)

Georgia Hwy 166 begins at the Alabama State Line east of Ranburne, Alabama, and runs through the Carroll County towns of Bowdon and Carrollton before entering Douglas County near Winston, Georgia. Hwy. 166 enters Fulton County after crossing the Chattahoochee River and eventually ends at Lakewood in southeast Atlanta. There are still people alive today who remember Hwy 166 as a dirt road and primary route to south Atlanta. Much more recently, Hwy 166 became a quick route from the West Georgia area to Hartsfield-Jackson International Airport. Since the opening of the new South Fulton Parkway, access to the airport and south Atlanta is much smoother and easier to navigate.

Located on the east side of Carroll County, The Highway 166 Tract is ideally located for south Atlanta commuters or airport based travelers. The property has road frontage on both sides of the highway and a common boundary of 1,400 feet with the adjacent Mallard Lakes Subdivision, including a short distance of frontage on Mallard Lake. South of the highway, the east boundary runs 2,600 feet contiguous with a 114 acre property acquired by the Carroll County School System in 2002 as a future school site. Split by the highway, the Hwy 166 Tract can be parceled into two tracts, each approximately 24 acres in size. Carrollton is only minutes away where a small town atmosphere is the main attraction; Atlanta is a comfortable commute too. Big city or small town; both are within easy reach of this ideally located investment / residential property.

Tract Information

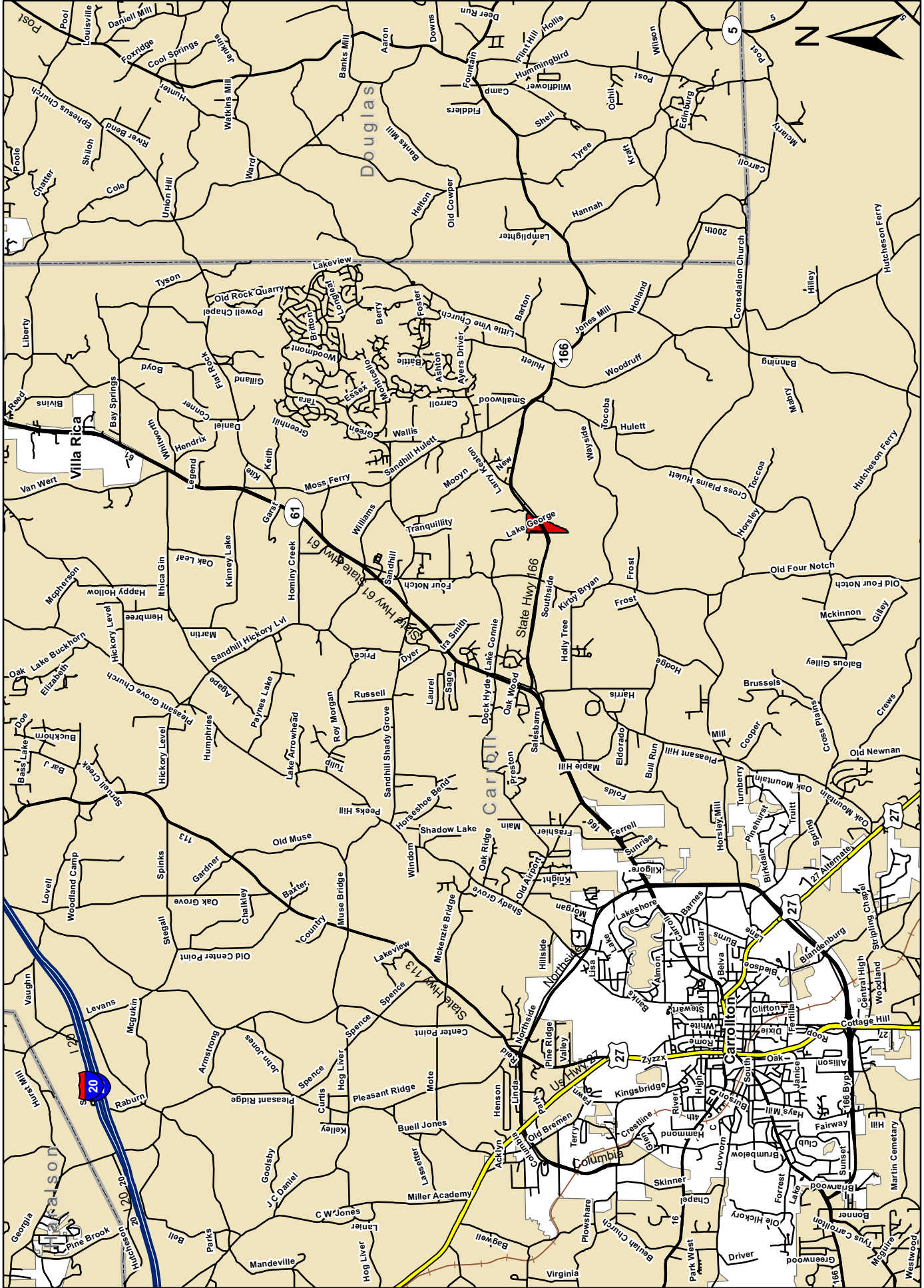
- County Carroll
- Total Acres 48
- Avail. Parcels 2 (subject to Carroll County approvals)
- Price / Acre See Website
- Total Price See Website
- Zoning Agriculture
- Tax Map 155
- Parcel No. 0288
- Schools: Sand Hill Elementary
 Bay Springs Middle School
 Villa Rica High School

Property Amenities

- Double Hwy. Road Frontage
- Mature Timber
- Water Features
- Pine Plantation
- Public Water and Electric Utility On Site
- Adjacent to Existing Residential Development
- Adjacent to Proposed Future County School Site
- Residential Subdivision Potential
- Gentle topography

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.





Forestar Property

**Gum Creek Tract
Carroll & Heard County Georgia**

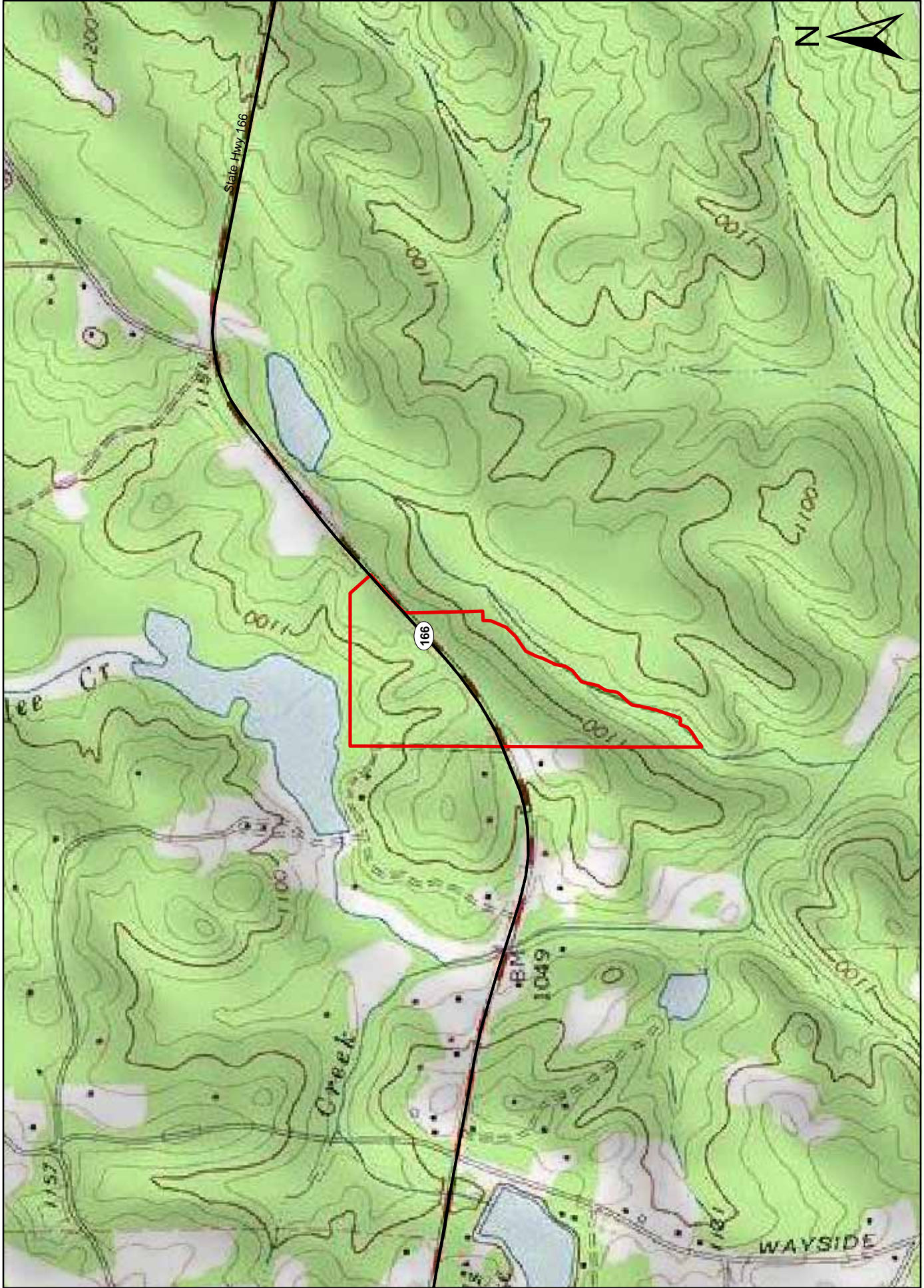




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 **Forestar Property**





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