

± 1.8 ACRES | 441 CARROLLTON STREET TEMPLE, GEORGIA 30179



SOUTHERN
CAPITAL BROKERS
COMMERCIAL REAL ESTATE

SOUTHERN CAPITAL BROKERS

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SUMMARY:

This 1.8-acre prime corner lot, formerly operated as a daycare center, is now available for purchase. The expansive property features excellent road frontage and is conveniently located on Hwy 113 North, just off I-20. The area is characterized by vibrant commercial growth, including Ingles, Waffle House, Burger King, McDonald's, Zaxby's, Wendy's, Hardee's, and Pilot, along with nearby residential neighborhoods.



AERIAL VIEW

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INTERIOR VIEW

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REAR ELEVATION

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KEY FACTS

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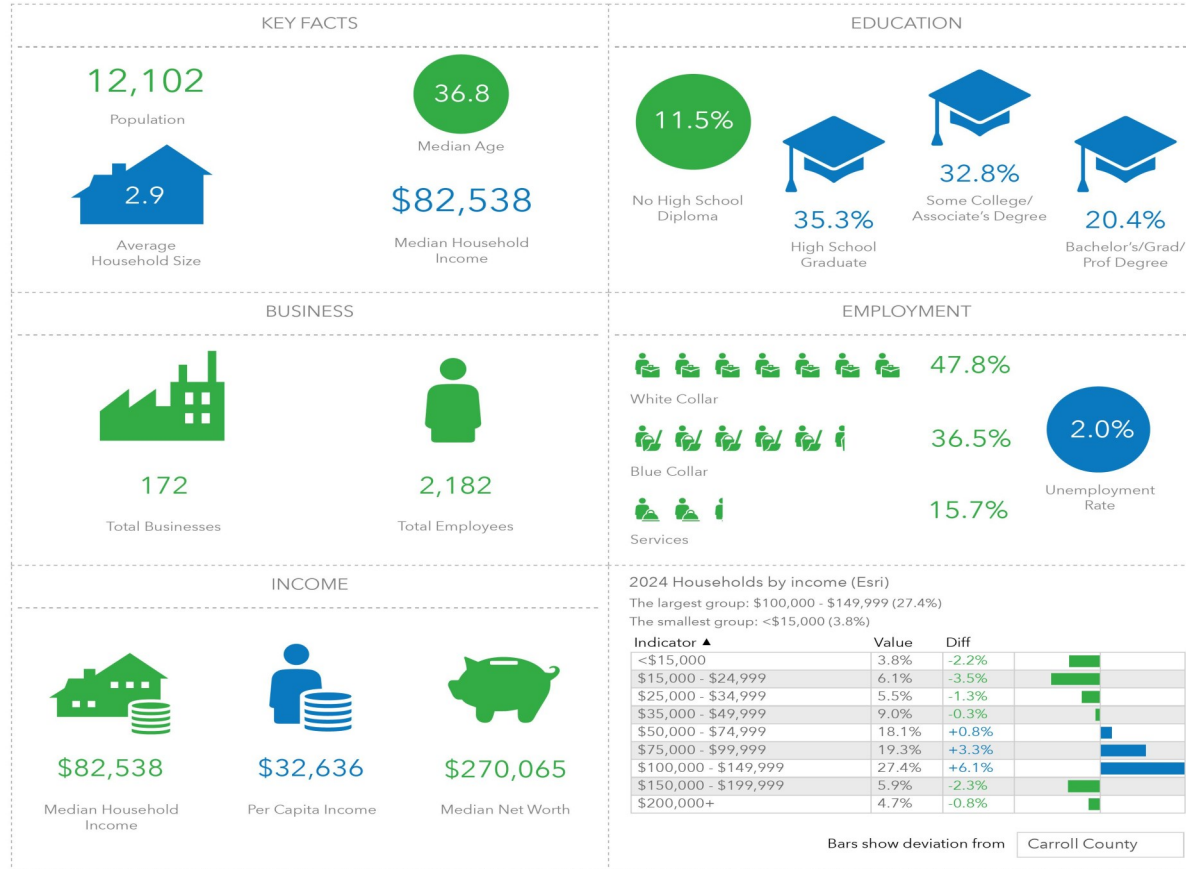
Key Facts

441 Carrollton St, Temple, Georgia, 30179 2 (3 miles)
 441 Carrollton St, Temple, Georgia, 30179
 Ring of 3 miles

Southern Capital Brokers
 Latitude: 33.72527
 Longitude: -85.02735

Key Facts

441 Carrollton St, Temple, Georgia, 30179 2
 Ring of 3 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

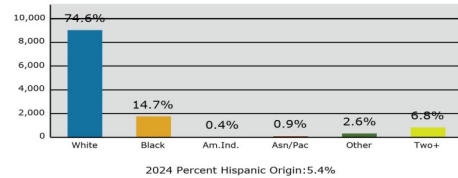


Graphic Profile

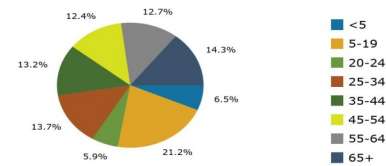
441 Carrollton St, Temple, Georgia, 30179 2
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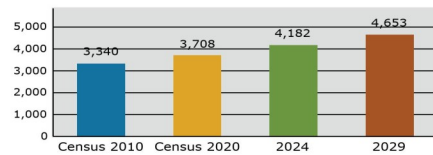
2024 Population by Race



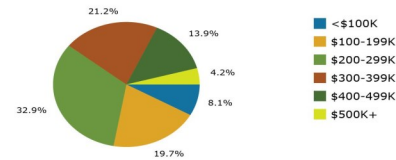
2024 Population by Age



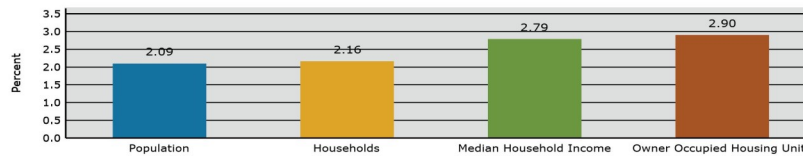
Households



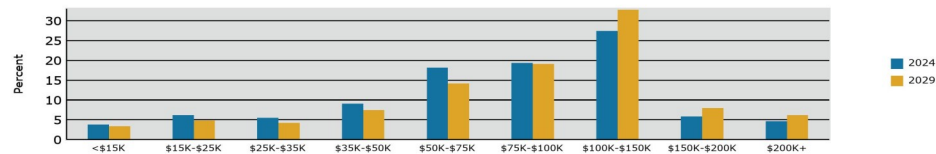
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 19, 2024

DEMOGRAPHIC AND INCOME PROFILE

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Demographic and Income Profile

441 Carrollton St, Temple, Georgia, 30179 2
 441 Carrollton St, Temple, Georgia, 30179
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| Summary | Census 2010 | Census 2020 | 2024 | 2029 | | | | |
|-------------------------------|-------------|-------------|-------------|---------|--------|---------|--------|---------|
| Population | 9,533 | 10,692 | 12,102 | 13,422 | | | | |
| Households | 3,340 | 3,708 | 4,182 | 4,653 | | | | |
| Families | 2,594 | 2,850 | 3,160 | 3,494 | | | | |
| Average Household Size | 2.85 | 2.88 | 2.89 | 2.88 | | | | |
| Owner Occupied Housing Units | 2,652 | 2,881 | 3,344 | 3,858 | | | | |
| Renter Occupied Housing Units | 688 | 827 | 838 | 795 | | | | |
| Median Age | 34.5 | 36.4 | 36.8 | 37.8 | | | | |
| Trends: 2024-2029 Annual Rate | Area | State | National | | | | | |
| Population | 2.09% | 0.61% | 0.38% | | | | | |
| Households | 2.16% | 0.86% | 0.64% | | | | | |
| Families | 2.03% | 0.75% | 0.56% | | | | | |
| Owner HHs | 2.90% | 1.32% | 0.97% | | | | | |
| Median Household Income | 2.79% | 3.20% | 2.95% | | | | | |
| Households by Income | 2024 | | 2029 | | | | | |
| | Number | Percent | Number | Percent | | | | |
| <\$15,000 | 159 | 3.8% | 156 | 3.4% | | | | |
| \$15,000 - \$24,999 | 257 | 6.1% | 224 | 4.8% | | | | |
| \$25,000 - \$34,999 | 232 | 5.5% | 197 | 4.2% | | | | |
| \$35,000 - \$49,999 | 378 | 9.0% | 346 | 7.4% | | | | |
| \$50,000 - \$74,999 | 758 | 18.1% | 660 | 14.2% | | | | |
| \$75,000 - \$99,999 | 809 | 19.3% | 889 | 19.1% | | | | |
| \$100,000 - \$149,999 | 1,147 | 27.4% | 1,524 | 32.8% | | | | |
| \$150,000 - \$199,999 | 246 | 5.9% | 372 | 8.0% | | | | |
| \$200,000+ | 196 | 4.7% | 286 | 6.1% | | | | |
| Median Household Income | \$82,538 | | \$94,728 | | | | | |
| Average Household Income | \$94,216 | | \$108,886 | | | | | |
| Per Capita Income | \$32,636 | | \$37,907 | | | | | |
| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 721 | 7.6% | 701 | 6.6% | 789 | 6.5% | 885 | 6.6% |
| 5 - 9 | 755 | 7.9% | 799 | 7.5% | 838 | 6.9% | 868 | 6.5% |
| 10 - 14 | 801 | 8.4% | 805 | 7.5% | 896 | 7.4% | 883 | 6.6% |
| 15 - 19 | 678 | 7.1% | 704 | 6.6% | 836 | 6.9% | 869 | 6.5% |
| 20 - 24 | 558 | 5.9% | 655 | 6.1% | 713 | 5.9% | 802 | 6.0% |
| 25 - 34 | 1,324 | 13.9% | 1,489 | 13.9% | 1,664 | 13.7% | 1,860 | 13.9% |
| 35 - 44 | 1,502 | 15.8% | 1,318 | 12.3% | 1,597 | 13.2% | 1,869 | 13.9% |
| 45 - 54 | 1,305 | 13.7% | 1,459 | 13.6% | 1,501 | 12.4% | 1,545 | 11.5% |
| 55 - 64 | 1,005 | 10.5% | 1,360 | 12.7% | 1,534 | 12.7% | 1,633 | 12.2% |
| 65 - 74 | 560 | 5.9% | 920 | 8.6% | 1,071 | 8.8% | 1,338 | 10.0% |
| 75 - 84 | 261 | 2.7% | 387 | 3.6% | 538 | 4.4% | 709 | 5.3% |
| 85+ | 64 | 0.7% | 94 | 0.9% | 125 | 1.0% | 163 | 1.2% |
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 7,799 | 81.8% | 8,172 | 76.4% | 9,030 | 74.6% | 9,778 | 72.9% |
| Black Alone | 1,337 | 14.0% | 1,479 | 13.8% | 1,776 | 14.7% | 2,068 | 15.4% |
| American Indian Alone | 40 | 0.4% | 43 | 0.4% | 48 | 0.4% | 55 | 0.4% |
| Asian Alone | 60 | 0.6% | 82 | 0.8% | 105 | 0.9% | 131 | 1.0% |
| Pacific Islander Alone | 3 | 0.0% | 2 | 0.0% | 4 | 0.0% | 5 | 0.0% |
| Some Other Race Alone | 118 | 1.2% | 243 | 2.3% | 314 | 2.6% | 387 | 2.9% |
| Two or More Races | 176 | 1.8% | 670 | 6.3% | 825 | 6.8% | 998 | 7.4% |
| Hispanic Origin (Any Race) | 274 | 2.9% | 514 | 4.8% | 654 | 5.4% | 800 | 6.0% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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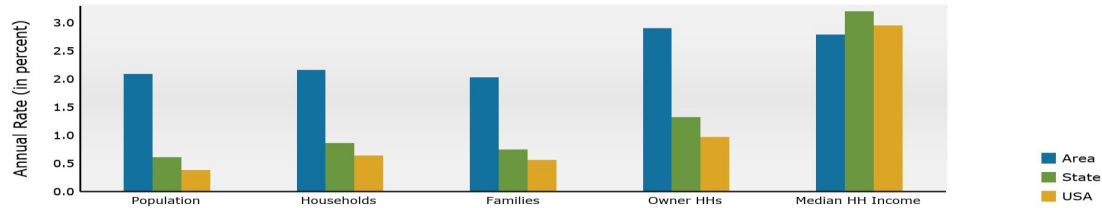


Demographic and Income Profile

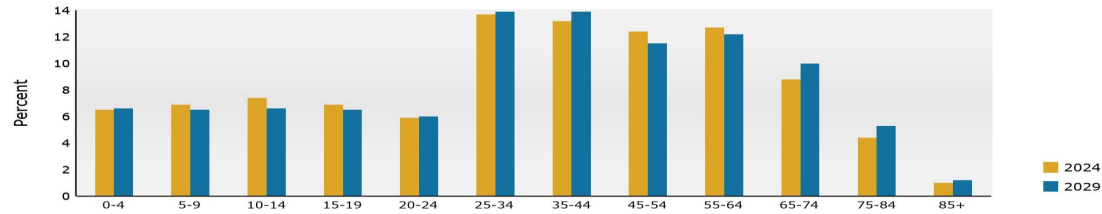
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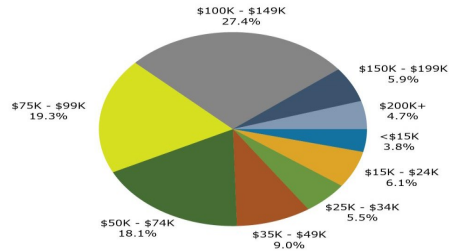
Trends 2024-2029



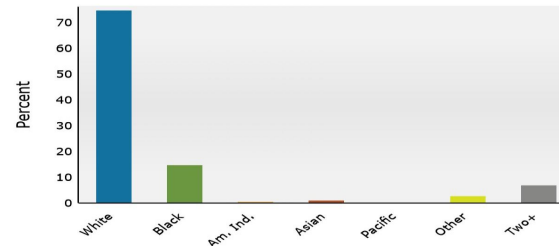
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.4%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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TEMPLE

Temple, Georgia, a small city in Carroll and Haralson Counties, has a rich history intertwined with the development of its real estate. From its early days as a railroad town to its modern suburban expansion, Temple's real estate story reflects broader trends in regional and national economic and social changes.

Mid-20th Century Changes (1940s-1970s)

The mid-20th century brought significant changes to Temple's real estate landscape. The post-World War II economic boom led to suburbanization trends across the United States, and Temple was no exception. The expansion of highways and the rise of automobile culture facilitated the development of new residential subdivisions further from the city center. These new homes were typically single-family dwellings, reflecting the growing preference for suburban living.

In the latter part of the 20th century and into the 21st century, Temple continued to evolve. The city saw a shift from its industrial roots to a more diversified economy, with a growing emphasis on residential development. The population growth led to the construction of new housing developments, including planned communities and subdivisions aimed at attracting families and professionals. The real estate market in Temple adapted to these changes, with a mix of new constructions and the preservation of historical properties.

The city's proximity to major highways, such as Interstate 20, has made it an attractive location for commuters working in larger cities



ABOUT THE AREA

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Today, Temple's real estate market continues to reflect its historical roots while adapting to modern trends. The city offers a mix of historic homes, suburban neighborhoods, and new developments. Efforts to preserve Temple's historical charm are evident in the restoration of older buildings and the maintenance of its downtown area. At the same time, new housing developments are being planned and built to accommodate the city's growing population.

Real estate in Temple remains relatively affordable compared to larger metropolitan areas, making it an attractive option for families and individuals seeking a balance between small-town living and access to urban amenities. The community's focus on maintaining a high quality of life, with good schools, parks, and local services, continues to make Temple a desirable place to live.

The real estate history of Temple, Georgia, is a reflection of its broader historical and economic development. From its origins as a railroad town to its current status as a suburban community, Temple's real estate market has evolved to meet the changing needs of its residents. As the city continues to grow and develop, its real estate landscape will likely continue to reflect the balance between preserving its historical heritage and accommodating future growth.



Southern Capital Brokers has been retained as the exclusive broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Southern Capital Brokers or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

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