

# HARALSON TRACT

120 ACRES FOR MIXED USE DEVELOPMENT | TALLAPOOSA, GA



MACALLAN  
REAL ESTATE

All information provided by Macallan is deemed to be reliable, but all prospective buyers and brokers should independently verify its accuracy.

HEATH MILLIGAN

PRINCIPAL

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

# HARALSON TRACT

## INTRODUCTION

Macallan Real Estate is pleased to present the Haralson Tract for sale. The Haralson Tract is a 120-acre commercial tract located in the city of Tallapoosa in Southwest Haralson County, GA. The property is located just off Interstate 20 and is 50+/- miles west of Downtown Atlanta, GA, and 95+/- miles east of Downtown Birmingham, AL. I-20 West has experienced great growth in recent years and is one of the hottest spots for Industrial and Logistics growth in the Metro Atlanta area. The property's proximity to I-20, easy access to interstate on and off ramps, and proximity to Downtown Atlanta and Birmingham present large potential as an Industrial/Commercial site.



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## PROPERTY FEATURES



- 120 Acres
- Property Currently Covered in Equitable Timber
- Currently Zoned Mixed Use
- Easy Interstate Access
- Located 50 Miles from Atlanta and 95 Miles from Birmingham
- 2,800 Ft of Total Road Frontage on GA Hwy 100
- 3,800 Ft of Total Road Frontage on Honda Pkwy
- Annual Average Daily Traffic (AADT) on GA Hwy 100: 3,730 (Based on 2017 Numbers)
- Located in the City of Tallapoosa, GA
- Water and Sewer Access Available Through the City (Subject to Independent Verification)
- **ASKING PRICE \$753,858**



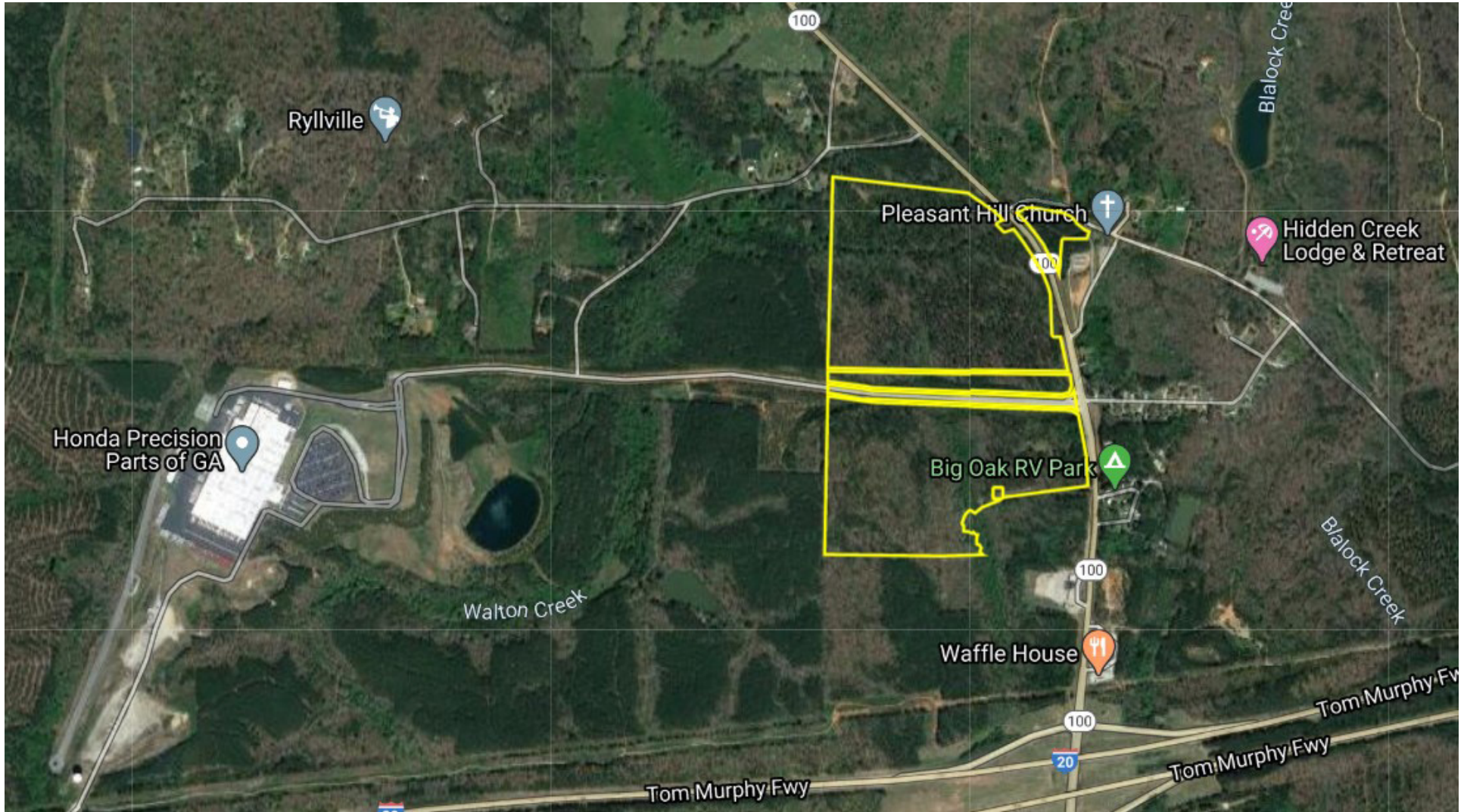
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## PROPERTY OUTLINE



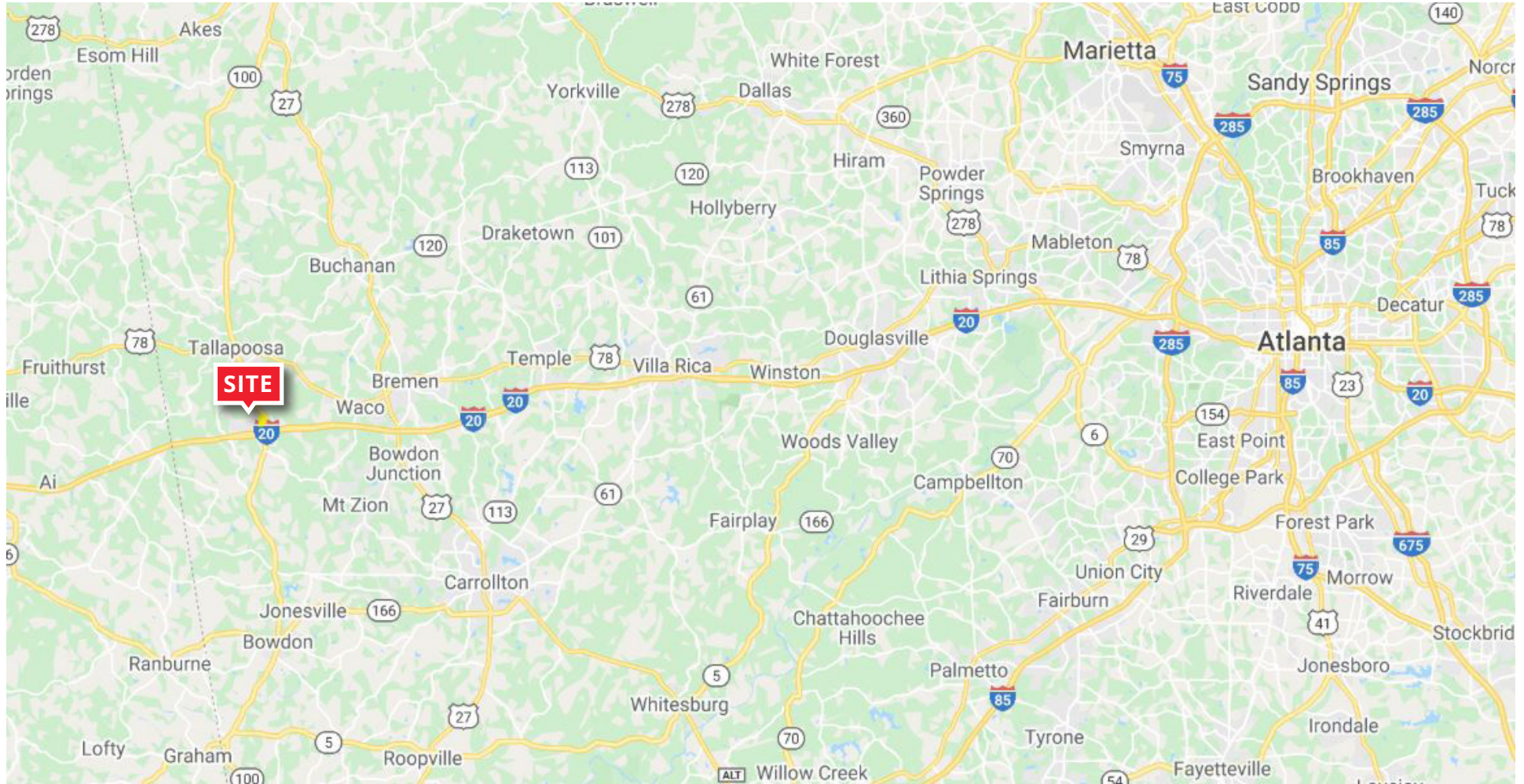
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## ATLANTA LOCATOR MAP



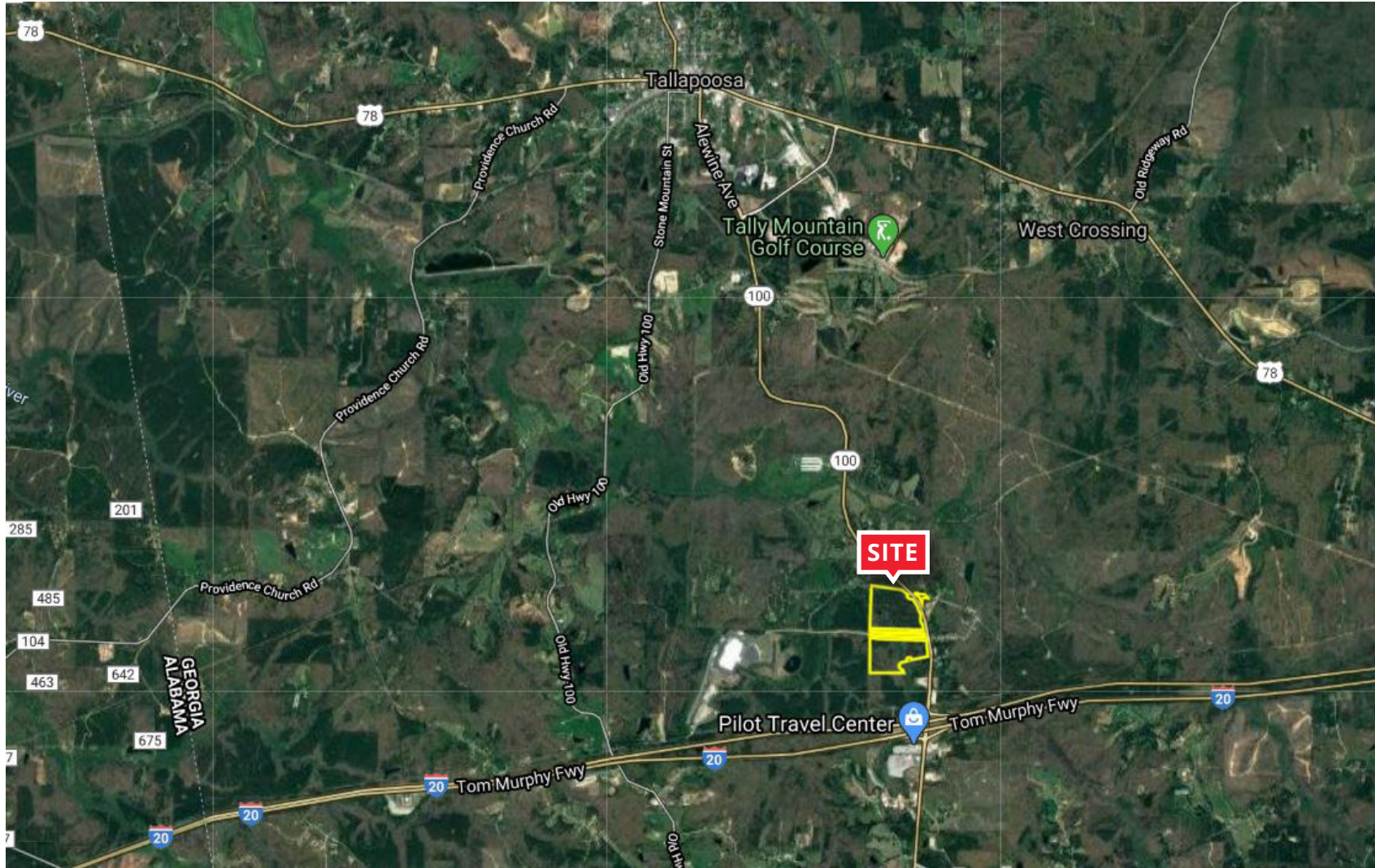
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## TALLAPOOSA LOCATOR MAP



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## ZONING



GA HWY 100

The property is currently zoned Planned Mixed Use Residential Development. The Haralson County Joint Comprehensive Plan has the future land use laid out as Mixed Use, which allows for a combination of the following: Light Industrial, Commercial, Professional, and Residential. The Joint Comprehensive Plan also states a wish to dedicate part of the land to "Buffers" comprised of Conservation Area.



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## UTILITIES



While the site resides within the City of Tallapoosa, it sits in an annexed territory roughly two miles away from the main body of Tallapoosa. (Subject to independent verification).



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## HONDA PLANT



HONDA PKWY

Honda Precision Parts Georgia, Inc. is a subsidiary of Honda Motor Company and has been in operation since 2005. The plant, which has over 500 employees, produces transmissions for various Honda automotive production facilities across the world. In 2017, \$100 million was invested in the plant to update the assembly line. The plant currently has capacity to produce 375,000 transmissions a year.



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**FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:**

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