

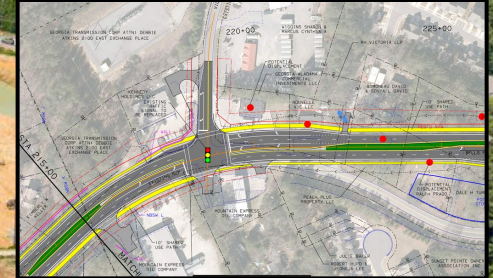
HIGHLY VISIBLE CASH-FLOWING

RV/ Boat Storage, Repair and Boat Sales Showroom
on approximately 3 Acres



LAKE ALLATOONA

BELLS FERRY RD. EXPANSION
Estimated Completion 2028



Victoria Road

Bells Ferry Road

AUCTION SALE
August 10 - 12, 2026

CLICK HERE FOR
DETAILS



AUCTIONS
BY Ten·X™

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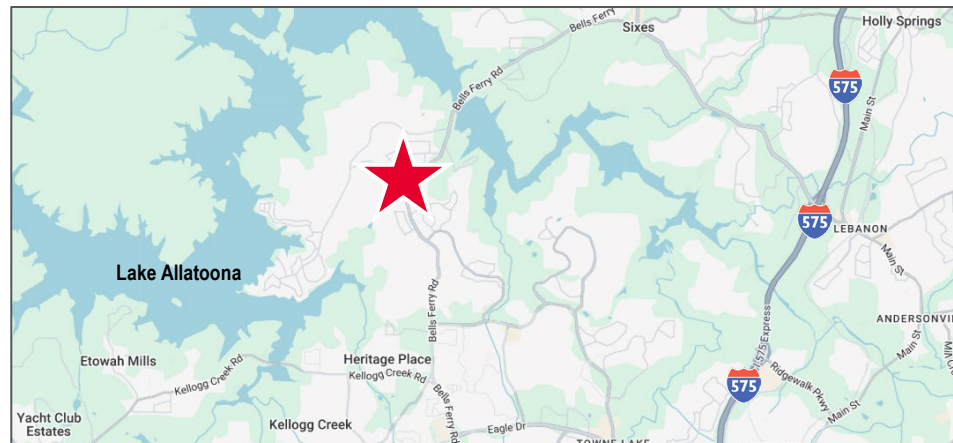
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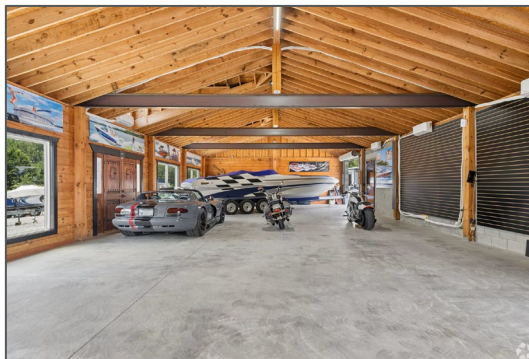


PROPERTY HIGHLIGHTS

400, 420 Victoria Rd offers a specialty property in a prime, high-visibility / traffic count location, presenting a compelling investment opportunity with strong ROI potential

Address	400 & 420 Victoria Road Woodstock, GA 30189
Property Type	RV/ Boat Storage, Repair Shop & Boat Sales Showroom
Property Size	Building 400 - Approximately 5,000 SF Repair shop & warehouse 3 Drive-in loading doors Building 420 - Approximately 2,200 SF Showroom / Flex warehouse 2 Drive-in loading doors
Storage Spaces	62 Covered spaces & 56 Uncovered spaces Total = 118 spaces
Acreage	2.93 Acre site
Zoning	GC (General Commercial)
Parcel #	021N09-00000-581-00D-000
Expansion Opportunity	Adjacent 3.0 AC site also available for sale; rezoned for retail (See Page 12)
Net Operating Income	\$790,097
Offering Price	Auction Sale – August 10 - 12, 2026







PROJECT AERIAL

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



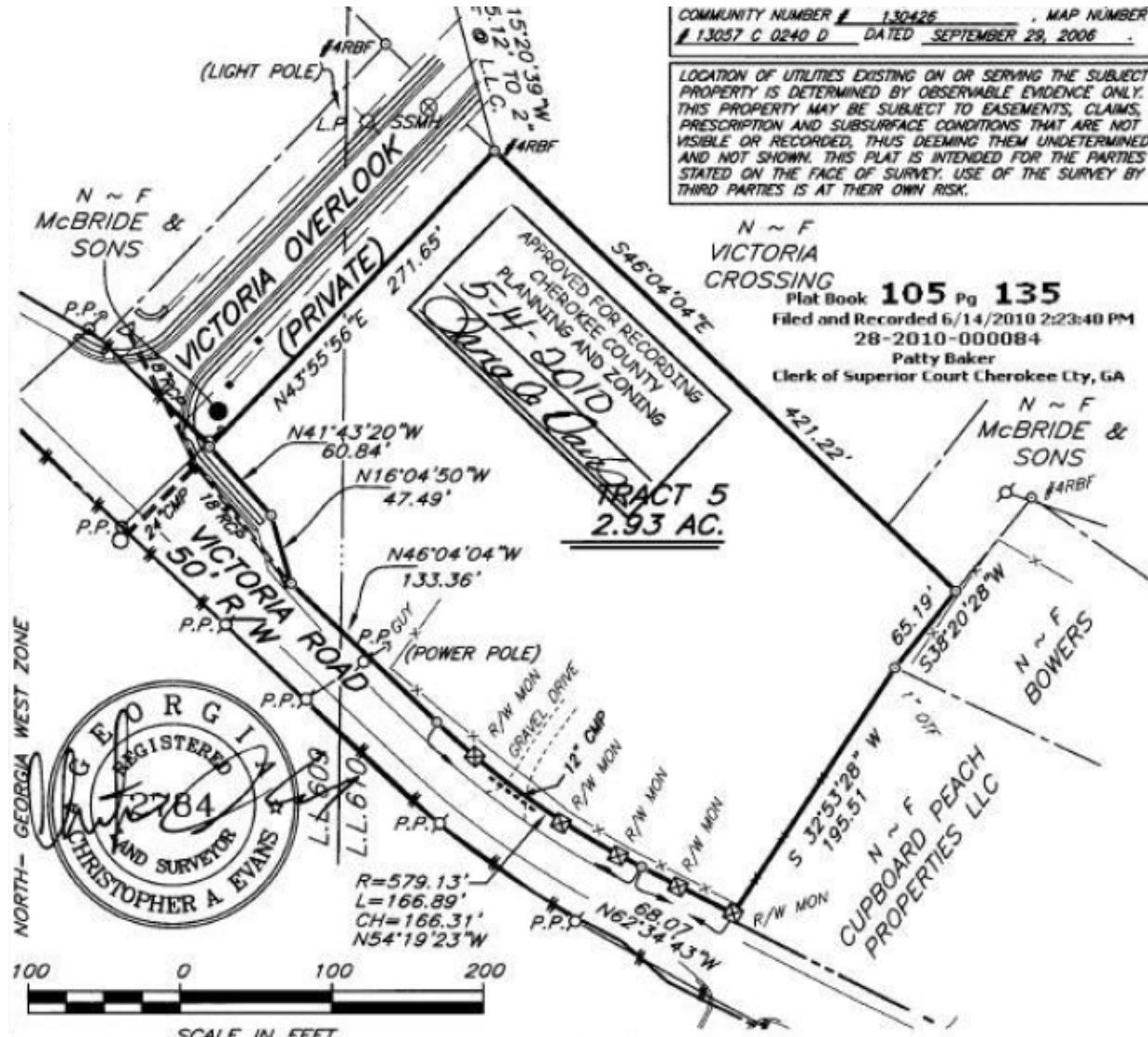
PROJECT AERIAL

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



PROJECT SITE PLAN

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA



FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA

EXPANSION OPPORTUNITY



Rezoned for Retail Development



Great Location benefiting from
Bells Ferry Road Improvements



AVAILABLE
Combined 6.11± AC

FOR SALE | 400 & 420 VICTORIA ROAD, WOODSTOCK, GA

COUNTY/STATE IMPROVEMENTS

The property at 400 & 420 Victoria Road is located at the northern end of the Bells Ferry Road Widening Project. This is a \$100 million infrastructure investment by Cherokee County and the State of Georgia to expand the road from a two-lane bottleneck into a four-lane divided highway with a center median.

IMPACT ON PROPERTY

New ownership will benefit from road expansion. If this parcel or the adjacent parcel is (re)developed, the road construction will be nearing completion simultaneously upon completion of property construction. The property will transition from abutting a narrower, two-lane road to sitting at a major four-lane intersection. This infrastructure ensures the site will be a primary travel route for the Woodstock and Holly Springs communities for decades to come.

DIRECT BENEFITS TO PROPERTY

Massive Increase in Traffic

Daily car counts are expected to grow from roughly 19,600 to over 36,000 vehicles per day. This provides the property with significantly higher visibility and more potential customers passing the site.

Maintained Traffic Light

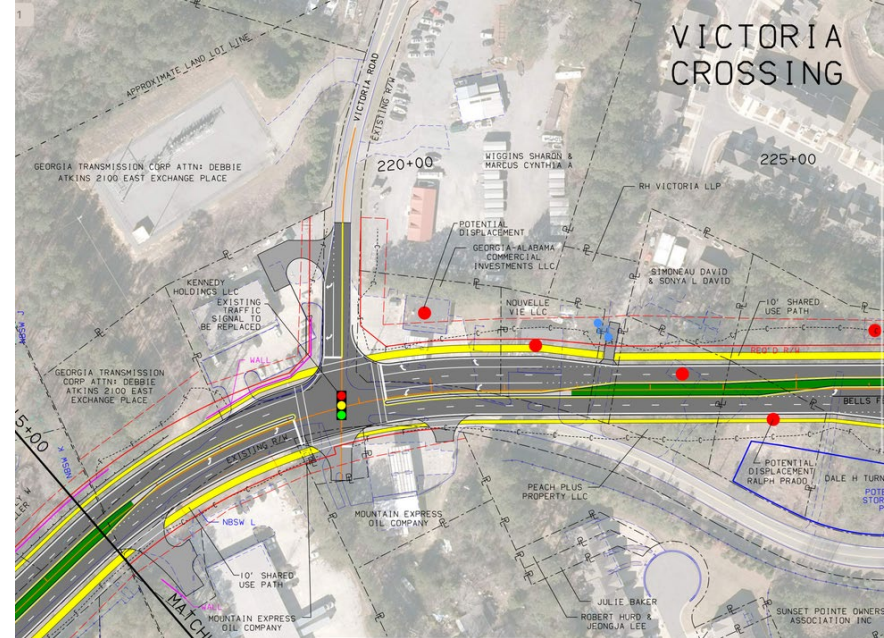
The project confirms the traffic light at the corner of Victoria Road and Bells Ferry Road will remain and be upgraded with new equipment. This ensures easy, controlled turns into and out of the property.

New Sidewalks and Paths

A new 10-foot-wide paved path will be built directly along the side of the road touching this property. This makes the site much more accessible to neighbors walking or biking in the area.

Cleaner Appearance

The old open ditches will be replaced with modern concrete curbs, gutters, and a landscaped grass median in the center of the road, giving the entire area a more professional, "finished" look.



BELLS FERRY ROAD WIDENING PROJECT

QUICK FACTS & TIMELINE



Current Status

Construction began in May 2025.



Completion Goal

The project is estimated to be finished in 2028.



Bridge Work

The nearby bridge over Little River is also being replaced at the same time to allow for heavier vehicle flow and consistent four-lane travel.



Speed Limit

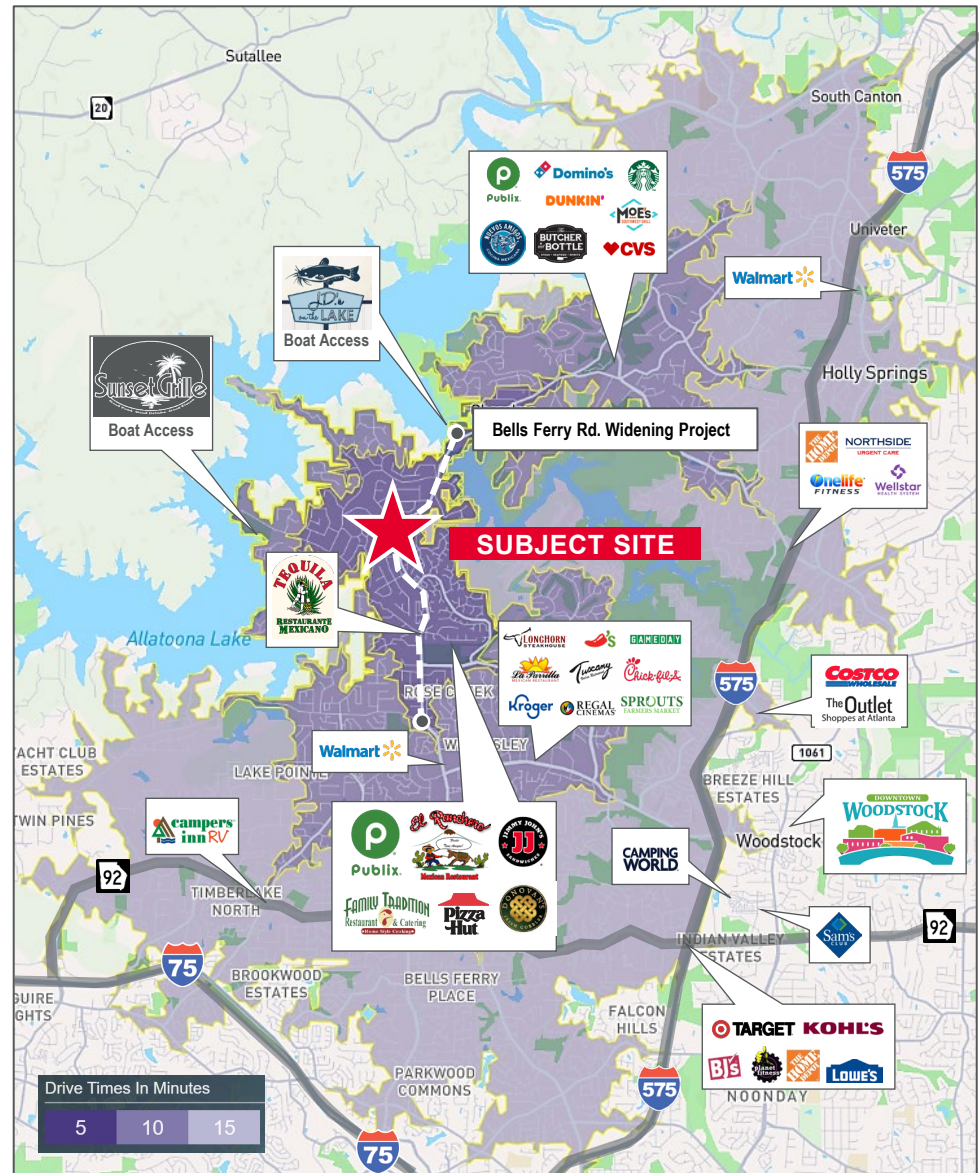
The road is designed for a steady flow of 45 MPH.



Sample Rendering

LOCATION OVERVIEW

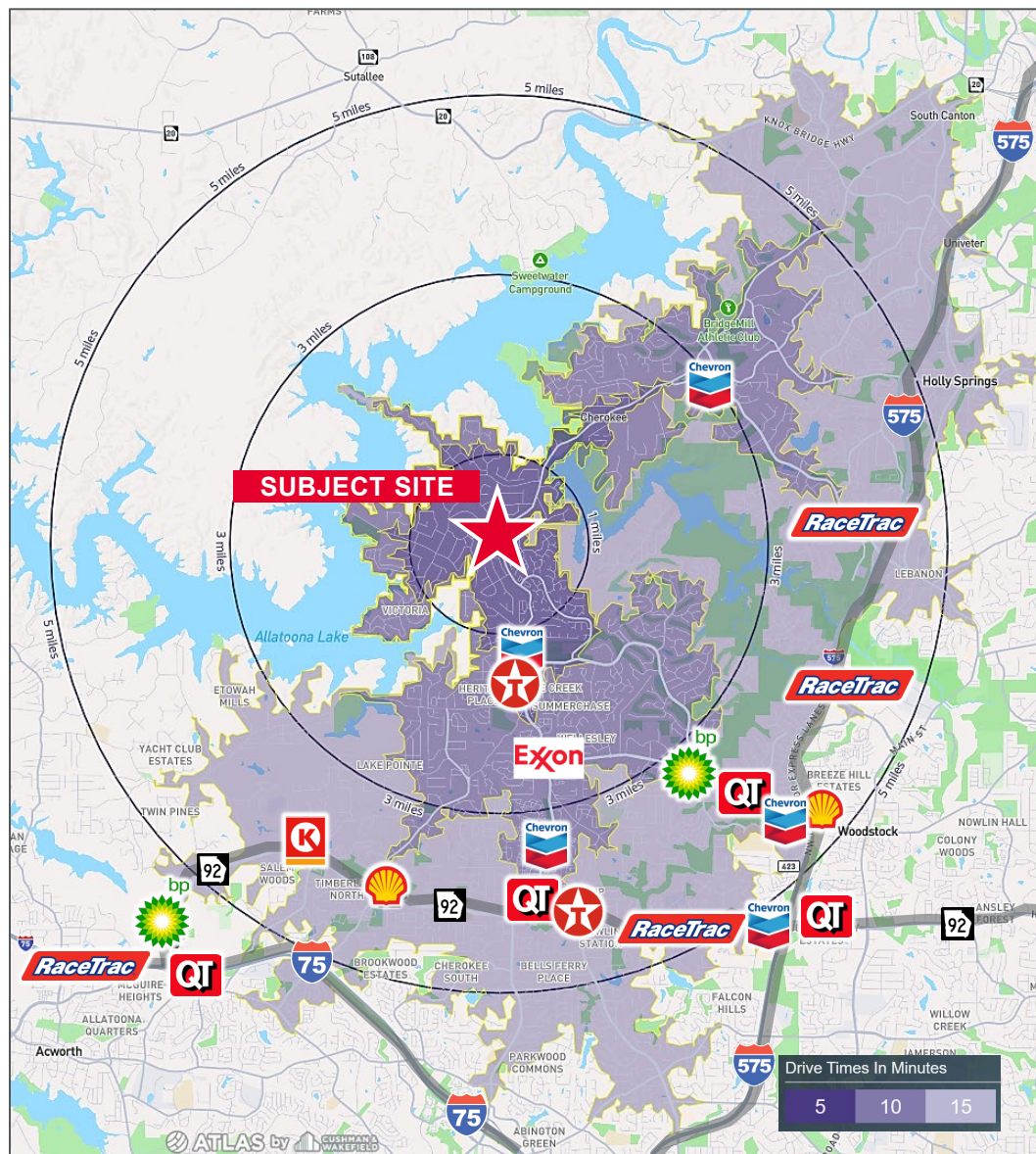
- Prime commercial location in high-growth corridor
- Close Allatoona Lake proximity
- Direct benefits from current Bells Ferry Road Widening Project
- Minutes from abundant retail, amenities and services



LOCATION OVERVIEW

PRIME GAS STATION LOCATION

- Limited nearby competition creates a compelling opportunity to capture unmet demand and grow market share.
- Located among expanding, high-quality residential communities that drive consistent daily fuel and convenience traffic.
- Proximity to Lake Allatoona generates increased weekend and seasonal traffic, supporting stronger overall sales performance.



LAKE ALLATOONA

QUICK FACTS

Year Completed

1950

Area

12,010 Acres

Length of Shoreline

270 Miles

Volume

367,500 Acres-Feet

Depth at Dam

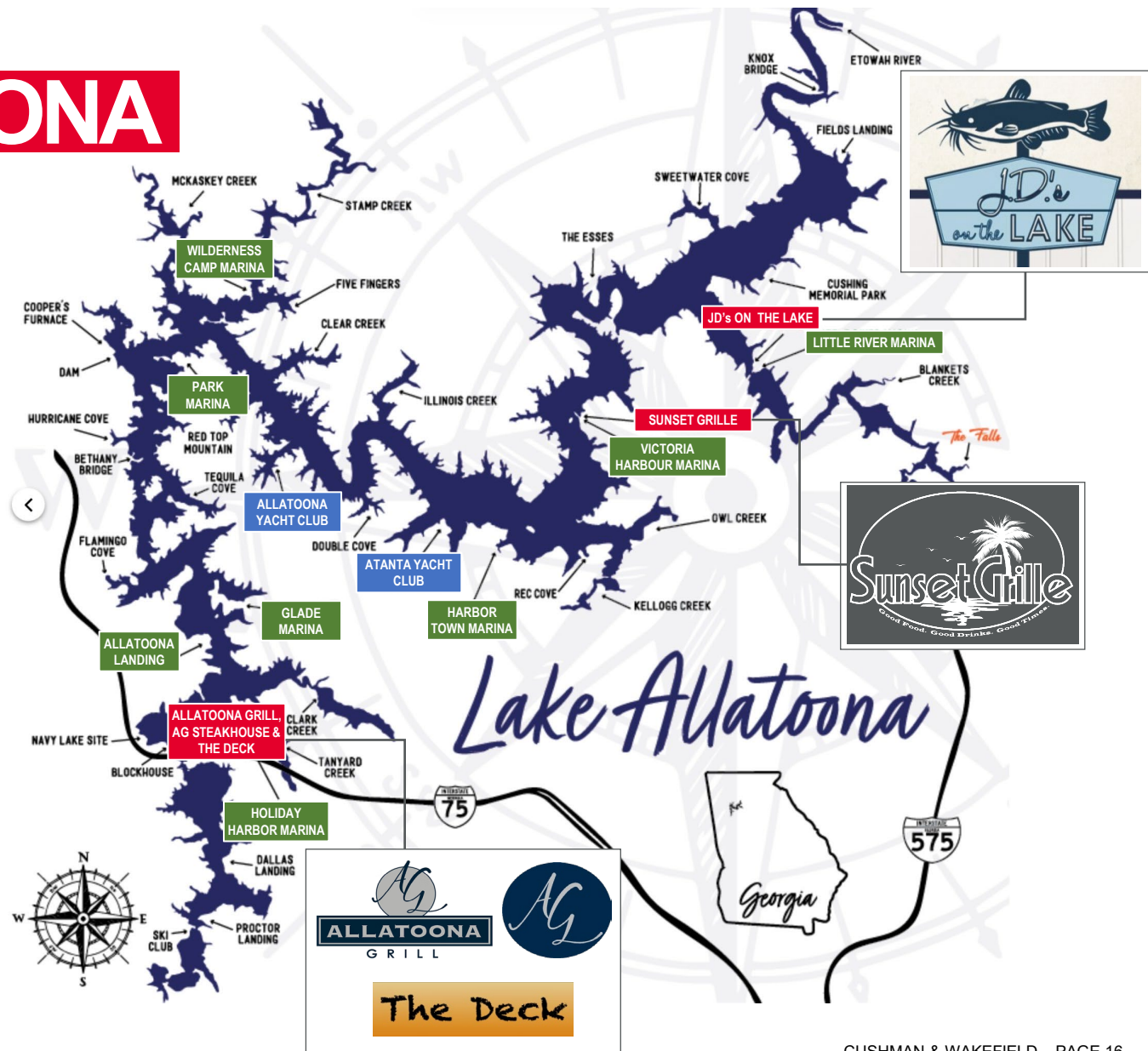
145 Feet

Full Pool Water Level

840 Fee MSL

Lake Amenities/Services

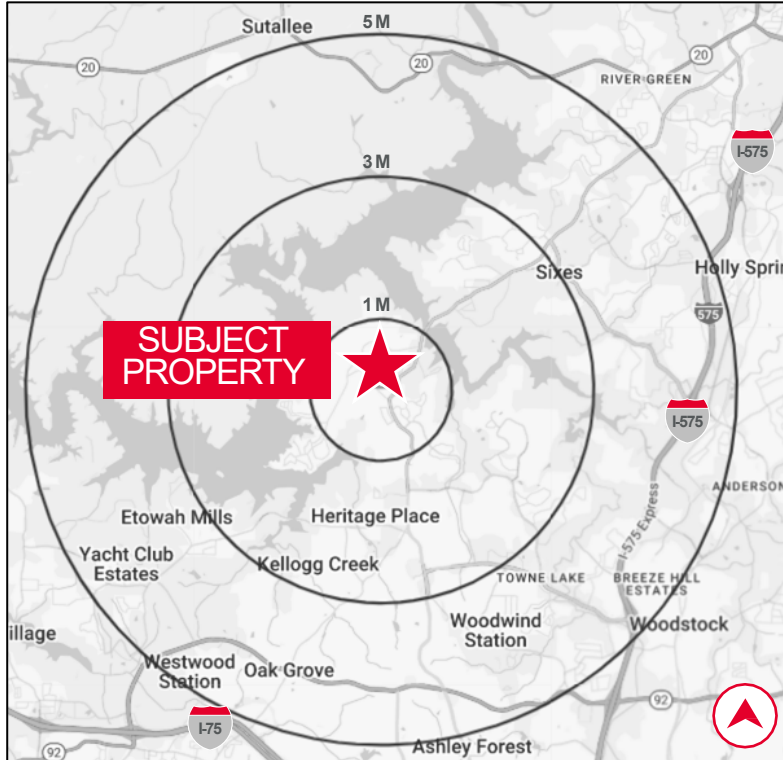
- 8 total marinas
- 5 restaurants
- 3 yacht clubs



BOAT RAMP ACCESS



AREA DEMOGRAPHICS



7.5 MILE TO
WOODSTOCK



6-8 MILE TO
INTERSTATES



AMPLE ACCESS TO
DINING/RETAIL



5,654
POPULATION
Within 1 Miles



\$127,115
AVG. INCOME
Within 21 Miles



\$281,520
AVG. HOME VALUE
Within 1 Miles



42.1
AVG. AGE
Within 1 Miles

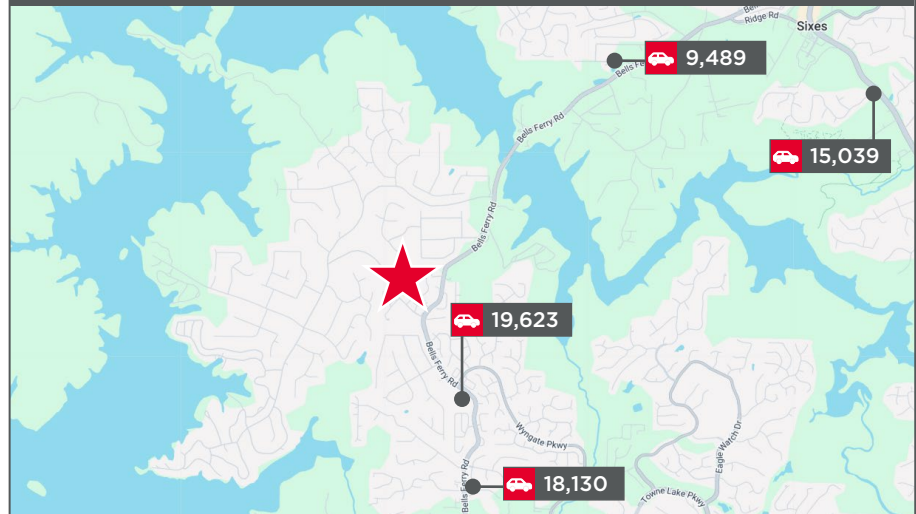
89,676
POPULATION
Within 5 Miles

\$117,818
AVG. INCOME
Within 5 Miles

\$335,992
AVG. HOME VALUE
Within 5 Miles

39.8
AVG. AGE
Within 5 Miles

2025 TRAFFIC COUNT DATA





CONTACT INFORMATION



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