

Hwy 92 / Dallas Acworth Hwy Dallas, GA

Seven Hills Connector

Hwy 92 / Dallas Acworth Hwy

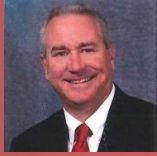
FOR SALE

**8.14 ACRES—PAULDING COUNTY
ZONED B1-100**



Bobby Bresee | 404-781-7975
bbresee@atlantalandgroup.com

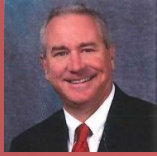
KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500



PROPERTY OVERVIEW

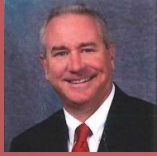
- +/- 8.14 acres
- Zoned B1-100—Paulding County
- Already clear cut and rough graded
- All utilities available to site
- 1,193 ft of frontage on Hwy 92
- 17,200 (15) ADT on Hwy 92/ Dallas Acworth Hwy
- 6,500 (15) ADT on Seven Hills Connector
- Roland W. Russom ES—East Paulding MS—
North Paulding HS
- **Asking \$190,000 per Acre—\$1,546,600**



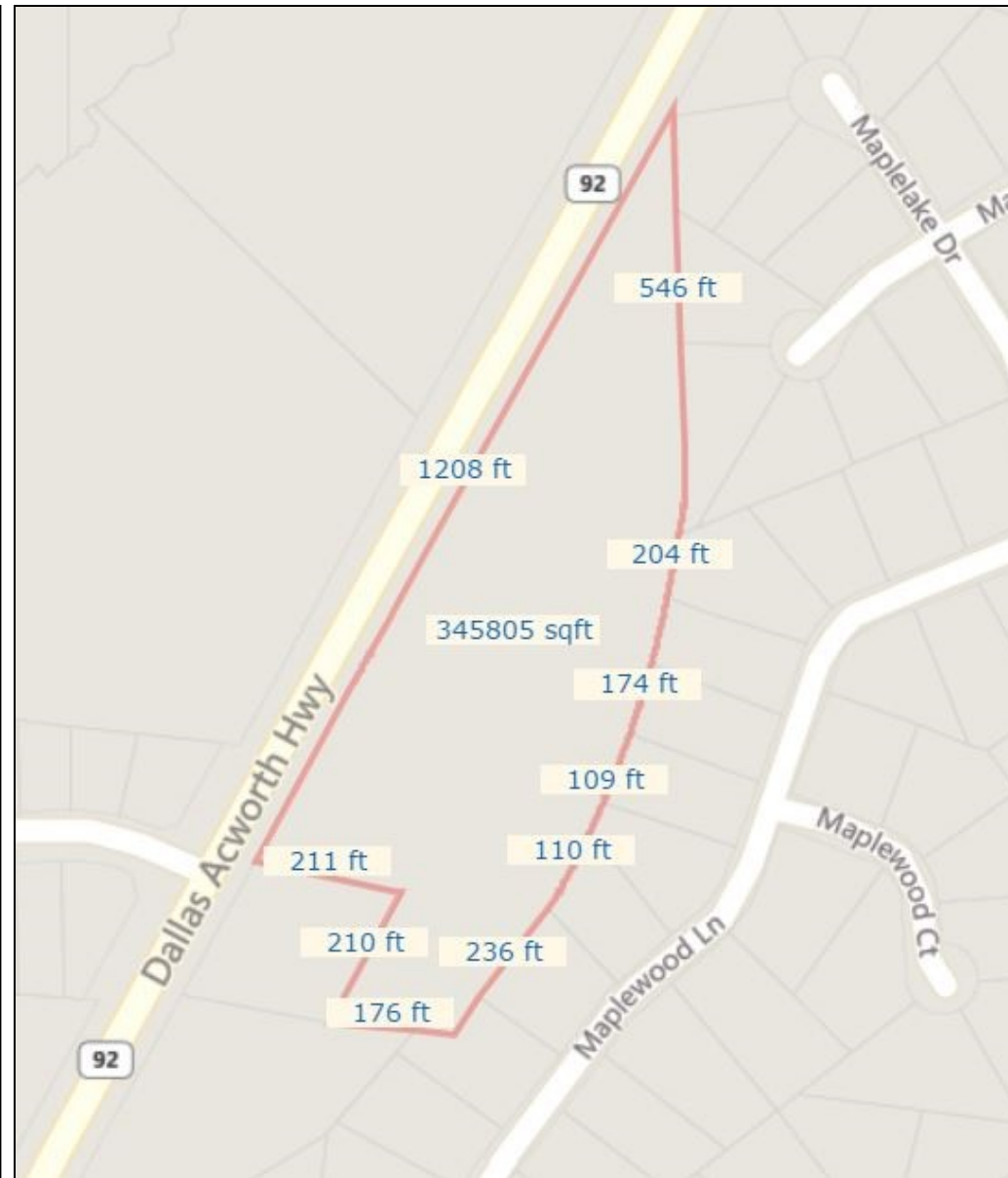
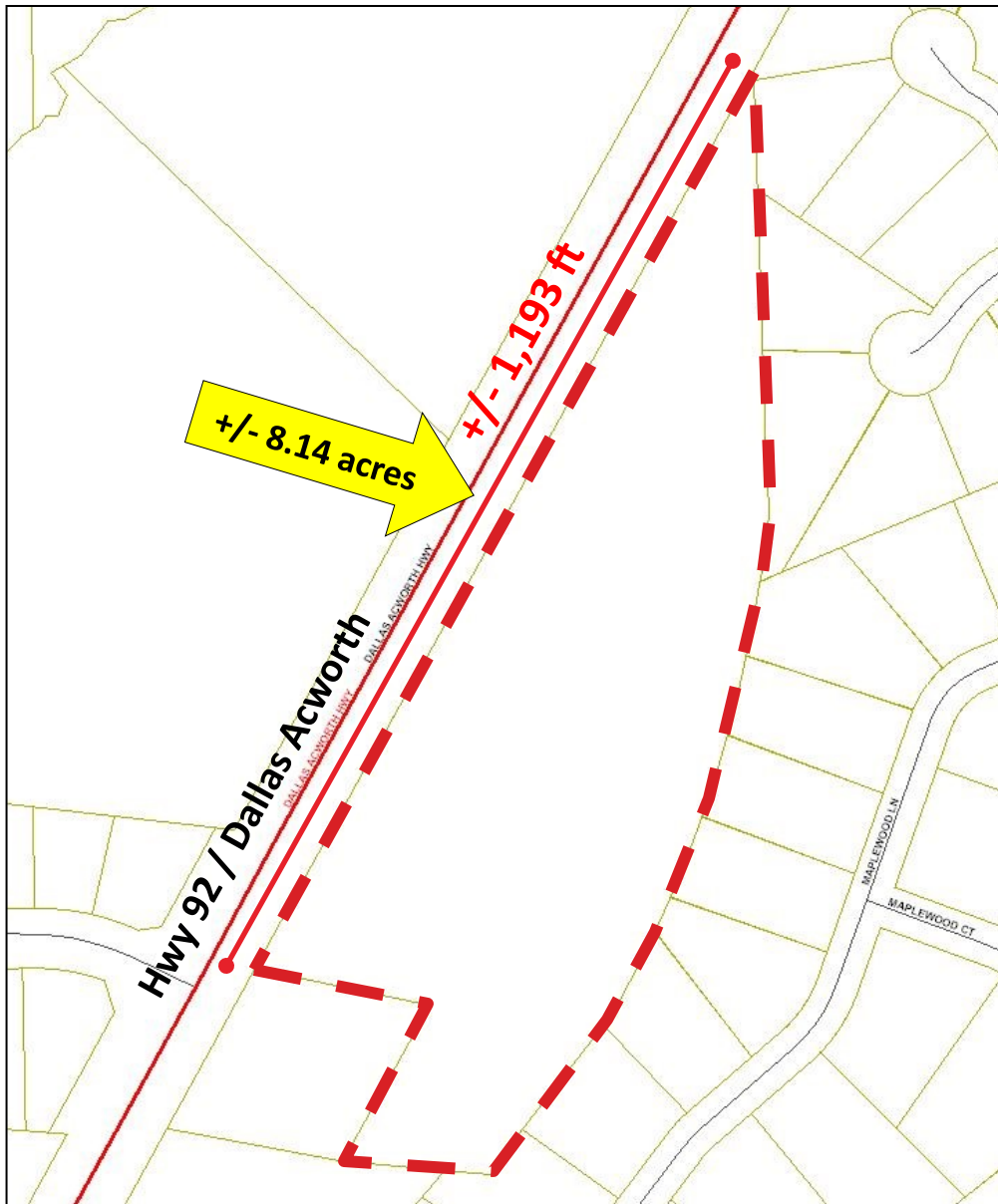


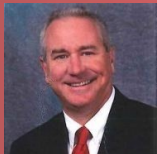
AERIAL



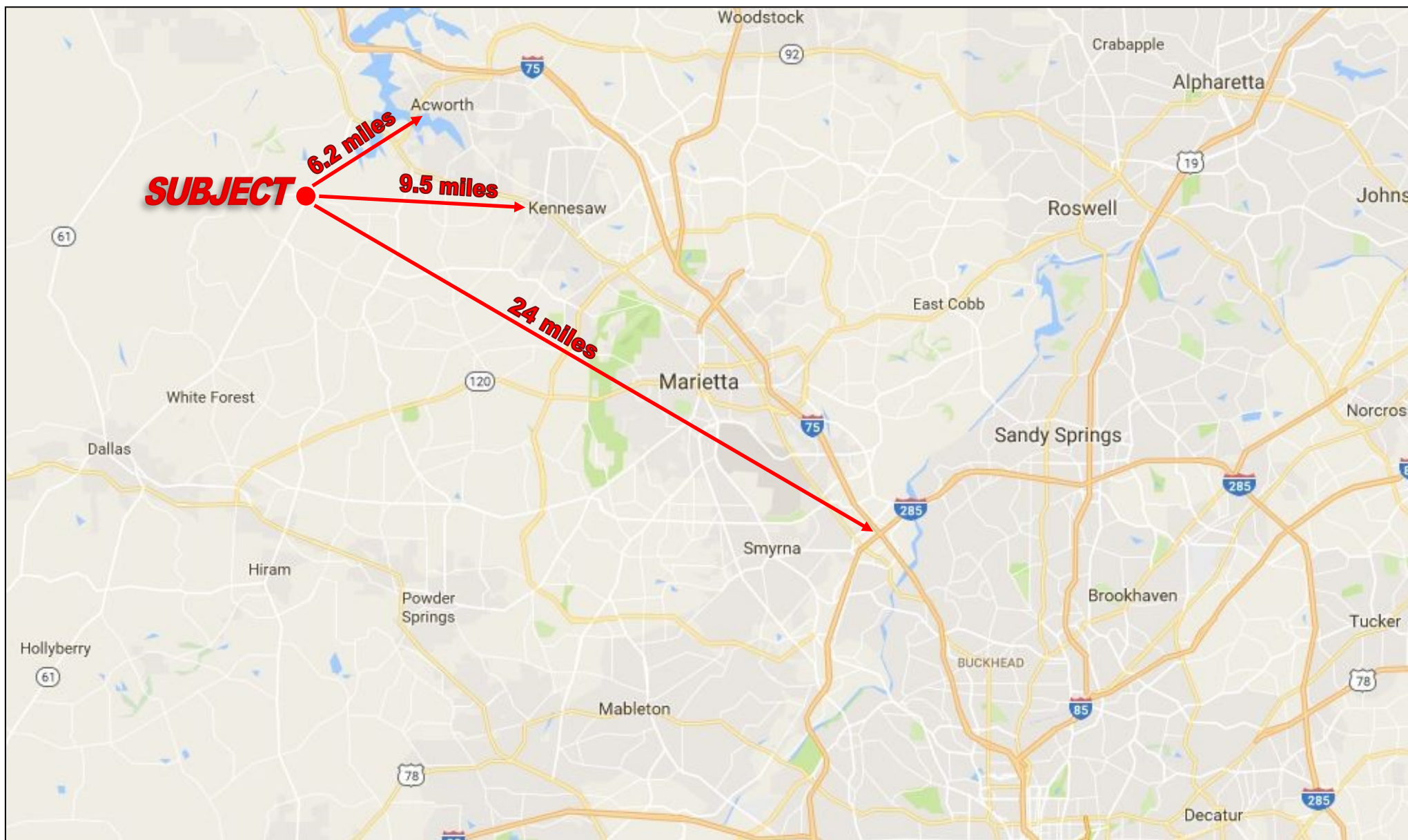


TAX PLAT & DIMENSIONS





LOCATION MAP



WELLSTAR Medical Group

Publix

CVS pharmacy

Floyd L. Shelton ES

New County HS Coming Soon

Seven Hills Connector

Roland W. Russom ES

U-HAUL

17,200 (15) ADT

ATTIC SELF STORAGE

WELLS FARGO

AutoZone

Advance Auto Parts

Waffle House

Wendy's

Starbucks

Chevron

Kroger

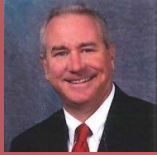
McDonald's

Cedarcrest Rd

Allatoona HS

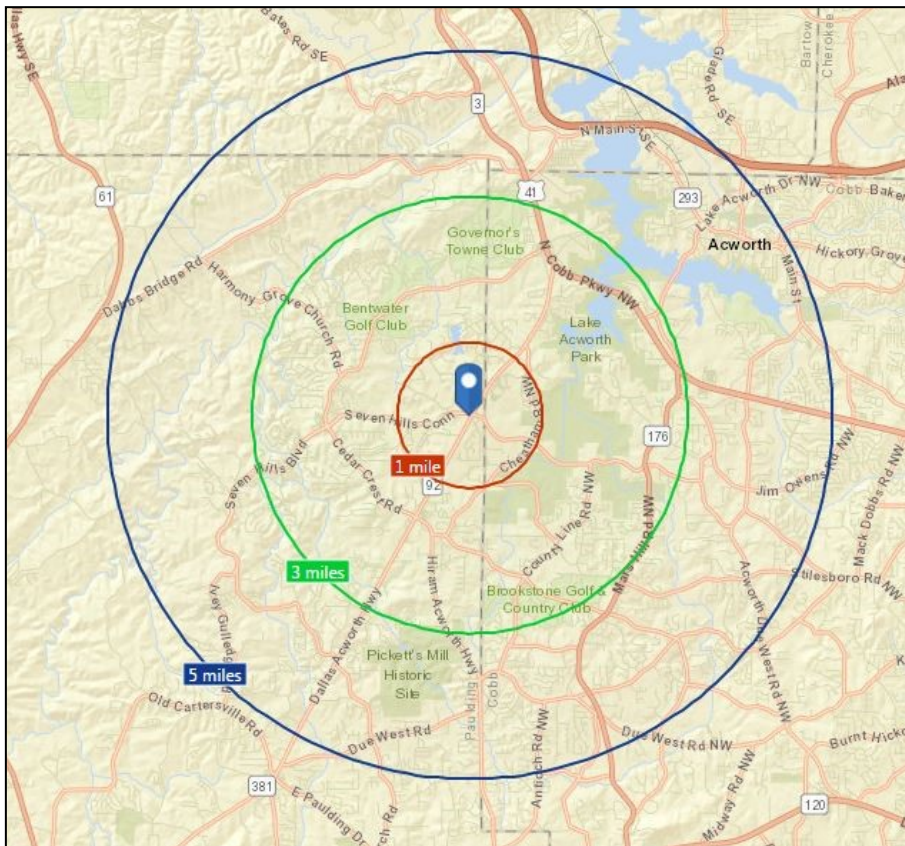
Pickett's Mill ES

SUBJECT

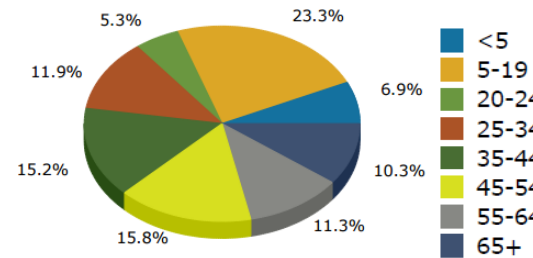


AREA DEMOGRAPHICS

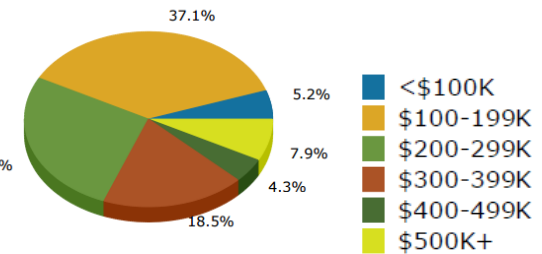
	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,777	1,276	\$101,336	36
3 Miles	31,068	9,827	\$113,641	37
5 Miles	78,255	25,469	\$108,366	37



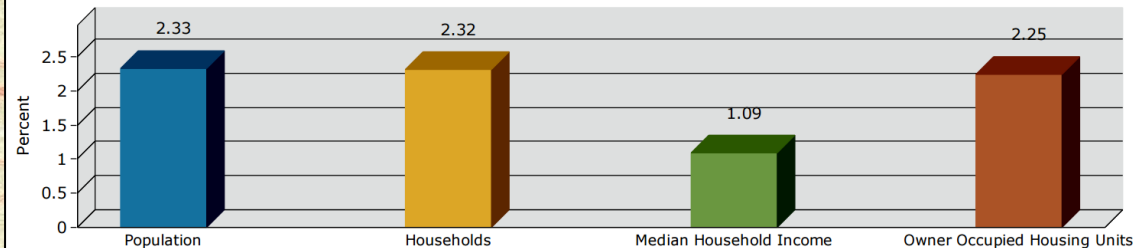
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

