

Residential Development Opportunity - Dabbs Bridge Road

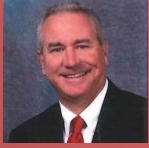


FOR SALE
94 ACRES—PAULDING COUNTY



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

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

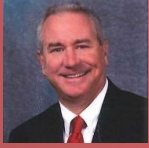


PROPERTY OVERVIEW

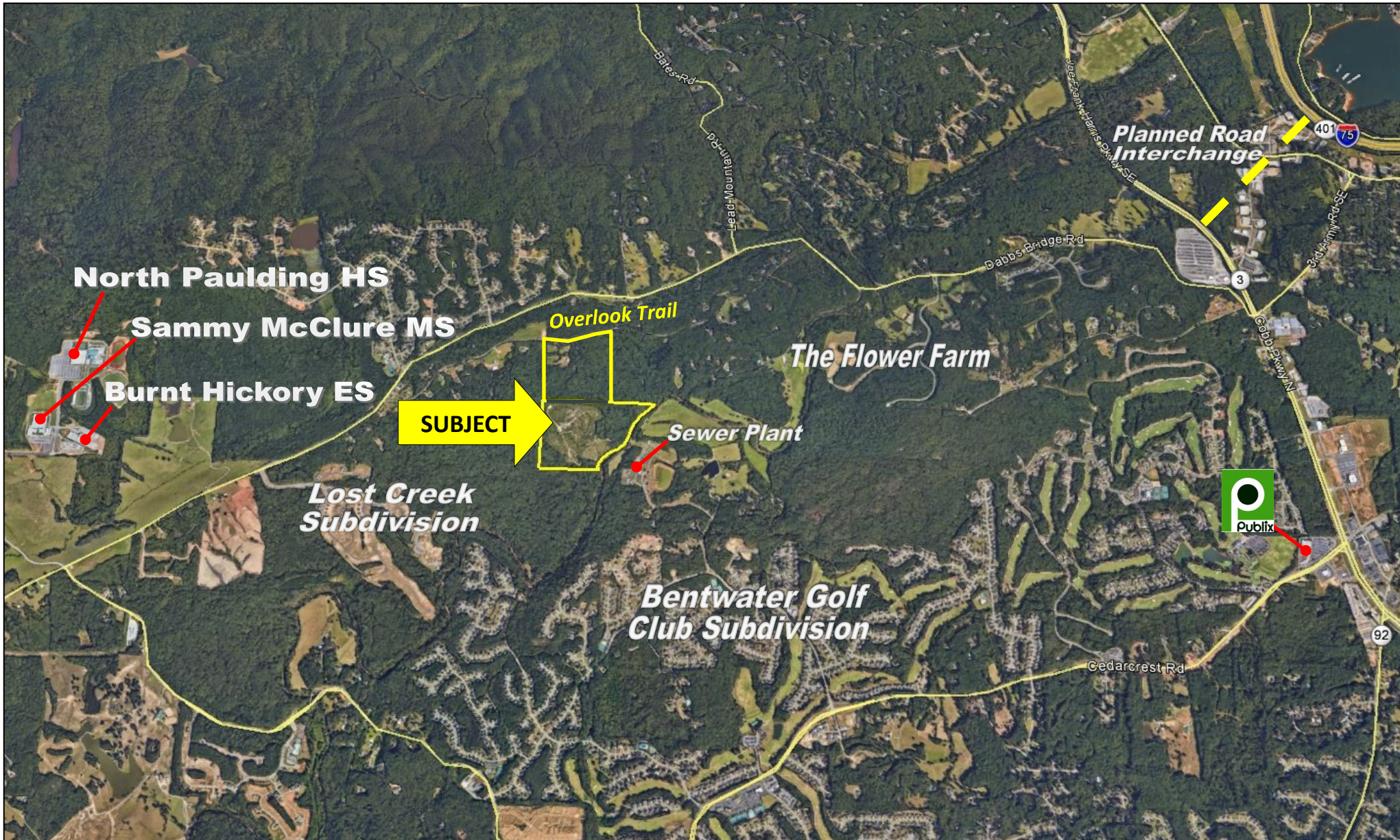
- +/- 94 acres—Paulding County, 2 parcels
- Zoned R-2—Suburban Residential
- Rolling topography with great views
- Frontage on Pumpkinvine Creek
- All utilities available to site, including sewer
- Close proximity to the Lost Creek subdivision and the Bentwater Golf Club subdivision
- Assigned Schools:
 - Burnt Hickory Elementary School
 - Sammy McClure Sr. Middle School
 - North Paulding High School

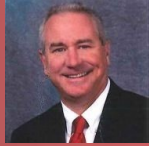
Asking \$20,000 per Acre



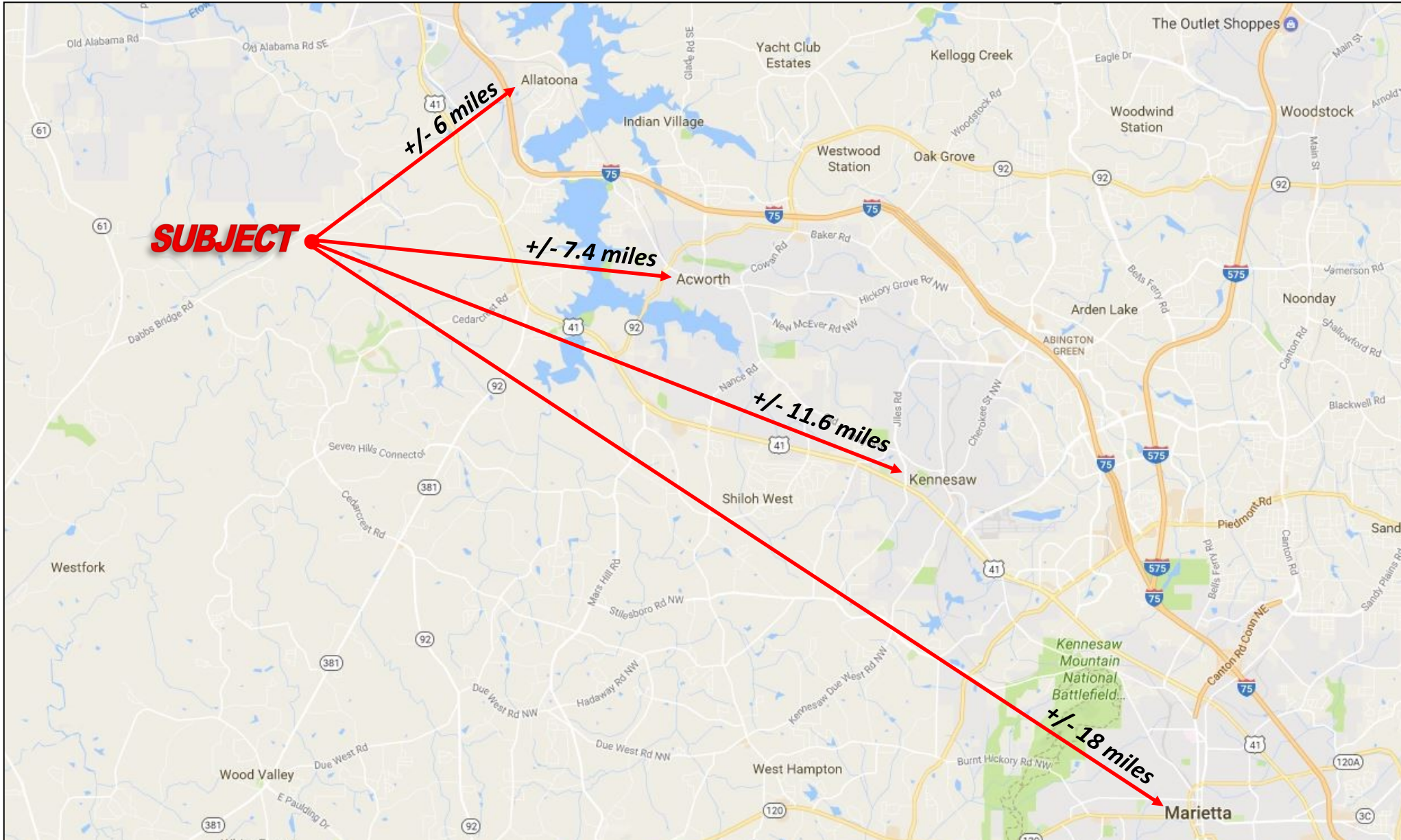


AERIAL



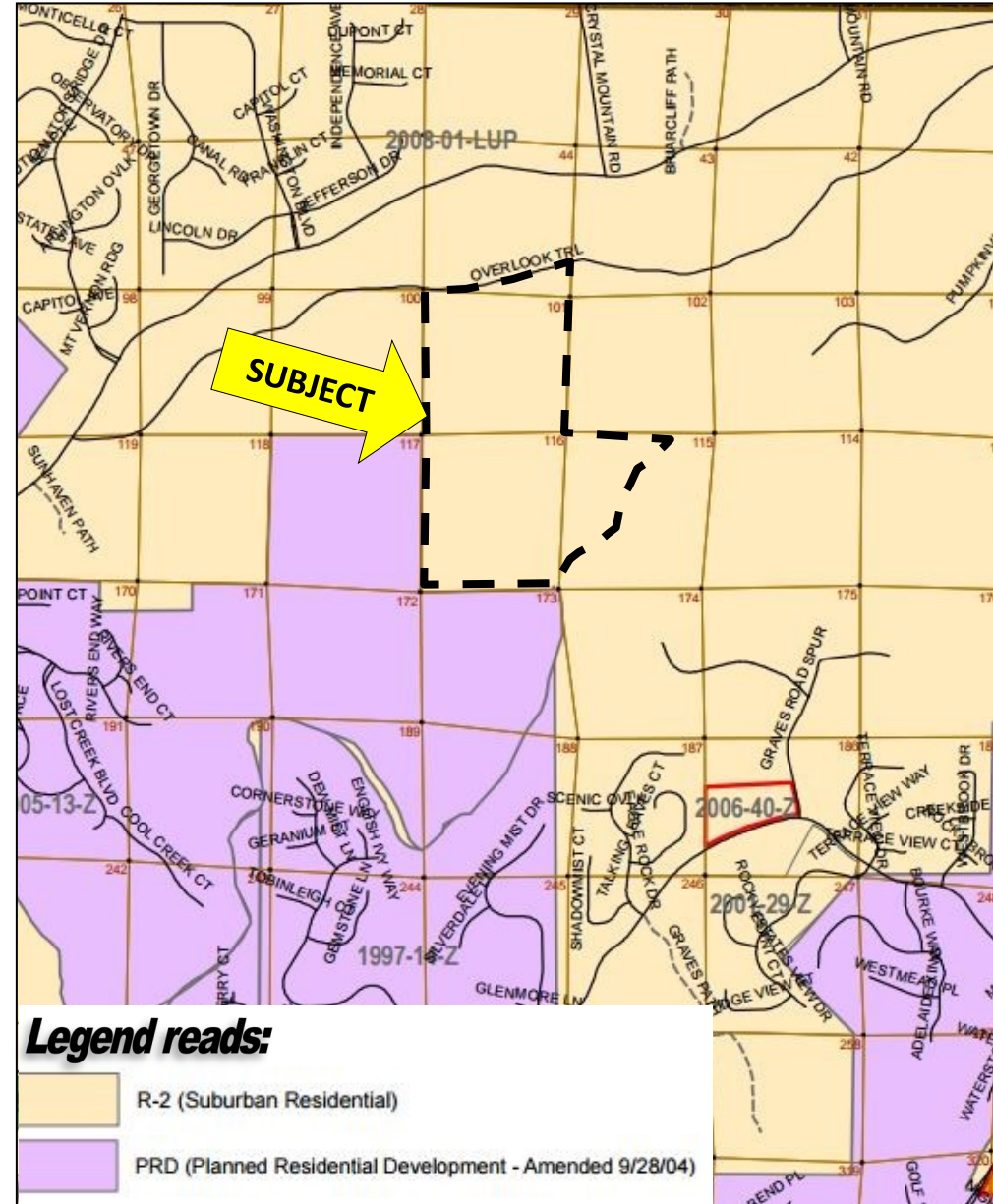
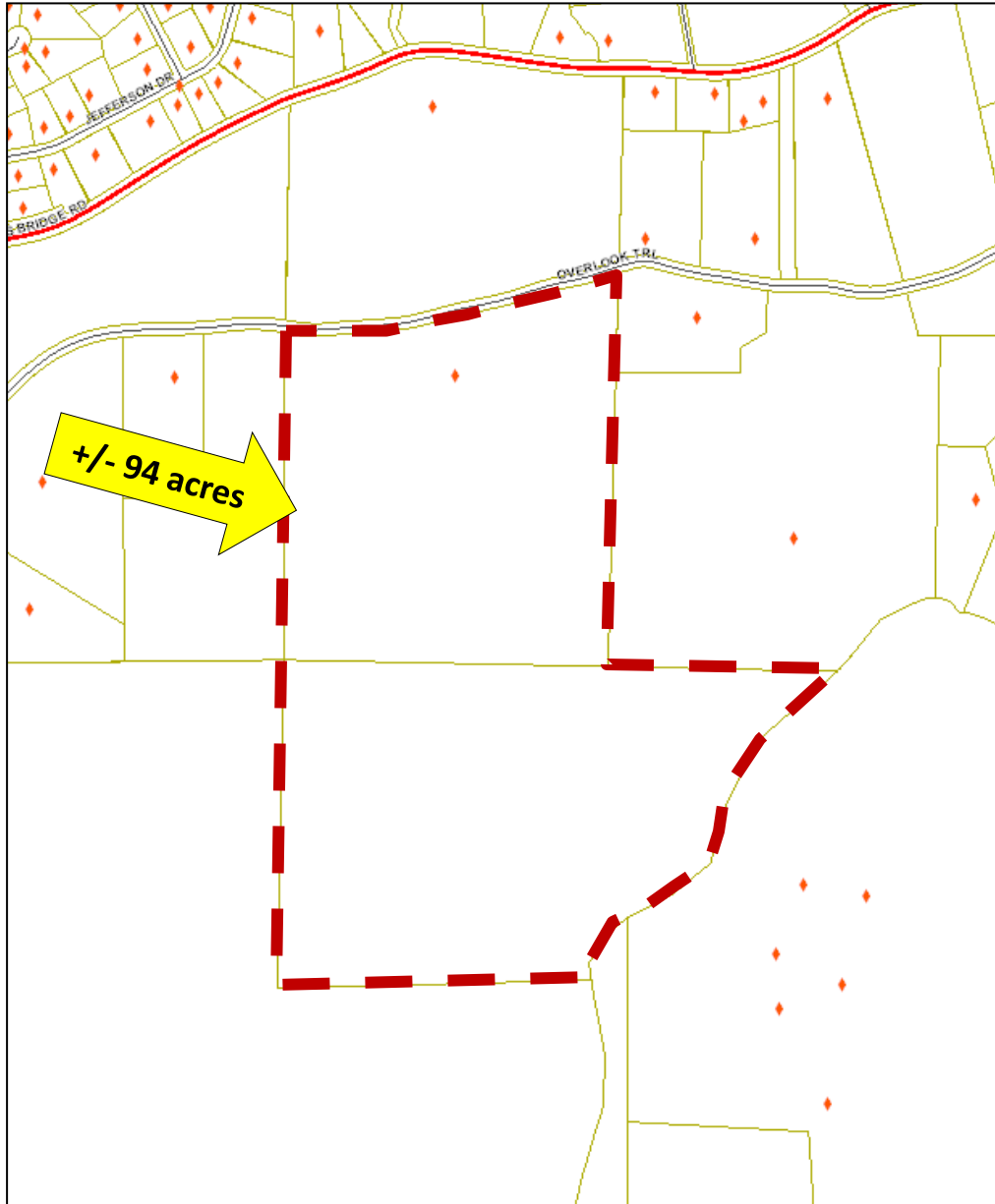


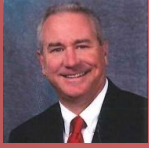
LOCATION MAP



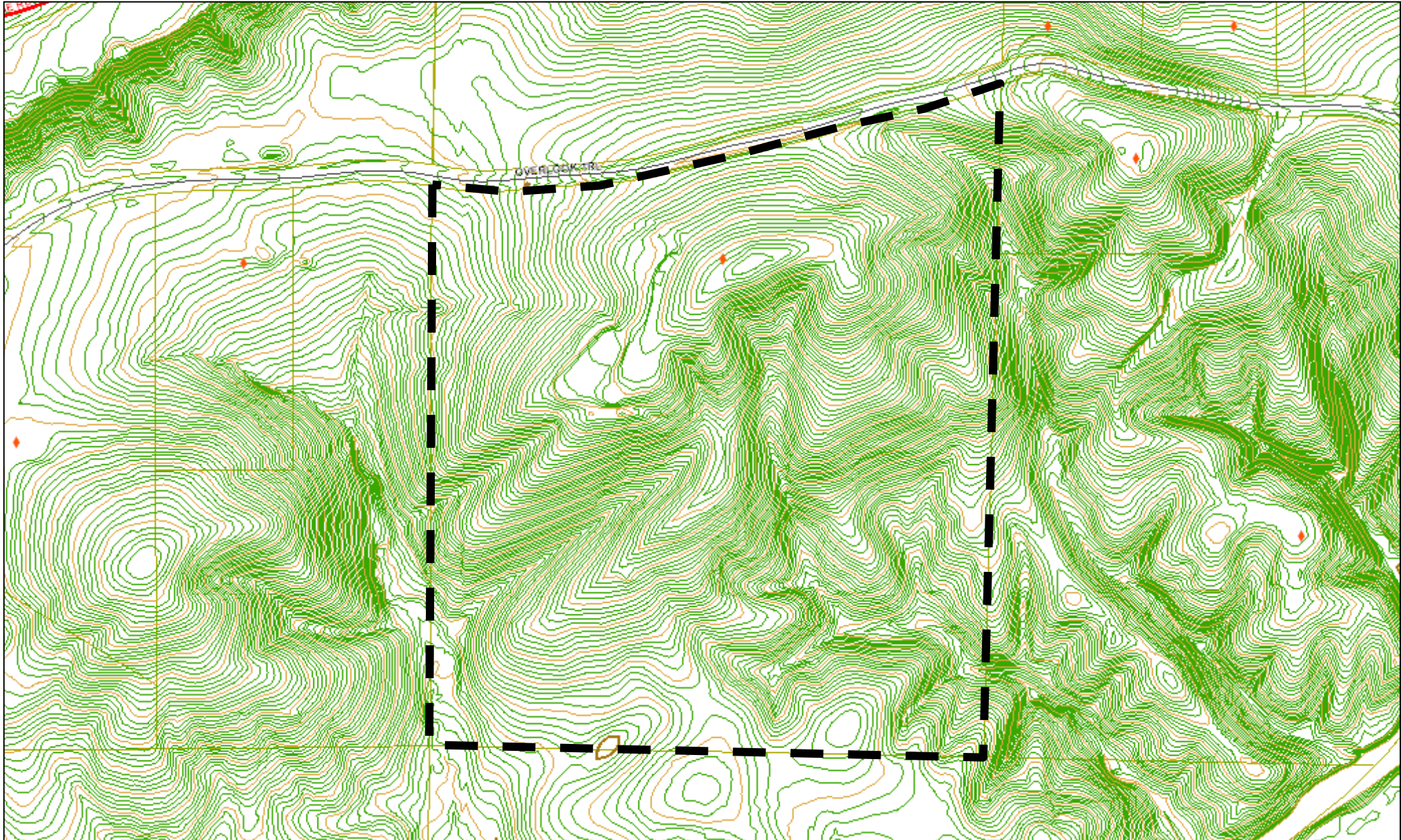


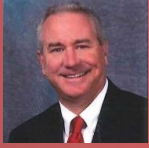
TAX PLAT AND ZONING



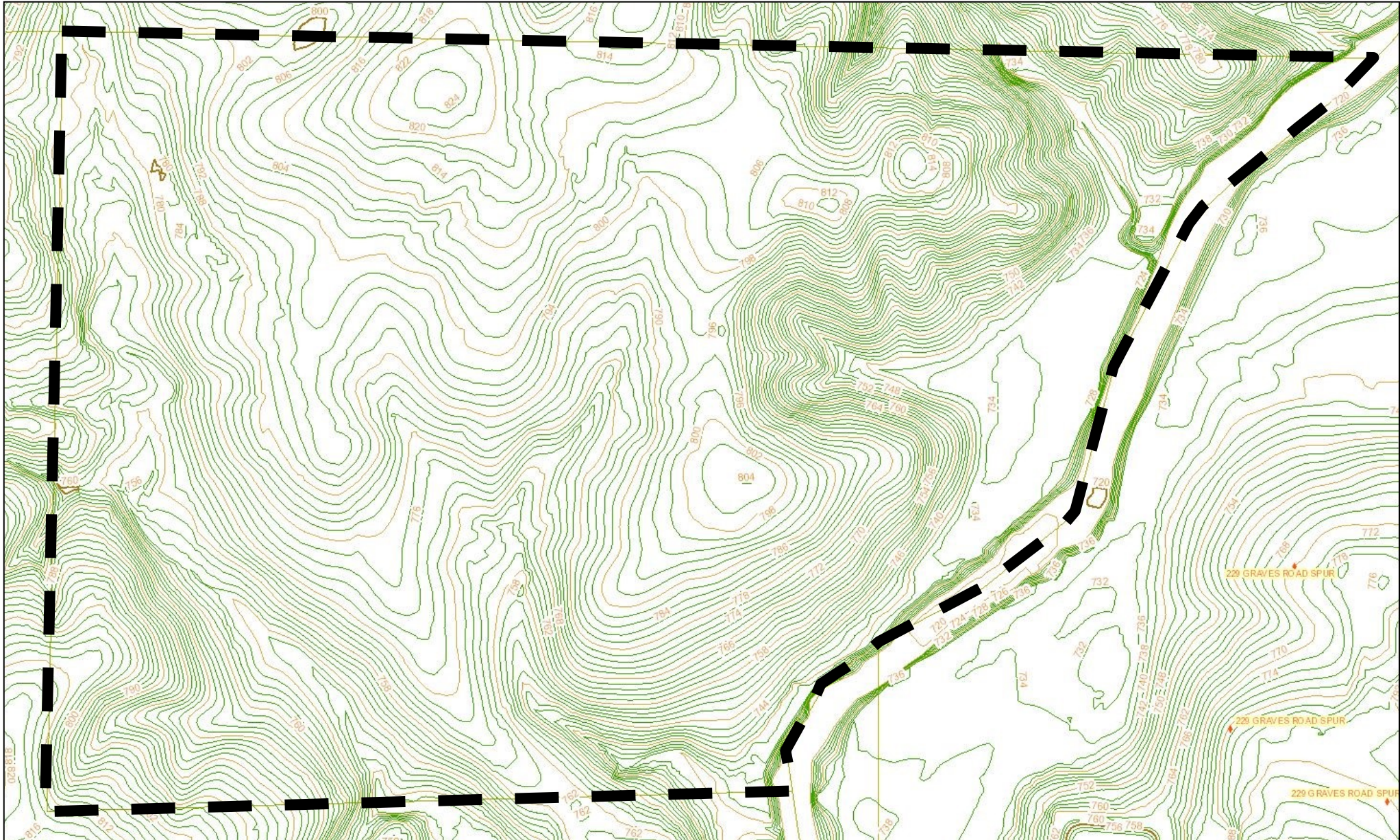


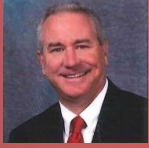
TOPOGRAPHY



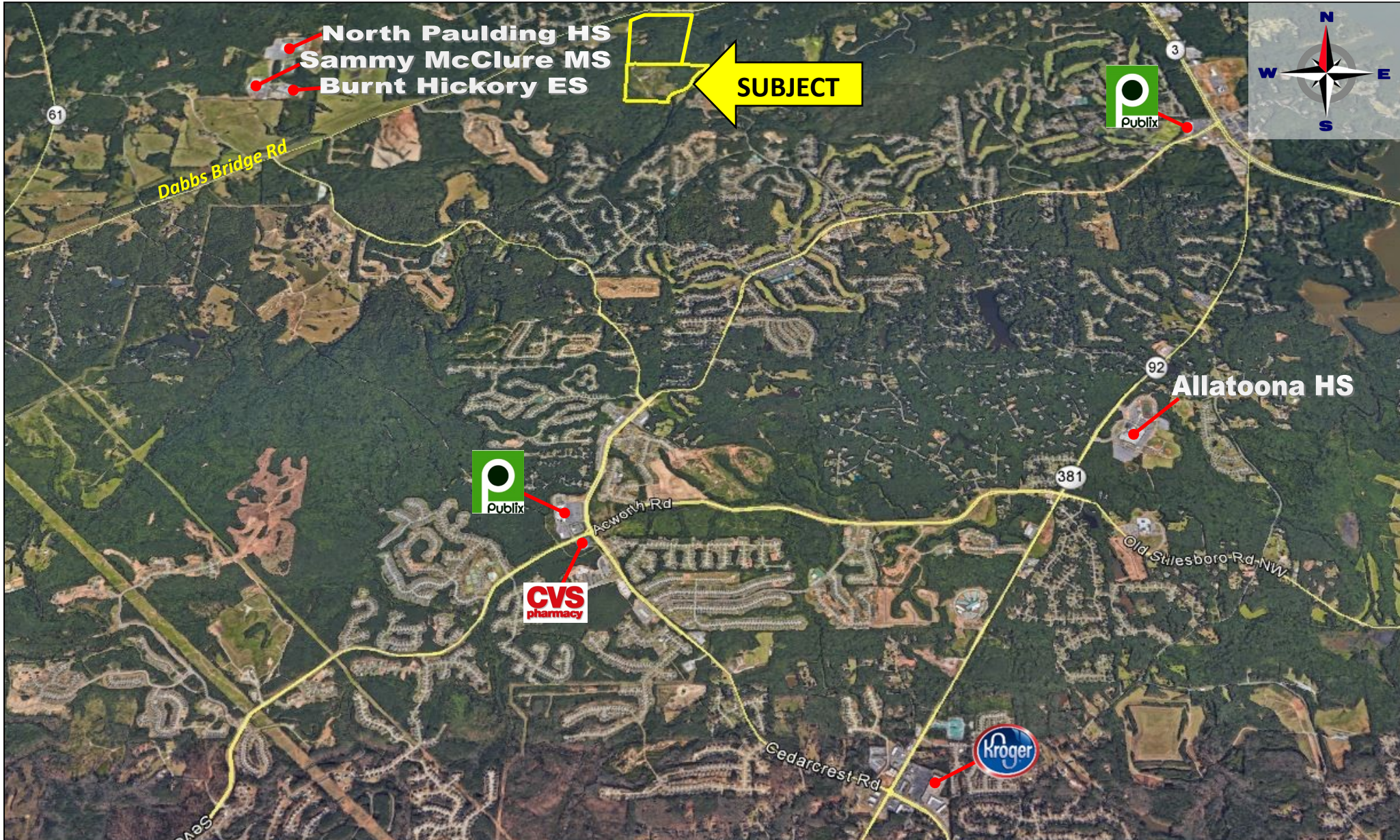


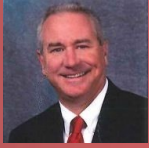
TOPOGRAPHY



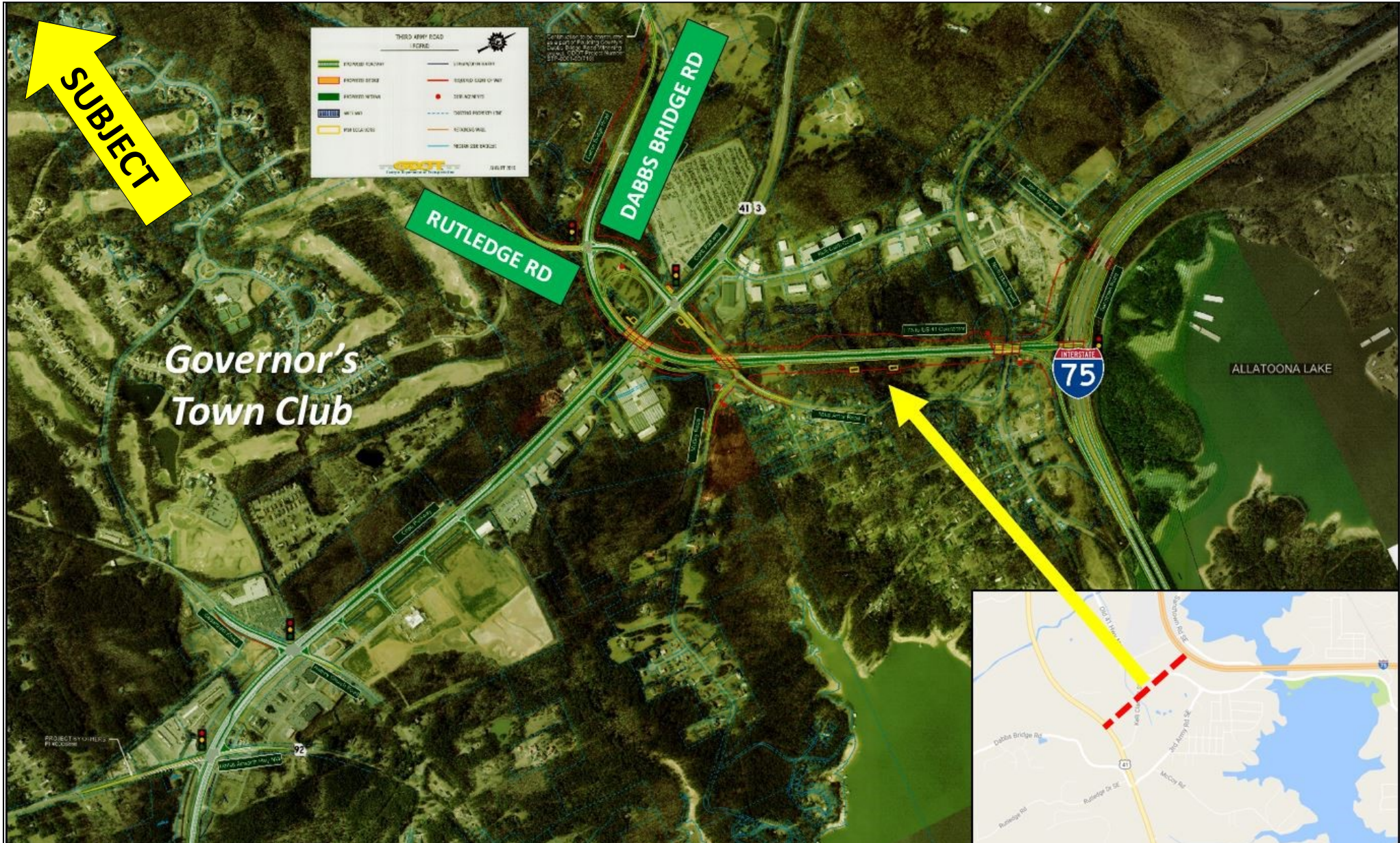


SUBMARKET AERIAL





PLANNED I-75 & 3rd ARMY ROAD INTERCHANGE

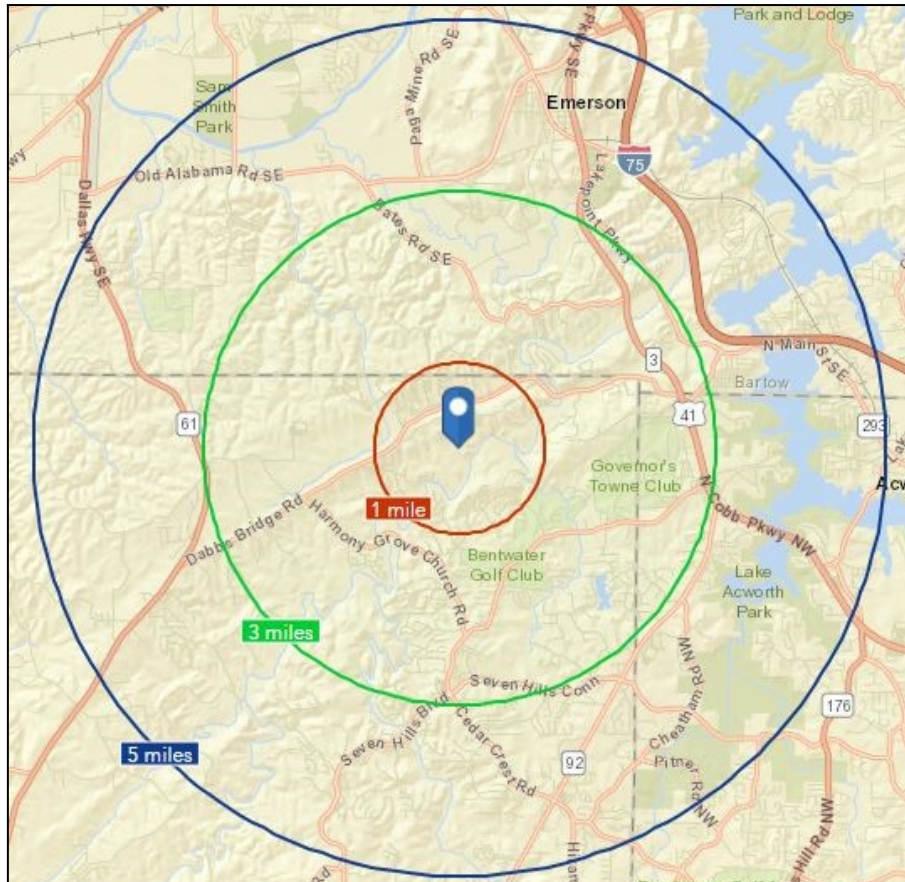




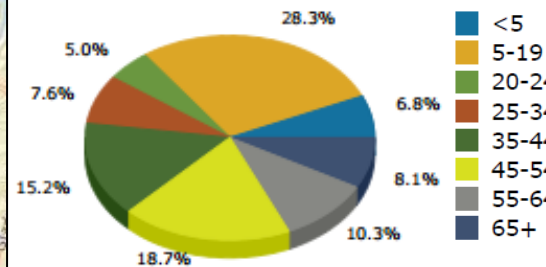
Bobby Bresee
(C) 404-781-7975 | (O) 404-419-3500
bbresee@atlantalandgroup.com

AREA DEMOGRAPHICS

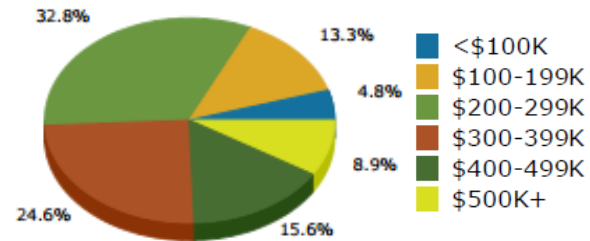
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,325	690	\$130,060	37
3 Miles	14,867	4,815	\$105,359	36
5 Miles	36,632	12,149	\$95,165	37



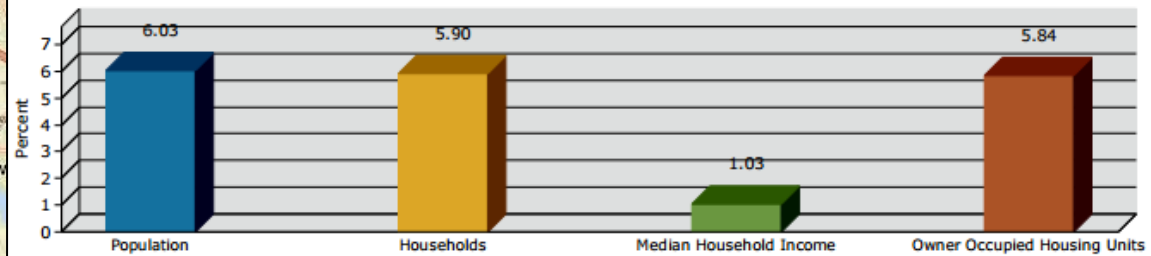
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

