

# *Residential Development Opportunity*



Stilesboro Road

Paul Samuel Road

**AVAILABLE**  
+/-2.9 ACRES  
COBB COUNTY



Jay Leslie (404) 277-9191  
JLeslie@atlantalandgroup.com

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



## PROPERTY OVERVIEW

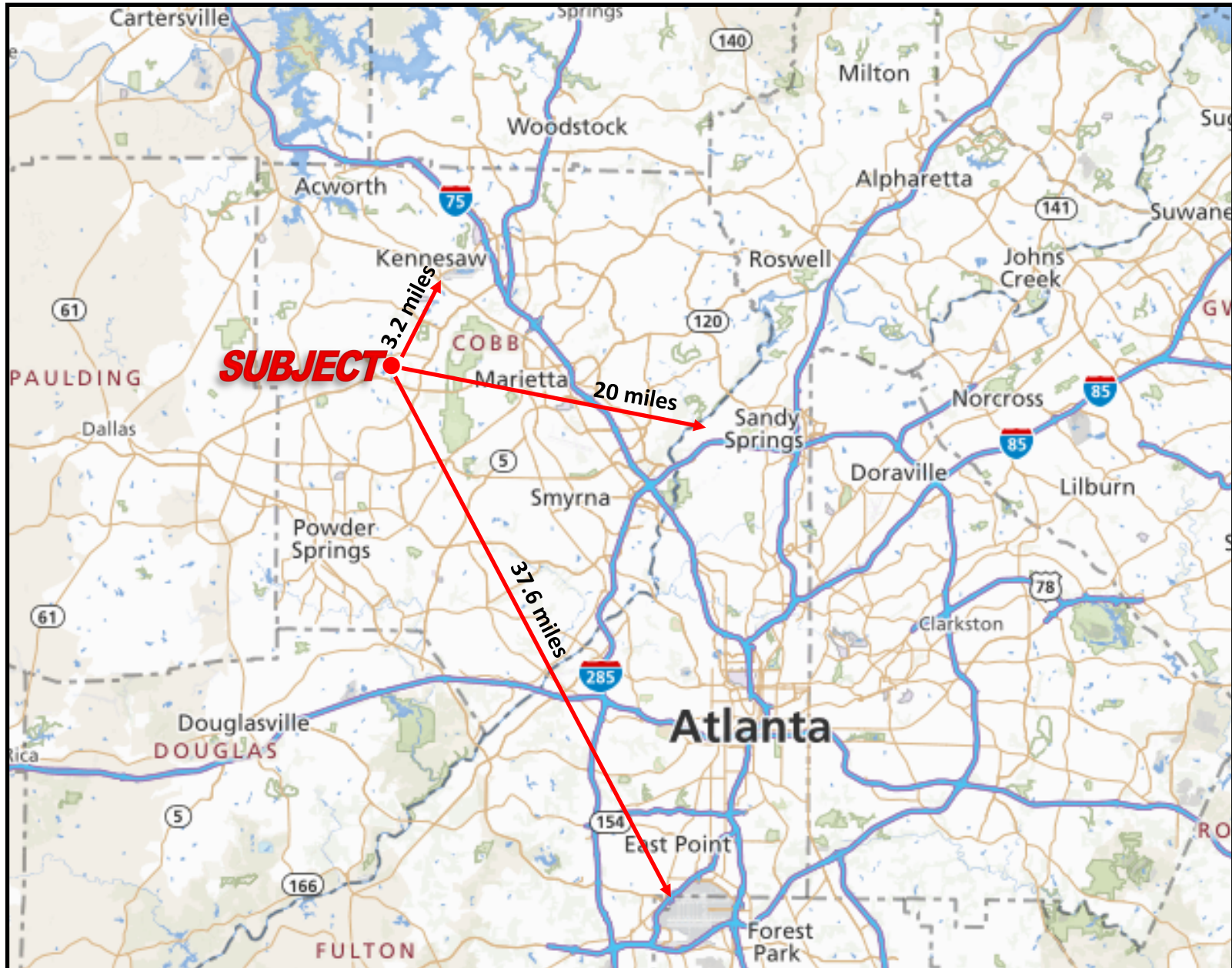
- +/- 2.9 acres—Cobb County
- 2 Parcels
- Zoned R-20—Suburban Residential
- Topography: Gently Rolling
- All utilities available to site
- 12,200 ADT (16) on Stilesboro Road
- Assigned Schools: Bullard ES, Baker ES, McClure MS, Kennesaw Mountain HS
- **Asking Price—\$550,000**





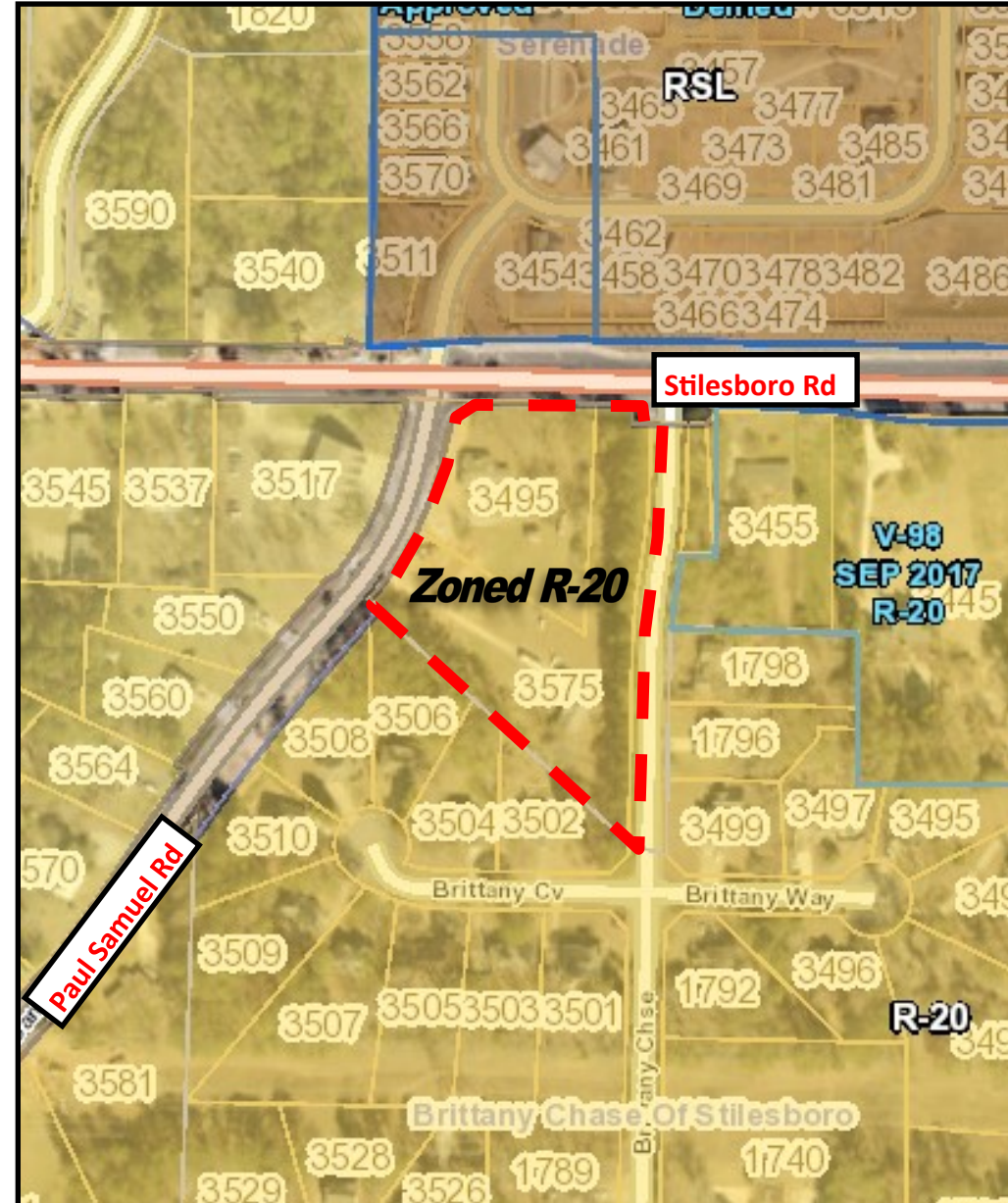
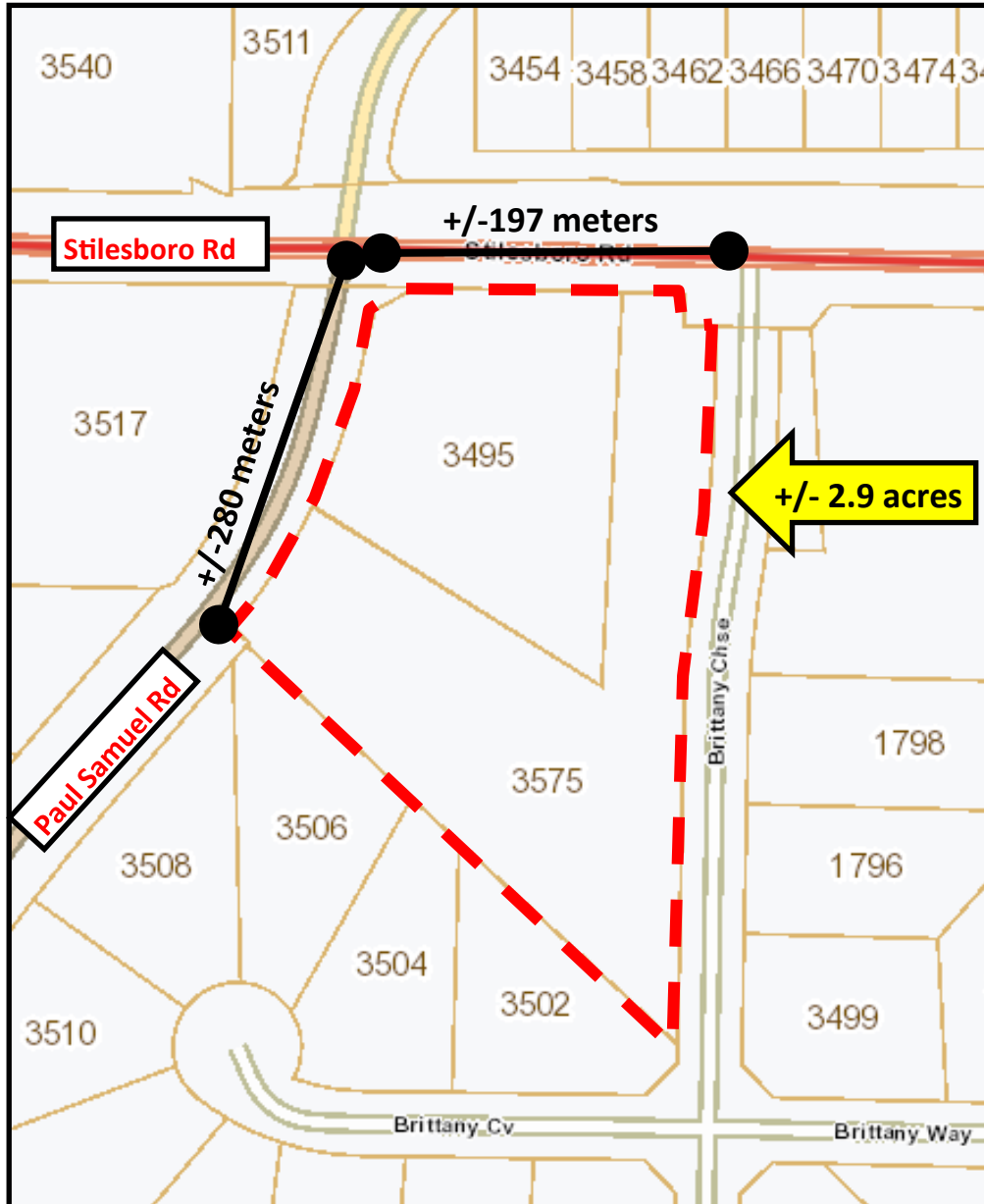
Jay Leslie (404) 277-9191  
JLeslie@atlantalandgroup.com

## LOCATION MAP



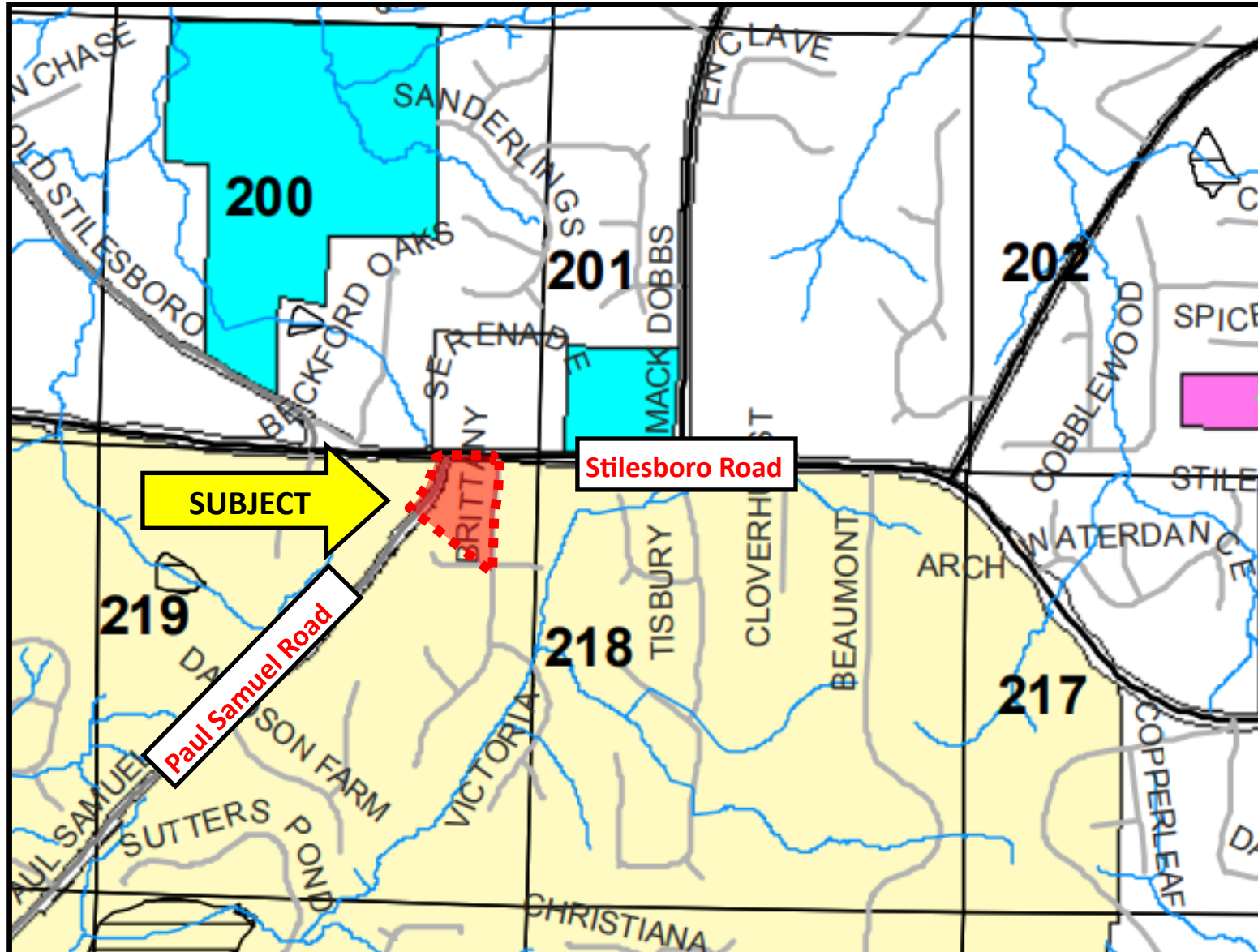


# TAX PLAT AND ZONING





## TAX PLAT AND ZONING



VLDR Very Low Density Residential



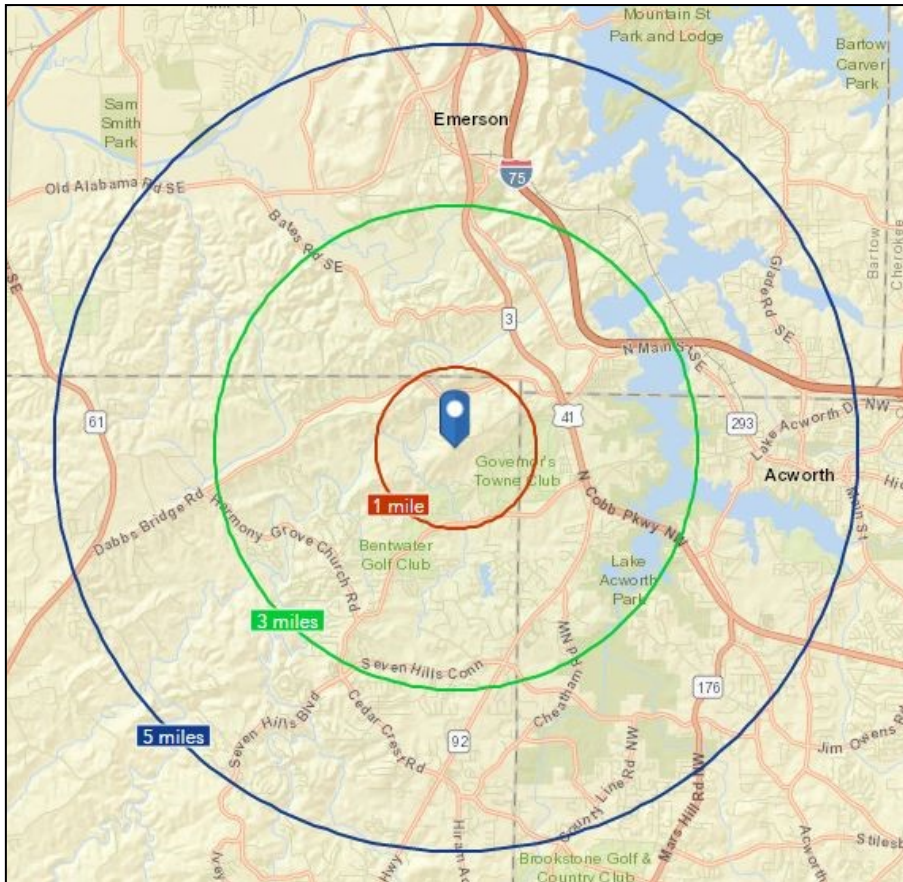
# AERIAL



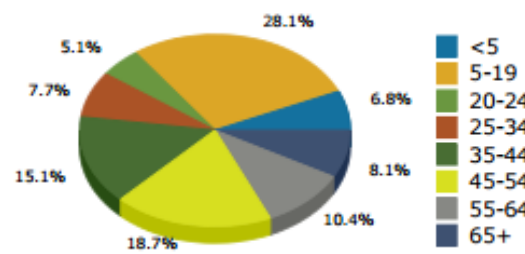


# AREA DEMOGRAPHICS

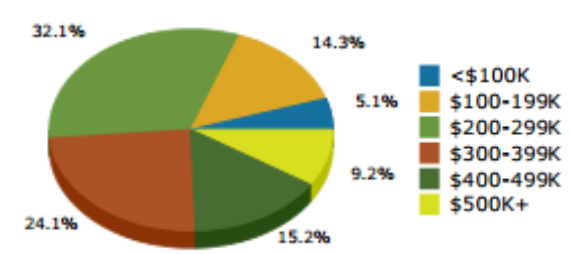
	Population	# of Households	Avg Household Income	Median Age
1 Mile	1,880	573	\$116,047	37
3 Miles	15,384	5,070	\$87,734	37
5 Miles	45,423	15,309	\$77,296	37



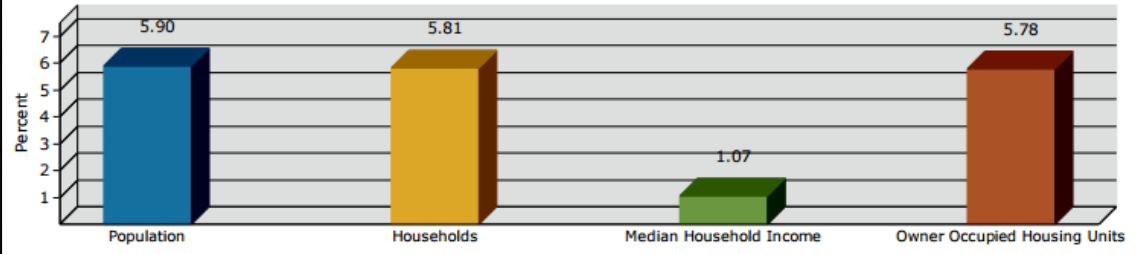
2016 Population by Age



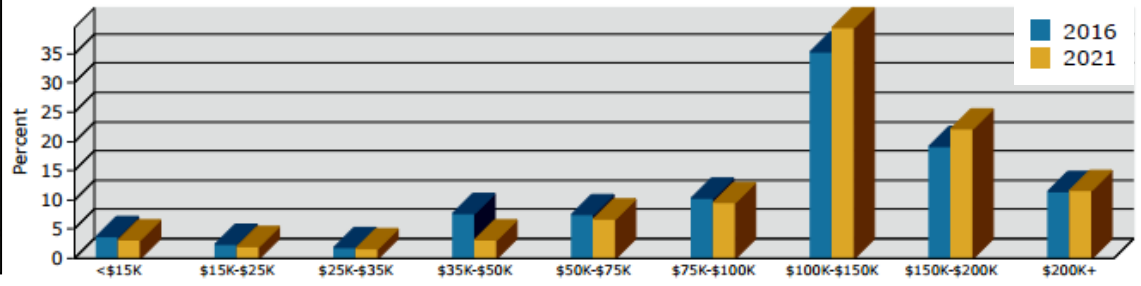
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



# Atlanta Land Group



*"Having the vision and work ethic to make the difficult deals a reality is what we do best."*

[www.atlantalandgroup.com](http://www.atlantalandgroup.com)

