

FOR SALE

3357 Jimmy Lee Smith Parkway, Hiram, GA 30141

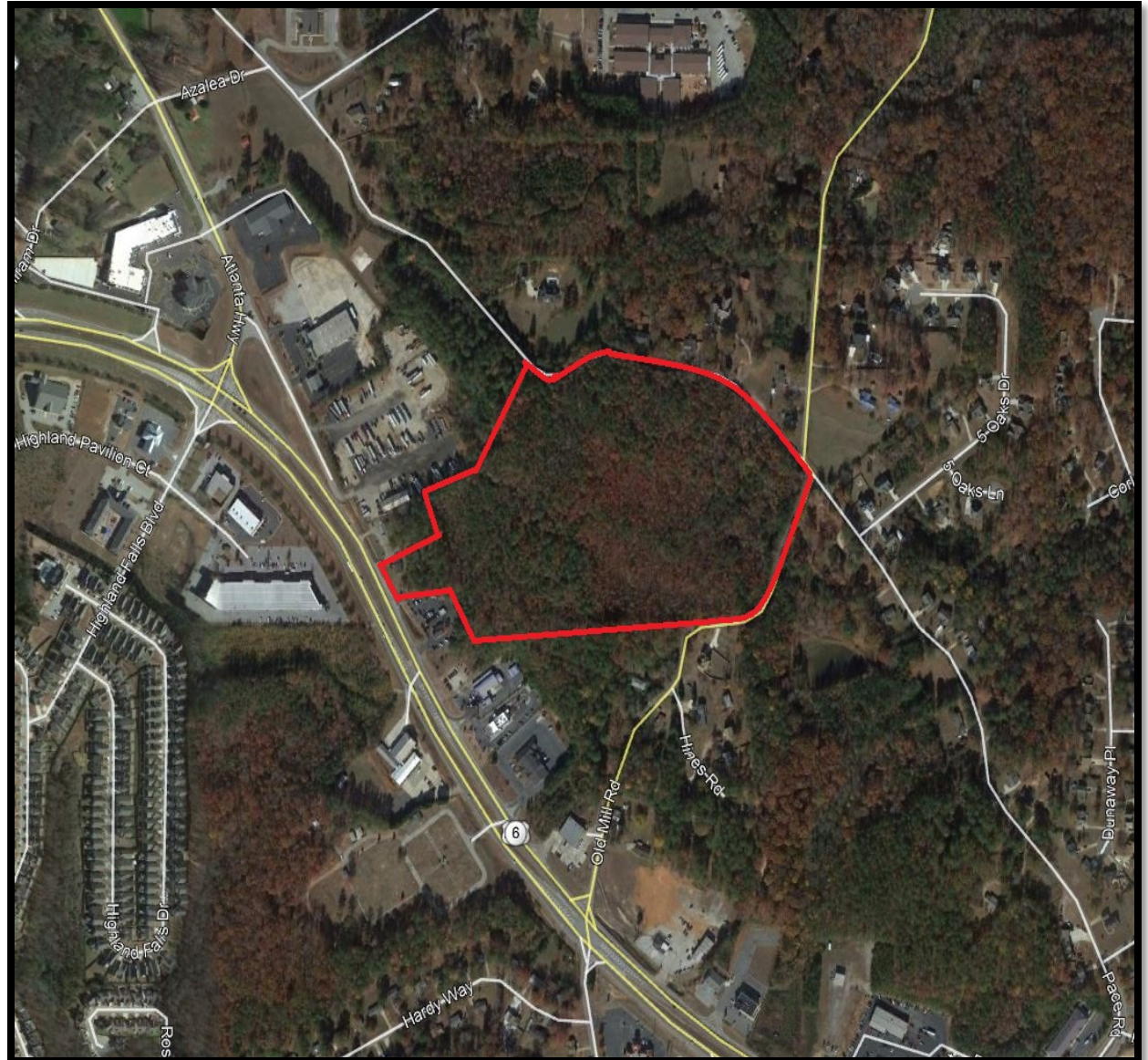


KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Bobby Bresee | 404.781.7975
bbresee@atlantalandgroup.com



PROPERTY OVERVIEW



- +/- 30.56 acres

- Paulding County

- Zoned R2 – City of Hiram

- Property Class – V5 Consv Use

- All utilities available to site

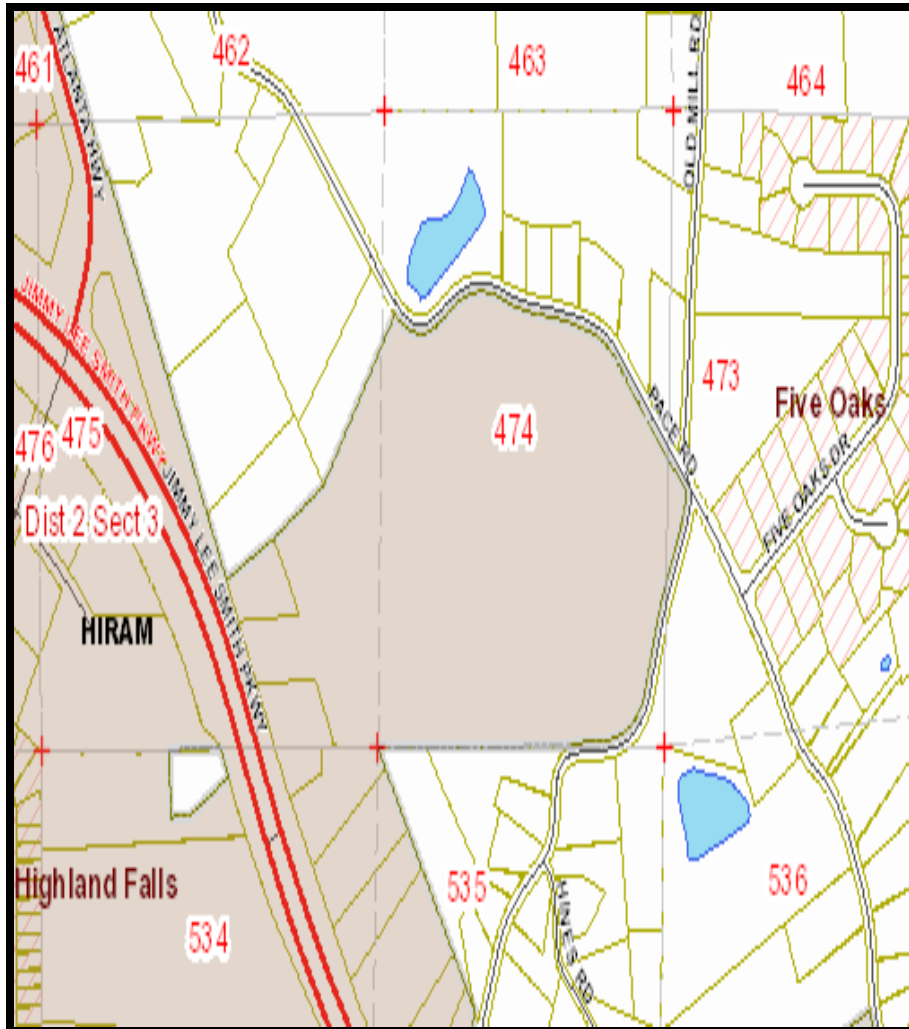
- Assigned Schools:

- Mcgarity Elementary

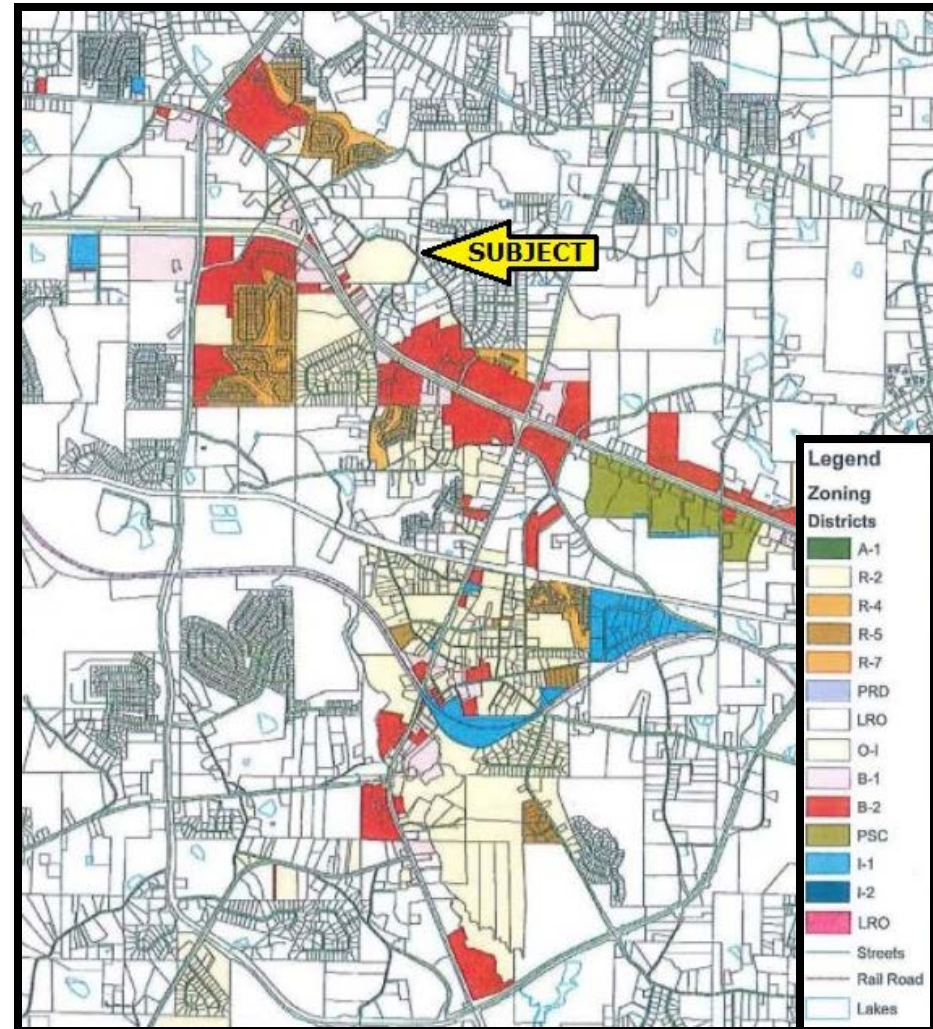
- East Paulding High

Asking: \$1,222,400

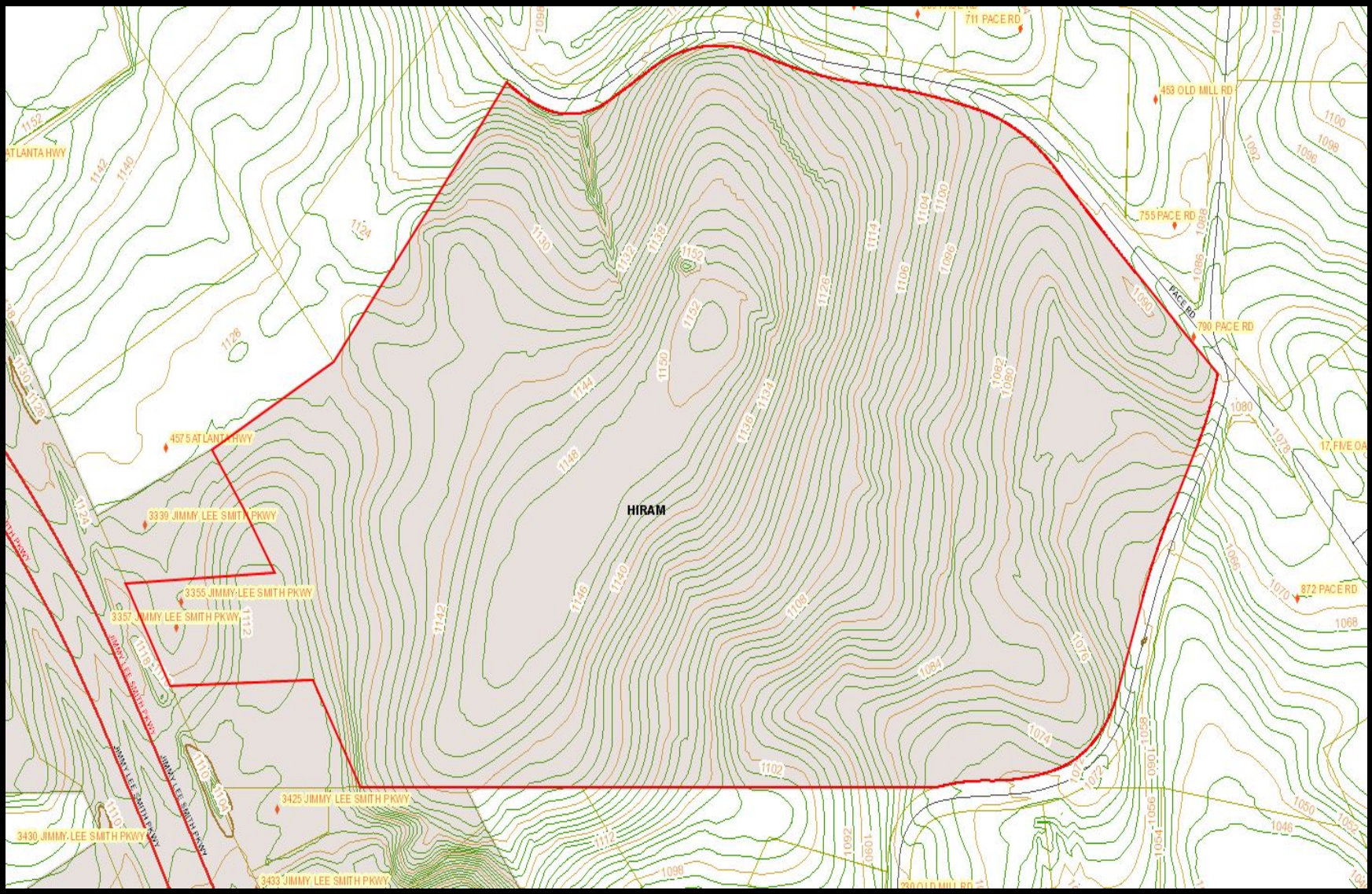
Tax Plat



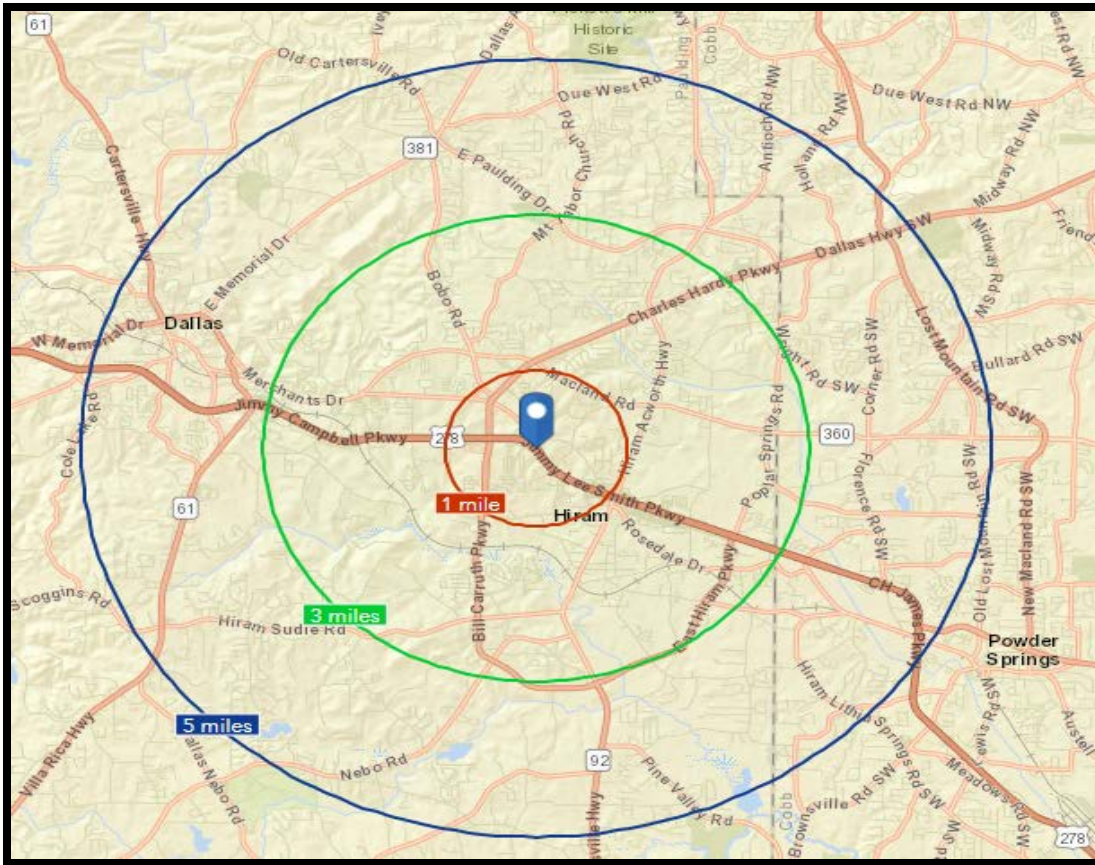
Zoning



Topography



Demographics



Demographics (STDB)

1 mile Radius

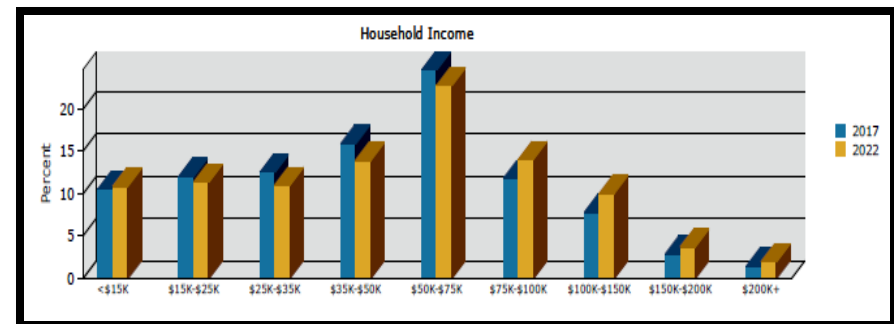
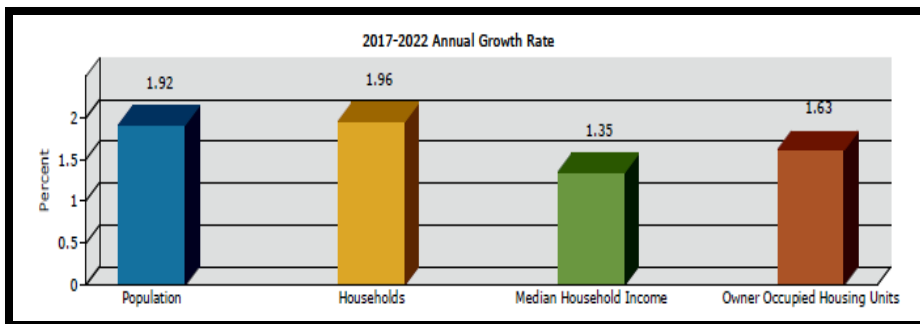
Population 3,332
 Households 1,238
 Median Household Income \$38,633

3 mile Radius

Population 25,734
 Households 9,615
 Median Household Income \$45,518

5 mile Radius

Population 80,670
 Households 27,882
 Median Household Income \$50,391



Executive Summary

This site is 30.56 acres and is located within the Hiram City limits. It has frontage on the North side of Hwy 278 and also enjoys a great deal of road frontage on Pace Rd., its' northern boundary and Old Mill Rd., its' southeastern border.

The property is currently zoned R-2 but does have a portion fronting Hwy. 278 that could be commercial. The property is fully treed and all utilities are available to the site. The topography is gentle to hilly towards the center of the property.

This site would be an excellent residential development of any kind but especially a 55 and older development with a senior living component. A higher density zoning may be available for this use.

The new Wellstar Hospital is just to the west of the site on Hwy 278 and all retail and services are readily available along Hwy 278.

This is one of the largest sites left in the City of Hiram and access to all interstates and major road arteries is quick.

