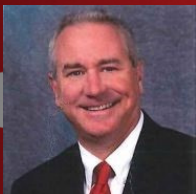


# *Commercial Development Opportunity*



**FOR SALE**  
2.68 ACRES—PAULDING COUNTY



**Bobby Bresee | 404-781-7975**  
[bbresee@atlantalandgroup.com](mailto:bbresee@atlantalandgroup.com)

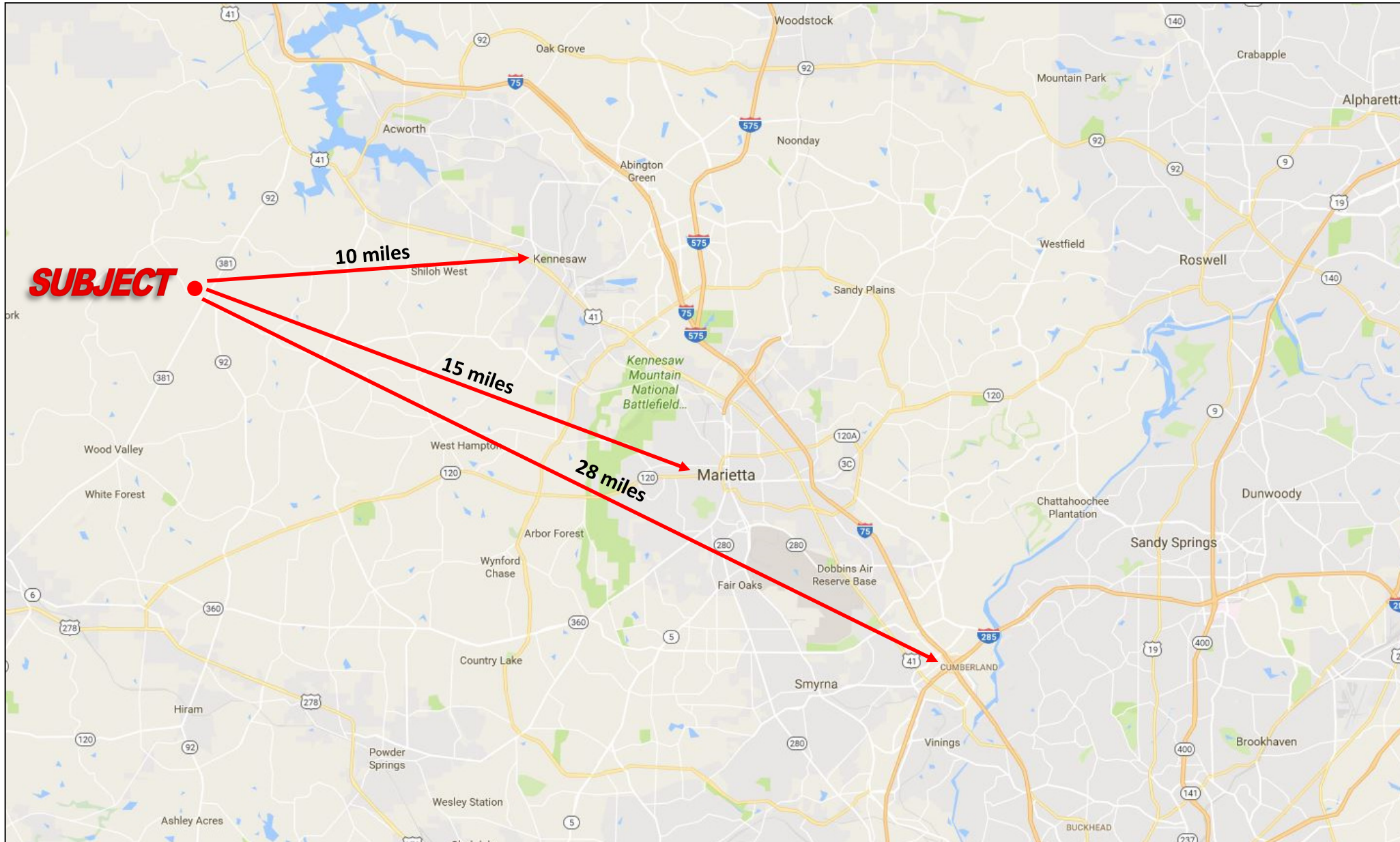
KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

## PROPERTY OVERVIEW

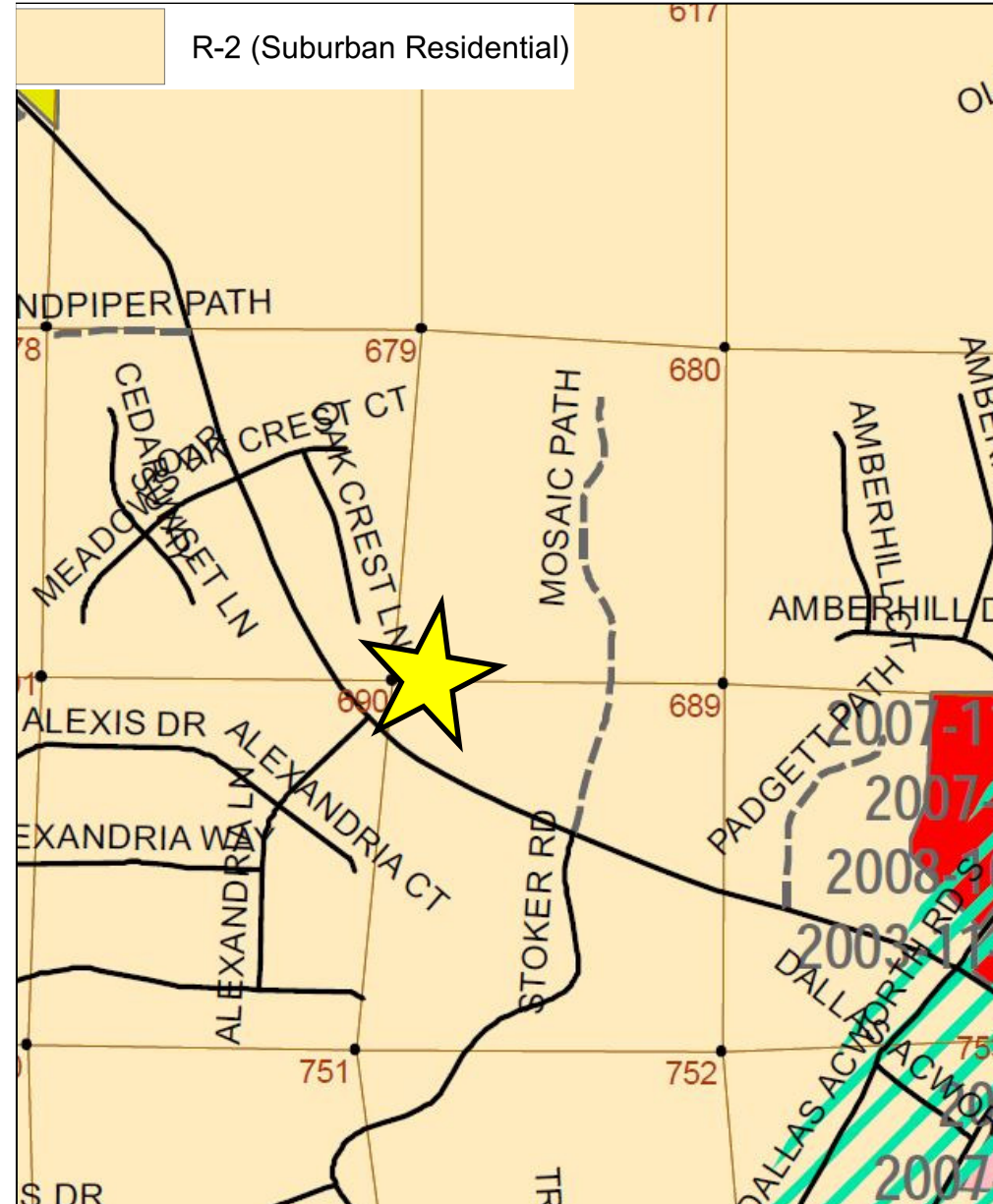
- +/- 2.68 acres – Paulding County
- Zoned R2 Residential—rezoning required
- Gently rolling topography
- All utilities available
- 129 ft of frontage on Cedarcrest Road
- Assigned Schools: Floyd L. Shelton Elementary School at Crossroad—Sammy McClure Sr. Middle School—North Paulding High School
- **Asking Price—\$200,000**



# LOCATION MAP

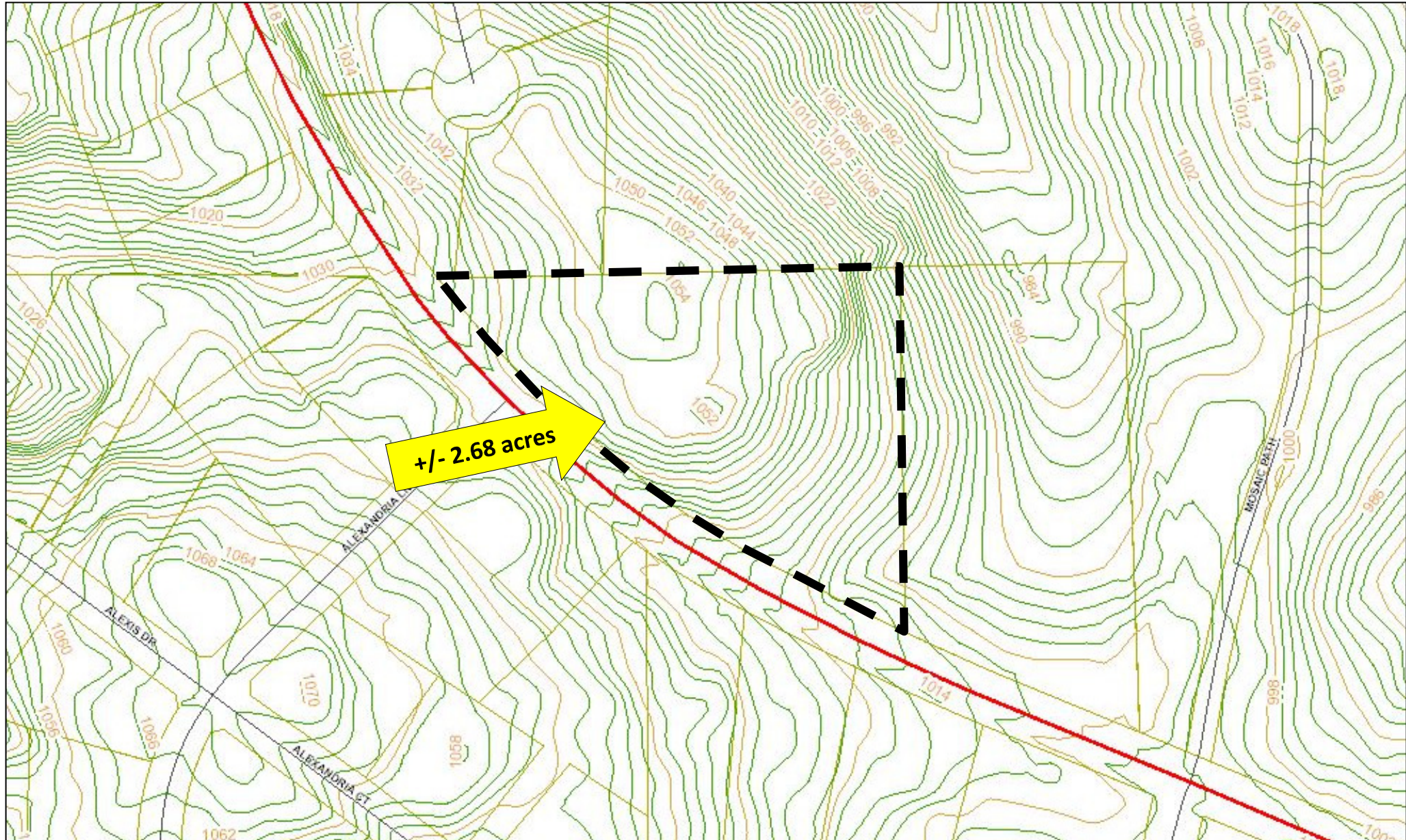


## TAX PLAT AND ZONING





# TOPOGRAPHY

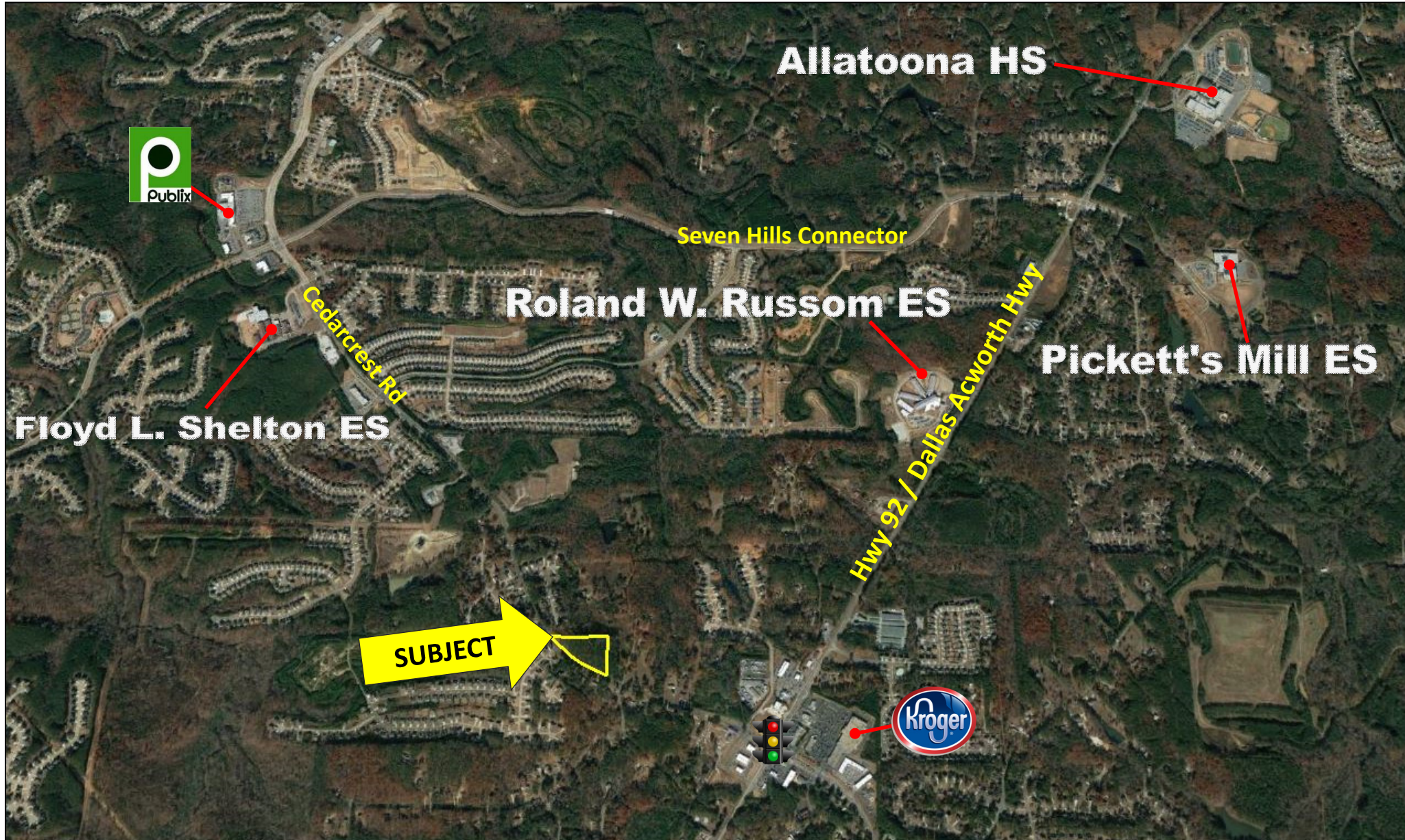




# AERIAL DEPICTION



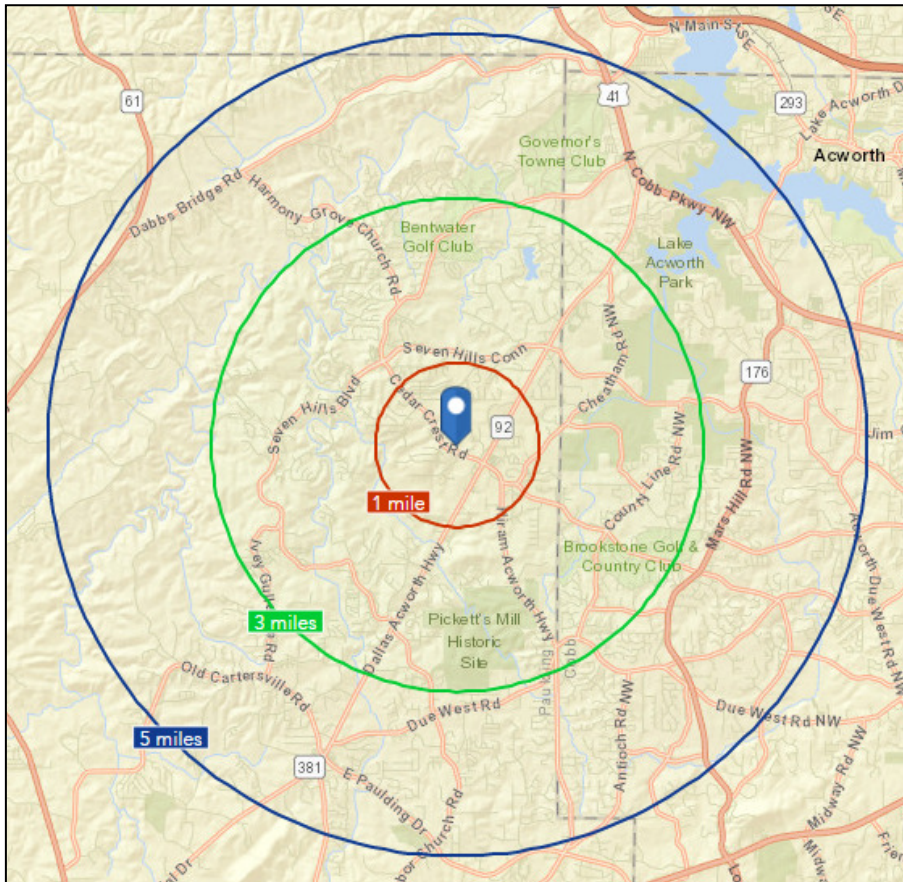
## SUBMARKET AERIAL



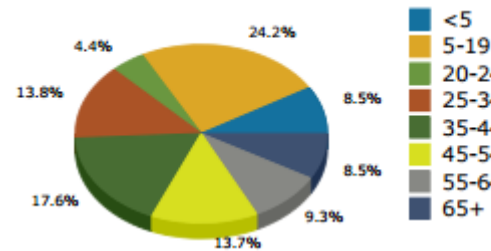


# AREA DEMOGRAPHICS

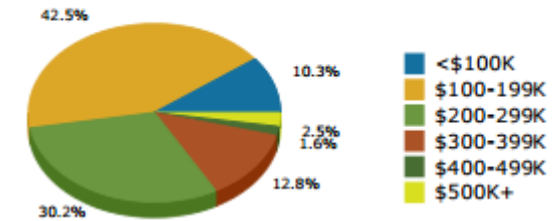
	Population	# of Households	Avg Household Income	Median Age
1 Mile	5,237	1,644	\$99,424	34
3 Miles	31,366	9,903	\$111,131	35
5 Miles	73,110	23,284	\$110,693	37



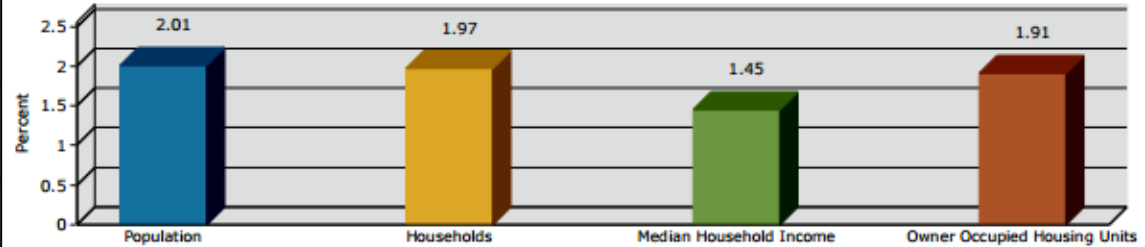
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

