



# For Sale

## 38 Residential Lots

*The Flower Farm*  
*A Gated Community*

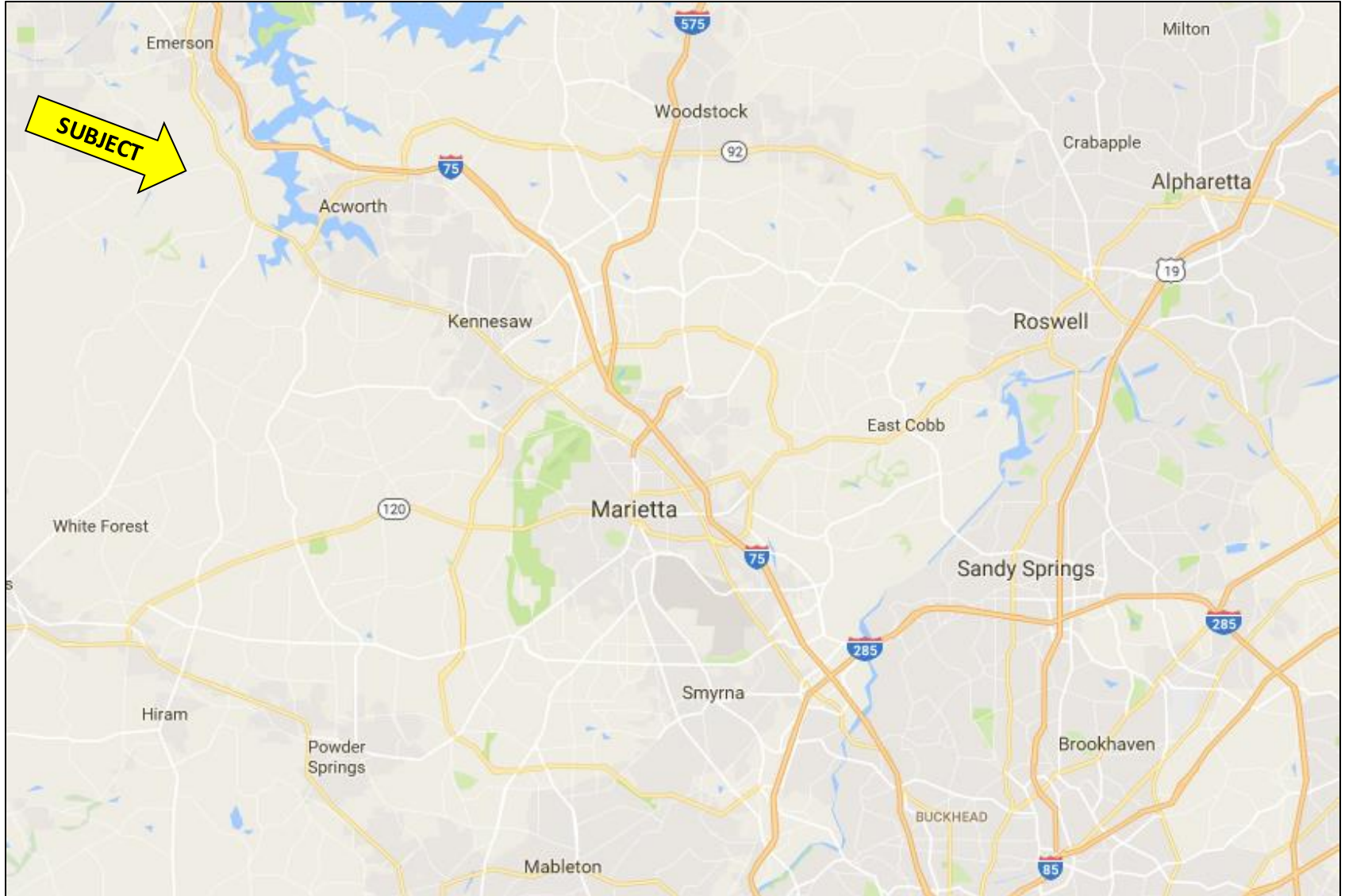
**Southside of Dabbs Bridge Road**  
Paulding County



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# Macro Location Map

*Approx. 38 miles from Atlanta*



# Micro Location Map





# Property Overview



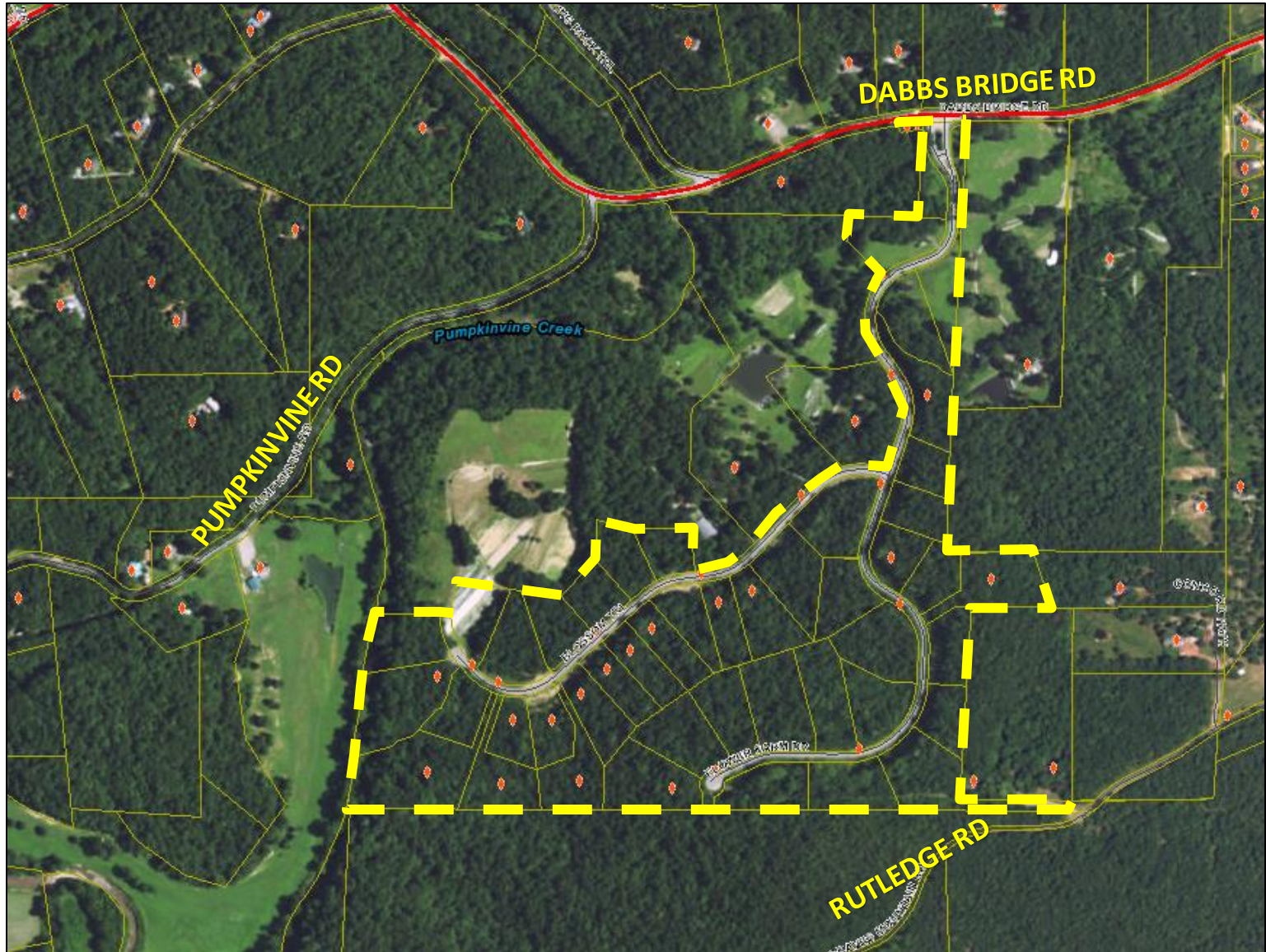
## The Flower Farm

- **Property Size:** 38 estate lots, +/- 67.03 acres total
- **Asking Price:** \$1,600,000.00
- **Lot Size:** Approx. 1.06 acre to 3.72 acres each
- **Topography:** Gently rolling to hilly with great views
- **Utilities:** All utilities available to site
- **School District:** Burnt Hickory ES – Sammy McClure Sr. MS – North Paulding HS

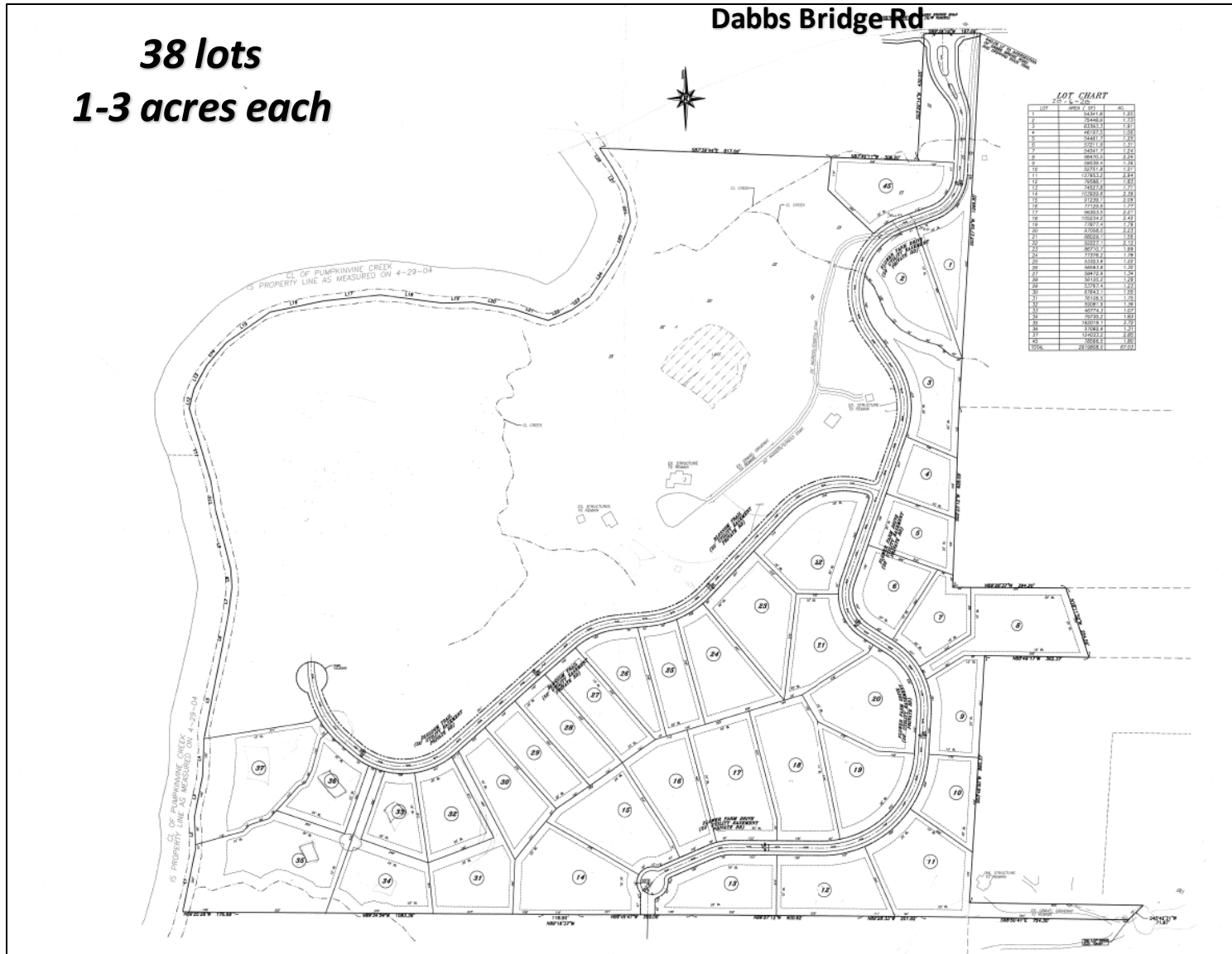
*\*Gated entrance with quick easy access to U.S. Hwy 41\**

*\*Additional 80 to 177 acres available (undeveloped)\**

# Aerial

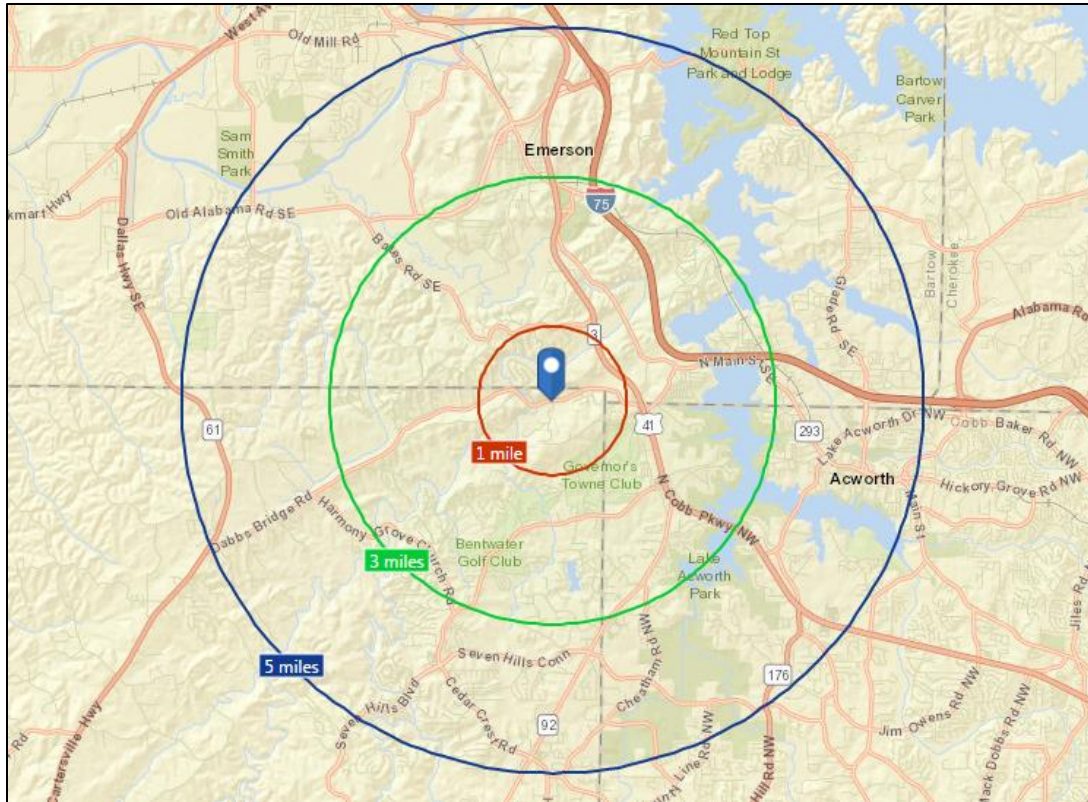


# Site Plan



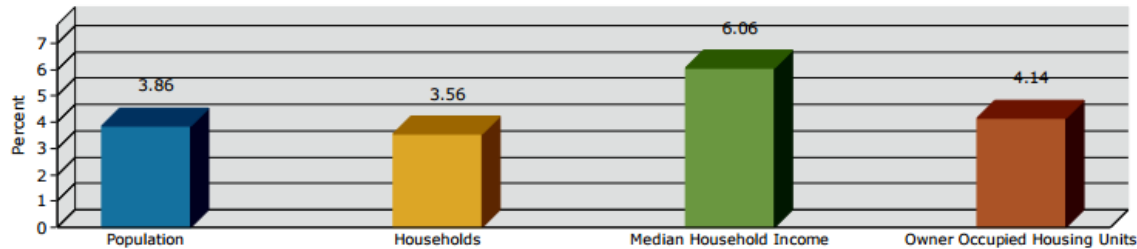


# Demographics



2016 Demographics (Esri)	
	<b>1 Mile Radius</b>
Population	1,472
Households	487
Median HH Income	\$75,241
	<b>3 Mile Radius</b>
Population	14,653
Households	4,899
Median HH Income	\$83,031
	<b>5 Mile Radius</b>
Population	43,285
Households	14,782
Median HH Income	\$72,595

2016-2021 Annual Growth Rate



2016 Population by Age

