

Residential Development Opportunity - Dabbs Bridge Road



FOR SALE
94 ACRES—PAULDING COUNTY



Bobby Bresee | 404-781-7975
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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

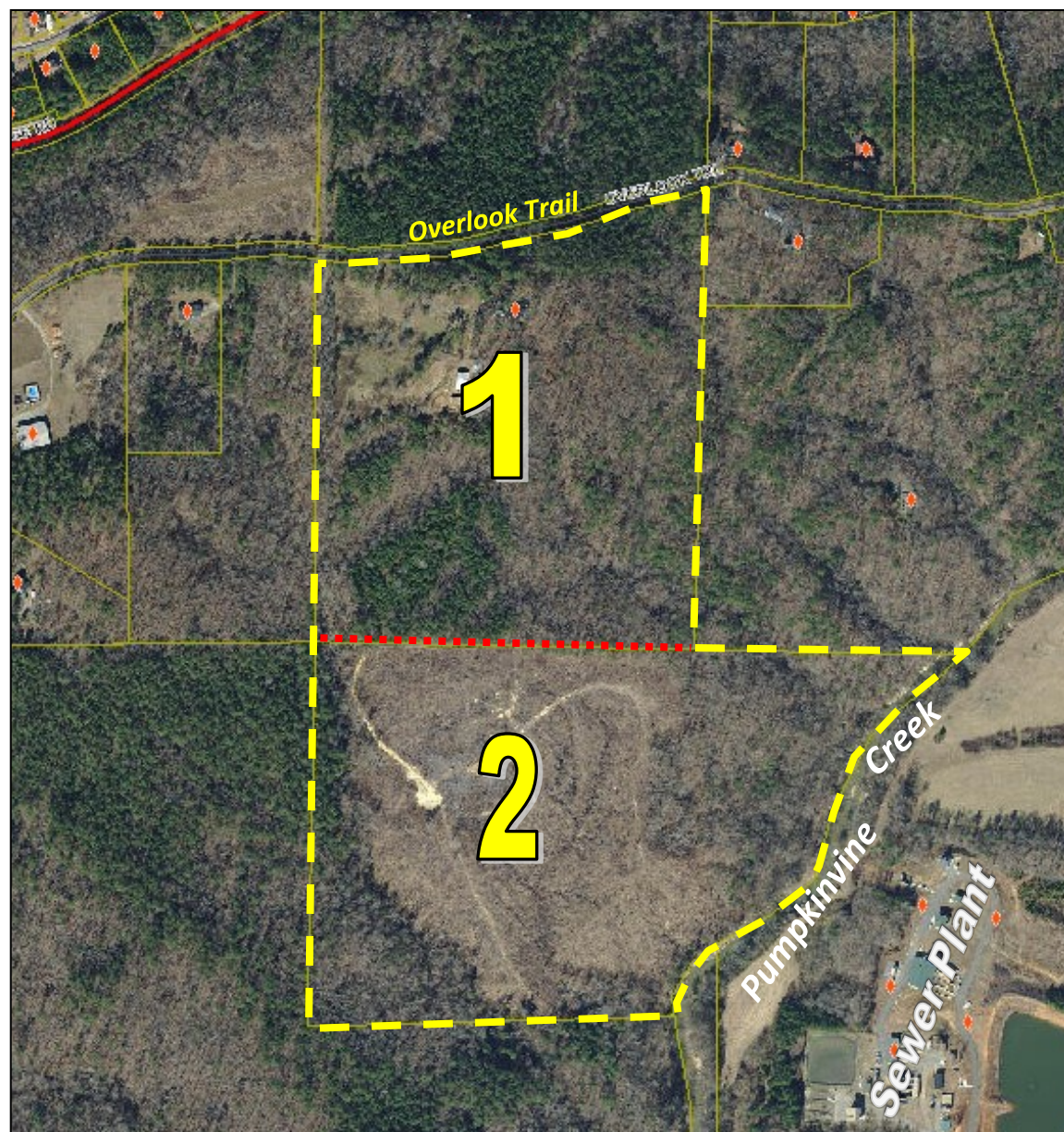


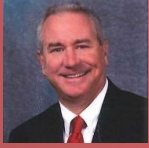
PROPERTY OVERVIEW

- +/- 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

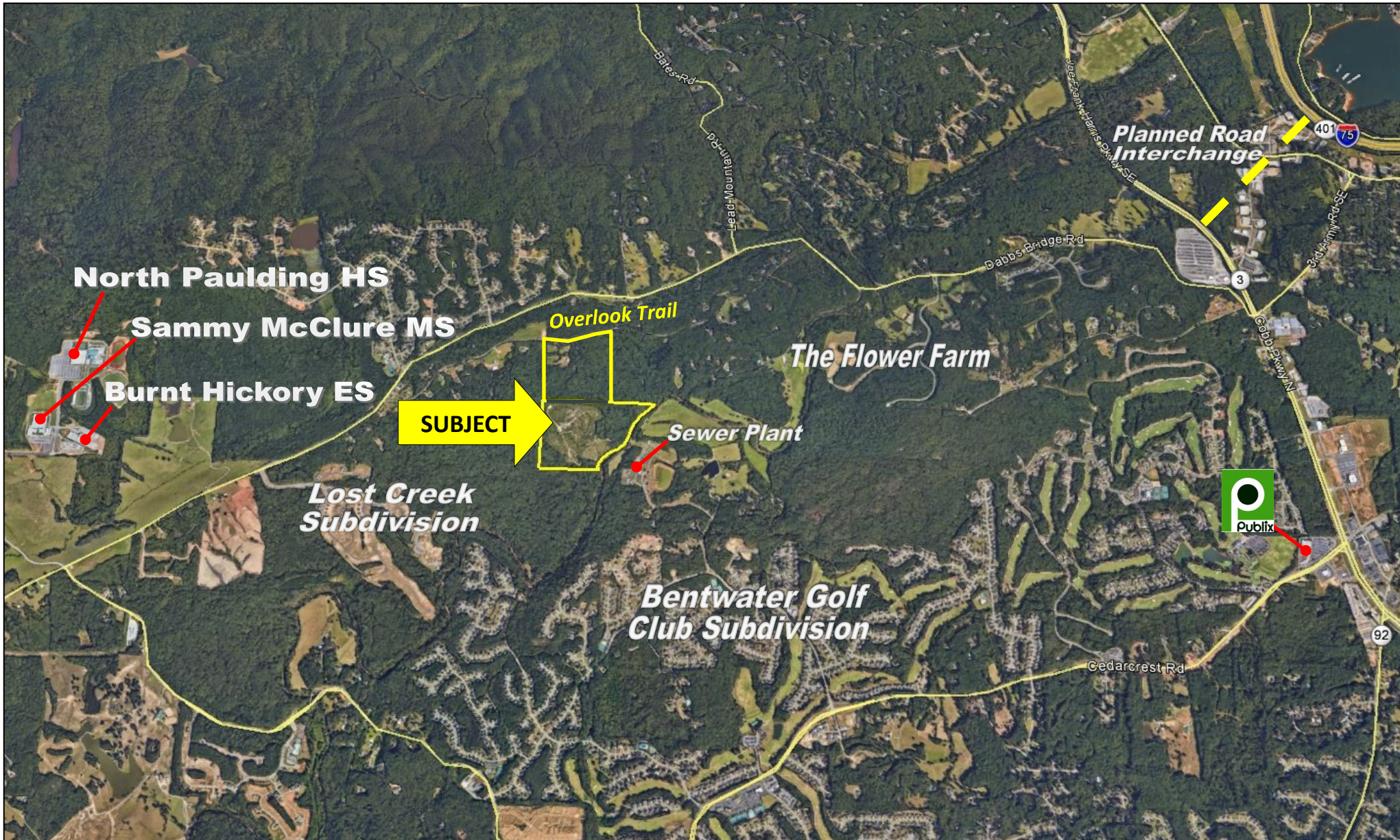
Parcel 1 Asking \$20,000 per Acre

Parcel 2 Asking \$17,500 per Acre



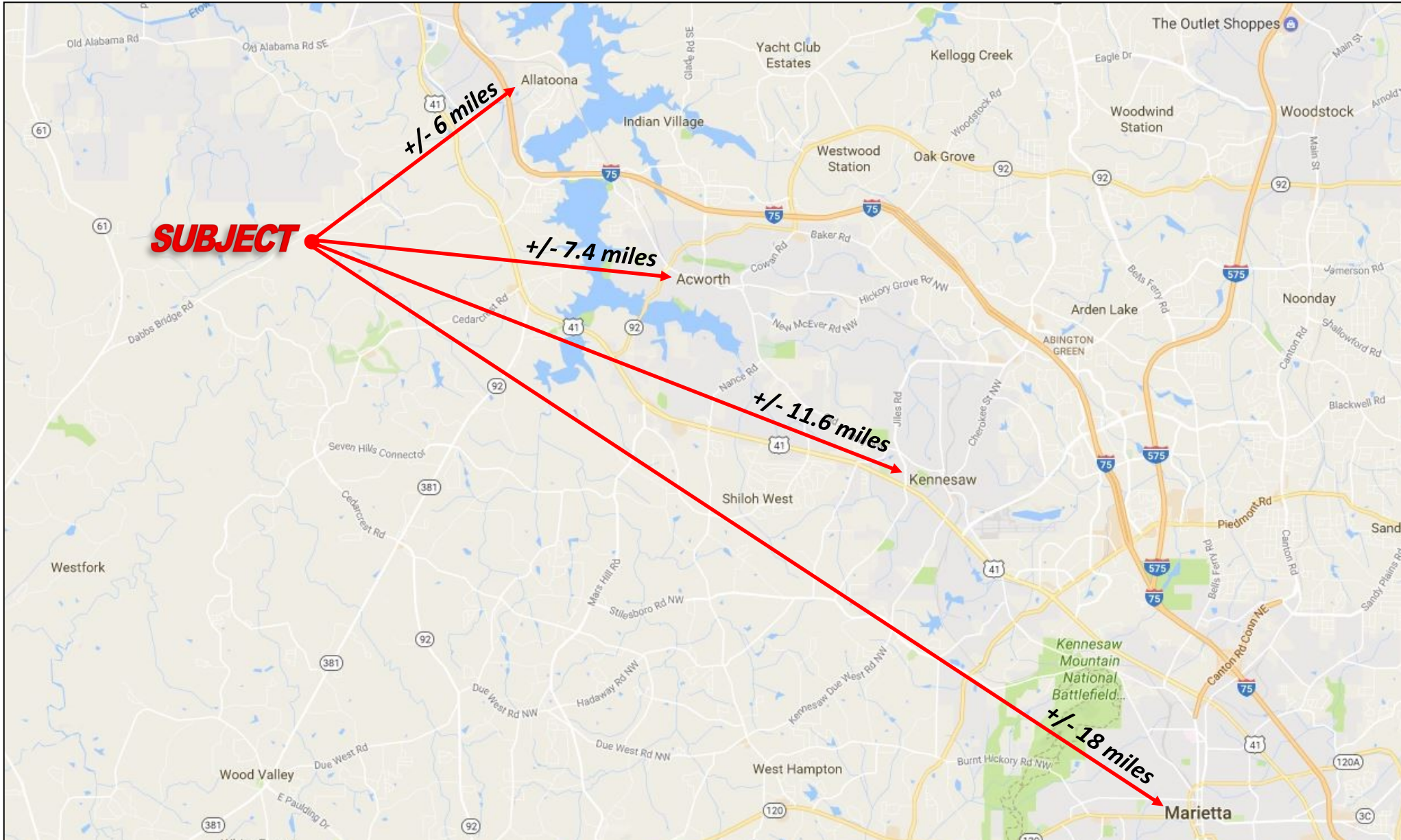


AERIAL



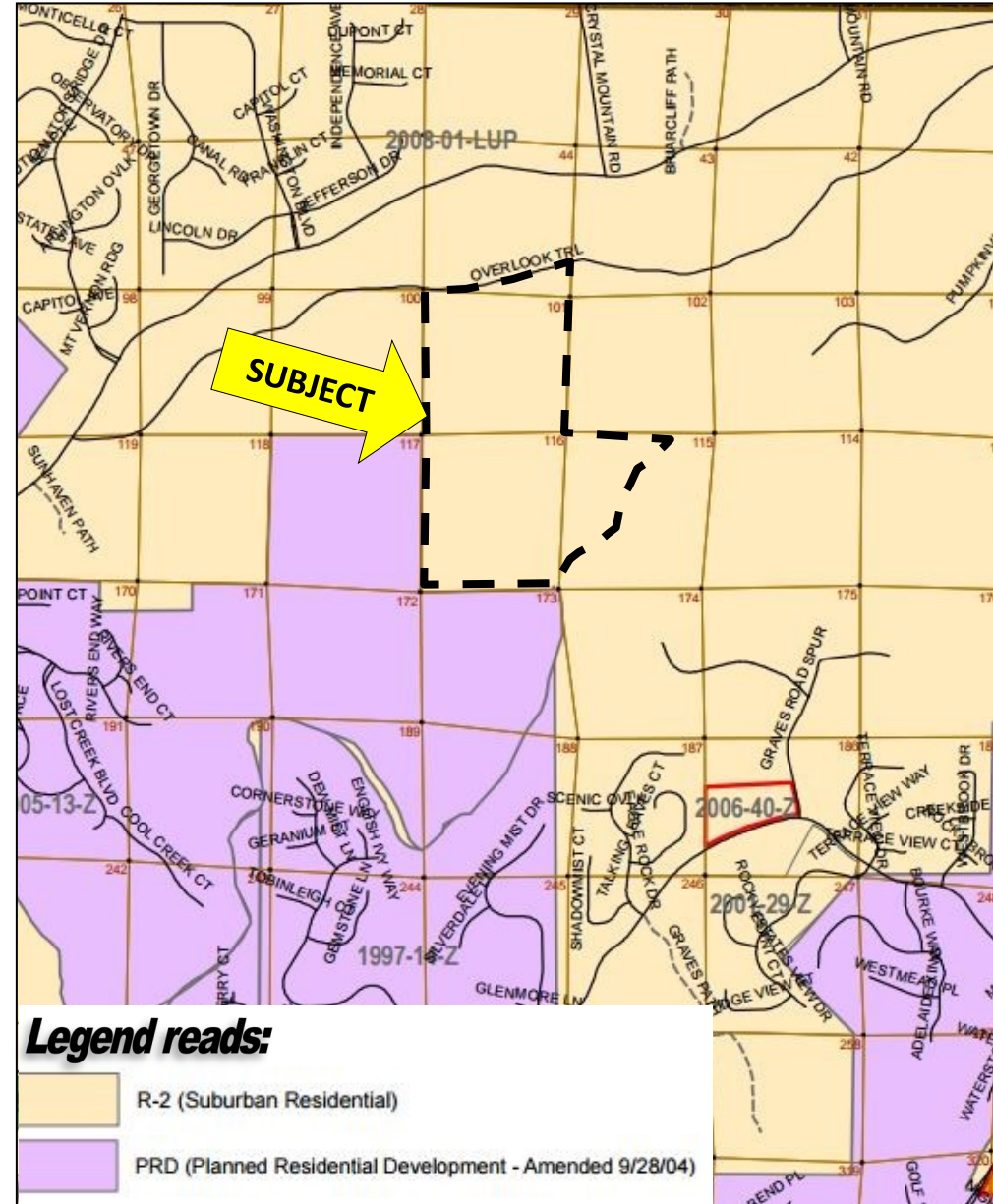
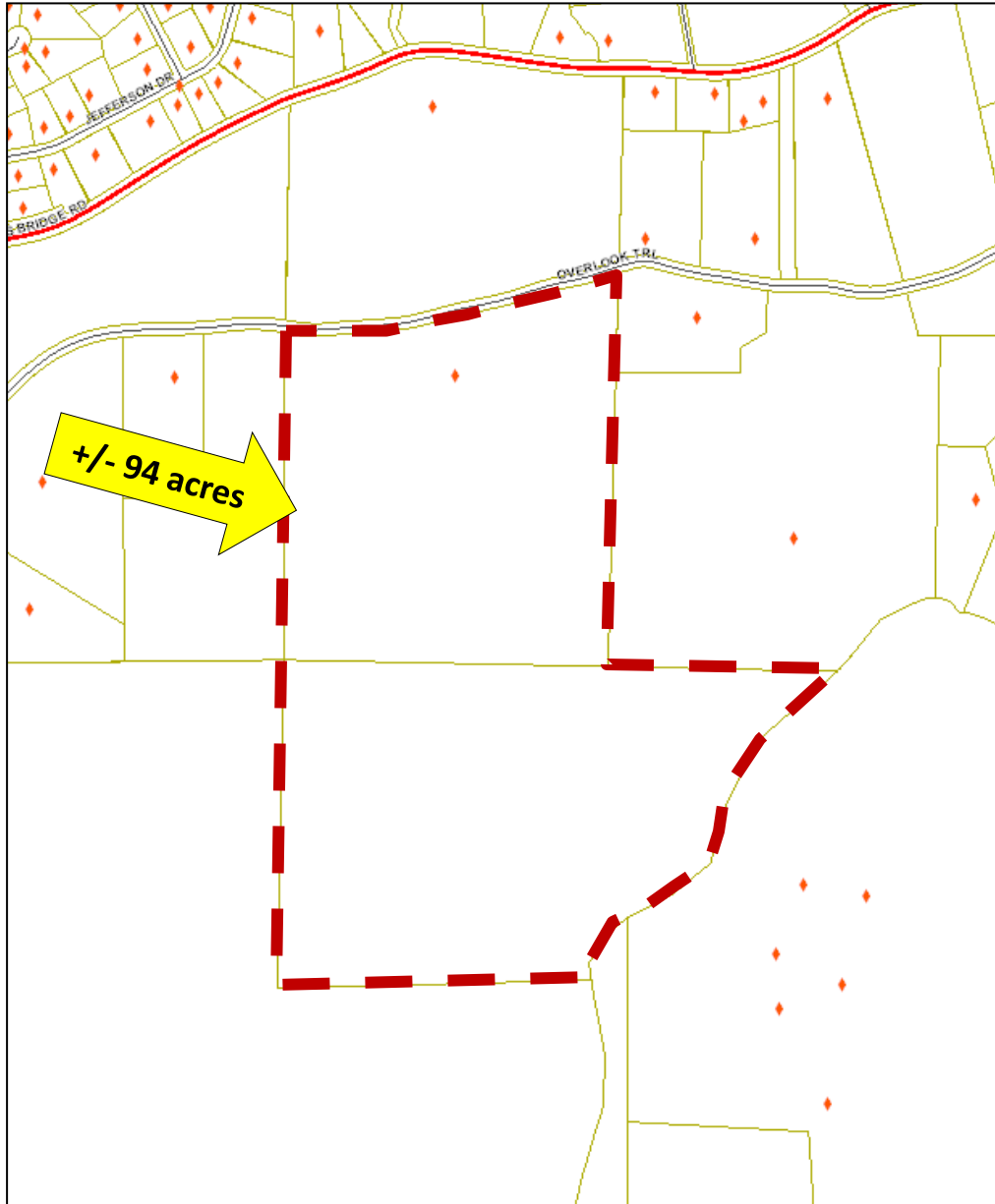


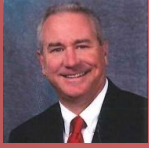
LOCATION MAP



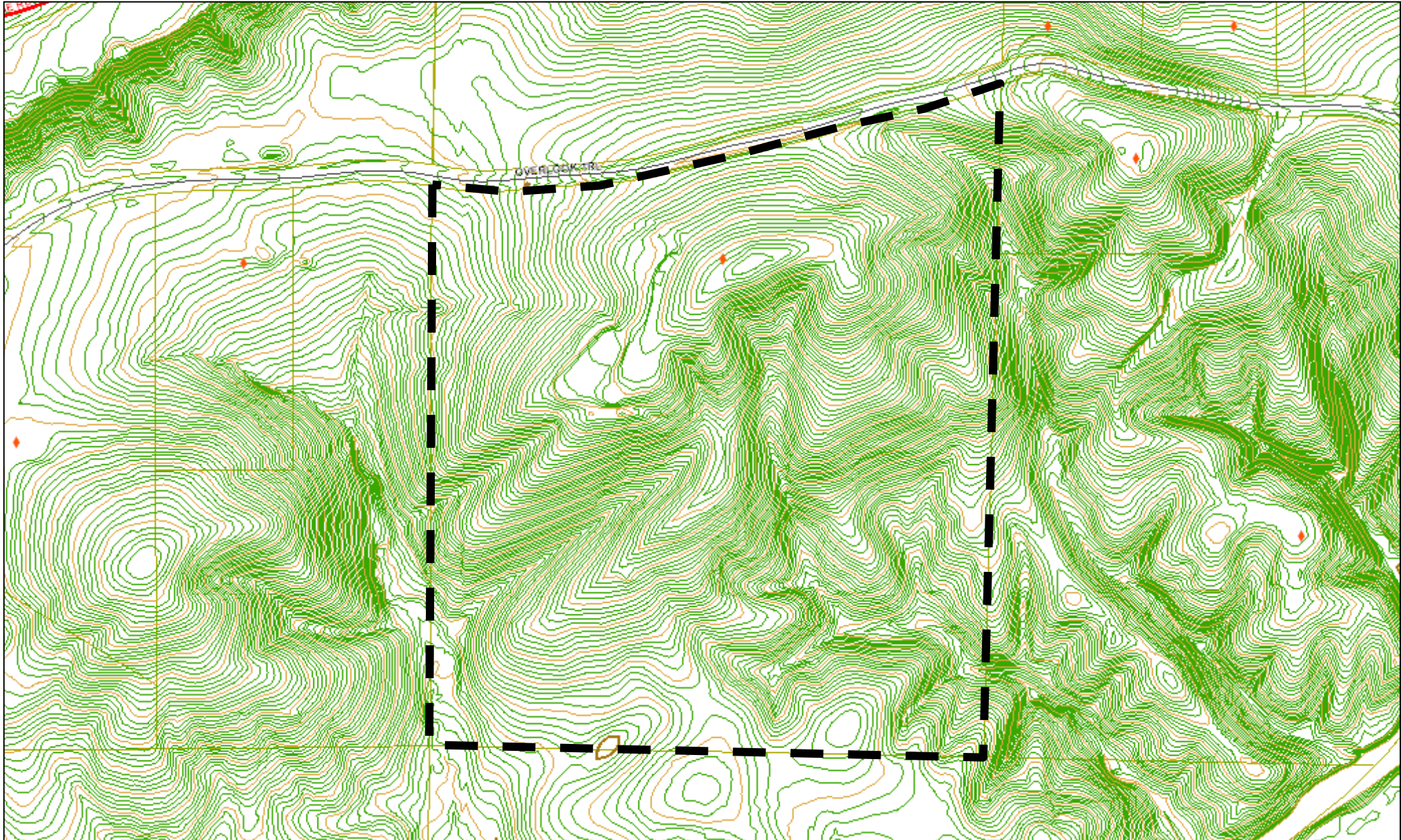


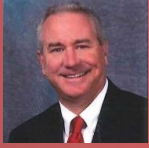
TAX PLAT AND ZONING



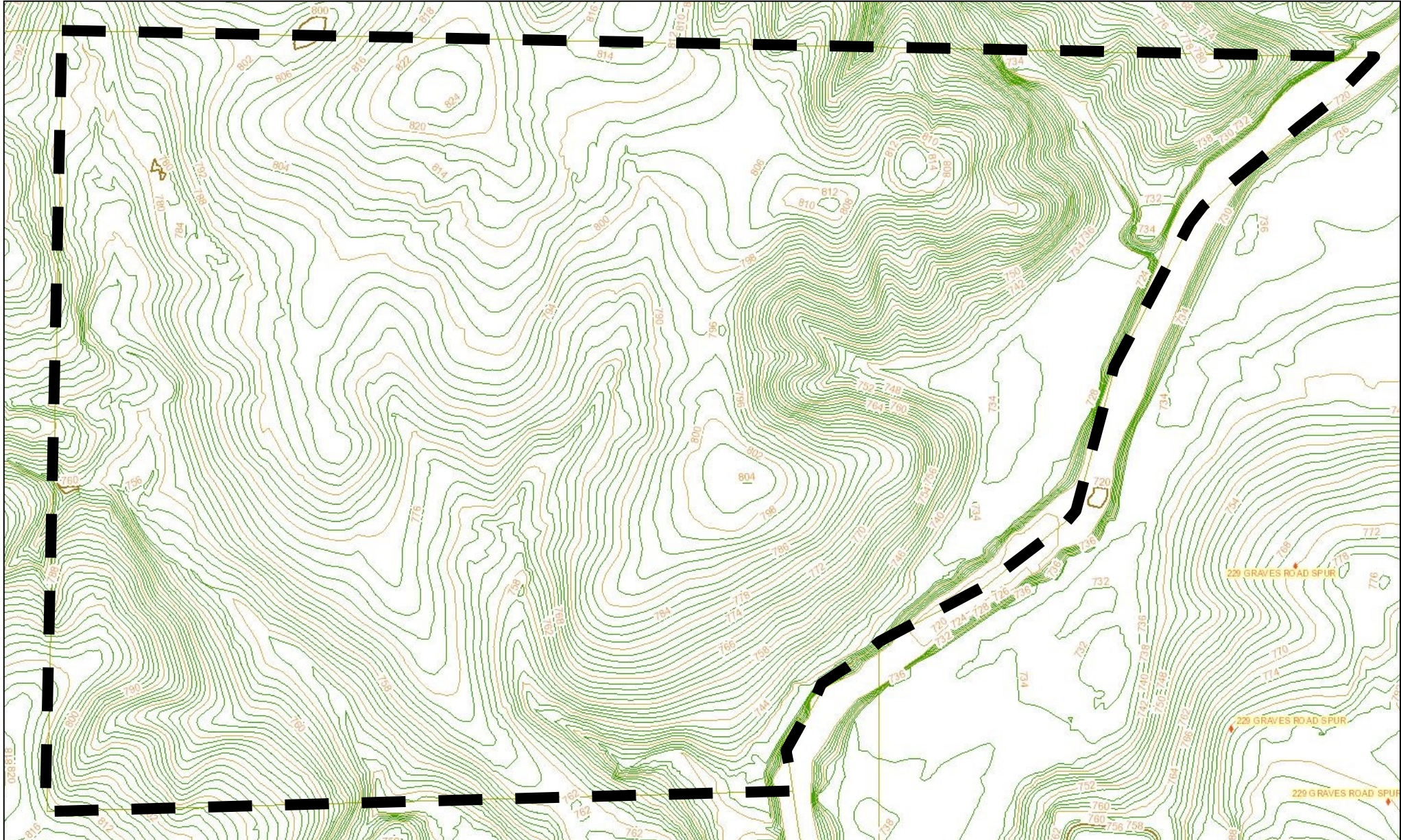


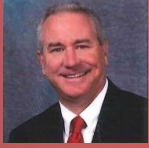
TOPOGRAPHY





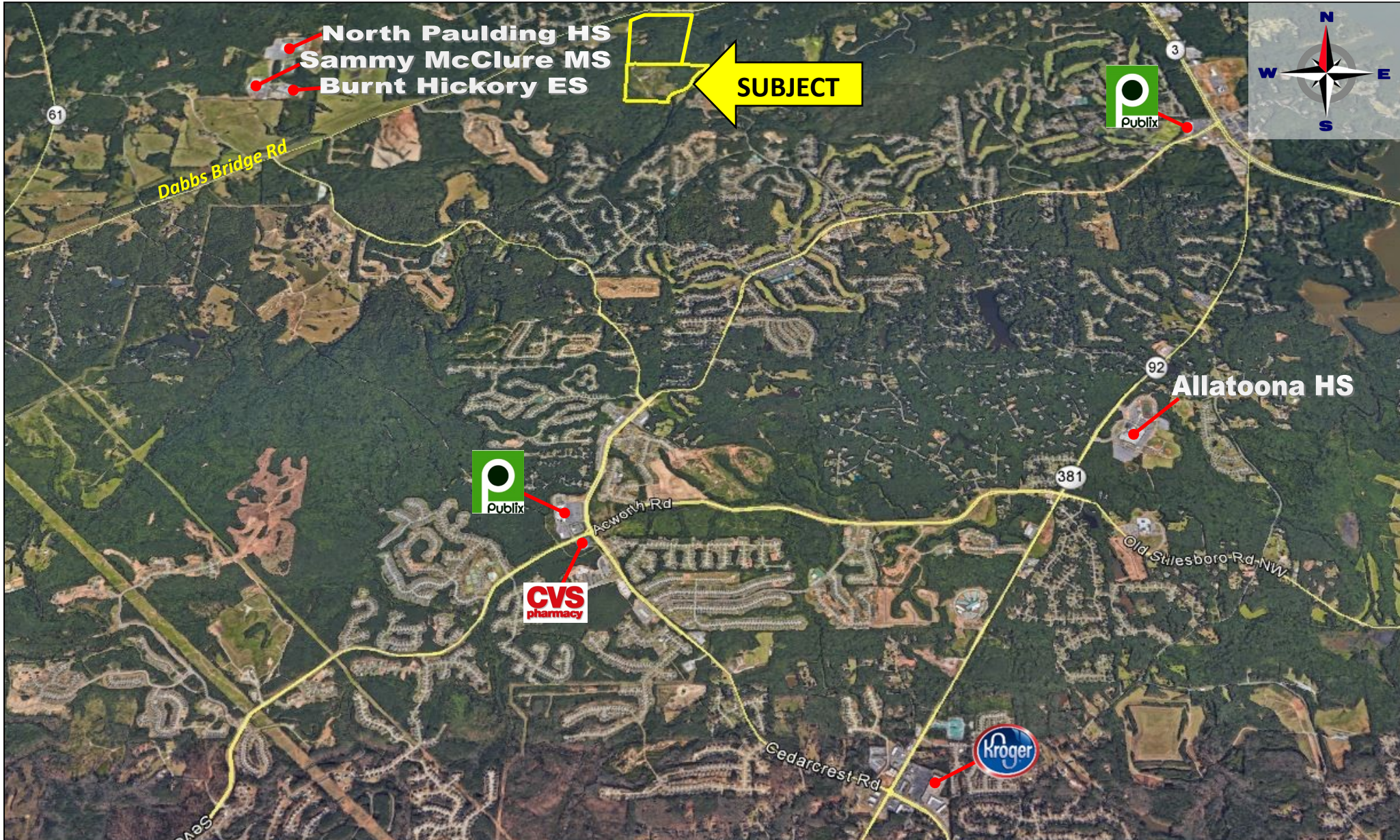
TOPOGRAPHY

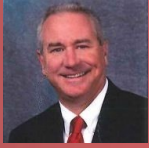




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SUBMARKET AERIAL





PLANNED I-75 & 3rd ARMY ROAD INTERCHANGE

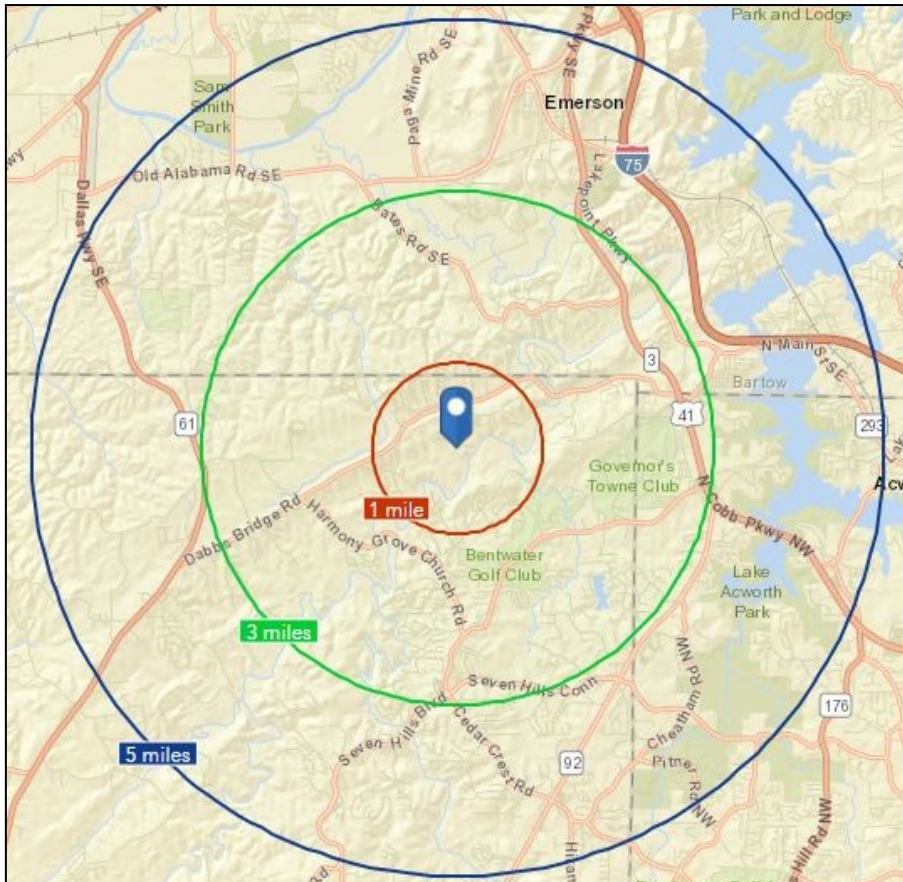




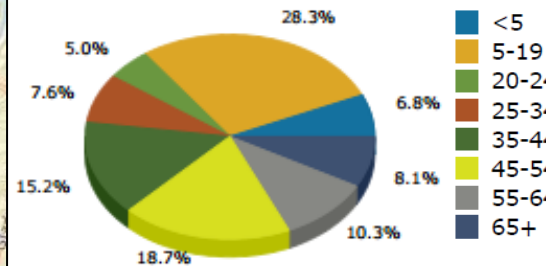
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AREA DEMOGRAPHICS

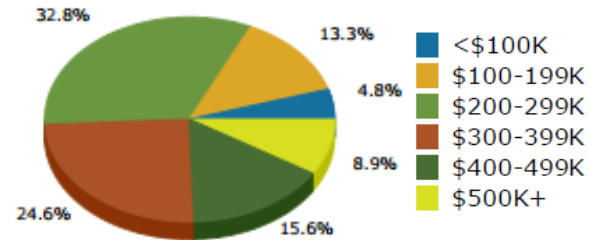
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,325	690	\$130,060	37
3 Miles	14,867	4,815	\$105,359	36
5 Miles	36,632	12,149	\$95,165	37



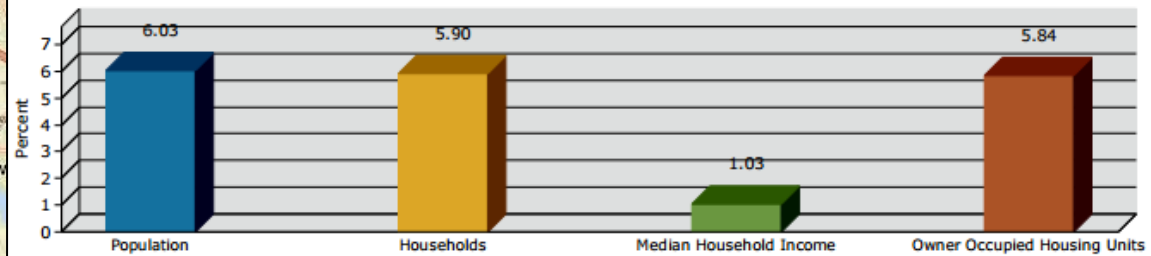
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

