

Atlanta
Land
Group



FOR SALE

1139 W Memorial Dr

Dallas, GA 30132

Mark Bailey

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Jay Leslie

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PROPERTY OVERVIEW

- +/-30.5 Acres – Paulding County
- Zoned R-2: Residential
- Land use plan allows for commercial development
- Sewer is proximate
- +/-2,265 feet of frontage on Jimmy Campbell Pkwy
- +/-1,050 feet of frontage along W Memorial Dr
- +/-1,120 feet of frontage along the Silver Comet Trail



W Memorial Dr

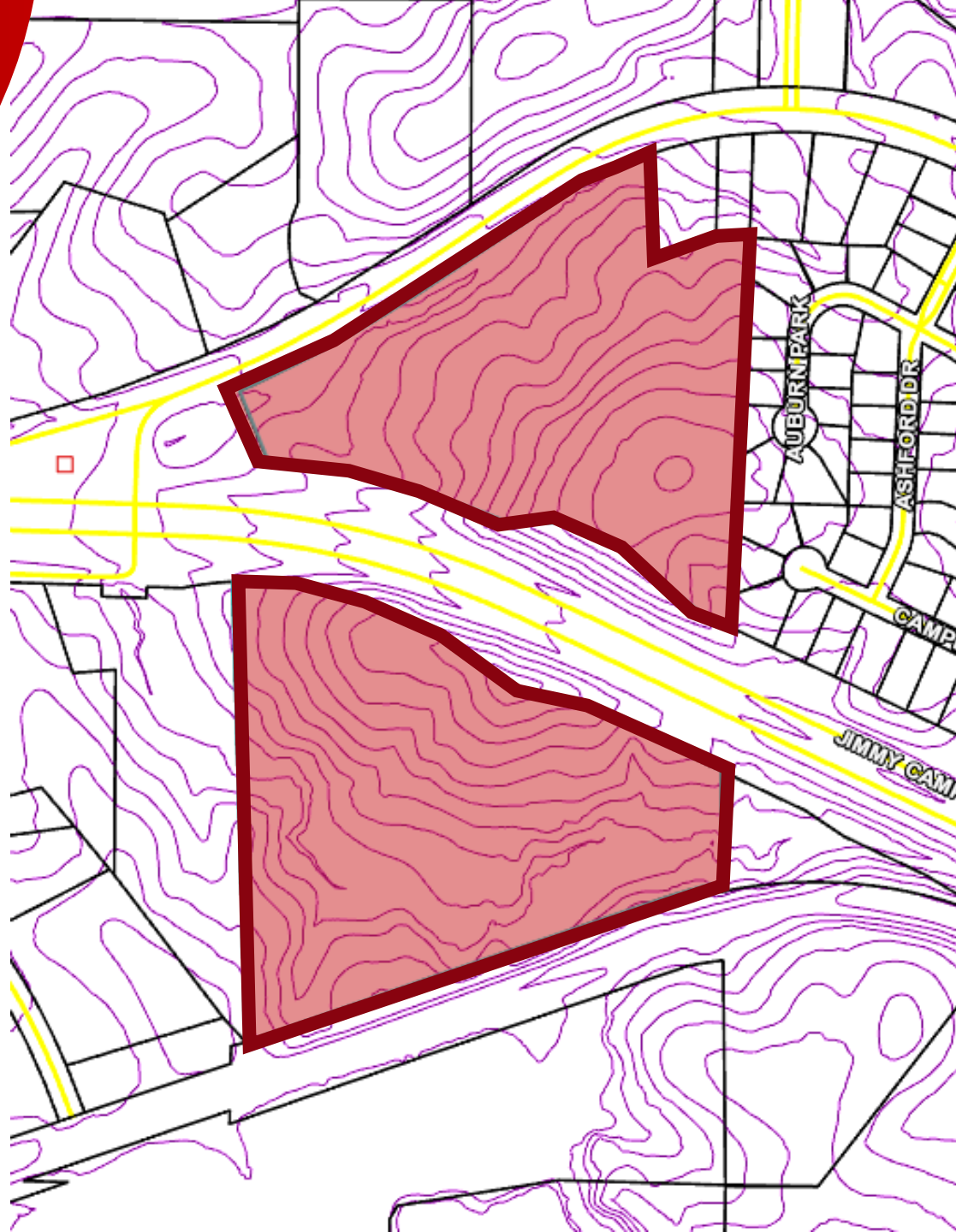
Jimmy Campbell Pkwy

Silver Comet Trail

PROPERTY OVERVIEW

- Rolling Topography
- 22,000 ADT (2017) on Jimmy Campbell Pkwy
- 5,200 ADT (2017) on W Memorial Dr

Asking - \$80,000 / Acre



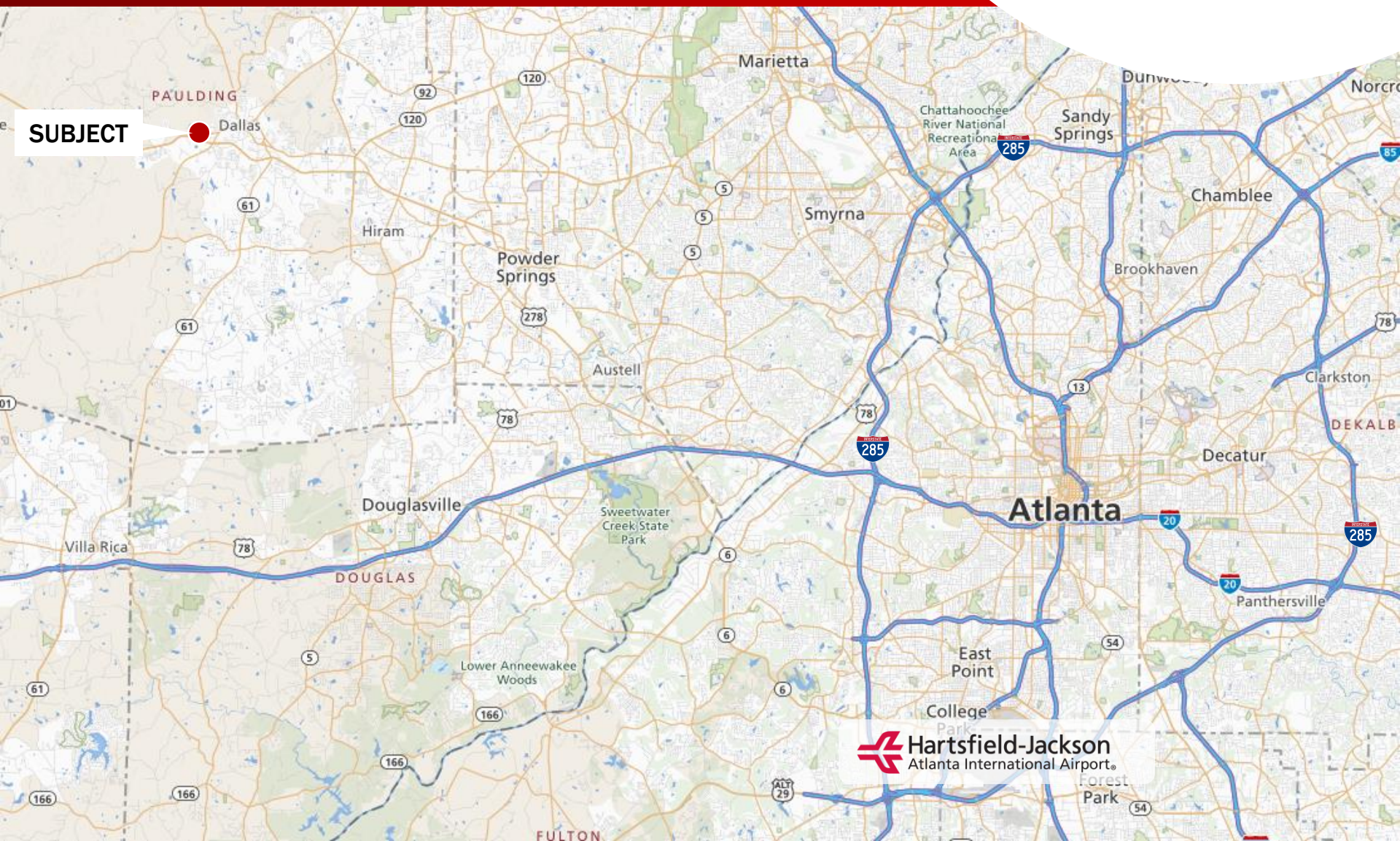
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PROXIMITY MAP

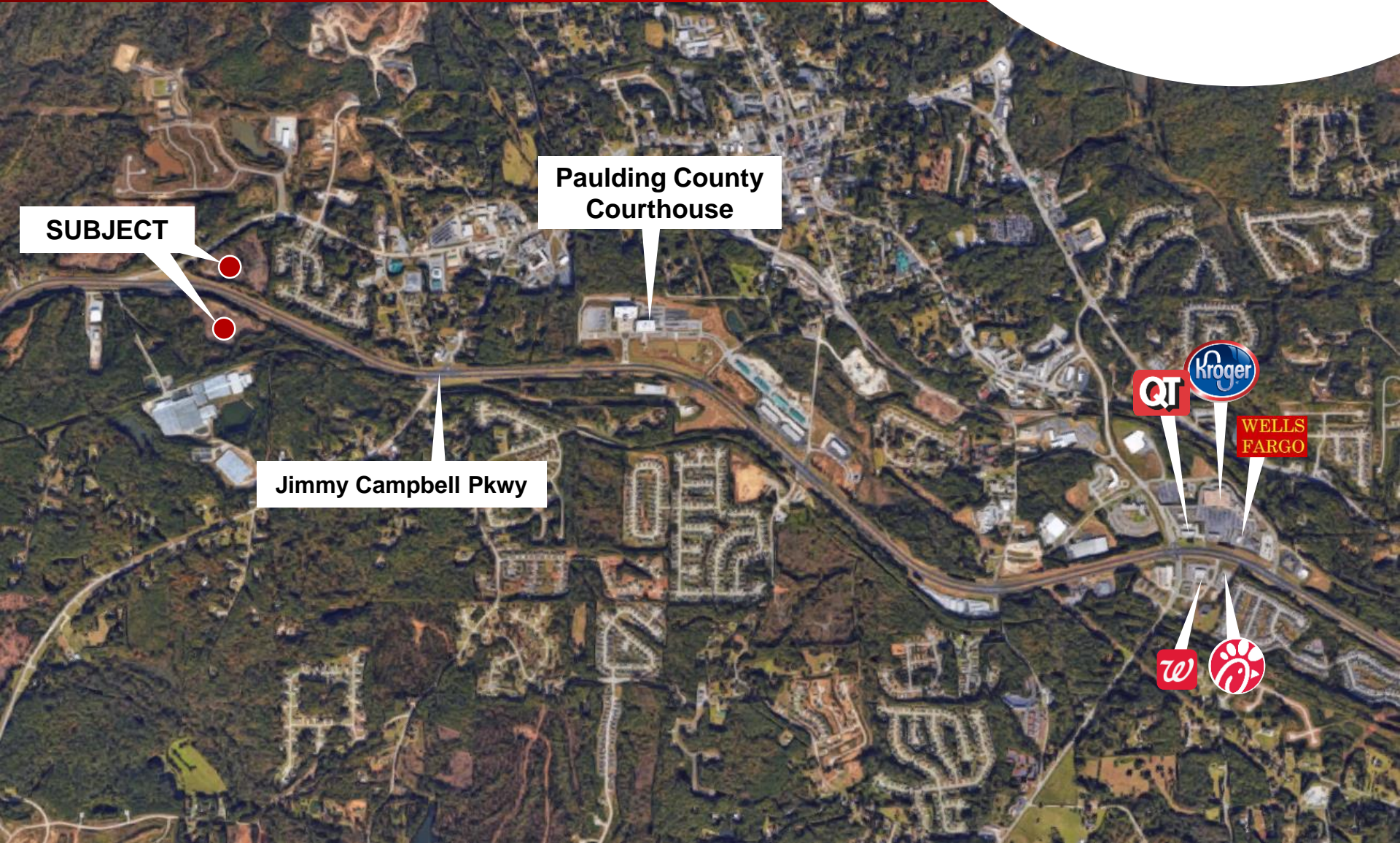
SUBJECT

Dallas



Hartsfield-Jackson
Atlanta International Airport

DISTANCE MAP



SUBJECT

**Paulding County
Courthouse**

Jimmy Campbell Pkwy

QT

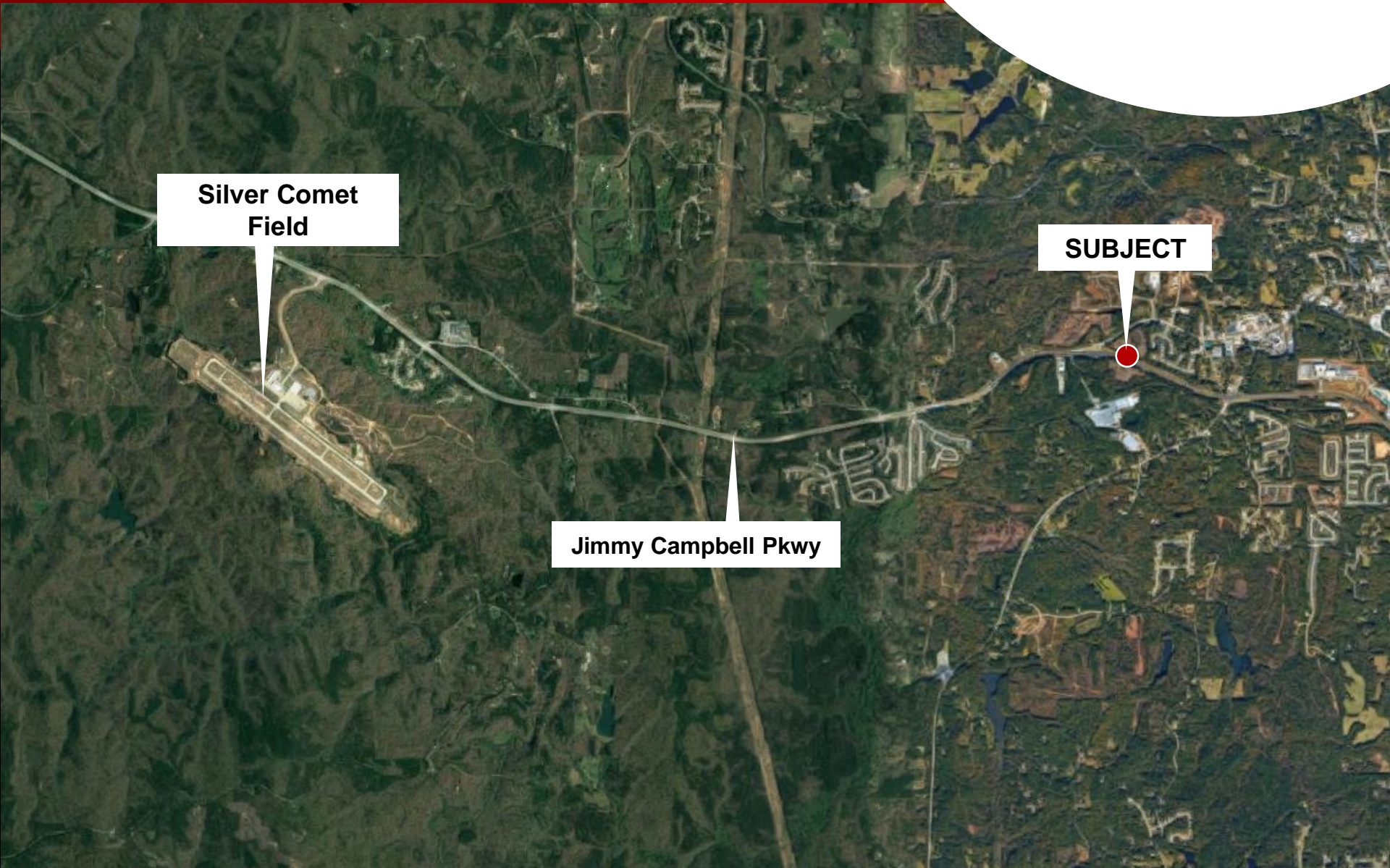
Kroger

**WELLS
FARGO**

W

Panda Express

DISTANCE MAP



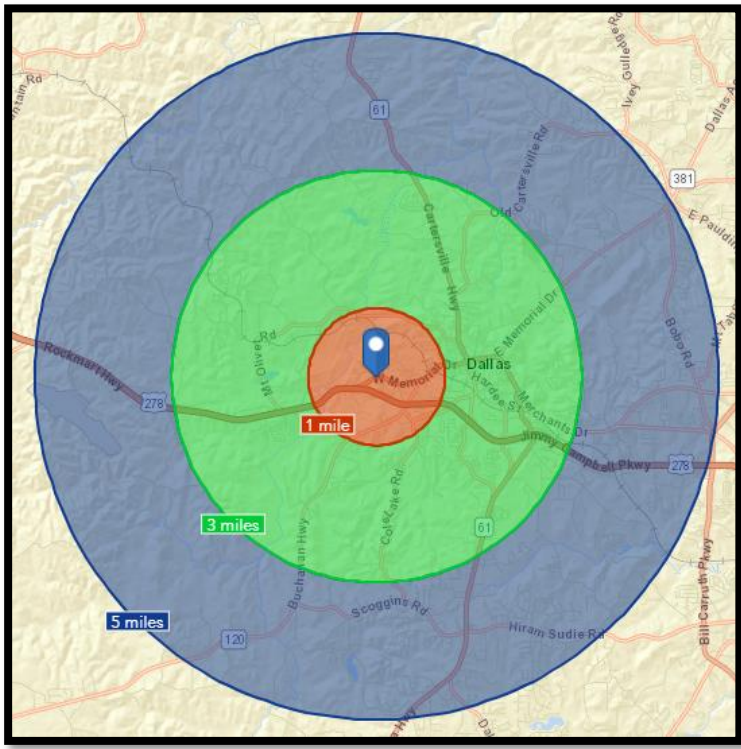
Silver Comet
Field

Jimmy Campbell Pkwy

SUBJECT

Demographics Esri 2018

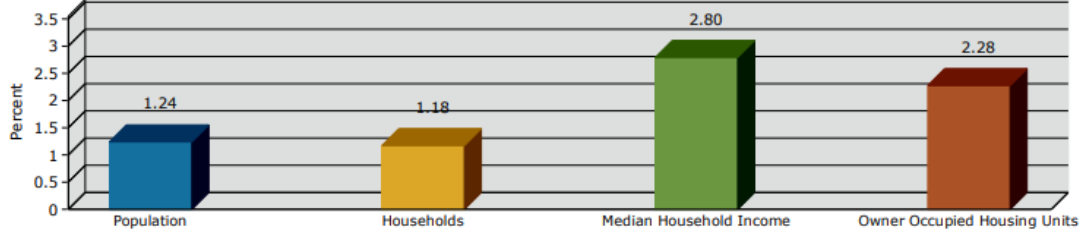
	Population	# of Households	Avg Household Income	Median Age
1 Mile	2,165	776	\$57,697	34
1-3 Miles	14,917	5,365	\$65,380	35
3-5 Miles	22,514	7,781	\$68,624	34



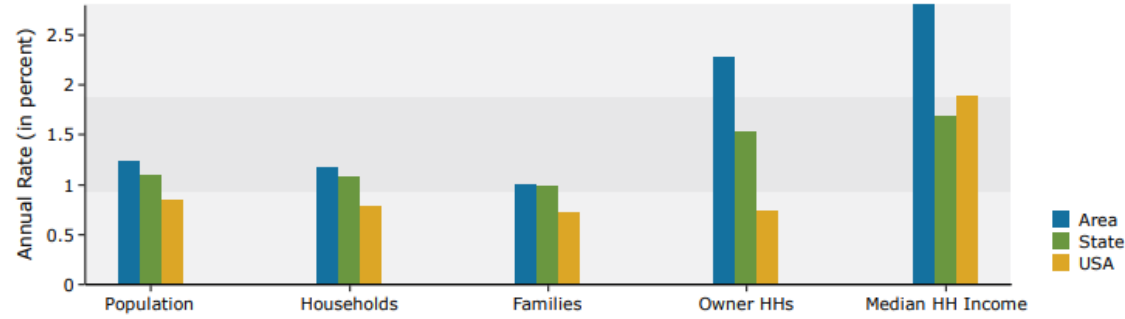
2018 Home Value



2018-2023 Annual Growth Rate



0 - 1 mile Trends 2018-2023





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