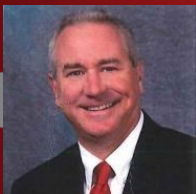


3189 Villa Rica Hwy, Dallas, GA 30157

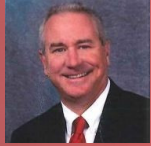


AVAILABLE
25 ACRES—PAULDING COUNTY



Bobby Bresee | 404-781-7975
bbresee@atlantalandgroup.com

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



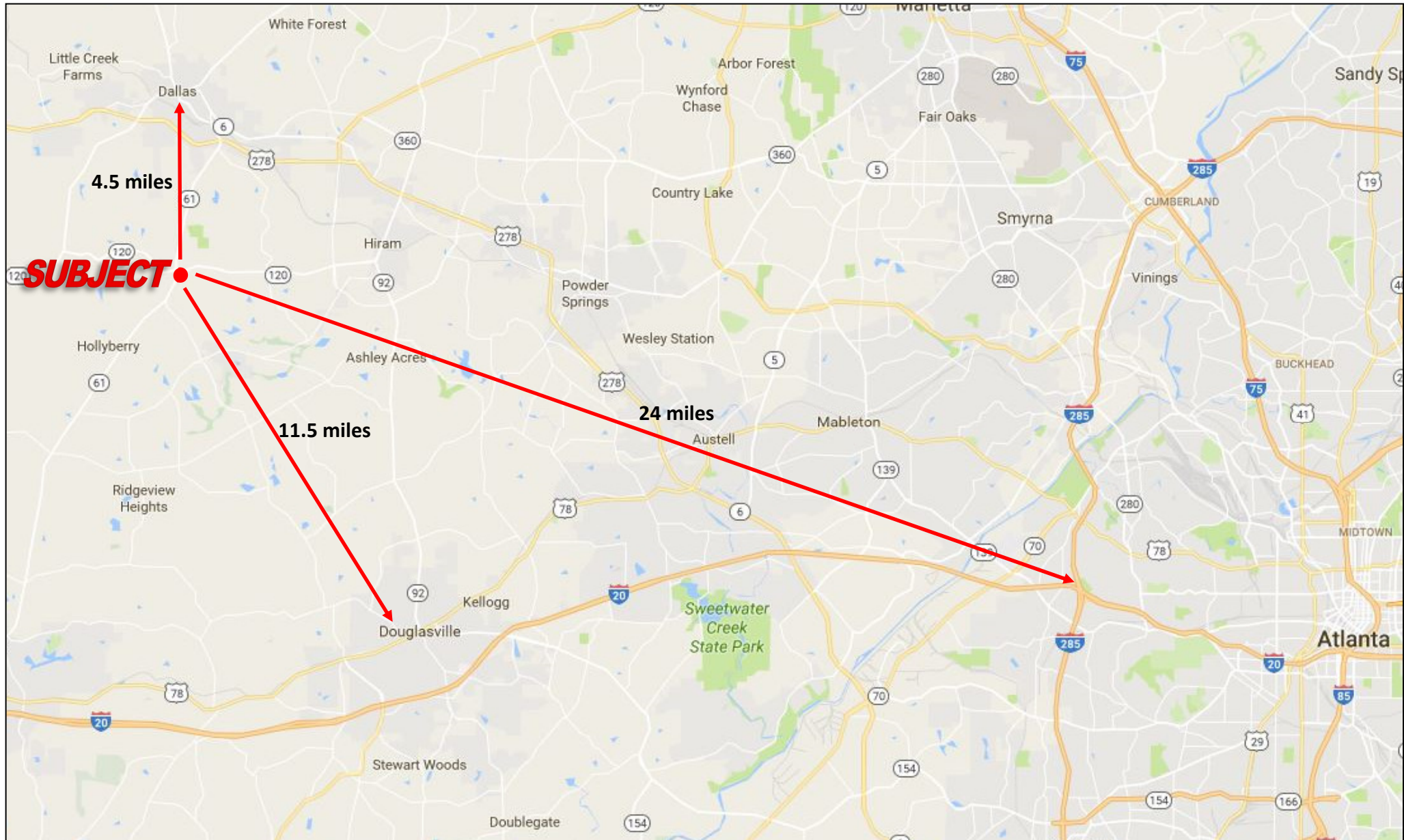
PROPERTY OVERVIEW

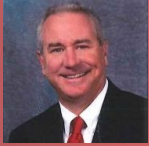
- +/- 25.20 acres
- Zoned B-1—Paulding County
- Gently rolling topography
- 736 ft of frontage on Hiram Sudie Road
- 412 ft of frontage on Hwy 61/ Villa Rica Hwy
- 10,100 ADT (15) on Hiram Sudie Road
- 17,900 ADT (15) on Hwy 61/ Villa Rica Hwy
- Assigned Schools: Allgood ES—Herschel Jones
MS—Paulding County HS
- **Asking Price—\$25,000 per Acre**



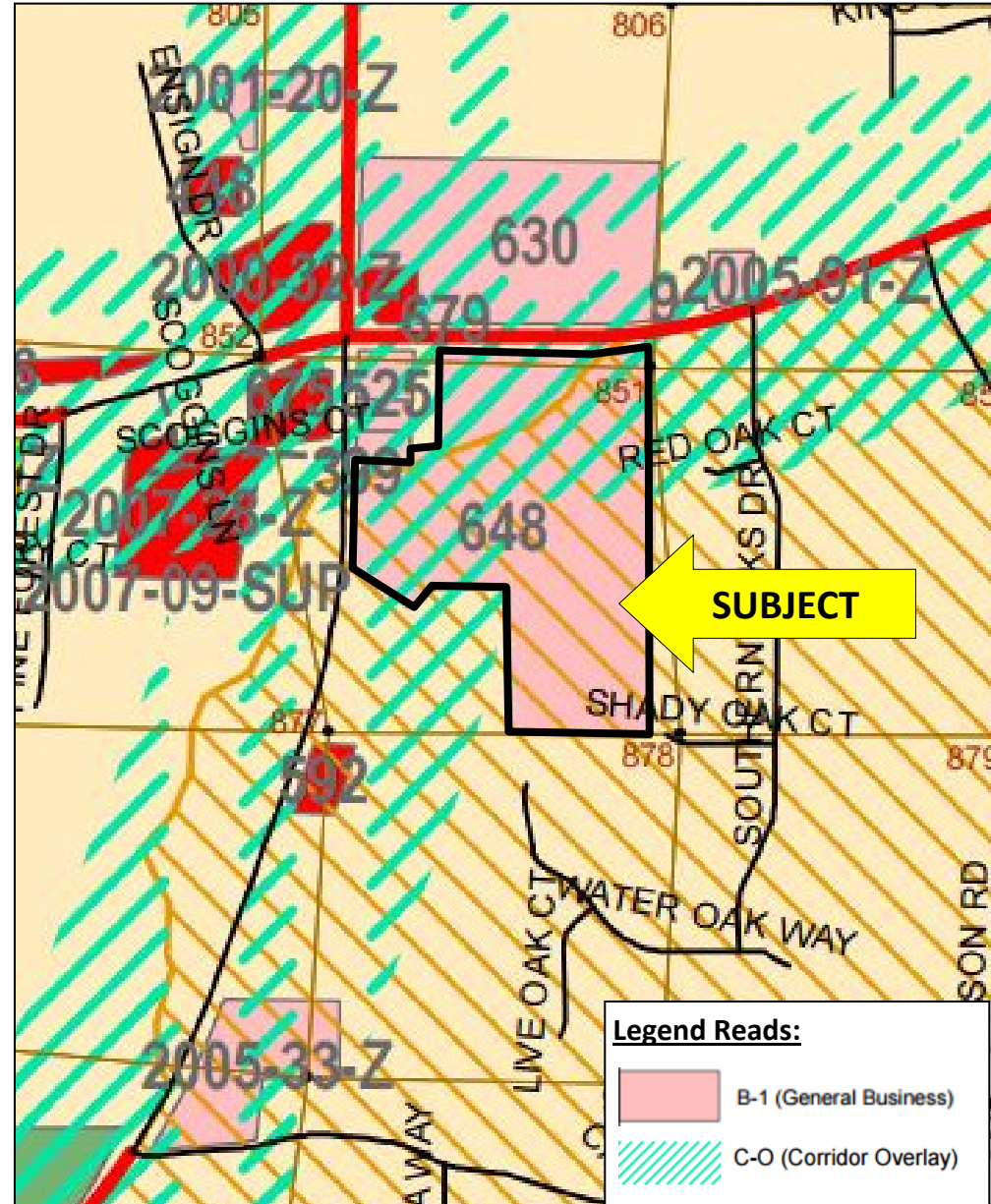
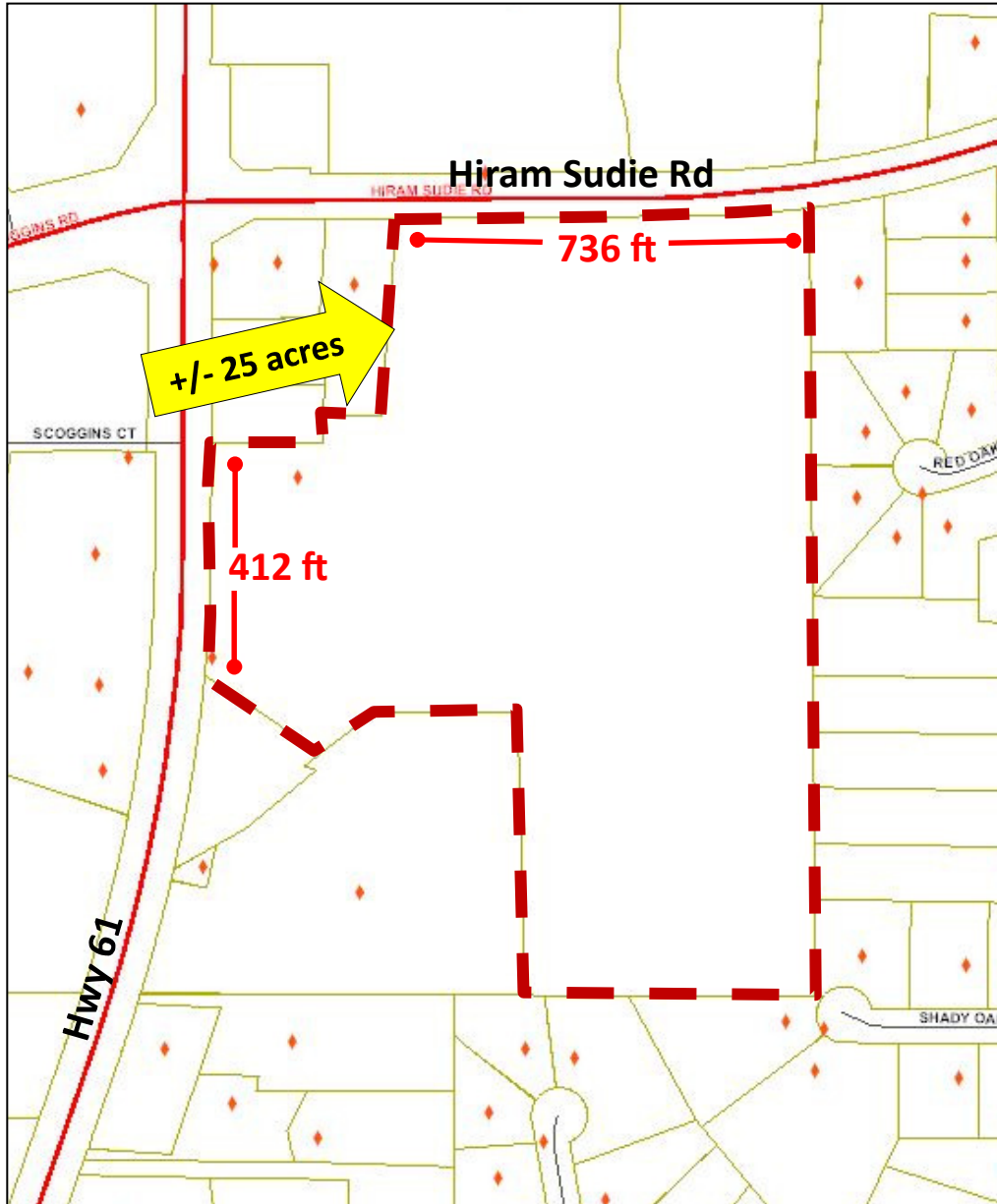


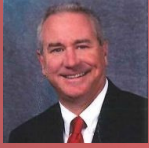
LOCATION MAP



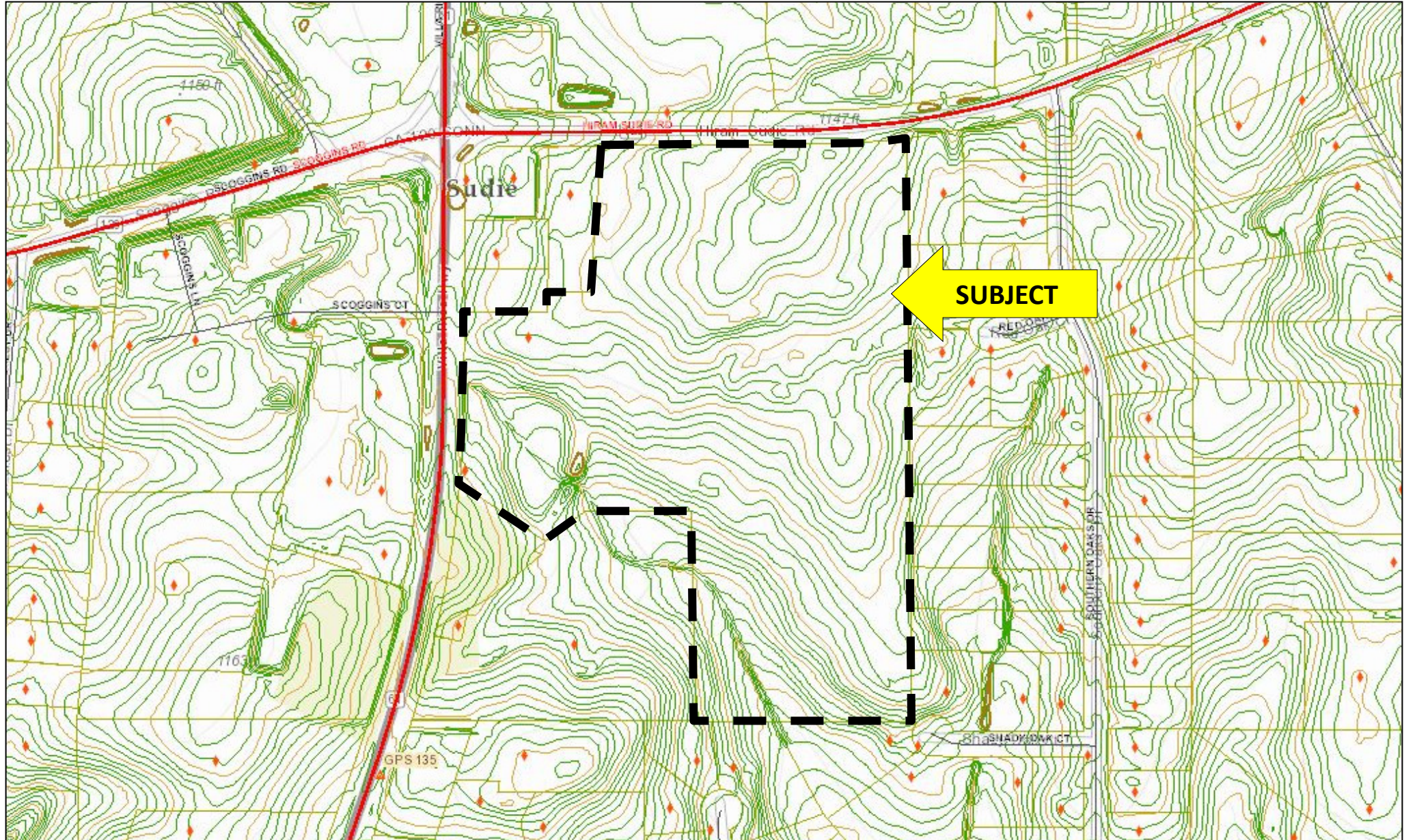


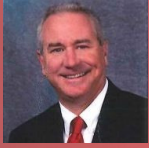
TAX PLAT AND ZONING





TOPOGRAPHY





AERIAL

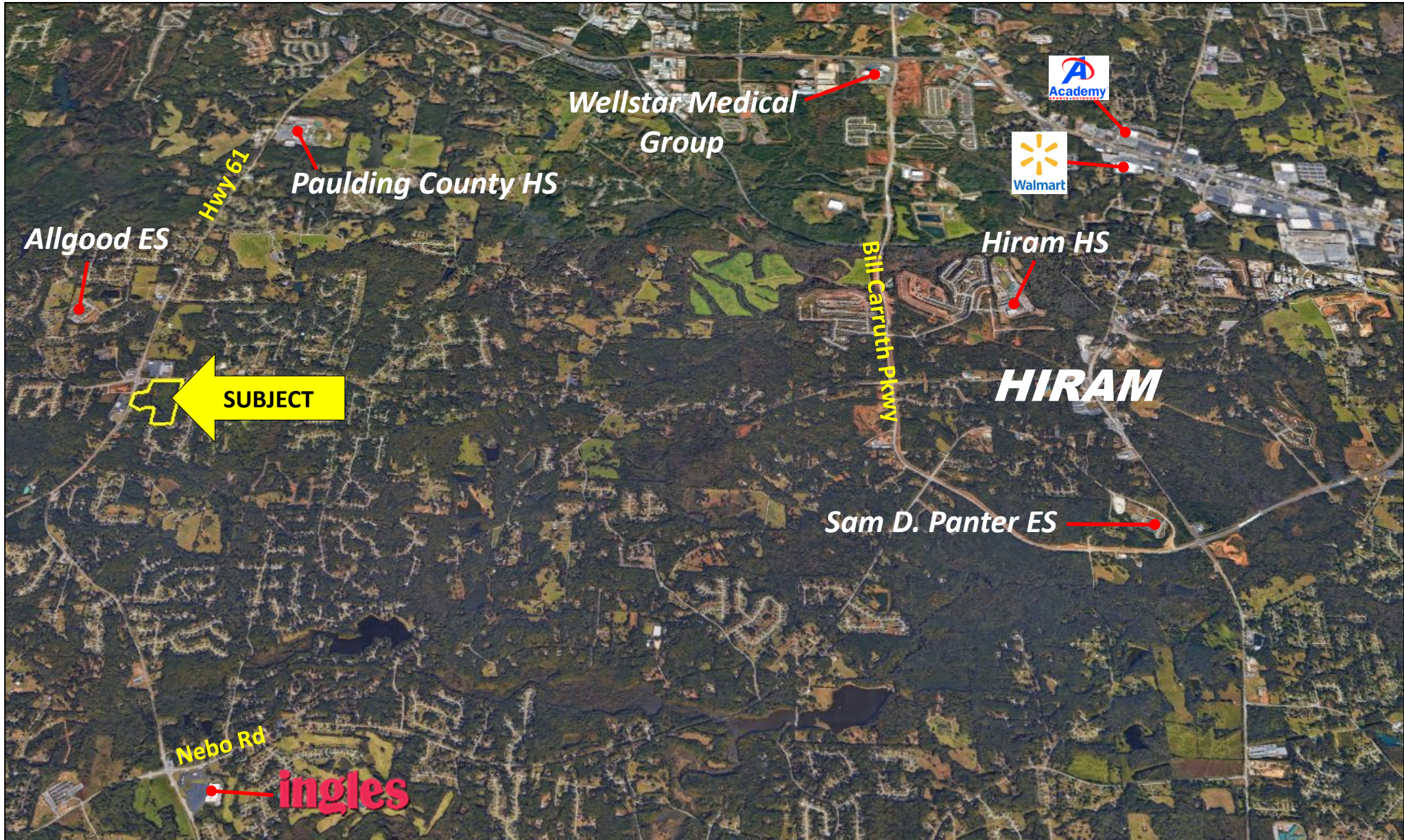




AERIAL



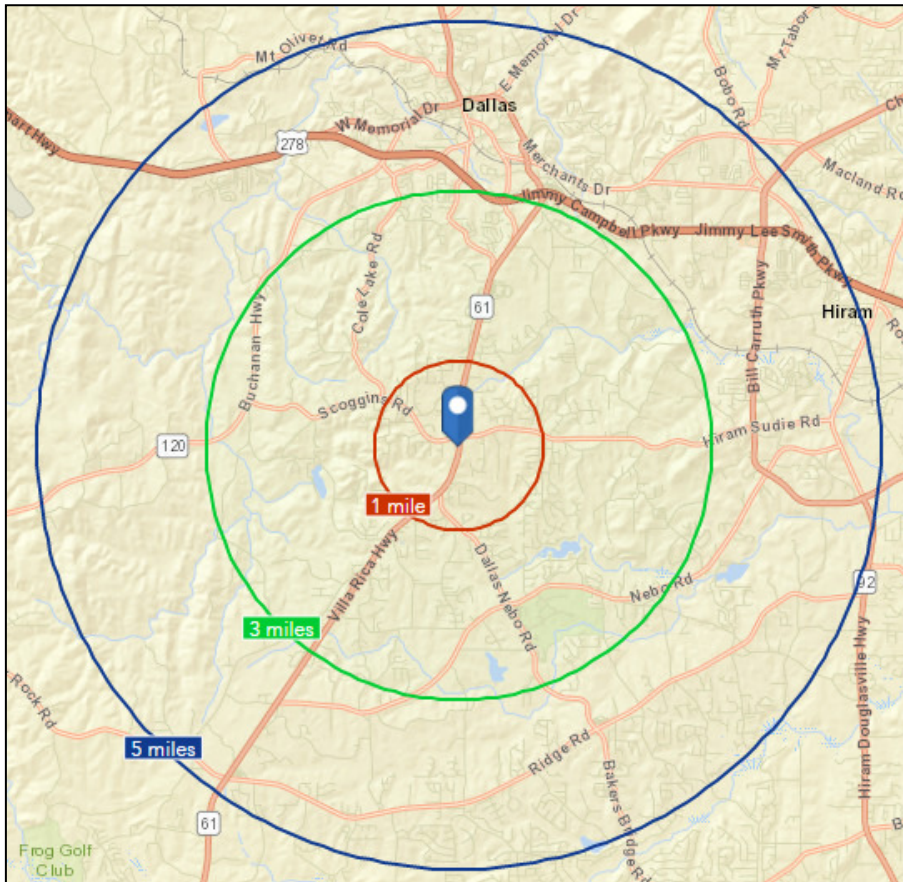
SUBMARKET AERIAL



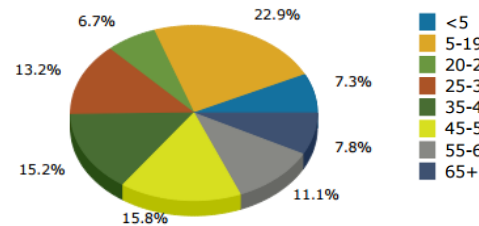


AREA DEMOGRAPHICS

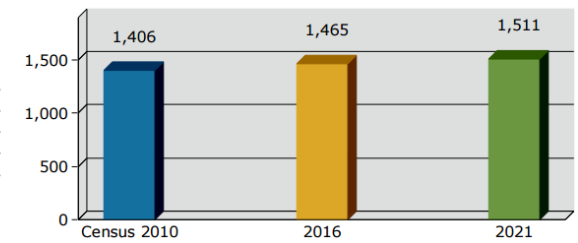
	Population	# of Households	Avg Household Income	Median Age
1 Mile	4,567	1,465	\$69,846	34
3 Miles	21,341	7,043	\$67,354	34
5 Miles	55,359	19,087	\$64,049	34



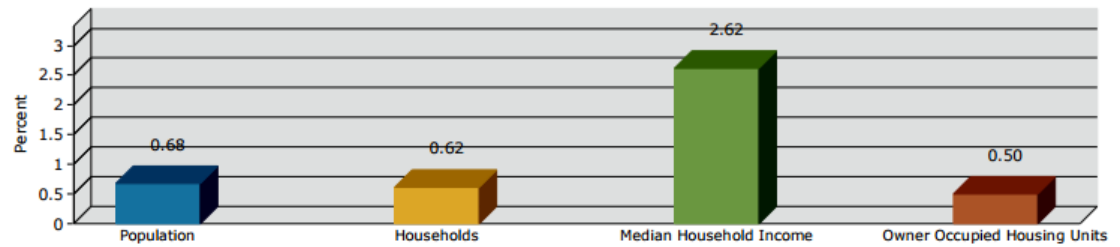
2016 Population by Age



Households



2016-2021 Annual Growth Rate



Household Income

