

**6110 Old Stilesboro Road NW Acworth, GA 30101**

**Pickett's Mill ES**



**FOR SALE**  
25 ACRES—COBB 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

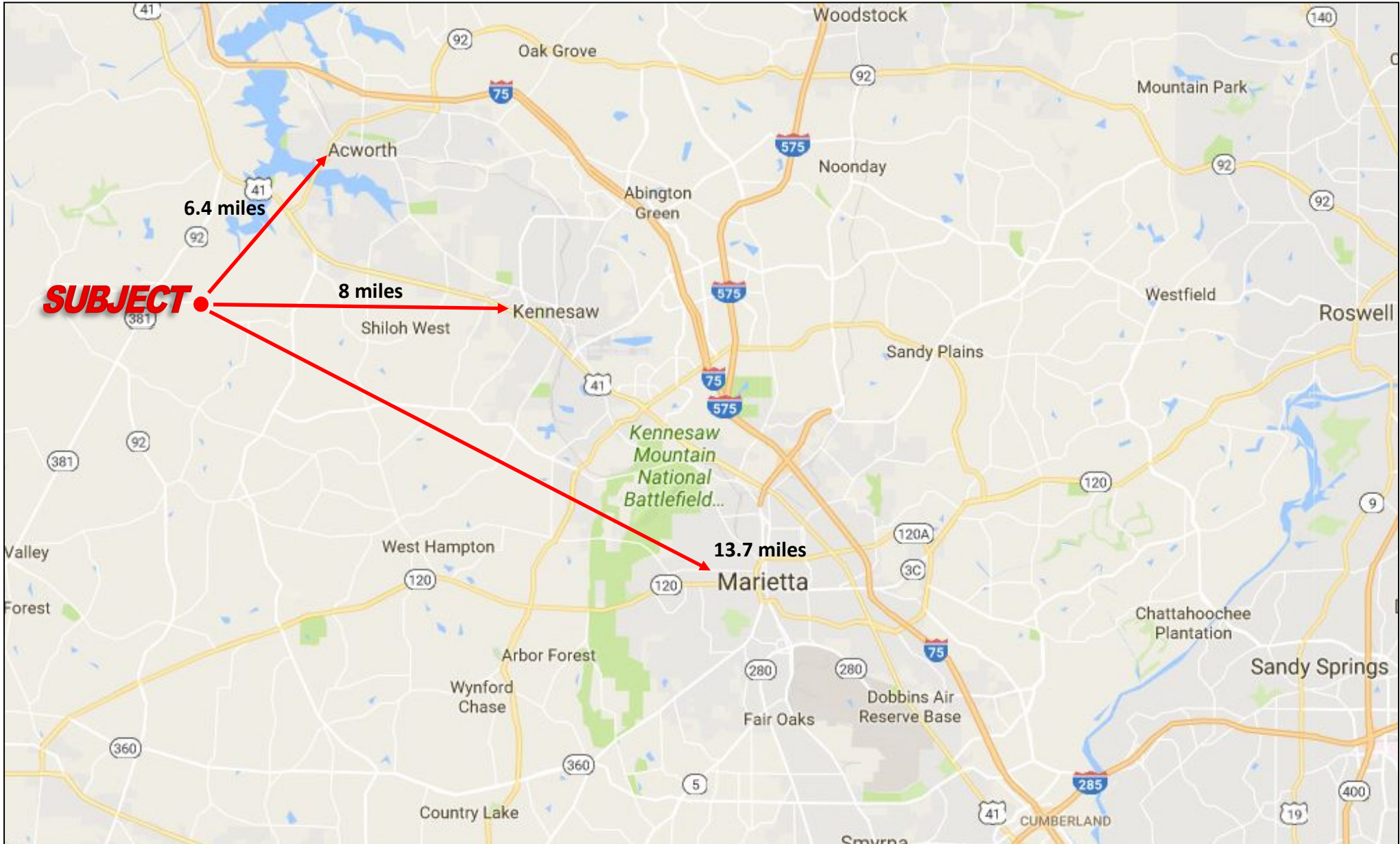
- +/- 25.5 acres—2 parcels (19.1 + 6.4)
- Zoned R-30—Cobb County
- Future Land Use—Rural Residential
- Level to gently rolling topography
- All utilities available to site
- Backs up to Army Corps of Engineers Preserve
- 1030 ft of frontage on Old Stilesboro Road
- 1040 ft of frontage on Cheatham Road
- 4,170 ADT (15) on Old Stilesboro Road
- 1,400 ADT (15) on Cheatham Road NW
- Assigned schools: Pickett's Mill Elementary—  
Durham Middle—Allatoona High School
- **Asking \$75,000 per Acre**







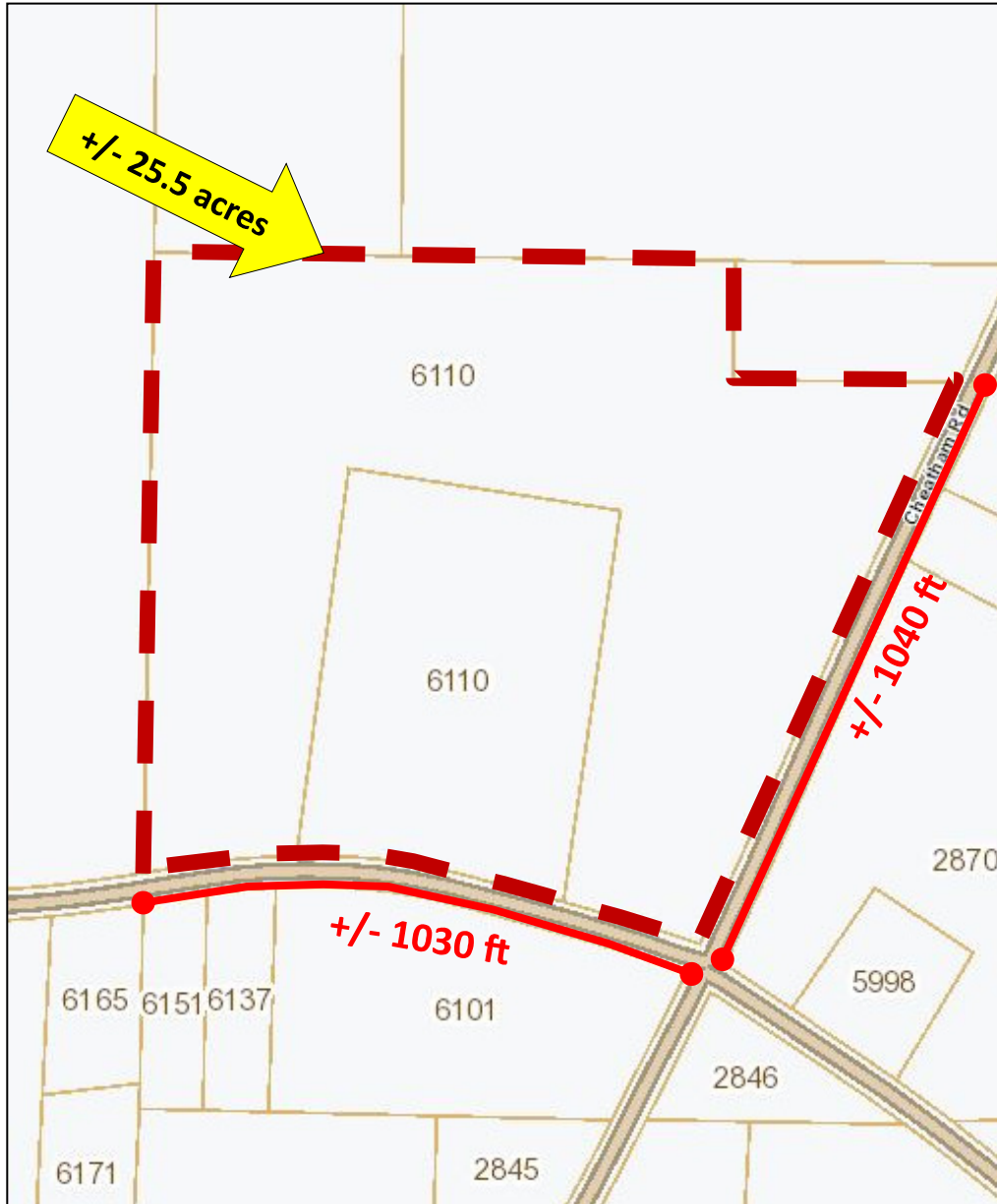
## LOCATION MAP







## TAX PLAT AND ZONING







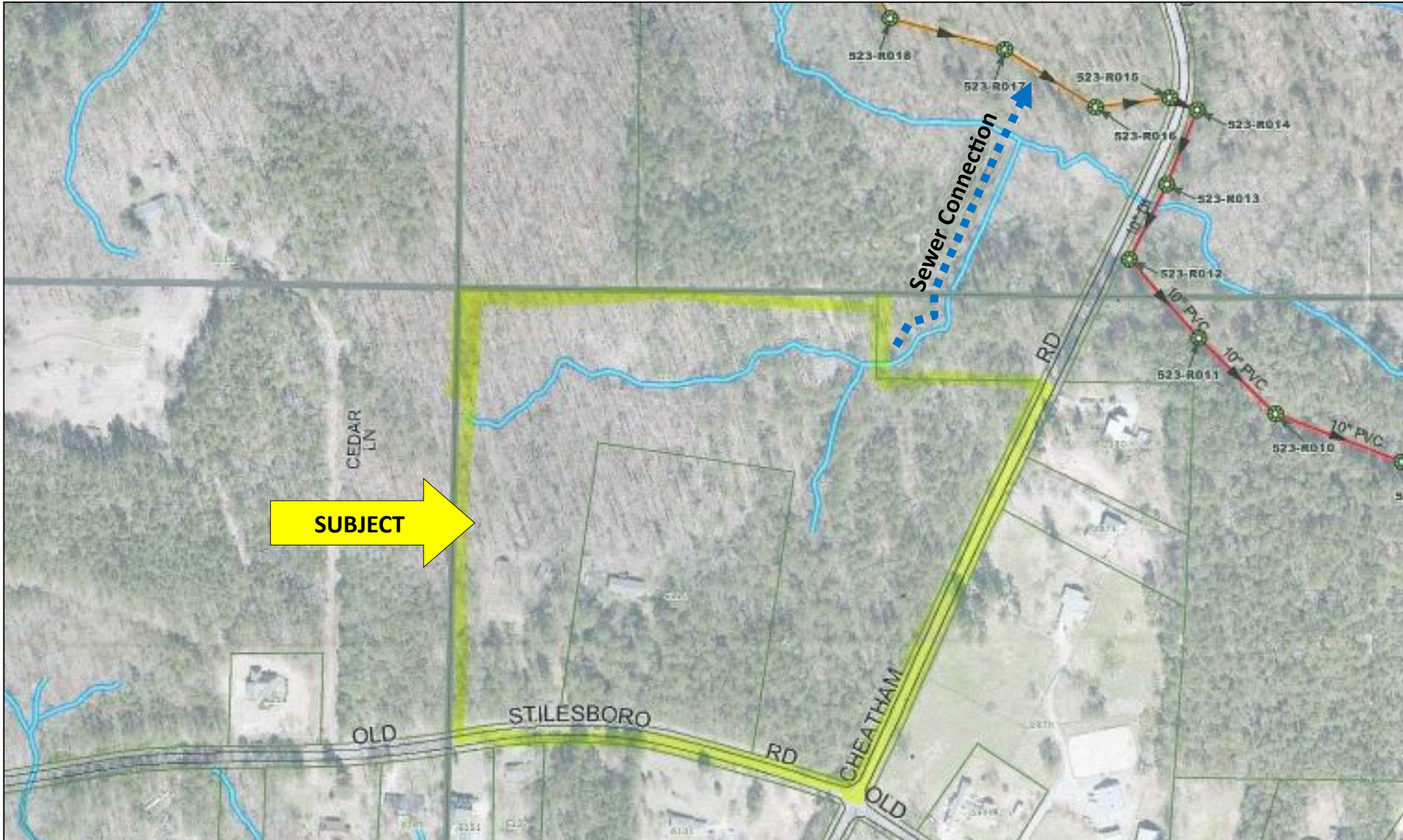
# TOPOGRAPHY







# SEWER CONNECTION







## SUBMARKET AERIAL

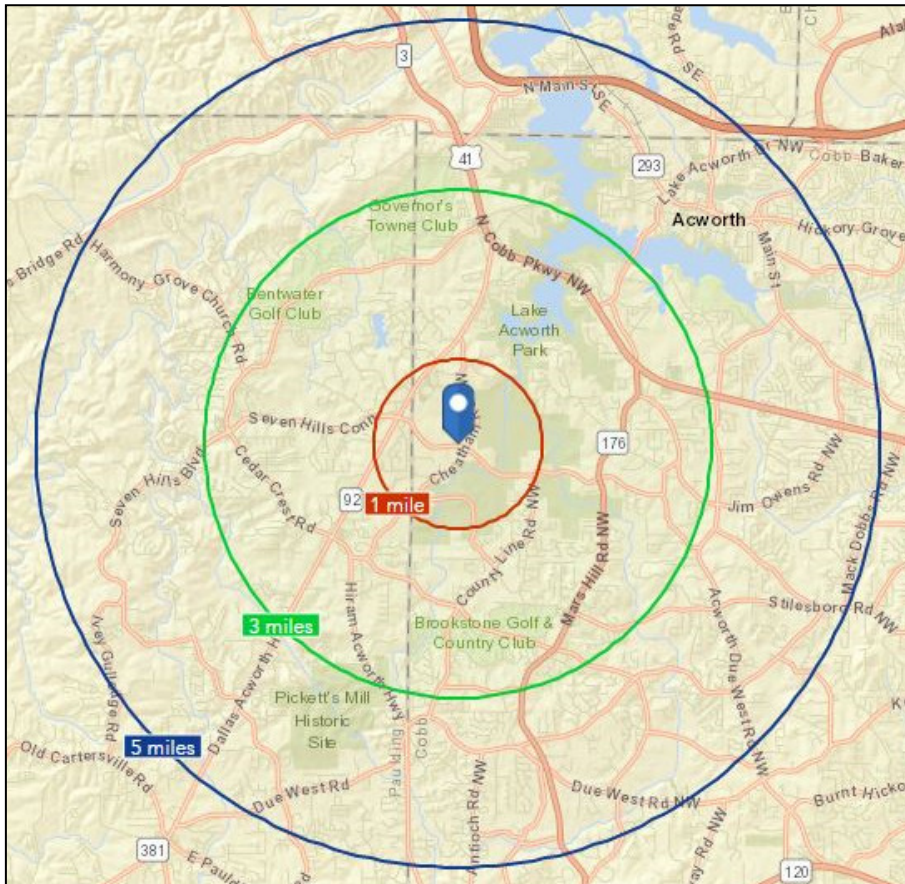




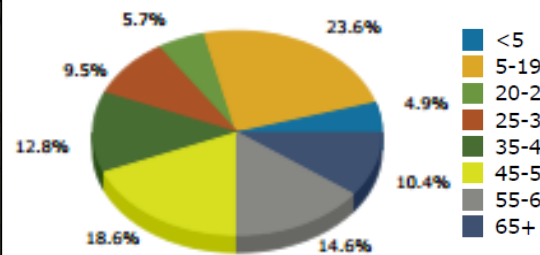


## AREA DEMOGRAPHICS

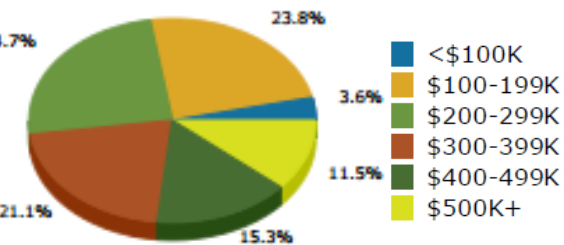
	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	1,563	490	\$124,710	40
<b>3 Miles</b>	31,569	10,129	\$116,490	37
<b>5 Miles</b>	91,412	30,101	\$106,346	37



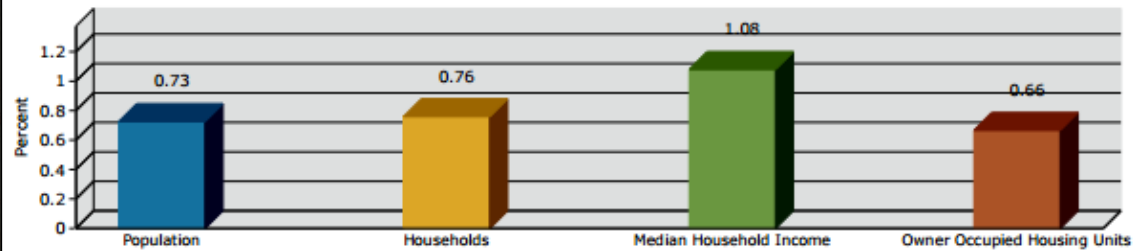
2016 Population by Age



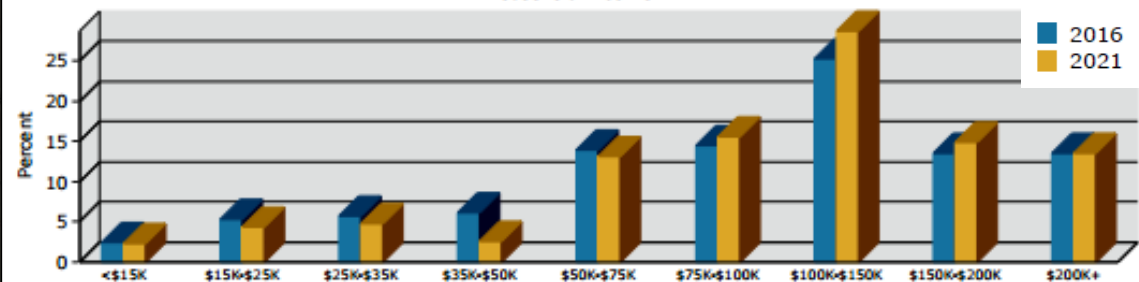
2016 Home Value



2016-2021 Annual Growth Rate



Household Income





# Atlanta Land Group



*"Having the vision and work ethic to make the difficult deals a reality is what we do best."*

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