

FOR SALE: 32.17 +/- ACRES

PAULDING COUNTY, GEORGIA

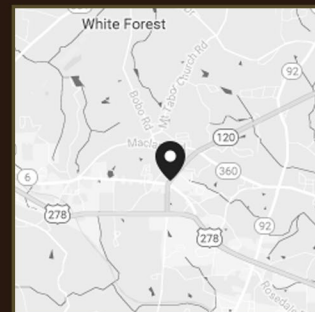


COMMENTS

This opportunity consists of 32.17 acres zoned R-2 Residential, Paulding County, Georgia. The Subject Property has approximately 1,070 feet of frontage on Marietta Highway (State Highway 120) with a traffic light and full access to the median break, and approximately 945 feet of frontage on Bobo Road, with convenient access to Highway 278 and all of the North West Metropolitan Atlanta area.

PROPERTY HIGHLIGHTS

- LOCATION:** The Subject Property has high visibility and is located at the North East intersection of Marietta Highway (State Highway 120) and Bobo Road, being located in Land Lots 387, 388, and 389 of the 2nd District, 3rd Section, Paulding County, Georgia. 1.25 +/- acres of the Subject Property are located in the City Limits of Hiram.
- SIZE:** 32.17 +/- Acres
- ZONING:** R-2 Residential in the Corridor Overlay District. The Subject Property is located in the Business Corridor and Suburban Residential sections of the Future Development Map.
- POSSIBLE USES:** Residential, Senior Apartments, Office Institutional, and Retail.
- TRAFFIC DATA:** 25,000+/- Car Trips Per Day in 2015 according to GDOT. Subject Property is located on the returntrip side of Highway 120.
- UTILITIES:** All utilities including sanitary sewer are available to this property subject to independent verification.
- ADDITIONAL INFORMATION:** For additional information click on the links below:
- Overlay District (PDF)
 - R-2 Zoning Ordinance (PDF)
- PRICE:** \$2,000,000.00



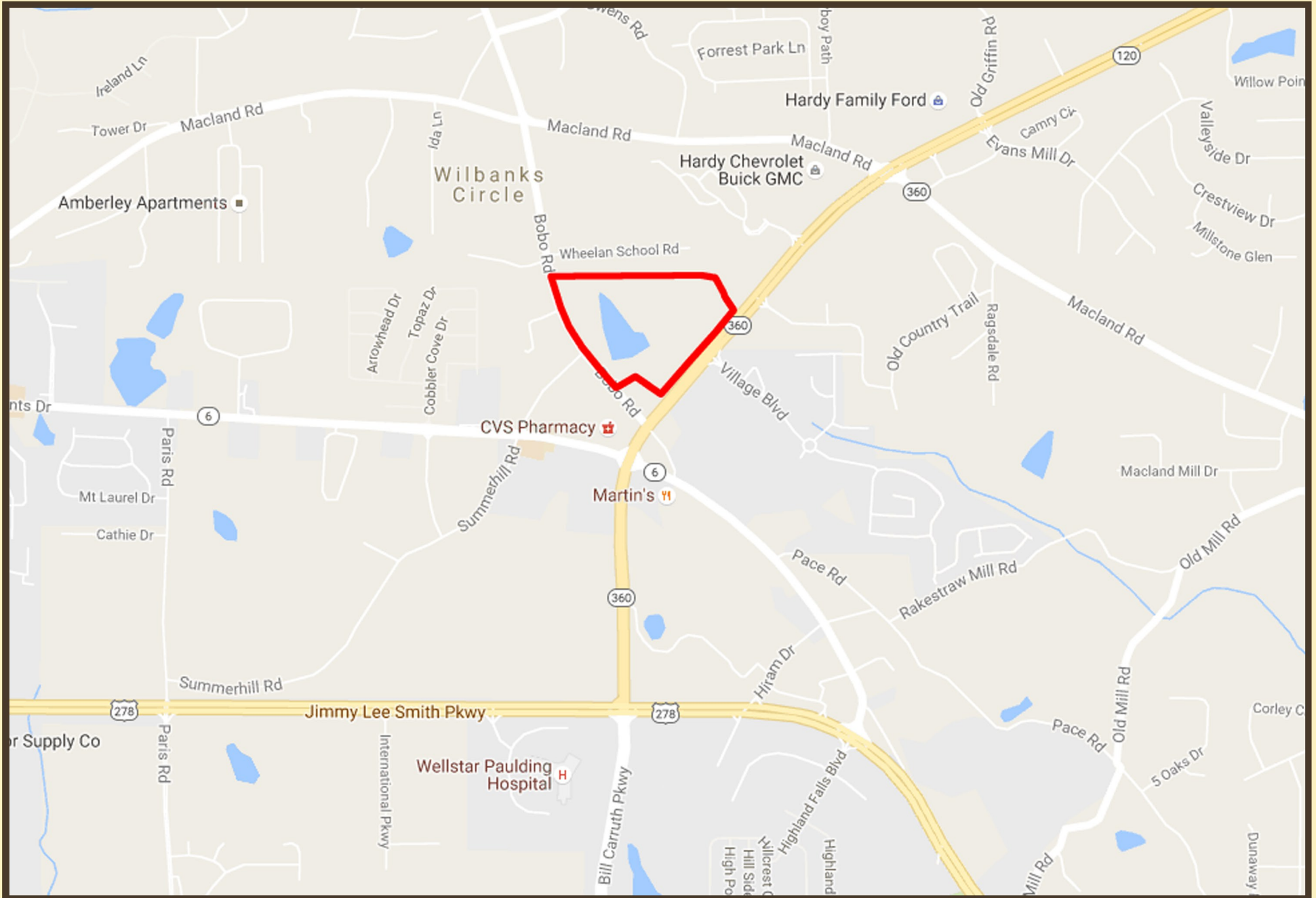
PRESENTED BY:

Matt Allen
Email: mallen@allensouthernproperties.com
Phone: (678) 873-8125
Allen Southern Properties, Ltd.
www.allensouthernproperties.com

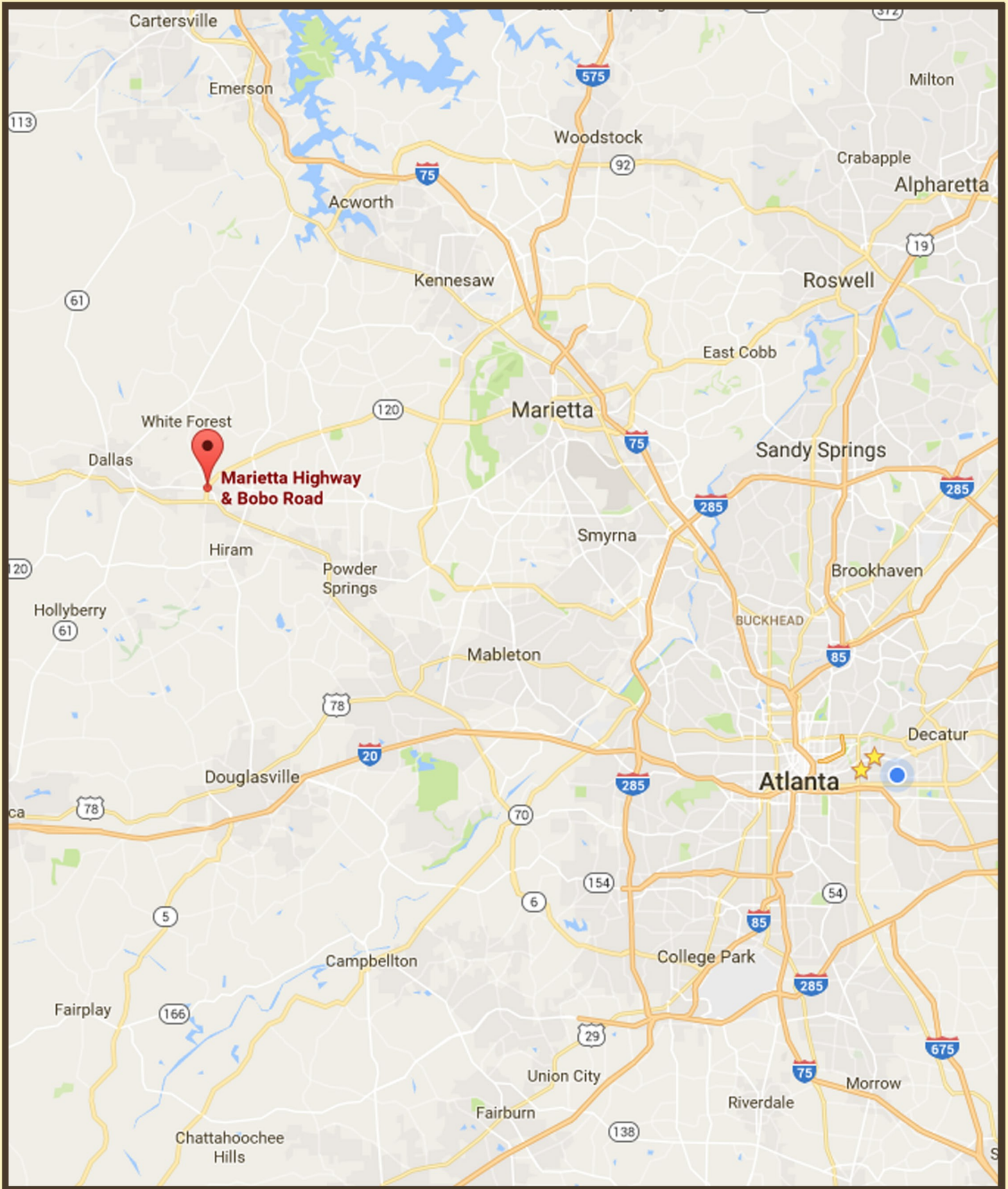


Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

LOCATION MAP



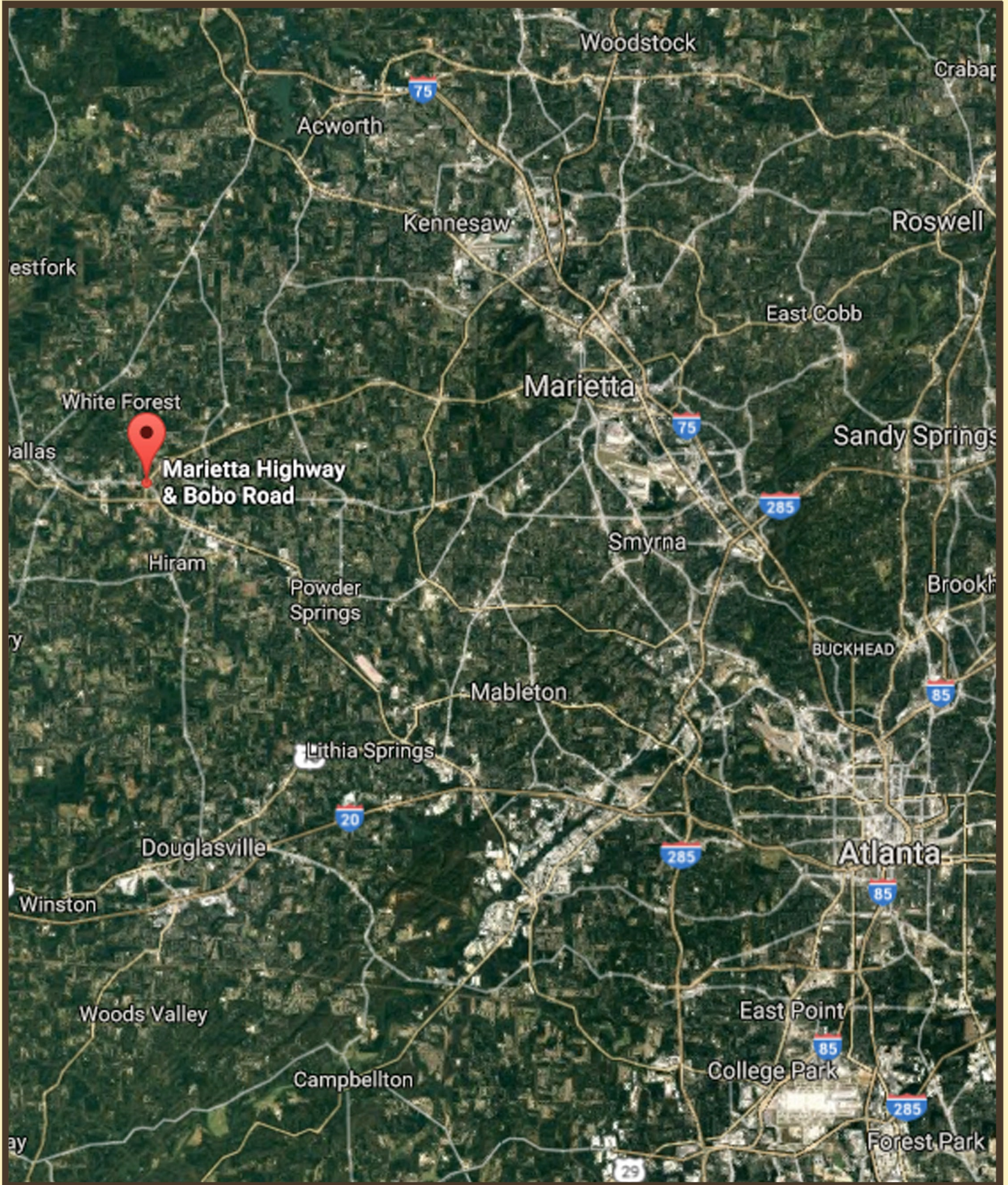
LOCATION MAP



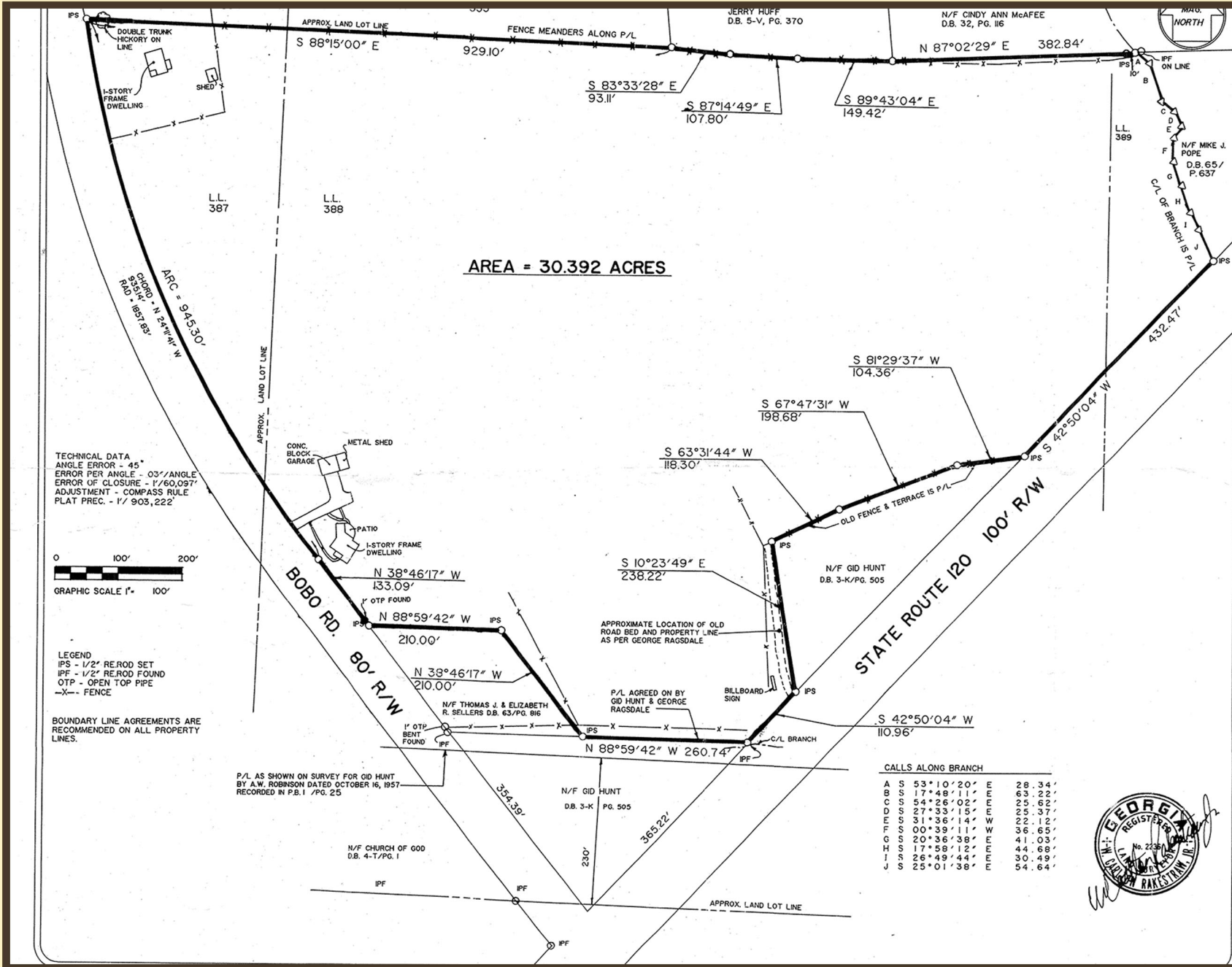
LOCATION MAP



LOCATION MAP



SURVEY



DRAWN BY: THH
 CHECKED BY: _____
 DATE: 9-18-90
 SCALE: 1" = 100'

NO.	DATE	DESCRIPTION

CRUSSELLE, RAKESTRAW & ASSOCIATES
 LAND SURVEYORS & PLANNERS
 2981 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 404 - 943 - 5903

GEORGE R. RAGSDALE
 LOCATED IN LAND LOT 387, 388, & 389,
 2ND DISTRICT, 3RD SECTION,
 PAULDING COUNTY, GEORGIA

PROJECT #
 PA 4324

