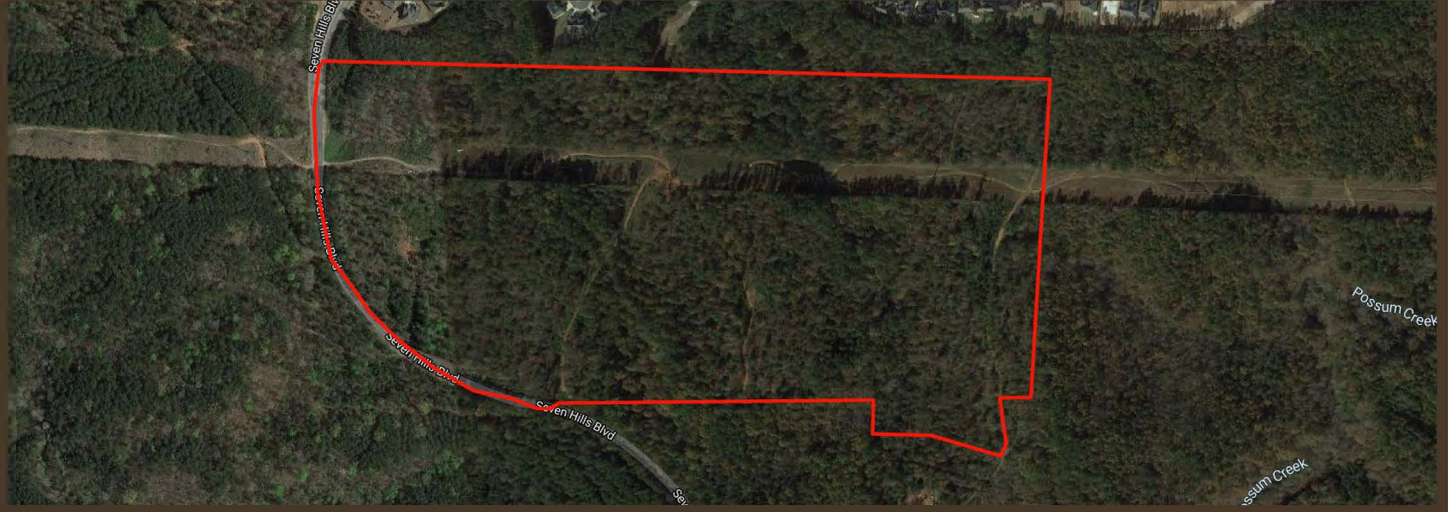


# SEVEN HILLS BOULEVARD

## PAULDING COUNTY, GEORGIA

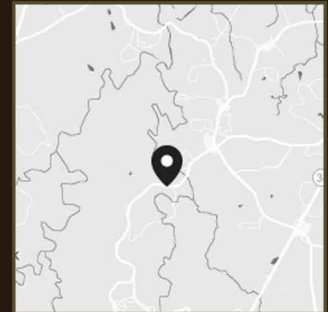


### COMMENTS

This opportunity consists of 74+/- acres zoned R-2 Residential, Paulding County, Georgia. According to Paulding County GIS, the Subject Property has approximately 1,820 feet of frontage on Seven Hills Boulevard with convenient access to Highway 92, Highway 41, Interstate 75, and all of the North West Metropolitan Atlanta area. This property is situated in the North Paulding High School District and adjoins the prestigious Seven Hills Development. Publix Super Market is also located on Seven Hills Boulevard and is approximately 2.3 miles away.

### PROPERTY HIGHLIGHTS

- LOCATION:** The Subject Property has high visibility and is located on Seven Hills Boulevard in Land Lots 769, 770, & 816 of the 3rd District, 3rd Section, Paulding County, Georgia.
- SIZE:** 74 +/- Acres
- ZONING:** R-2 Residential in the Corridor Overlay District. The Subject Property is located in the Community Residential section of the Future Development Map.
- POSSIBLE USES:** R-2 With Sewer (15,000 sq. ft. minimum lot size), Open Space Residential (allows up to 3 units per acre with minimum 10,000 sq. ft. lot size), and R-55 (Senior Residential)
- UTILITIES:** All utilities including sanitary sewer are available to this property subject to independent verification.
- ADDITIONAL INFORMATION:** For additional information click on the link below:
- R-2 Zoning Ordinance
- PRICE:** \$25,000.00 per acre

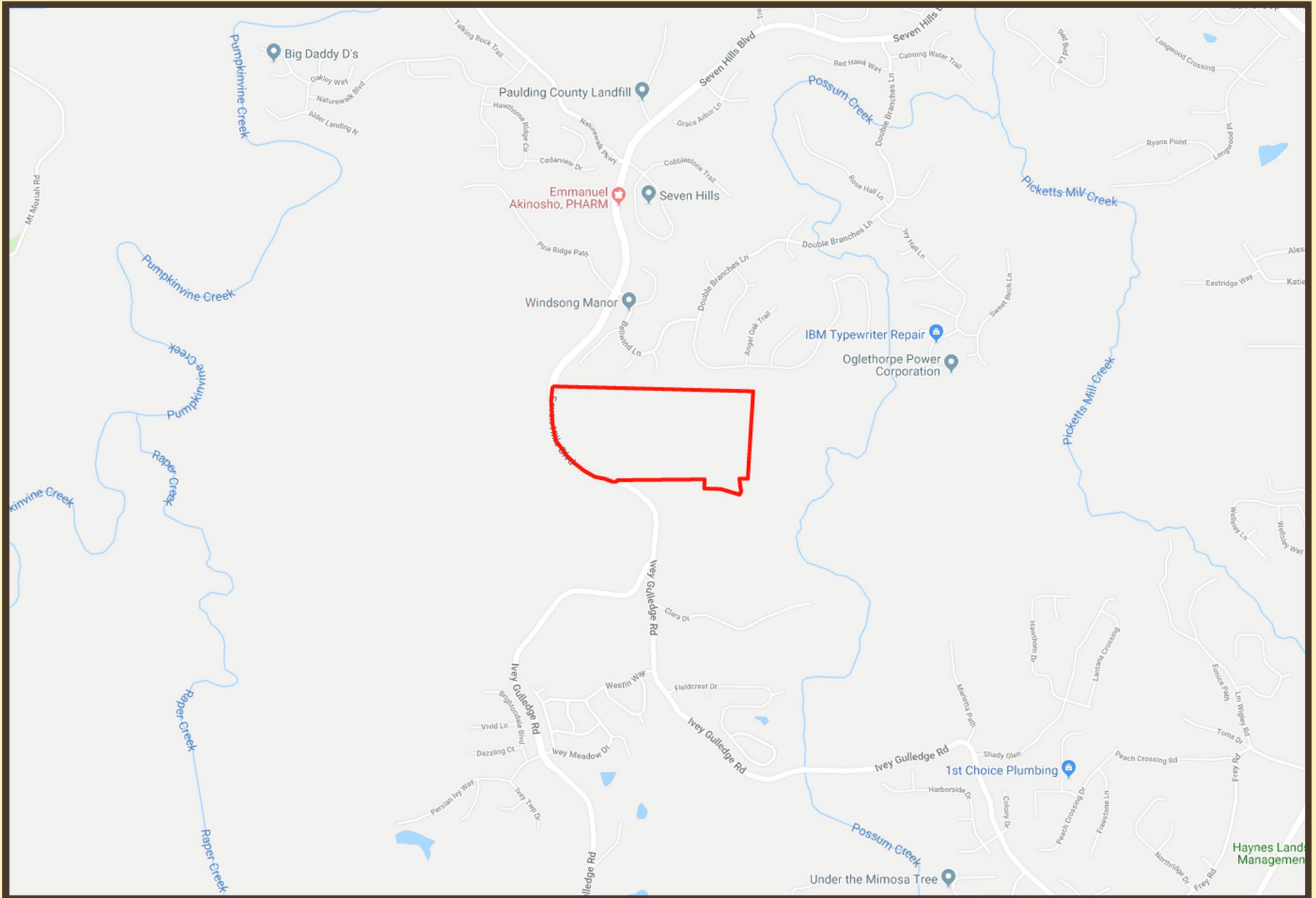


Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

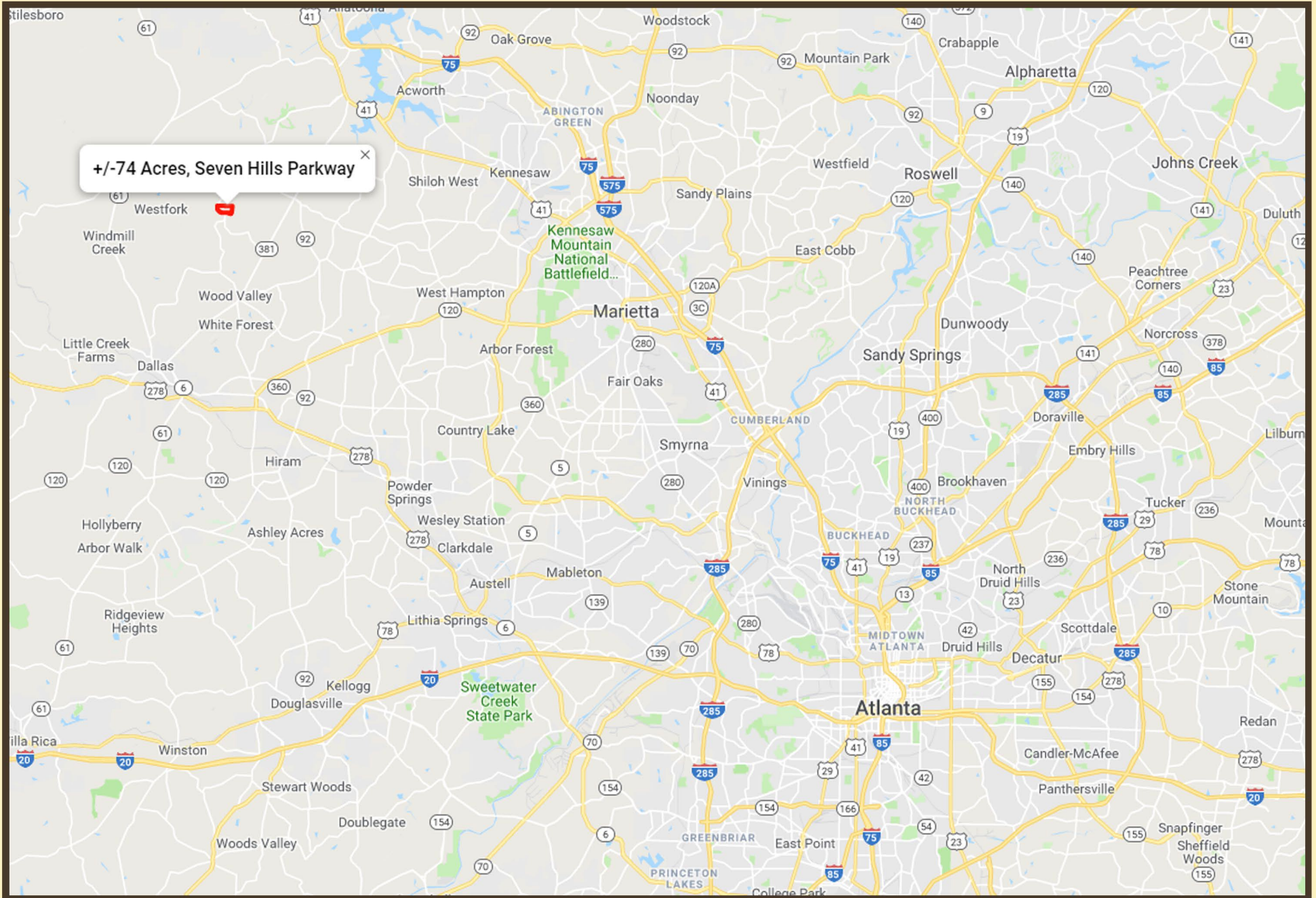
### PRESENTED BY:

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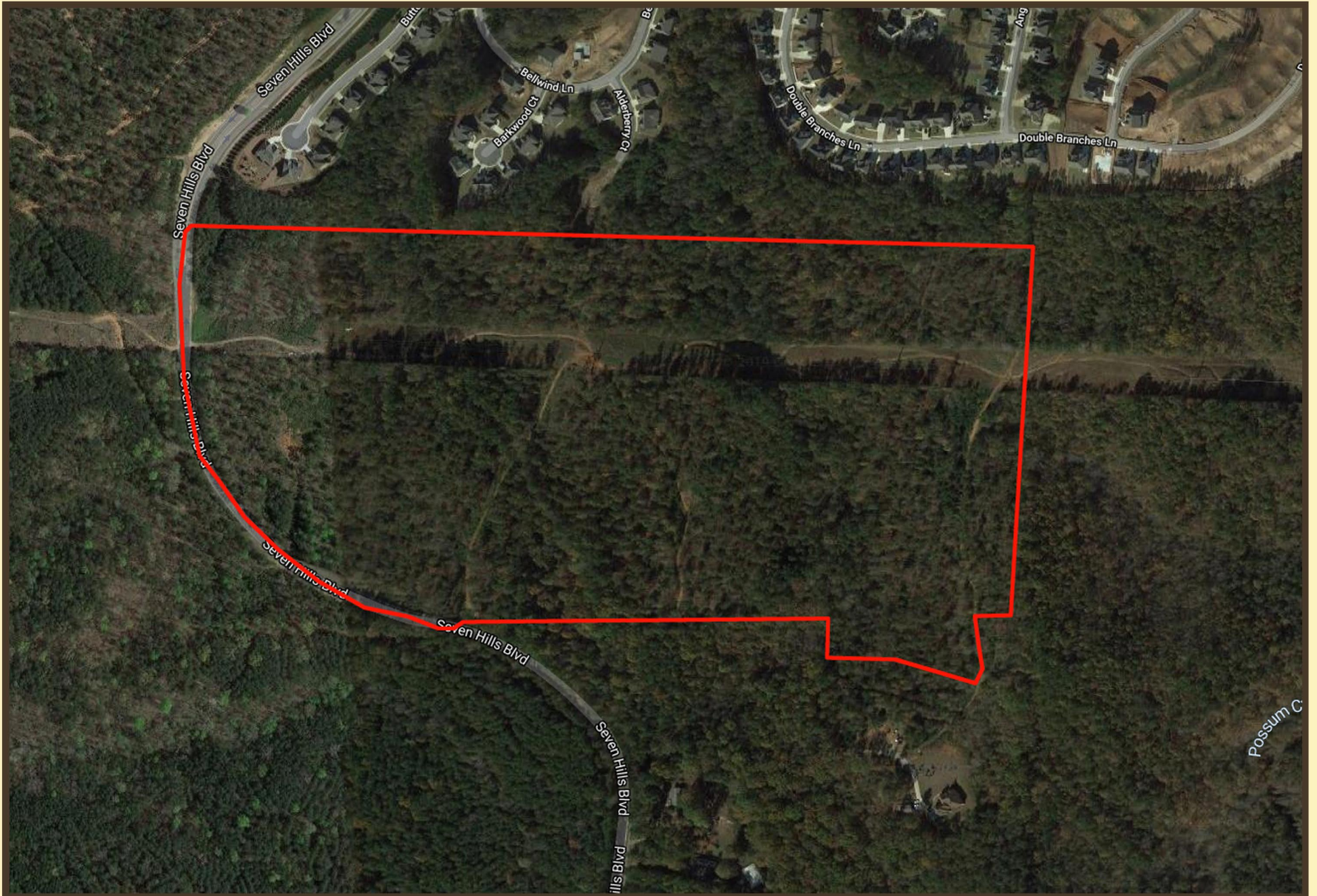
# LOCATION MAP



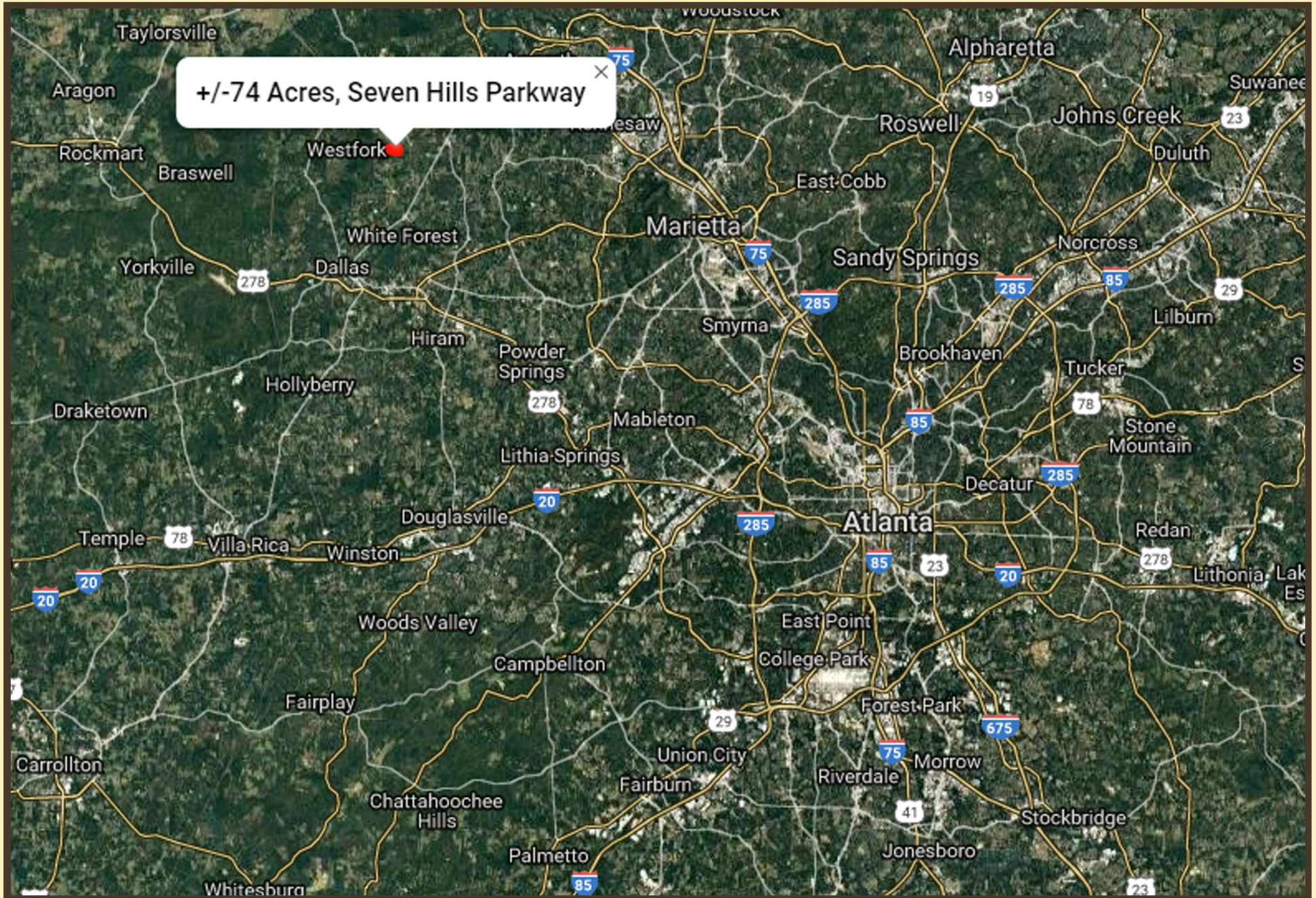
# LOCATION MAP



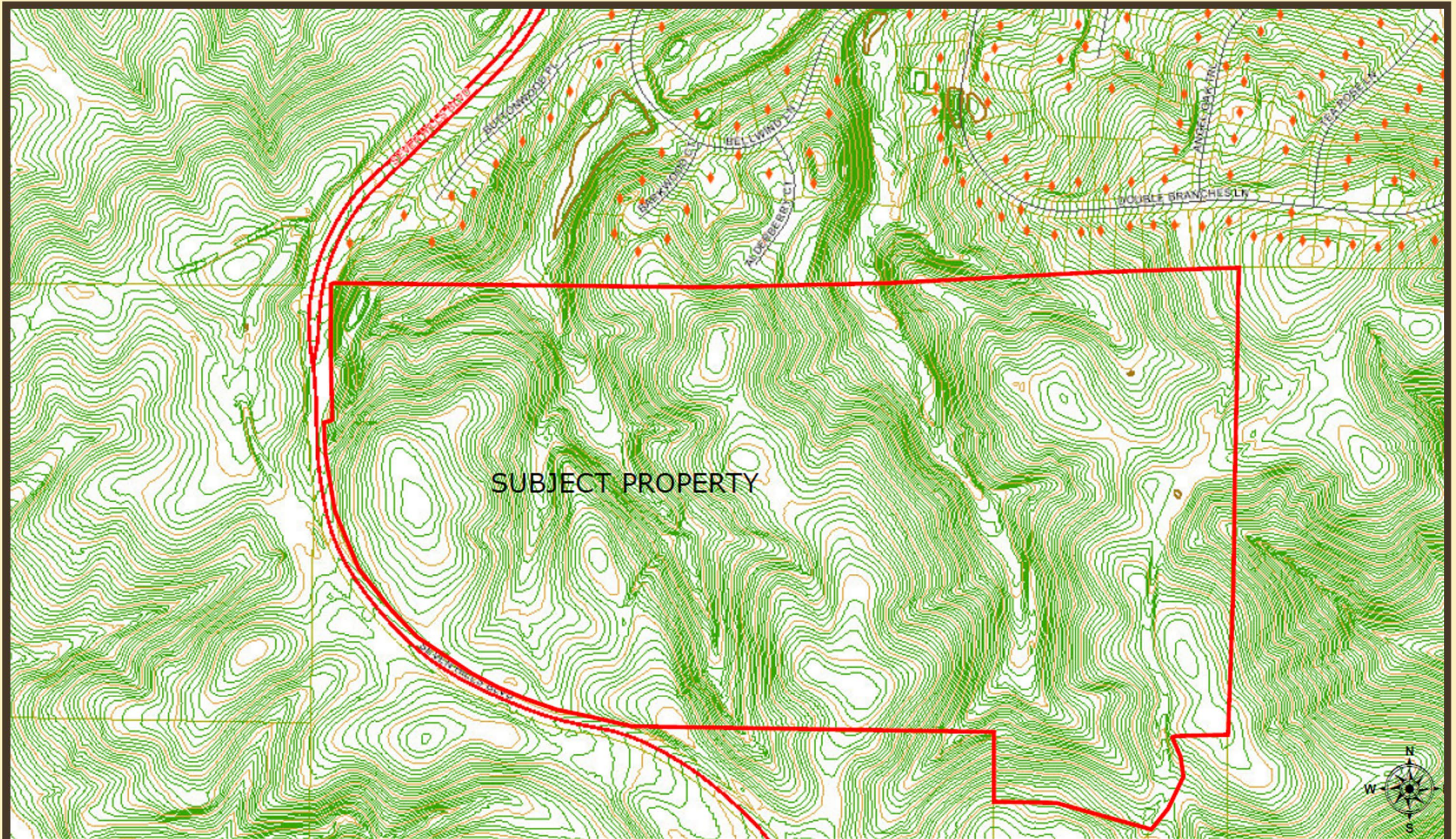
# LOCATION MAP



# LOCATION MAP

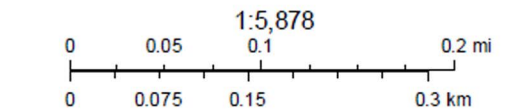


# TOPOGRAPHY



April 10, 2019

- Major Thoroughfares
- Streams
- Streets
- Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community