

3.29 Acre Potential Commercial Parcel For Sale - \$499,000
Along U.S. Hwy 278 across from Watson Government Complex

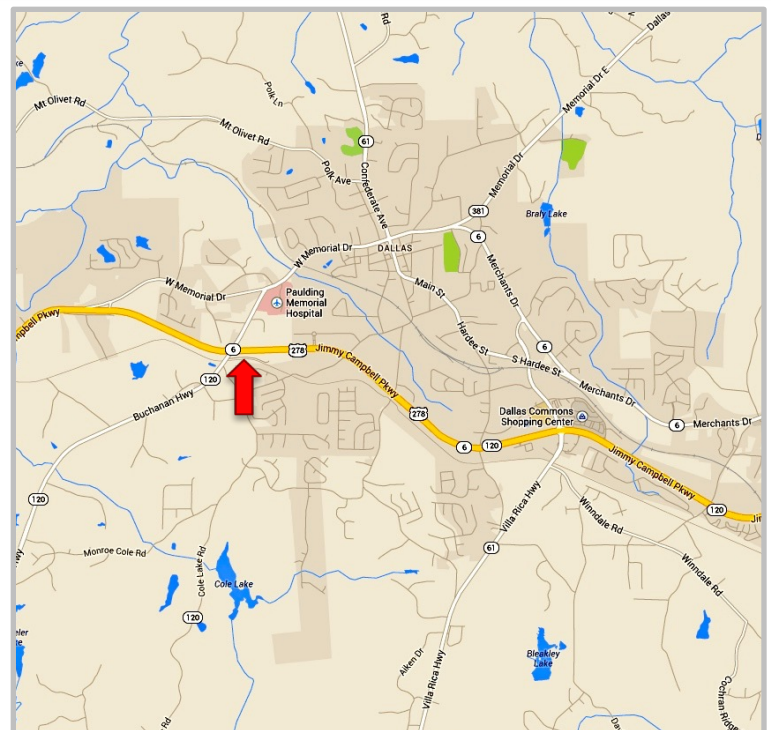


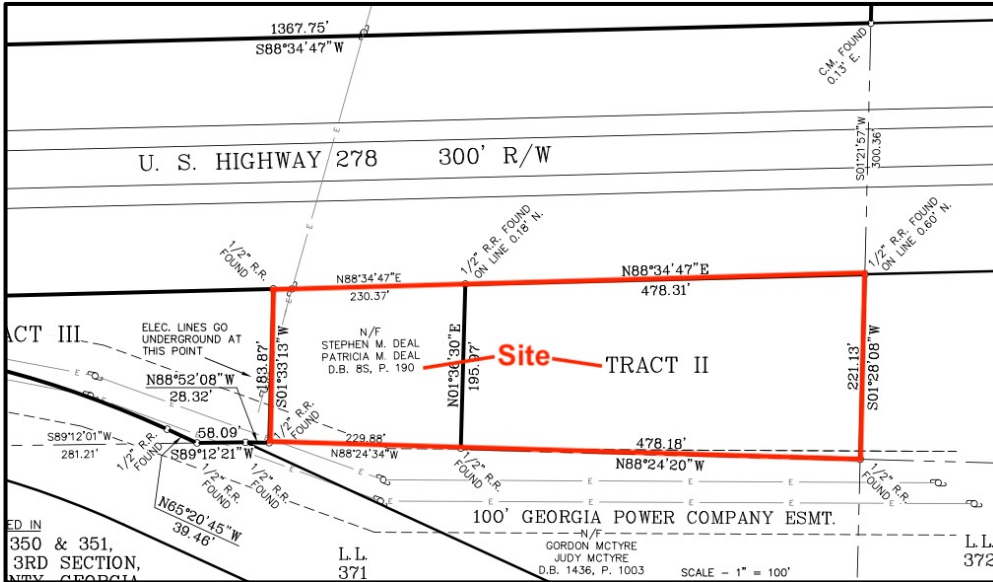
Property Details:

- Current Zoning: R2 (Residential) in Paulding County. Adjacent to existing commercial uses along US Hwy 278
- Frontage: 708' along U.S. Highway 278
- Utilities: Public Water, Power, Gas, Phone & Cable available along Hwy 120. Public Sewer in area, would need to be extended to site.
- 21,850 VPD on U.S. Hwy 278 along property frontage
- Visibility: Excellent. Property level with US Hwy 278
- Topography: Gently sloping
- Accessibility: Existing Driveway fronting on Hwy 120
- Location: Adjacent to Silver Comet Trail (multi use paved trail), across from Paulding Co. Government, 1 mi. to Downtown Dallas, 5 mi. to airport, 4.6 mi. to new Wellstar Hospital

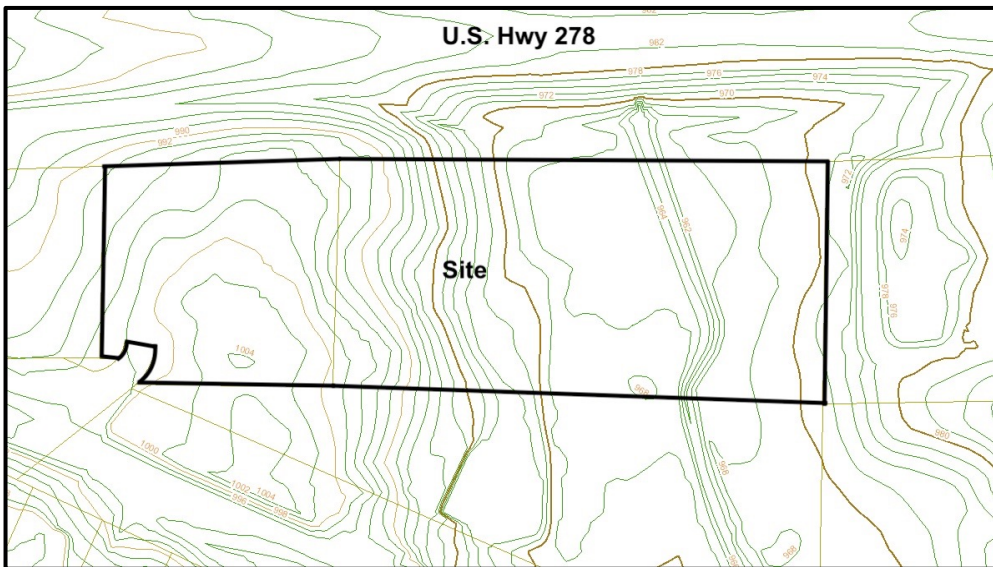
Demographics	1 Mile	3 Miles	5 Miles
Population	6,828	17,602	40,794
Avg. Household Income	\$55,900	\$62,244	\$65,134
Pop. Change (2000-2013)	54%	67%	65%

Excellent for Commercial Uses Requiring Strong Visibility or Quick Access to Local Government Facilities in Dallas & Paulding





Survey (Not To Scale)



Topographic information via Paulding County GIS. Contours are 2' interval.

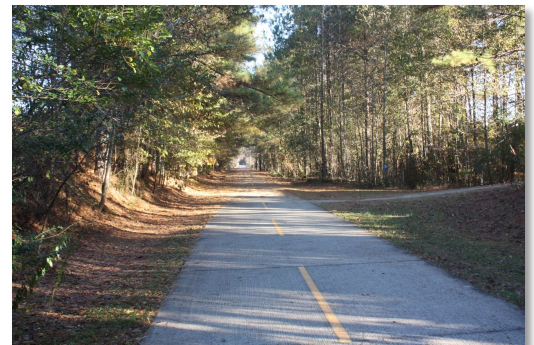


Above information is believed to be accurate but not warranted and subject to change.



Above: U.S. Hwy 278 East. Property to the Right.

Below: View of U.S. Hwy 278 from the Property



Above: Silver Comet Trail running beside the Property

Below: View of Carter Road coming from State Highway 120



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Paulding County is currently working with the Georgia DOT to add direct access for Carter Road to U.S. Hwy 278 as shown below. Tract 1 to become a Park & Ride Lot. Existing access to Hwy 120 to the west to be removed. Please note this has not been approved at this time.



Aerial View Looking East from Hwy 120/Hwy 278 Intersection

Aerial View Looking East from Above U.S. Hwy 278

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