



Commercial Land for Sale
+/- 1.29 acres | West Memorial Drive
Dallas, Georgia 30132



Brokerage Disclaimer and Conditions



Atlanta Communities Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Atlanta Communities Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlanta Communities Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

EXECUTIVE SUMMARY

Dallas is located in the Atlanta metro area in the heart of Paulding County. It serves as the county seat of Paulding County, and is located approximately 30 miles northwest of downtown Atlanta.

The City of Dallas has retained the charm of simpler times, with a vibrant downtown friendly community, strong on southern hospitality. Our visitors love to make this their starting point to ride the Silver Comet Trail, a rails-to-trail paved path taking cyclists all the way to the Alabama state line in one direction, and to Atlanta in the other.

With a quaint, historic downtown, visitors can enjoy shopping and be entertained at the renovated Dallas Theater. Our town has some of the best preserved Civil War trenches in the county.

This +/- 1.29 acre commercial parcel is available for redevelopment opportunities including numerous commercial uses outlined in the Paulding County Code of Ordinances B1 and B2. The property is mostly flat with a small, inactive stream and abandoned bridge on the property. Located in walking distance of downtown Dallas and close proximity to the Paulding County Governmental Complex, Georgia DDS office and Wellstar Paulding Nursing Center.

ASKING PRICE: \$84,000.00
PRICE/ACRE: \$65,116.28





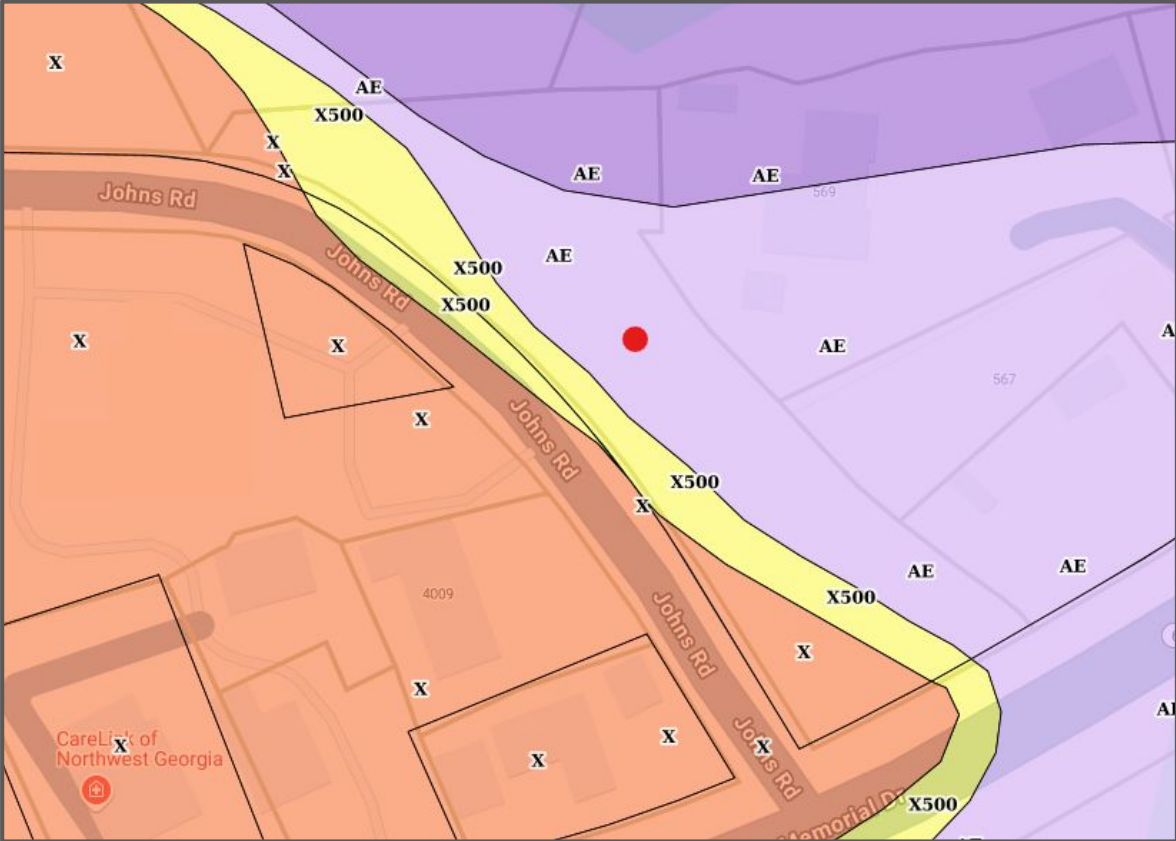
PROPERTY INFORMATION

ADDRESS	0 West Memorial Drive Dallas, Georgia 30132
COUNTY	Paulding
PARCEL ID	008559
ACRES	+/- 1.29
ZONING	Paulding B2
Agricultural Restrictions	None
Road Frontage Amount	Approx 143 feet
Road Frontage Name	West Memorial Drive
Occupancy Status	Vacant Land
Building on property	No
Water on Property	Stream on East boundary
Utilities Available	Public water, Electric
Best Use	Various Commercial

Parcel Map



Flood Plain



DEMOGRAPHICS

POPULATION:

2 MILE	14,098
5 MILE	66,675
10 MILE	232,358

NUMBER OF HOUSEHOLDS:

2 MILE	5,082
5 MILE	23,123
10 MILE	78,043

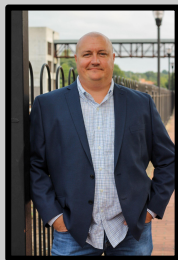
AVERAGE HH INCOME:

2 MILE	\$68,397
5 MILE	\$87,140
10 MILE	\$102,532



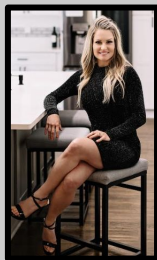
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