

Land For Sale

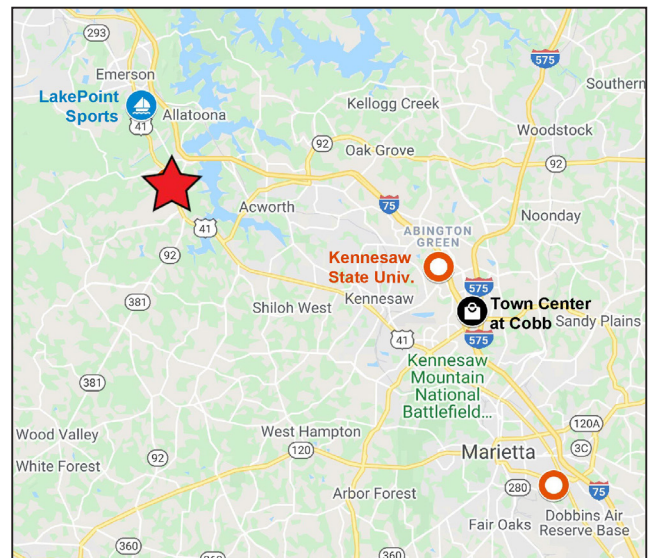
# 3.53± Ac & 1.66± Ac - Near Lake Acworth

5043 Cobb Parkway N / 6295 Rutledge Drive, Acworth, GA 30101



## Property Details

- 3.53± ac and 1.66± ac tracts
- 3.53± ac is zoned HI - Heavy Industrial and designated as a Neighborhood Activity Center (NAC) on the Cobb County Future Land Use Map
- 1.66± ac is zoned R-30 - Residential, but is also designated as a Neighborhood Activity Center (NAC) on the Cobb County Future Land Use Map - will sell subject to rezoning
- Located just 3 miles south of LakePoint Sports Complex, and just 1 mile north of Wellstar Acworth Health Park
- 26,700 vehicles per day on Cobb Parkway N (Highway 41)
- 3.53± ac: \$1,412,000 (\$400,000/ac) / 1.66± ac: \$390,100 (\$235,000/ac)



### Dan Buyers

770.596.2629

tdb@mcwrealty.com

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### McWhirter Realty Partners, LLC

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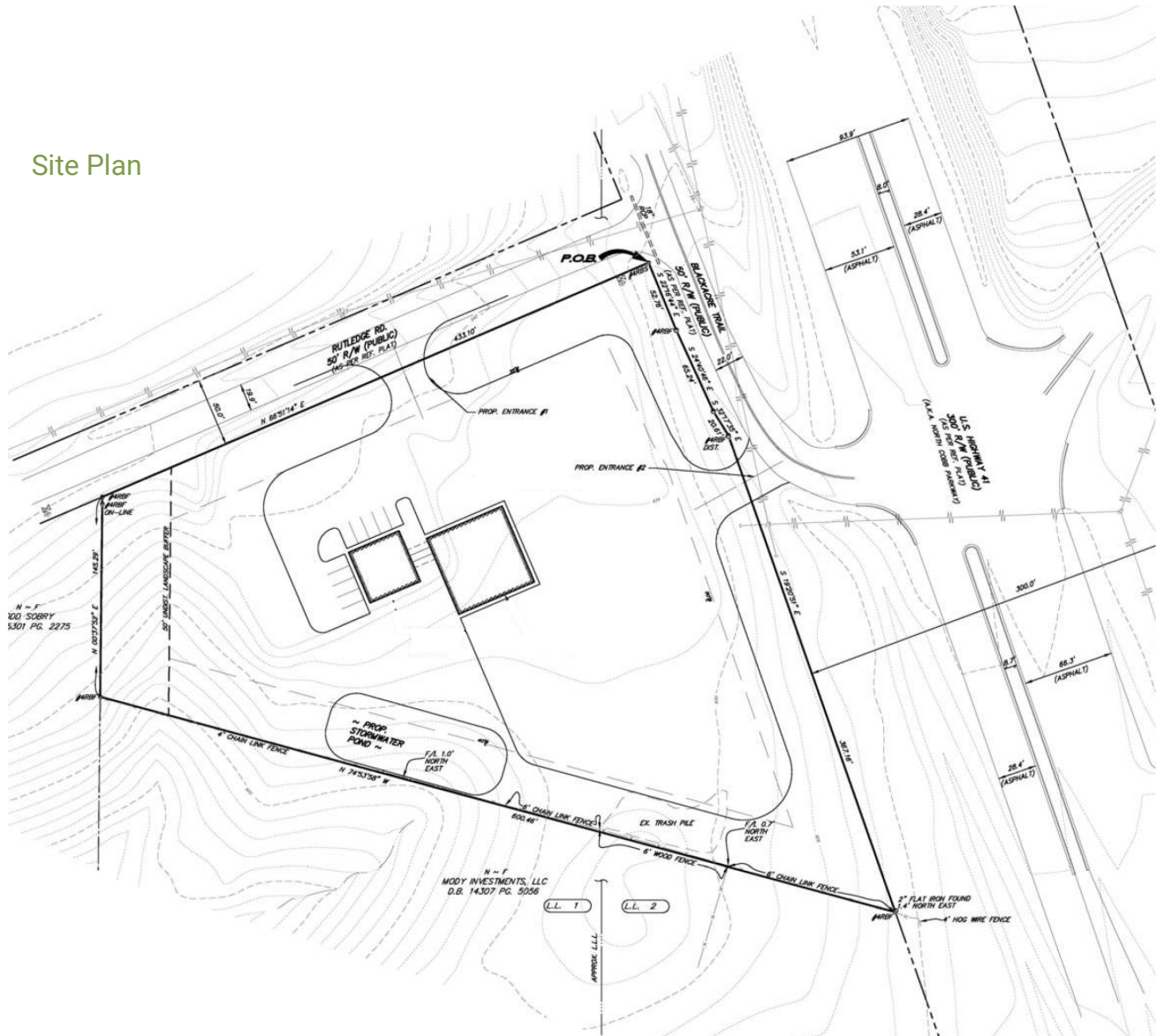


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## Site Plan



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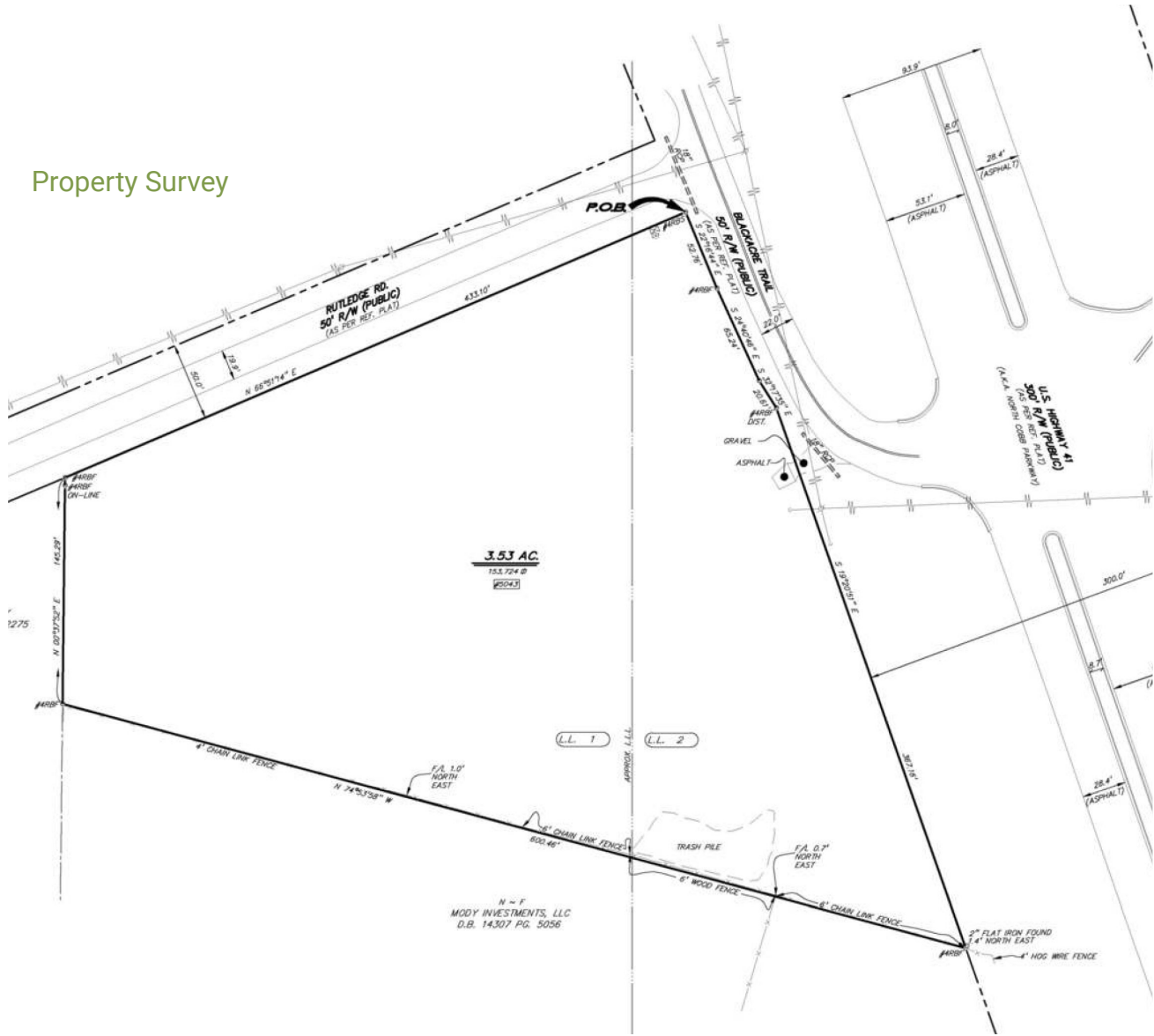
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### Property Survey



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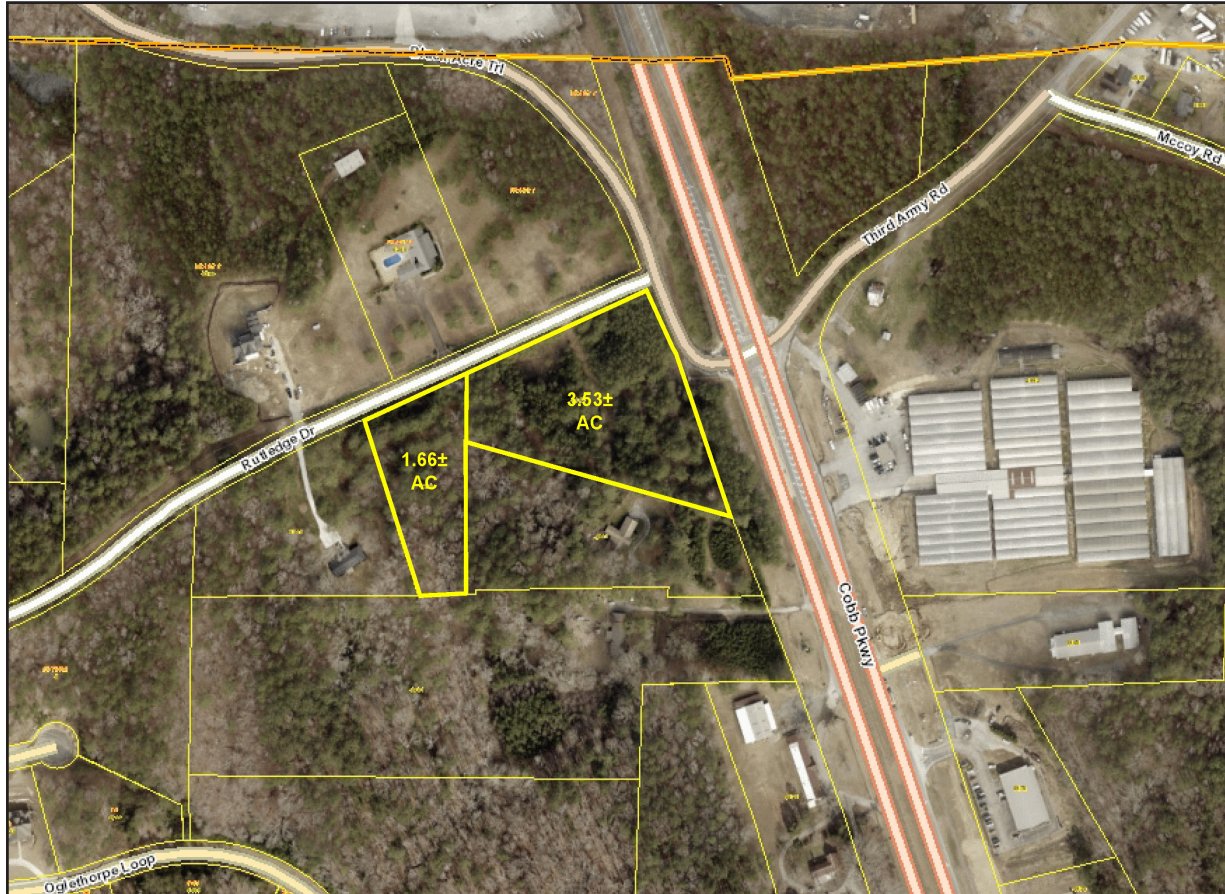
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### Tax Parcel Aerial



### Area Demographics

	1 Mile	3 Miles	5 Miles
2027 Projection	1,581	18,684	70,444
2022 Estimate	1,423	16,775	64,101
2010 Census	1,127	13,212	52,300
Growth 2022-2027	2.2%	2.3%	2.0%
Average HH Income	\$92,881	\$99,282	\$99,126

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