



# CANDLER

## REAL ESTATE

3507 Palomino Trail, 3357 Bronco Way, 3349 Bronco Way, 3624  
Palomino Trail | Oakwood, GA 30566

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**



# 13.31 +/- ACRE RESIDENTIAL DEVELOPMENT ASSEMBLAGE

3507 Palomino Trail, 3357 Bronco Way, 3349 Bronco Way, 3624 Palomino Trail, Oakwood, GA 30566



## Property Description

Discover an exceptional opportunity in the heart of Oakwood, GA. This prime property, zoned R-1, offers the potential for residential development in a sought-after area. Boasting a strategic location within Oakwood, this parcel of land presents a compelling prospect for Land / Residential investors. With its R-1 zoning, the property provides the ideal canvas for creating a desirable residential community. Take advantage of this rare opportunity to shape the future of this thriving area with a thoughtfully designed and meticulously planned residential project. With the potential for growth and development, this property stands as a promising investment in the prestigious Oakwood locale.

## Property Highlights

- Zoned R-1
- Ideal for residential development
- Strategic location in Oakwood

## Offering Summary

|             |                 |
|-------------|-----------------|
| Sale Price: | \$95,000 / acre |
| Lot Size:   | 13.31 Acres     |

| Demographics      | 0.3 Miles | 0.5 Miles | 1 Mile   |
|-------------------|-----------|-----------|----------|
| Total Households  | 137       | 347       | 1,871    |
| Total Population  | 442       | 1,118     | 5,582    |
| Average HH Income | \$98,942  | \$98,909  | \$92,961 |

## Presented By:

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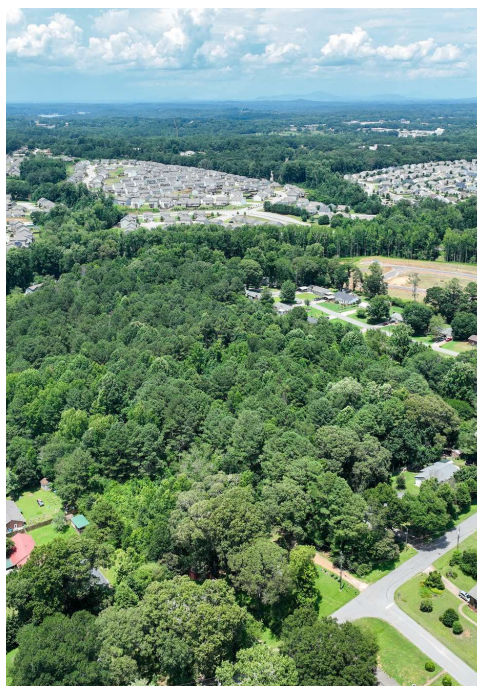
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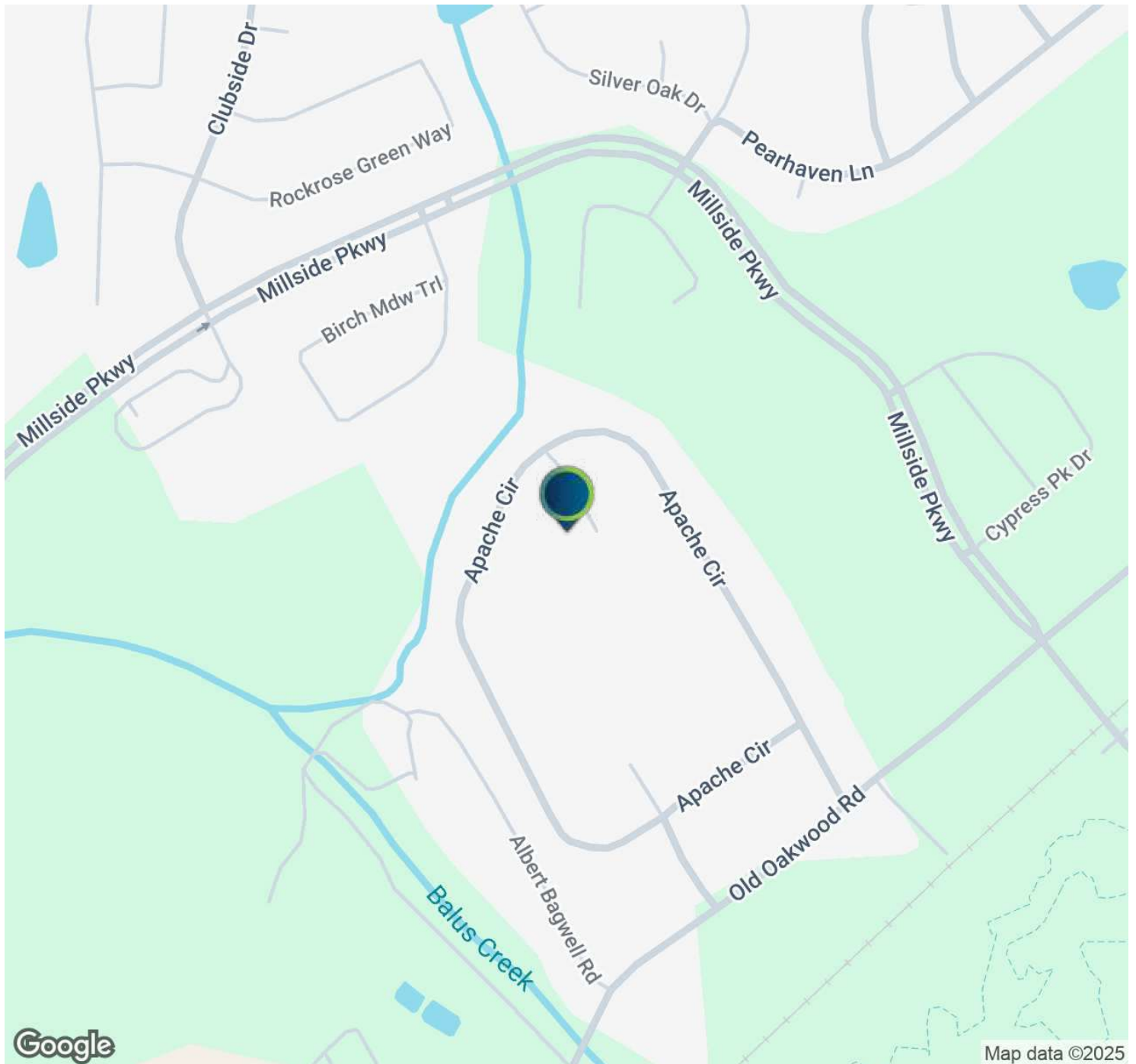


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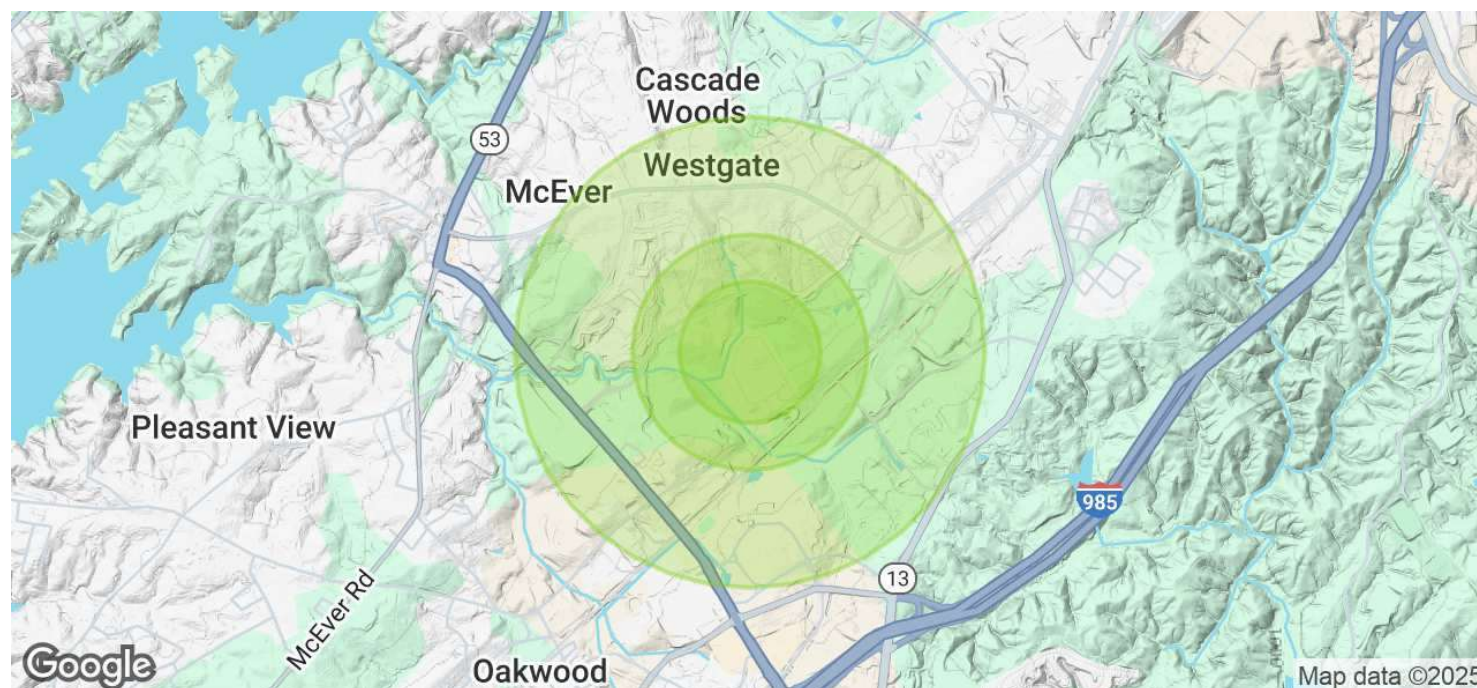
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| Population           | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 442       | 1,118     | 5,582  |
| Average Age          | 37        | 37        | 36     |
| Average Age (Male)   | 35        | 35        | 35     |
| Average Age (Female) | 39        | 39        | 38     |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 137       | 347       | 1,871     |
| # of Persons per HH | 3.2       | 3.2       | 3         |
| Average HH Income   | \$98,942  | \$98,909  | \$92,961  |
| Average House Value | \$375,172 | \$374,972 | \$353,909 |

Demographics data derived from AlphaMap

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