

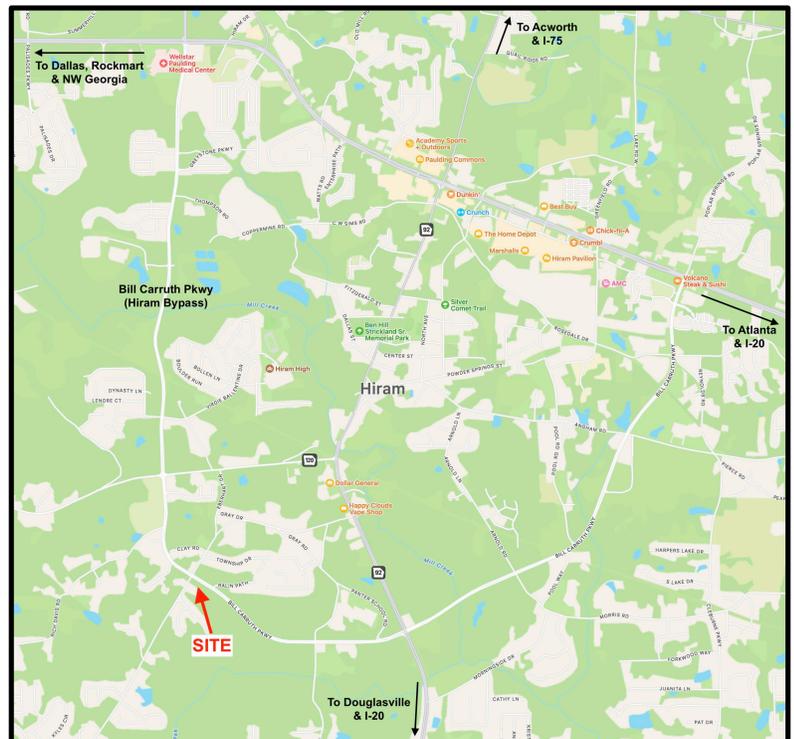
7.91 Acre Potential Commercial Parcel For Sale - \$1,600,000

Bill Carruth Pkwy & Nebo Road at signalized intersection - Adjacent to Silver Comet Industrial Park

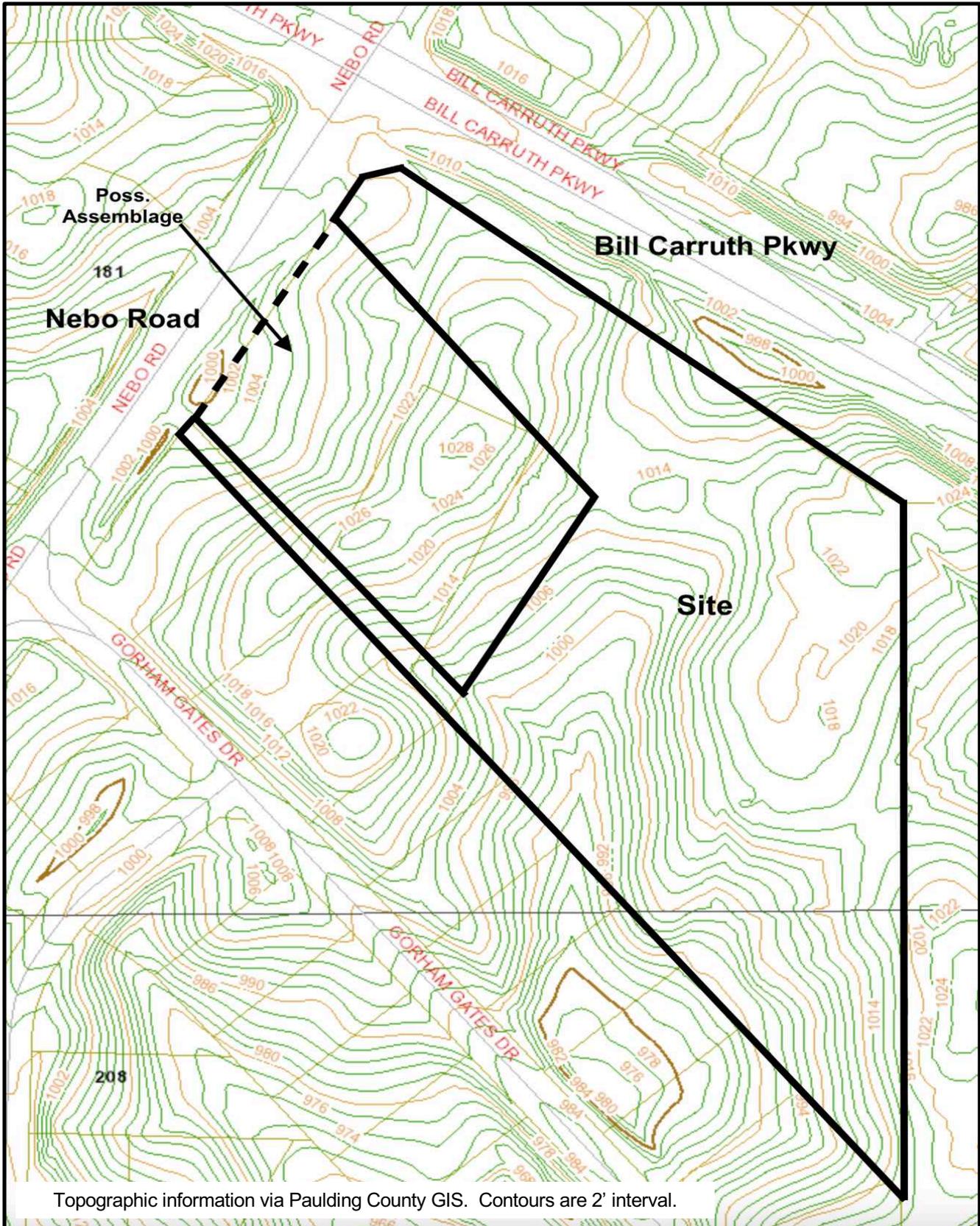


Property Details:

- Address: Intersection of Nebo Rd. and Bill Carruth Pkwy. (W. Hiram By-Pass) Hiram, Ga. Paulding County
- Current Zoning: Current Zoning R-2 (City of Hiram)
- Site Area: 7.91 Acres
- All utilities including public water and sewer
- Gently sloping topography with no creeks, flood plain on known wetlands on site.
- Current use: Vacant Land Tract
- Property has Road Frontage on Bill Carruth Pkwy & Nebo Rd.
- Possible Assemblage up to 11.06 Acres
- Over 700' of Frontage on 4 Lane Bill Carruth Pkwy
- Approx. 22,010 VPD on Bill Carruth Pkwy and 15,460 VPD on Nebo Road per Paulding DOT 2022 counts
- Subject Tract adjoins the Silver Comet Industrial Park. A 128 Acre Master Planned Industrial Park (Zoned Advanced Manufacturing Logistics District). Automann Inc. is a 367K s/f Distribution Ctr. Planned to open 2025 and employ 150.
- Subject Tract is located 10 miles from I-20 via Hwy 92 to Douglasville & 3 miles to Wellstar Paulding Hospital



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



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

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Zoning Summary:

The property is located within the City limits of Hiram, GA. Adjacent property is zoned Advanced Manufacturing Logistics District in the City of Hiram. Property directly across Bill Carruth Parkway is zoned B1 and B2 Commercial in Paulding County.

Future Land Use Map for Paulding County anticipates a commercial use for the property.

Property can likely be zoned for commercial or industrial use in Paulding Co. or annexed into the City of Hiram for similar uses.



Subject Property



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Above: Aerial View of Site, signalized intersection & commercial project U/C

Left: Bill Carruth Parkway facing north

Lower Left: Automann site located just south of subject.

Below: Nebo Road facing west.

