



Thank you for inquiring about 3920 Hiram Lithia Springs Rd.

This listing is 10.1 +/- acres in Powder Springs offered at \$1,417,500

This packet contains the following information about the property including:

- Survey
- Zoning
- Nearest Water/Sewer Connections
- Aerial Image

There is a home on this property, but this listing is being sold for the land. Please DO NOT disturb the homeowner or walk the property without scheduling an appointment with Wendy Bunch at (770) 528-9655.

If you have any additional questions, please feel free to give us a call at (770) 528-9655



RE/MAX

WENDY R. BUNCH
Broker/Owner

RE/MAX Pure

wendybunch@remax.net | www.WendyBunch.com
(770) 528-9655 (Direct) | (770) 528-9655 (Office)
93 Church Street, Marietta, GA 30060

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RE/MAX PURE
THE WENDY BUNCH TEAM

987 ft

d SW

Morris Rd SW

R-30

Hiram Lithia Springs Rd SW

Hiram



Cobb County Zoning Definition

R-30: 30,000 square foot residential lots

If you have questions about the zoning of this property please contact the Cobb County Zoning Department at (770) 528-2035



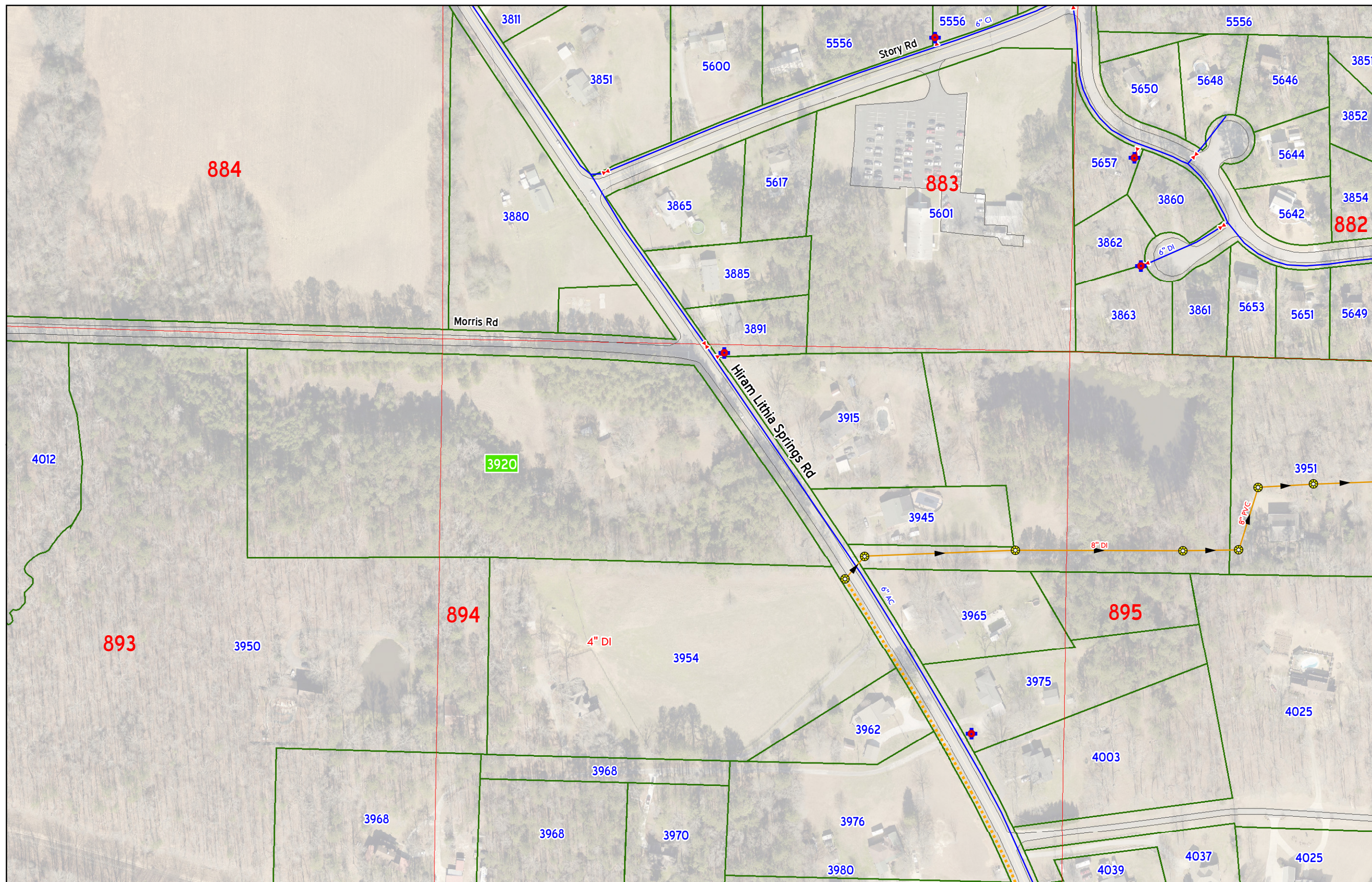
RE/MAX

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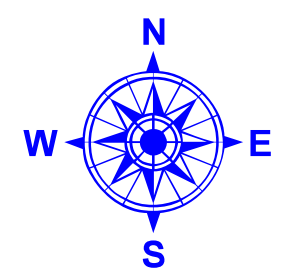
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Legend

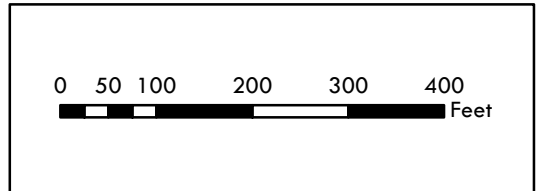
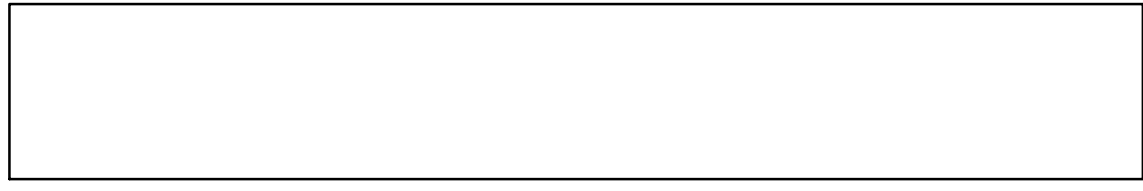
- Manholes**
 - CCWS
- Sewer Mains**
 - CCWS
 - Private
 - - - Unaccepted
 - ⋯ Force Main
- Hydrants**
 - ⊕ CCWS
 - ⊕ Cobbs Schools
 - ⊕ Private
- Valves**
 - ⊗ CCWS
 - ⊗ CMWA
- Water Mains**
 - CCWS
 - CMWA
 - Private
 - - - Unaccepted



COBB COUNTY WATER SYSTEM
 Geographic Information Systems
 infrastructure mapping

Engineering & Records Division
 660 South Cobb Drive
 Marietta, GA 30060

Phone contact - (770)419-6328
 Service hours Mon. - Fri. 8am - 5pm





Commercial Sale
FMLS #: 6879418
3920 Hiram Lithia Springs Road
City: Powder Springs
Current Zoning: SFR
Type of Property: Unimproved Land
Acres/Source: 10.1 / Owner
Year Built: 1973
Condition: Resale

Broker: RPUR01

Active \$1,417,500
Area: 73 - Cobb-West
Unit #: County: Cobb
State: GA Zip: 30127 3927

Stories: One
Square Ft: 0
Buildings: 0 Ceiling Height: 0
Parking: 0 # Entrances: 0

Directions: USE GPS takes you straight there

Public: This is a BEAUTIFUL Track on the corner of Hiram Lithia Springs & Morris. This would be beautiful for acre estates or single family homes. This is close to all schools, shopping, interstates, The property has been partially cleared, there are barns and lots of foliage, trees, flowers. This would make a great community! The home is Occupied.

Private: DO NOT disturb the OWNER APPOINTMENT ONLY

Features

| | |
|--------------------------------------|---|
| Accessibility: None | Loading: None |
| Basement: None | Lot Features: Corner Lot,Level,Private |
| Bus Type: None | Other Equip: None |
| Const: Other | Other Struct: None |
| Cooling: Other | Owner Pays: Other |
| Dock: None | Rec Zoning: Other-See Remarks |
| Documents: Aer Photo,Other | Roads: Asphalt,Concrete / County Road |
| Electric: Other | Roadfront Ft: 0 |
| Fencing: Chain Link | Roof: Other |
| Flooring: Other | Sale Incl: Building & Land |
| Foundation: See Remarks | |
| Grn Eff: None | Security: None |
| Grn Generat: None | Utilities: Cable Available,Electricity Available,Natural Gas Available,Phone Available,Sewer Available,Water Available |
| Heating: Other | View: Other |
| Interior: Other | Waterfront: None |
| Lake: None | Windows: None |

Footage: 0

Legal, Financial, Tax Information

| | | | | | |
|--------------------------------|----------------------------|----------------------|-------------------------------|---|-----------------|
| Tax ID: 19-0894-0-005-0 | LandLot: 0 | District: 19 | Section/GMD: 0 | Lot: 0 | Block: 0 |
| Plat Book/Page: 0/0 | Deed Book/Page: 0/0 | | Tax/Tax Yr: \$0 / 2021 | Lot Dim: 415 X 1500 X 498 X 2549 | |
| Special Circ: None | | | | Special Cond: None | |
| Owner Finance: No | Owner Second: No | Assumable: No | | Gross Income: \$0 | |
| Gross Exp: \$0 | NOI: \$0 | Cap Rate: 0% | Annual Utl: \$0 | Annual Exp: \$0 | |
| Proposed Finance: Other | | | | | |

Listing Agent, Contact, Showing Instructions

| | |
|---|--|
| Show Inst: Appointment Only,Call Listing Agent,Showing Service ShowingTime | Lockbox: None |
| Contact Name: Appointment Only | Contact Phone: 770-528-9655 |
| | Selling Commission: 4 % |
| List Agent ID: BUNCHW | Agent: Wendy R Bunch |
| Co-List Agent ID: | Co-Agent: |
| Office: RE/MAX Pure | Phone: 770-528-9655 |
| List Date: 05/03/21 On-Market: 05/03/21 | Phone: |
| Exp Date: 10/30/21 | Selling Agent/Broker may present offers directly to Seller?: No |
| | List Agent Email: wendy@wendybunch.net |

Georgia MLS
** Commercial **

Location

MLS #: 8973223
Status: New

3920 Hiram Lithia Springs Road
Powder Springs, GA 30127-3927

County: Cobb
Complex: None

Area: COB3

Terms

Listing Agreement: Exclusive Right To Sell

List Date: 05/03/21

Expire Date: 10/30/21

Price Per SqFt: List Price: \$1,417,500

Owner: Appointment Only

List Broker: RPUR01

List Agent: BUNCHWENDYR

List Agent 2:

Owner #: (770) 528-9655

Commission: 4 %

Variable Commission: No

Tax/Legal

Tax ID: 19-0894-0-005-0

Taxes: \$0

Tax Year: 2021

Year Built: 1973

New Construction:

Land Lot: 0

District: 19

Section: 0

Block: 0

Lot: 0

Plat Book: 0

Plat Page: 0

Deed Book: 0

Deed Page: 0

Unit:

Current Zoning: SFR

Acreage: 10.1

Acreage Source: Public Record

Lot Dimensions: 415 X 1500 X 498 X

Interior

Accessibility:

Cooling: Other (See Remarks)

Energy Related: None

Floor Type:

Heating Source: Other (See Remarks)

Heating Type: Other (See Remarks)

Square Footage:

Total Finished Area: 0

Square Foot Source: Sq Ft Not Entered

Exterior

Business Type: Land/Lot Only

Construction:

Farm Buildings: Barn

Frontage Type: County/City Road

Road Frontage: 0

Location:

Lot Size: 10-20 Acres

Parking:

Parking Spaces: 0

Number of Buildings: 0

Roof Type:

Utilities Available: Cable Tv,Electricity,Natural Gas,Sewer Available,Telephone,Water

Other

Date of Possession: At Closing,Negotiable

Documents: Aerial Survey

Industrial Features:

Photo: Broker Will Provide Photo

Possible Financing:

Property Setting:

Sale Includes: Building & Land

Feature Name: None

Showing Instructions: Call Agent Only

Special Conditions:

ER1 Source:

ER1 ID:

ER2 Source:

ER2 ID:

Comments

Public Remarks: This is a BEAUTIFUL Track on the corner of Hiram Lithia Springs & Morris. This would be beautiful for acre estates or single family homes. This is close to all schools, shopping, interstates, The property has been partially cleared, there are barns and lots of foliage, trees, flowers. This would make a great community! The home is Occupied.

Private Remarks: DO NOT disturb the OWNER APPOINTMENT ONLY

Private URL:

Office Remarks:

Directions: USE GPS

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED