



Thank you for your inquiry on 2526 New Macland Rd, Powder Springs GA 30127

This property is 19.5 +/- acres, offered at \$2,100,000

The current FMLS number is: 7382569.

The current GAMLIS number is: 10294758

This 19.5 +/- acre Single Family Land site is situated next to McEachern High School on New Macland Road in West Cobb. All utilities are available.

Included in this packet is:

- FMLS Listing
- Survey
- Aerial Photograph

If you have any additional questions, please call Wendy Bunch at (770) 528-9655, or you may send a text to (404) 375-7765!



RE/MAX

WENDY R. BUNCH
Broker/Owner

RE/MAX Pure

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2510 New Macland Drive Powder Springs, Georgia 30127

Listing

Agent Full

MLS System - FMLS

\$2,100,000
Active



Land
MLS #: 6993077
2510 New Macland Drive
City: Powder Springs
County: Cobb - GA
Subdivision: None
Subtype: Single Family Residence

Availability: No conditions
Broker: [RPUR01](#)
State: Georgia, 30127-1727
Lake: None
House on Property: No

SCHOOLS

Elem: Varner
Middle: Tapp
High: McEachern
Acres/Source: 19.5000 / Owner
Current Zoning: SFR
Current Use: Residential
Restrictions/Requirements: Other

Price/Acre: \$107,692
Current Classification: Multifamily
Possible Use: Commercial, Residential, Other

Directions: Follow GPS

Public: Welcome to the opportunity of a lifetime! Picture this: a prime piece of land nestled in the heart of Cobb County, where a remarkable \$88.2 million road widening and sidewalk project along Macland Road/SR 360 is set to transform the landscape. But wait, there's more! Powder Springs is not just growing, it's thriving. The establishment of the Parks, Recreation, and Cultural Affairs Department in 2017 underscores the city's commitment to fostering a vibrant community life. From scenic public locales to engaging community programming for all ages, from preschool to senior citizens, this city is dedicated to enriching the lives of its residents. And let's talk about recreation! With an abundance of sports facilities, parks, schools, libraries, museums, and attractions like Cobb County BMX, Historic Downtown Powder Springs, Seven Springs Water Park, and Six Flags Over Georgia just a stone's throw away, this location offers endless opportunities for leisure and entertainment. But the real magic happens in Downtown Powder Springs, where growth and opportunity collide to create a dynamic urban landscape. Here, you'll find a fusion of history and modernity, where the Southern Quilt Trail weaves tales of tradition amidst a backdrop of progress. So, what are you waiting for? Seize the moment and become part of the incredible journey that awaits in Cobb County. This isn't just an investment; it's a legacy in the making. Join us, and let's pave the way to a brighter future together!

Private: Appointment only

FEATURES

| | |
|-------------------------------------|--|
| Community: Street Lights | Road Surface: Concrete |
| Docs Avail: Survey | Security: None |
| Fencing: Privacy | Timber: Mixed |
| Horse Amen: None | Utilities: Electricity Available, Natural Gas Available, Sewer Available, Water Available |
| Lot Features: Level, Private | Vegetation: Other |
| Other Equip: None | View: City |
| Other Struct: None | Water Frntage: 0 |
| Patio/Porch: | Waterfront: None |
| Road Front: County Road | WF Ament: None |

LEGAL | FINANCIAL | TAX INFORMATION

| | | |
|--|------------------------------------|-------------------------------------|
| Tax ID: 19-0533-0-005-0 | PPIN #/APN: | Tax/Tax Year: \$1,897 / 2020 |
| Lot: 0 | Section/GMD: 0 | Land/Lot: 0 |
| Plat Book/Page: 0/0 | Deed Book/Page: 0/0 | Block: 0 |
| Special Listing Conditions: None | Special Circumstances: None | Lot Dim: 0 |
| Proposed Finance: Other | Association Fee: \$0 | Swim/Tennis: \$0 |
| Legal Desc: x | | |

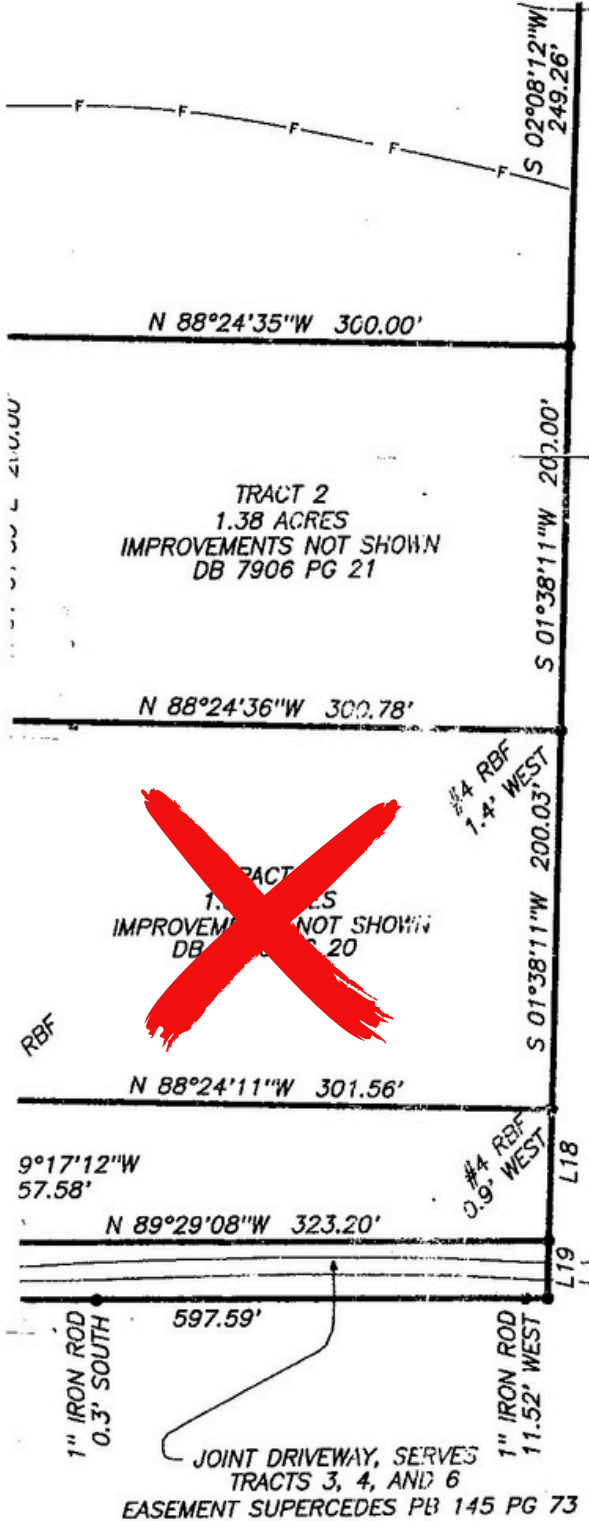
LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

| | | |
|---|---|--|
| Agent License#: 178121 | Agent: Wendy R Bunch | Phone/Cell: 770-528-9655/ |
| Firm License#: H-65347 | Co-Agent: | Phone/Cell: |
| Office: RE/MAX Pure | | Phone/Fax: 770-528-9655/404-478-8461 |
| Show Inst: Appointment Only, Call Listing Agent, See Remarks | | Email: wendy@wendybunch.net |
| Show Consideration: Security System | | Occupant Type: Owner |
| Buyer Brokerage Compensation: 4% | Dual or Variable Commission: No | |
| Lockbox: None | | |
| BuyBrk Present Offer to Seller: No | Contact: Wendy Bunch | Contact Phone: 770-528-9655 |
| Listing Contract Date: 01/24/2022 | On-Market Date: 01/24/2022 | Original List Price: \$2,712,500 |
| Exp Date: 05/09/2024 | Days to Exp: 2 | Act DOM: 785 |

Tuesday, May 7, 2024 10:13 AM

Requested By: Wendy R Bunch





NEW MACLAND ROAD ~ STATE ROUTE 176 ~ 80' R/W

Road Frontage

LEGEND:

- CTF - CRIMP TOP PIPE FOUND
- OTF - OPEN TOP PIPE FOUND
- RBF - REBAR FOUND
- #4 REBAR SET
- AIF - ANGLE IRON FOUND
- X-X--- FENCE LINE
- F-F- APPROXIMATE 100 YEAR FLOOD LINE
- ~ CREEK
- CP - CARPORT
- GAR - GARAGE

A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A) PER FIRM MAP #13067C0065F DATED 8/18/92.

| | | | |
|-----|---------|------|-------|
| W | TRACT 1 | 1.38 | house |
| W | TRACT 2 | 1.38 | house |
| H | TRACT 3 | 1.38 | house |
| H | TRACT 4 | 0.50 | house |
| H | TRACT 5 | 2.06 | |
| H | TRACT 6 | 1.00 | house |
| H/W | TRACT 7 | 1.66 | house |
| H | TRACT 8 | 4.68 | |
| W | TRACT 9 | 7.24 | |

TOTAL 21.67

W = 10.23
H = 10.84

SURVEY BY:
MATTHEW M. WILSON
GA RLS #2728
9006 MALLORY LANE
WOODSTOCK, GA 30189
770-592-7330

SURVEY NOT VALID UNLESS
SIGNED WITH AN ORIGINAL
SIGNATURE IN BLACK INK.



11/26/02

