

# DALLAS ACWORTH HWY LAND

9.35 +/-

000 Dallas Acworth Hwy | Dallas, GA

OFFERING MEMORANDUM



Dallas Acworth Hwy



Allatoona High School

Land W. Russon Elementary School

Allatoona Creek Park

Pitner Road Dog Park



# DALLAS ACWORTH HWY LAND



# Dallas Acworth Hwy Land 9.35 +/-

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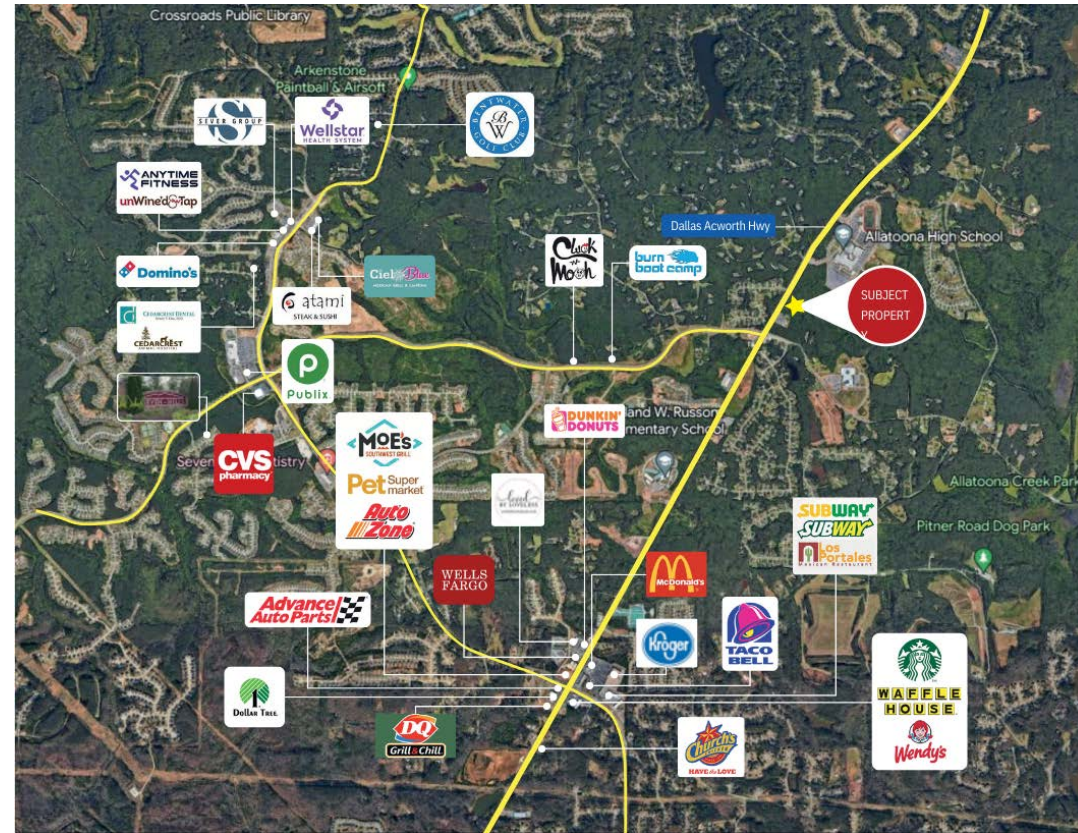
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## OFFERING SUMMARY

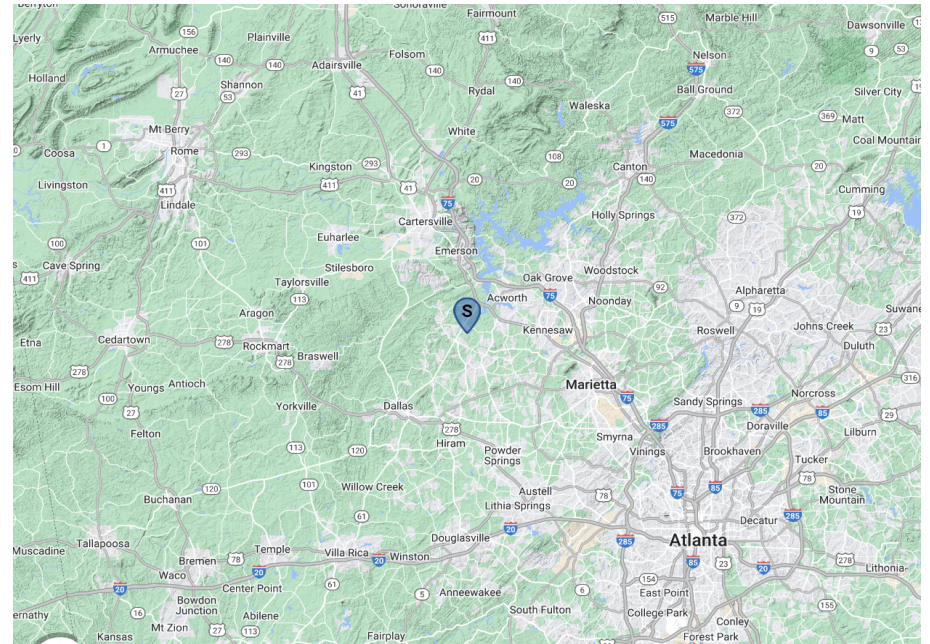
ADDRESS	000 Dallas Acworth Hwy Dallas GA 30132
COUNTY	Paulding
MARKET	Metro Atlanta
SUBMARKET	Dallas/Hiram/Douglasville
OFFERING PRICE	\$1,902,000
PRICE PSF	\$4.67
LAND SF	407,286 SF
LAND ACRES	9.35
OWNERSHIP TYPE	Leasehold
ZONING TYPE	B1
# OF PARCELS	1
APN	033.2.3.022.0000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	4,431	27,202	84,654
2020 Median HH Income	\$76,691	\$76,960	\$82,937
2020 Average HH Income	\$92,662	\$93,338	\$104,521



## PROPERTY FEATURES

LAND SF	407,286
LAND ACRES	9.35
# OF PARCELS	1
ZONING TYPE	B1
TOPOGRAPHY	level
LOCATION CLASS	R4 -Residential
CORNER LOCATION	No
TRAFFIC COUNTS	16800



## Prime Location

- Short Distance To N.Cobb Parkway
- Located very near to the Cobb/Paulding County Line
- Seven Hills Connector is directly across

## Fronts High Traffic Road

- Over 17,000 Vehicles Per Day
- Approximately 860 ft Road Frontage on Dallas Acworth Hwy  
Approximately 385 ft Road Frontage on Old Stillesboro Rd

## Highly Desirable Area

- Surrounded by award winning communities such as Brookstone, Seven Hills and Bentwater
- Located Next to Allatoona High School

Locator Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	2,068	12,987	41,290
2010 Population	3,591	21,579	68,022
2020 Population	4,431	27,202	84,654
2025 Population	4,865	29,654	92,603
2020 African American	901	5,087	16,762
2020 American Indian	14	89	295
2020 Asian	49	375	1,466
2020 Hispanic	310	2,039	6,102
2020 Other Race	72	534	1,847
2020 White	3,283	20,387	61,884
2020 Multiracial	109	714	2,345
2020-2025: Population: Growth Rate	9.45 %	8.70 %	9.05 %

<b>2020 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	68	436	1,313
\$15,000-\$24,999	96	613	1,615
\$25,000-\$34,999	63	524	1,676
\$35,000-\$49,999	153	968	3,095
\$50,000-\$74,999	313	1,804	5,149
\$75,000-\$99,999	201	1,148	3,783
\$100,000-\$149,999	296	2,041	6,419
\$150,000-\$199,999	172	942	2,984
\$200,000 or greater	60	448	2,547
Median HH Income	\$76,691	\$76,960	\$82,937
Average HH Income	\$92,662	\$93,338	\$104,521

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	675	4,489	14,597
2010 Total Households	1,142	7,073	23,062
2020 Total Households	1,422	8,924	28,580
2025 Total Households	1,562	9,718	31,237
2020 Average Household Size	3.05	3.01	2.95
2000 Owner Occupied Housing	585	3,694	11,869
2000 Renter Occupied Housing	70	603	2,089
2020 Owner Occupied Housing	1,244	7,515	23,509
2020 Renter Occupied Housing	178	1,409	5,072
2020 Vacant Housing	77	564	1,913
2020 Total Housing	1,499	9,488	30,493
2025 Owner Occupied Housing	1,378	8,235	25,871
2025 Renter Occupied Housing	184	1,483	5,367
2025 Vacant Housing	103	751	2,465
2025 Total Housing	1,665	10,469	33,702
2020-2025: Households: Growth Rate	9.50 %	8.60 %	8.95 %

Source: esri

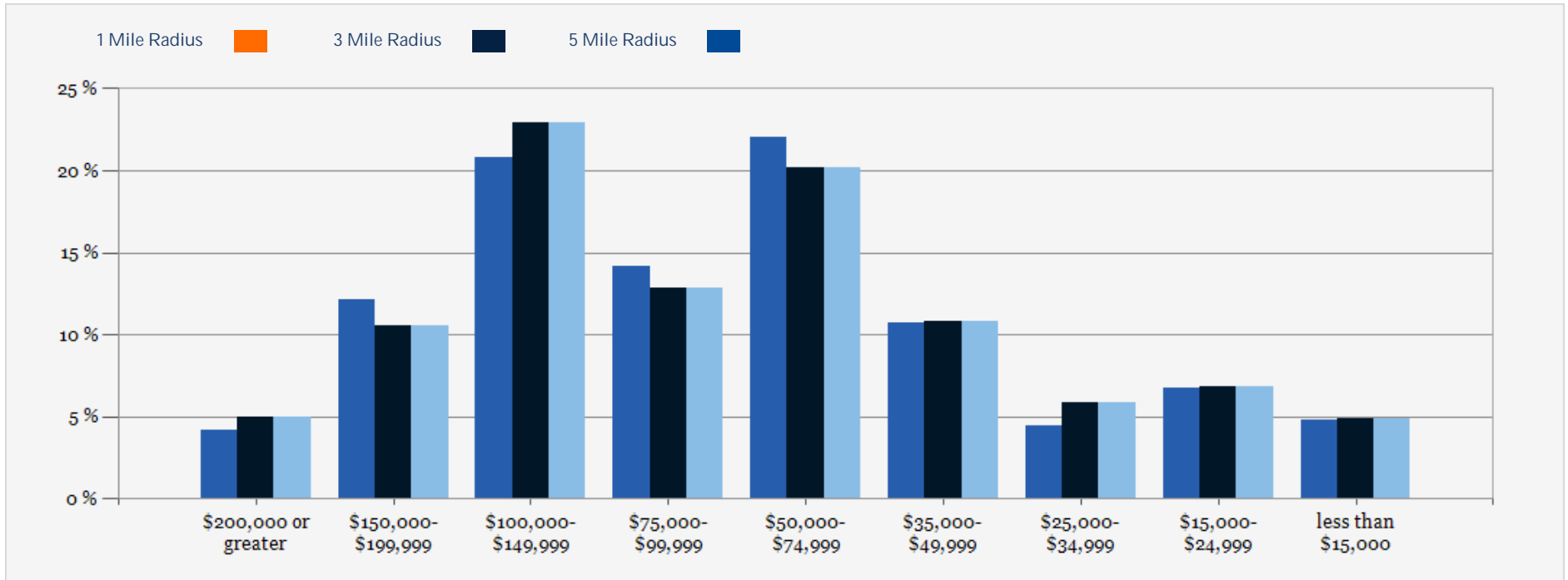
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	332	2,123	5,917
2020 Population Age 35-39	313	1,945	5,638
2020 Population Age 40-44	318	1,864	5,642
2020 Population Age 45-49	328	1,953	6,331
2020 Population Age 50-54	313	1,943	6,309
2020 Population Age 55-59	263	1,714	5,890
2020 Population Age 60-64	218	1,405	4,527
2020 Population Age 65-69	155	1,018	3,339
2020 Population Age 70-74	120	757	2,444
2020 Population Age 75-79	76	453	1,503
2020 Population Age 80-84	32	223	819
2020 Population Age 85+	25	178	677
2020 Population Age 18+	3,257	20,134	62,703
2020 Median Age	34	35	36

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$73,475	\$75,456
Average Household Income 25-34	\$89,407	\$88,842	\$91,337
Median Household Income 35-44	\$104,067	\$103,877	\$104,830
Average Household Income 35-44	\$111,101	\$111,353	\$117,458
Median Household Income 45-54	\$89,635	\$90,718	\$102,181
Average Household Income 45-54	\$105,789	\$105,672	\$122,721
Median Household Income 55-64	\$70,167	\$73,072	\$86,285
Average Household Income 55-64	\$85,959	\$89,843	\$112,682
Median Household Income 65-74	\$57,294	\$58,535	\$61,817
Average Household Income 65-74	\$71,421	\$77,307	\$85,852
Average Household Income 75+	\$50,206	\$49,073	\$55,265

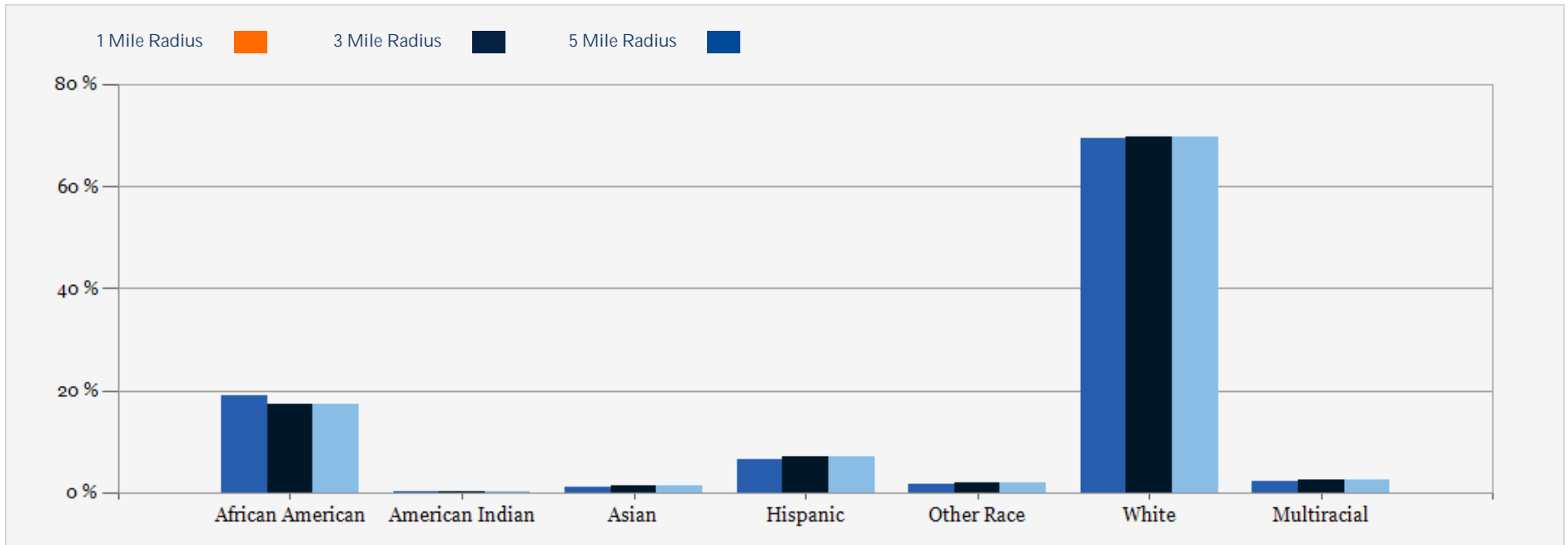
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	480	2,882	7,771
2025 Population Age 35-39	382	2,456	7,059
2025 Population Age 40-44	310	1,934	6,044
2025 Population Age 45-49	291	1,731	5,743
2025 Population Age 50-54	290	1,780	6,150
2025 Population Age 55-59	271	1,731	5,999
2025 Population Age 60-64	235	1,582	5,480
2025 Population Age 65-69	192	1,277	4,303
2025 Population Age 70-74	123	839	2,946
2025 Population Age 75-79	91	597	2,094
2025 Population Age 80-84	52	328	1,178
2025 Population Age 85+	26	198	802
2025 Population Age 18+	3,541	21,851	68,990
2025 Median Age	33	34	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,559	\$80,063	\$80,666
Average Household Income 25-34	\$98,020	\$97,509	\$99,774
Median Household Income 35-44	\$107,912	\$107,376	\$110,120
Average Household Income 35-44	\$120,968	\$121,071	\$131,137
Median Household Income 45-54	\$98,355	\$100,000	\$106,644
Average Household Income 45-54	\$116,971	\$115,963	\$132,668
Median Household Income 55-64	\$76,582	\$80,118	\$92,892
Average Household Income 55-64	\$95,699	\$99,891	\$123,161
Median Household Income 65-74	\$59,630	\$62,201	\$67,925
Average Household Income 65-74	\$79,360	\$86,146	\$99,042
Average Household Income 75+	\$56,020	\$54,654	\$63,433

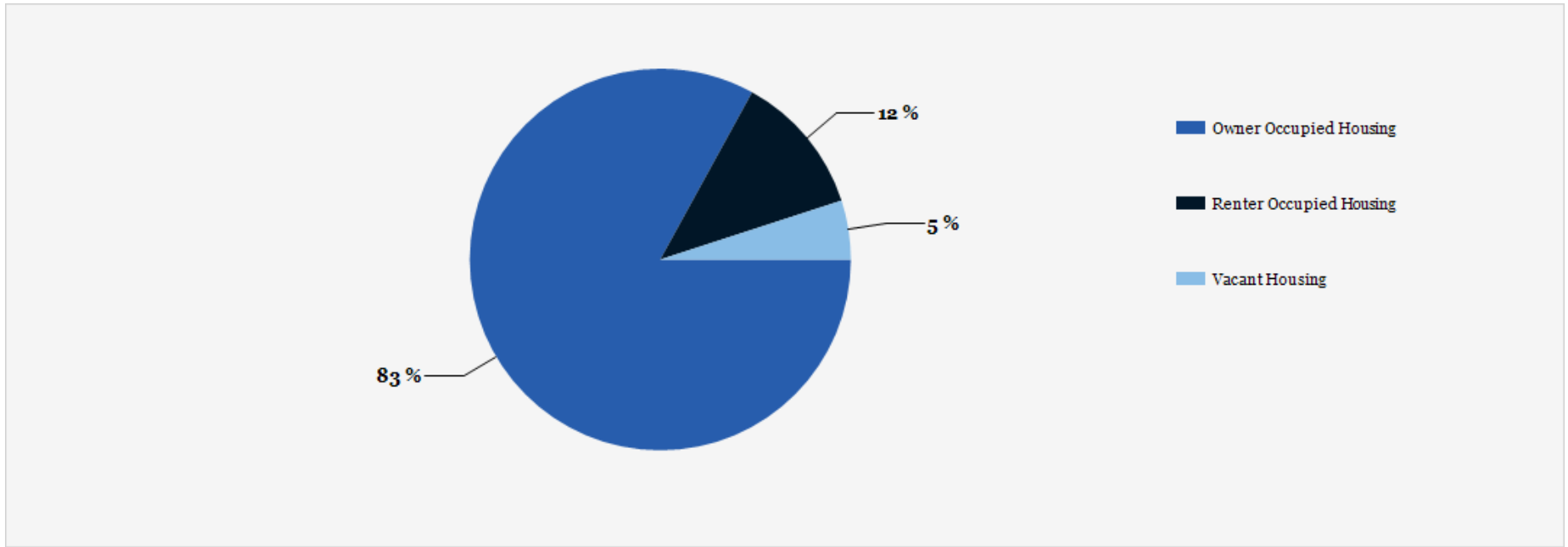
## 2020 Household Income



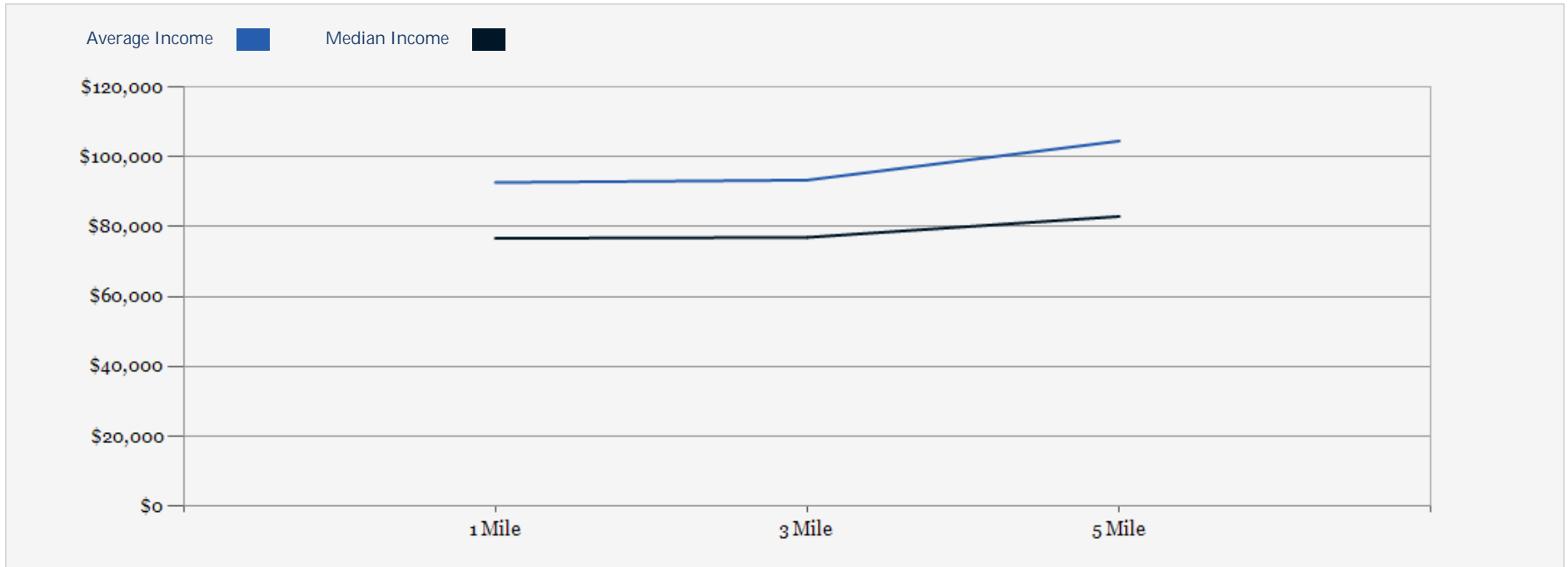
## 2020 Population by Race



## 2020 Household Occupancy - 1 Mile Radius



## 2020 Household Income Average and Median





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