



**SITE**

NEW GEORGIA  
ELEMENTARY  
334 STUDENTS

Mulberry Rock Rd

13,700 ADT

61

Waffle House

61

DQ  
Grill & Chill

Publix

C-STORE  
UNDER  
CONSTRUCTION

MAVIS  
WAX & TIRE

NEW GEORGIA  
BAPTIST  
CHURCH

Chevron

Ridge Rd

Mud Wash

61

NEW GEORGIA  
PUBLIC  
LIBRARY

CHILDCARE  
NETWORK

AL'S  
BEVERAGE

O'Reilly  
AUTO PARTS

Villa Rica Hwy

DOLLAR GENERAL

61



# PROJECT DETAILS

8050 VILLA RICA HWY • OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

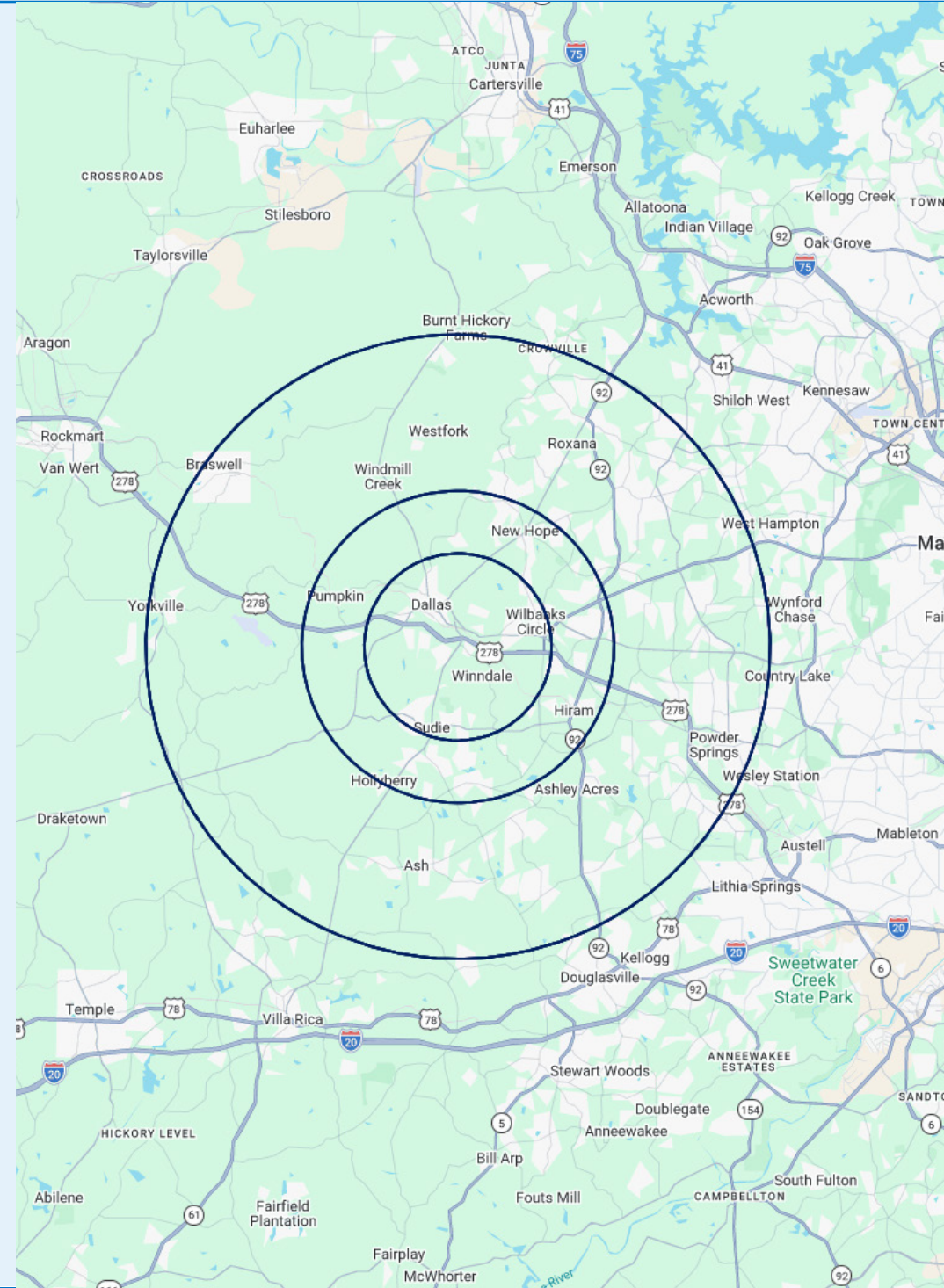
**LOT SIZE** 9.1 Acres

- PROPERTY HIGHLIGHTS**
- Highly visible outparcels available across from strong Publix
  - Full movement access to site shared with Publix's primary entrance
  - High income growth market with 12% population growth expected for next 5 years

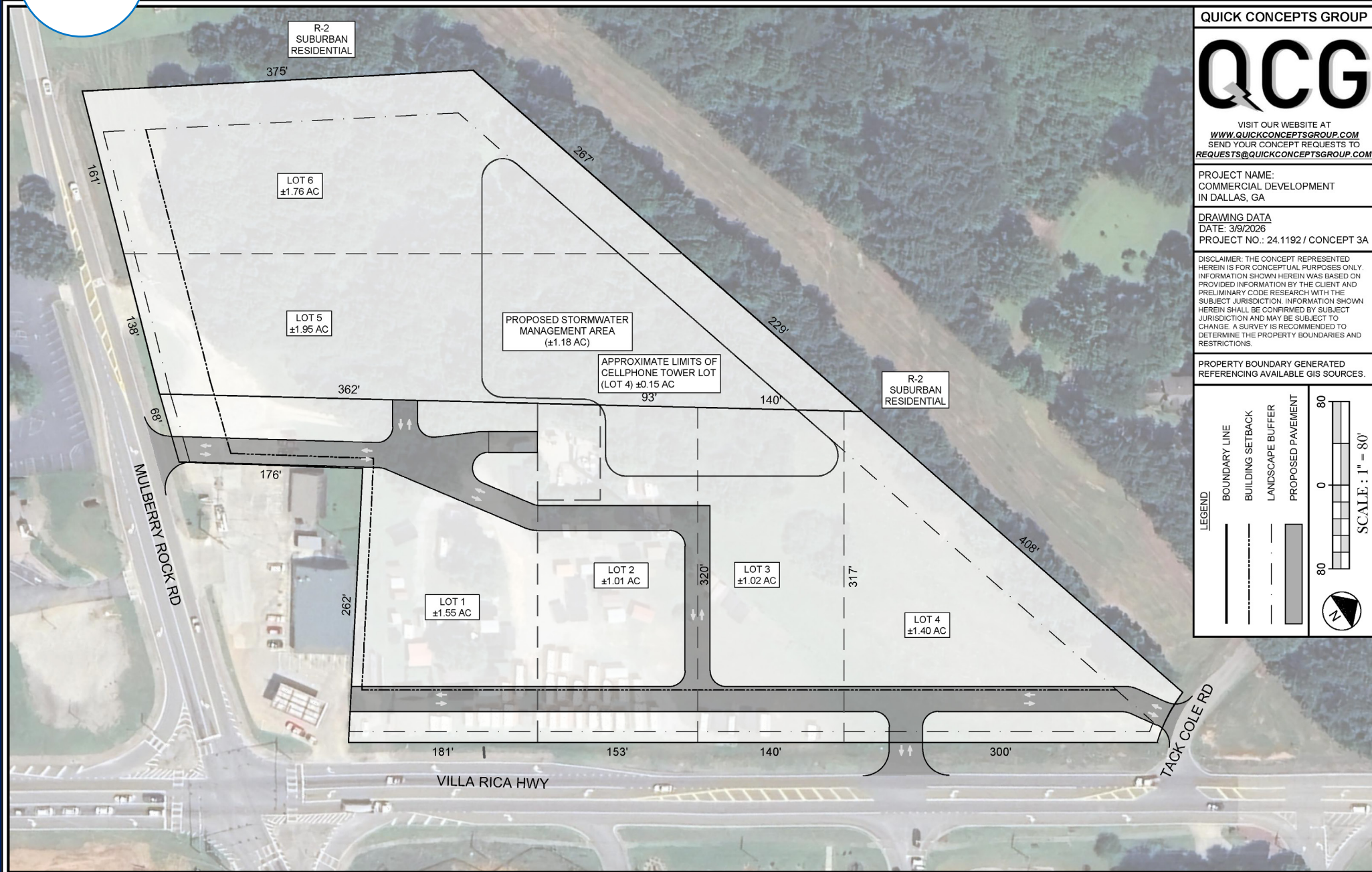
**COUNTY** Paulding

**MARKET** Dallas

|  | 3 MILE    | 5 MILE    | 10 MILE   |
|--|-----------|-----------|-----------|
|  <b>POPULATION</b>        | 11,546    | 40,849    | 188,394   |
|  <b>AVERAGE HH INCOME</b> | \$113,801 | \$110,224 | \$102,153 |
|  <b>MEDIAN HH INCOME</b> | \$101,556 | \$98,281  | \$86,054  |



SITE PLAN



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PROJECT NAME:  
 COMMERCIAL DEVELOPMENT  
 IN DALLAS, GA

DRAWING DATA  
 DATE: 3/9/2026  
 PROJECT NO.: 24.1192 / CONCEPT 3A

DISCLAIMER: THE CONCEPT REPRESENTED  
 HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.  
 INFORMATION SHOWN HEREIN WAS BASED ON  
 PROVIDED INFORMATION BY THE CLIENT AND  
 PRELIMINARY CODE RESEARCH WITH THE  
 SUBJECT JURISDICTION. INFORMATION SHOWN  
 HEREIN SHALL BE CONFIRMED BY SUBJECT  
 JURISDICTION AND MAY BE SUBJECT TO  
 CHANGE. A SURVEY IS RECOMMENDED TO  
 DETERMINE THE PROPERTY BOUNDARIES AND  
 RESTRICTIONS.

PROPERTY BOUNDARY GENERATED  
 REFERENCING AVAILABLE GIS SOURCES.

**LEGEND**

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

SCALE : 1" = 80'

THE  
GEORGIAN  
MASTER  
PLAN

8050 VILLA RICA HWY • OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



- 1.5 miles away from Site
- 1,365 acres surrounding The Frog Golf Club
- Single-Family and Multi-Family homes

**SITE**

DALLAS, GEORGIA

# 8050 VILLA RICA HWY

OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

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