

3.89 ACRE DEVELOPMENT LAND

8542 Dallas Acworth Hwy, Dallas, GA 30132



DEVELOPMENT OPPORTUNITY
\$750,000

PROPERTY HIGHLIGHTS

- Large parcel zoned R-2
- Level topography
- Multiple points of ingress/egress
- Strong population of over 46,000 people within 3 miles
- Rapidly growing retail corridor with Kroger, Chase Bank, and major fast food operators already in the area
- Recent GDOT upgrades at Dallas Acworth Hwy & Cedarcrest Rd to accommodate increased traffic volume



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AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	4,590	46,375	95,423
HOUSEHOLDS	1,458	14,695	31,099
AVG HH INCOME	\$133,979	\$161,210	\$166,072



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