

FOR SALE

50.7 +/- AC - Mixed-Use Development Opportunity - Cobb Co.

0 Cobb Parkway , Acworth, GA 30101

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com

Matt McCord

770.718.5102 | matt@nortoncommercial.com



Property boundaries are estimated and should not be used as legal exhibit.

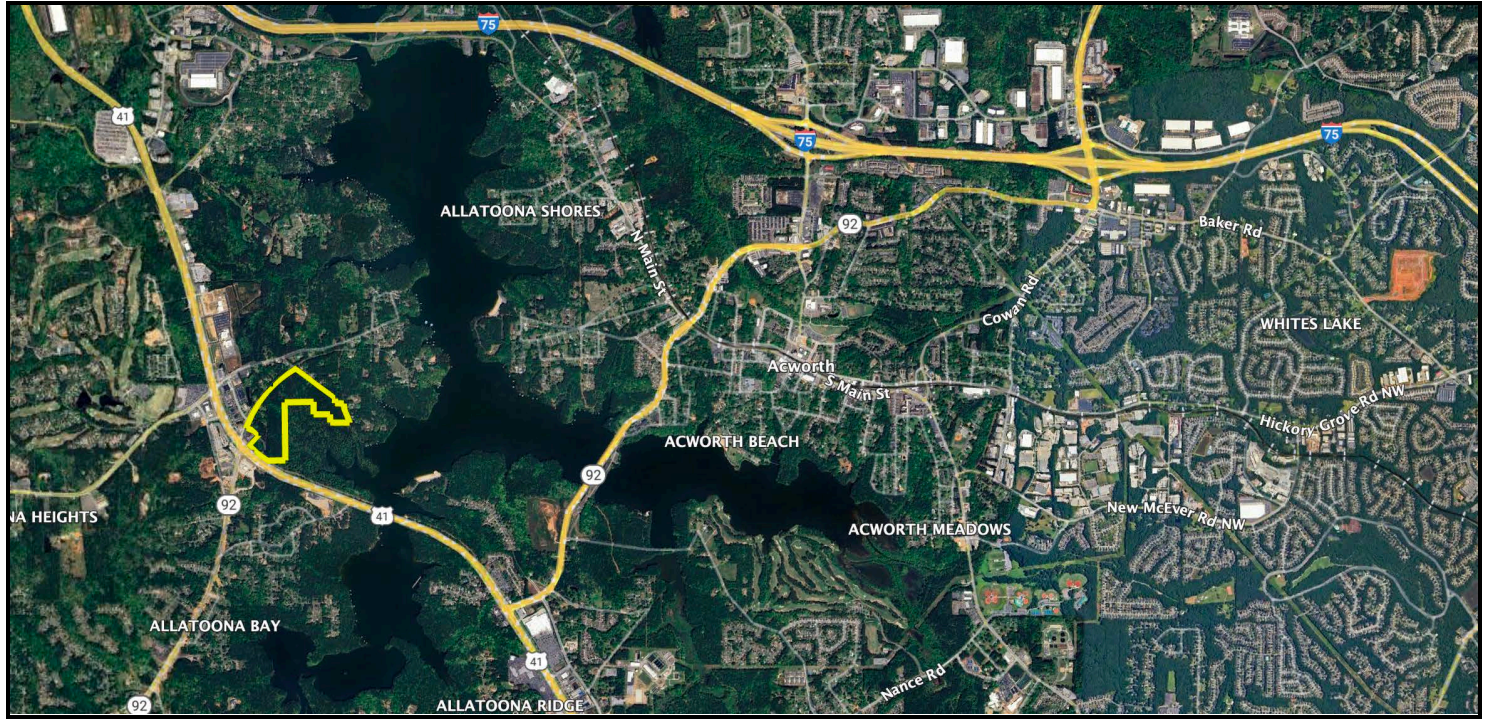


Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

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OFFERING SUMMARY

Sale Price:	\$6,750,000
Price / AC:	\$133,136
Lot Size:	50.7 Acres
Cobb Parkway Traffic Counts:	42,700 VPD
Zoning:	MU - Mixed Use

PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this 50.7-acre mixed-use development opportunity located at the corner of Cobb Parkway and Old Acworth Dallas Highway in Northern Cobb County within the City of Acworth. The subject property is ideally positioned for multiple uses with road frontage on 4 roads: Cobb Parkway, Old Acworth Dallas Highway, Mayson Road and Old Grogan Road. Site is currently zoned MU with residential and commercial components. Zoning resolution is available upon request. The property has all utilities in place, including public water. Public Sewer is not currently available to the site. Site has approximately 640' of road frontage on Cobb Parkway, 1,860' on Old Acworth Dallas Highway, 800' on Mayson Road and 475' on Old Grogan Road. The property has full access at Old Acworth Dallas Highway and a completed DOT-approved right-in-right out access with deceleration and acceleration lanes in place on Cobb Parkway which has traffic counts of 42,700 VPD. The property is being offered as a bulk sale.

LOCATION OVERVIEW

Acworth is located in the foothills of the North Georgia mountains. Nestled along the banks of Lake Acworth and Lake Allatoona, "The Lake City" boasts a rich history, charming downtown, abundant outdoor recreational activities, a vibrant restaurant scene and an active festival and events calendar. Home to a population of over 22,000 residents, Acworth is one of the fastest growing cities in the metro-Atlanta region. Businesses benefit from a low tax rate and residents enjoy a high quality of life. The proximity to I-75 and major transportation corridors will allow for continued economic growth. Furthermore, Acworth serves as a medical hub for surrounding communities and is a draw from neighboring counties.

Wellstar Acworth Health Park 0.6 miles - Publix, Mellow Mushroom, La Parilla 0.7 miles - Walmart 1.7 miles - Lakeside Retail Marketplace 2.9 miles - Acworth Beach 3.7 miles - Lakepoint Sports Complex 5.0 miles - Hartsfield Jackson Airport 45 miles

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ADDITIONAL PHOTOS

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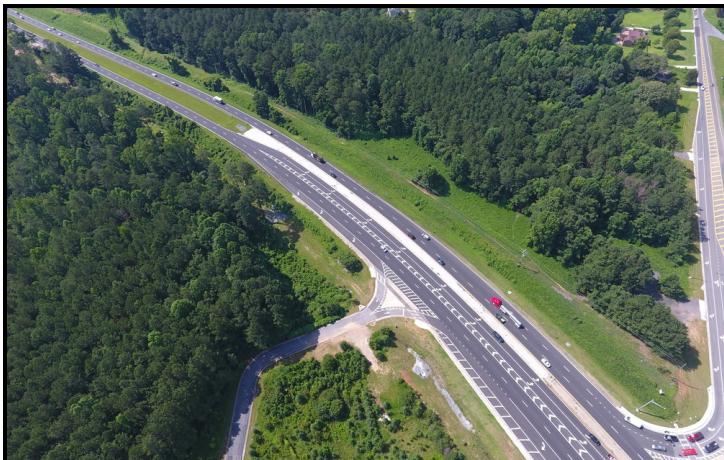
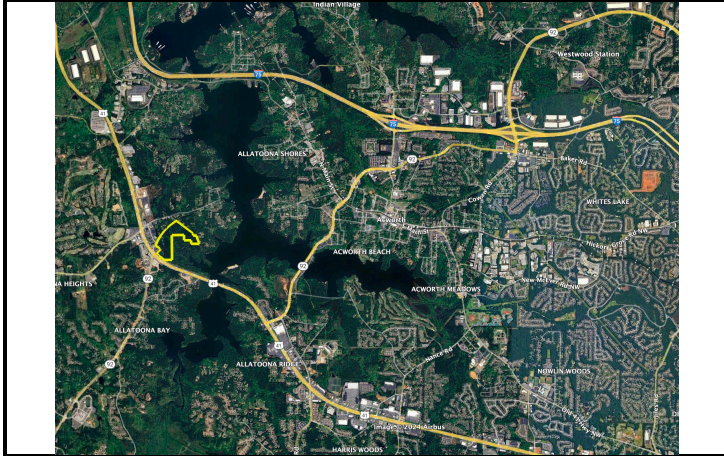
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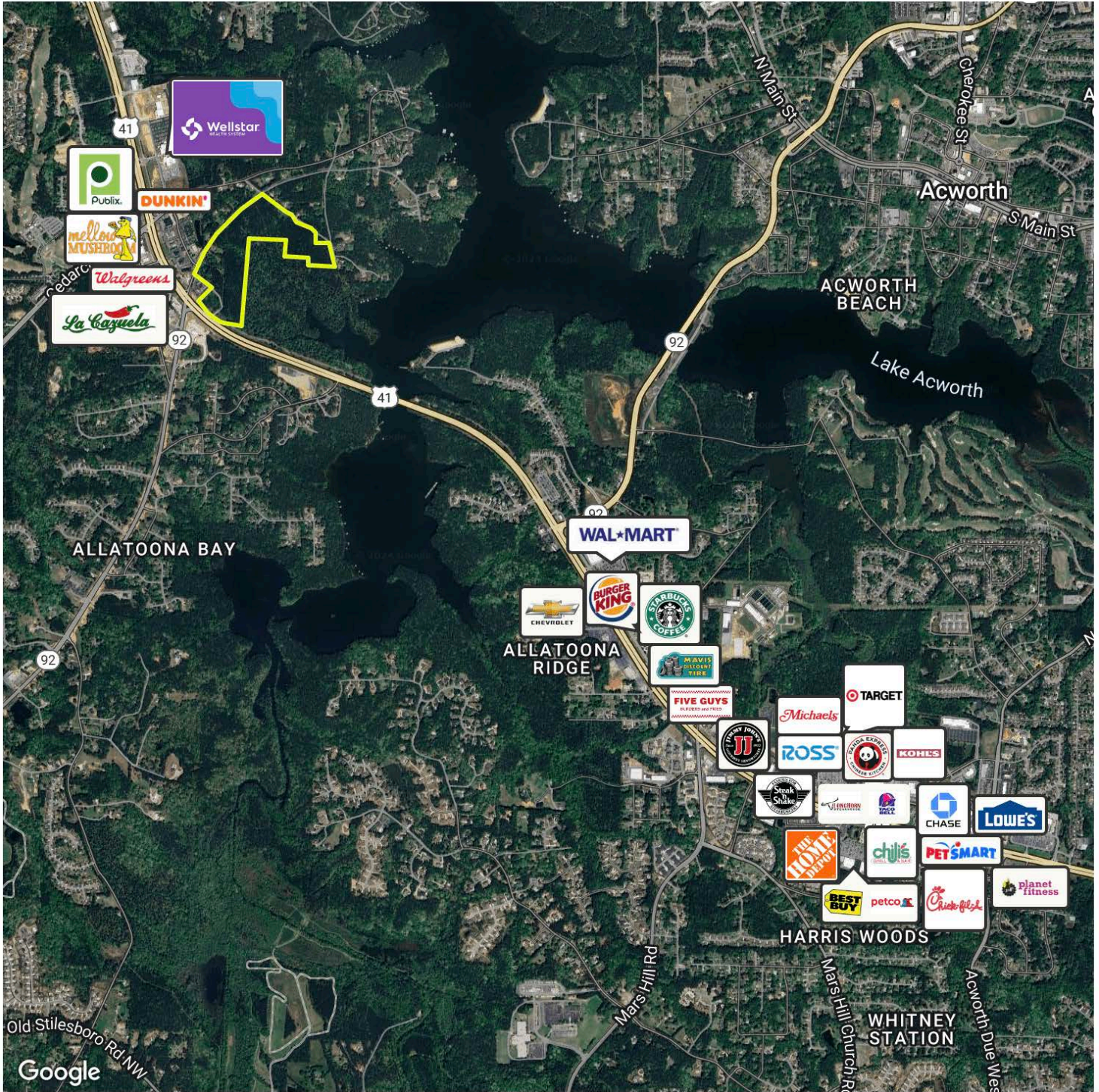
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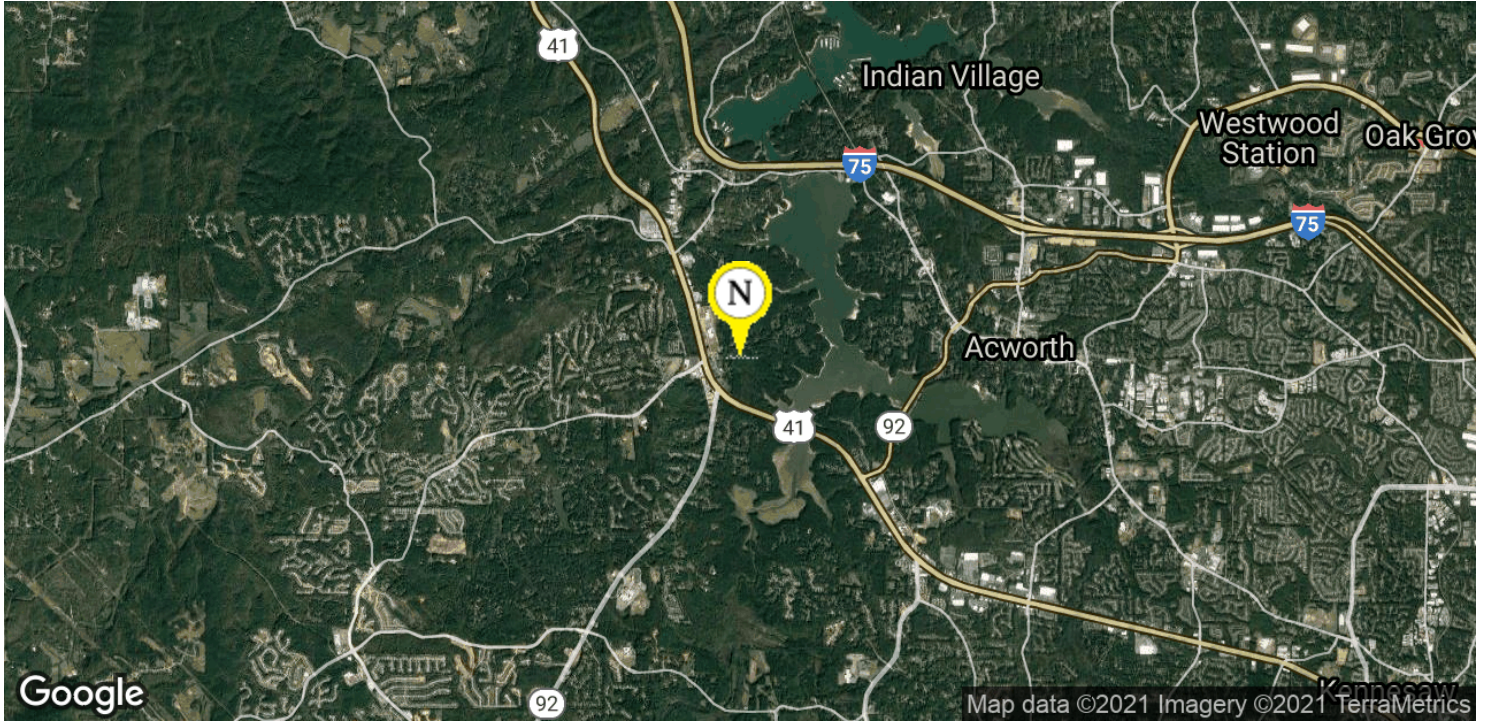
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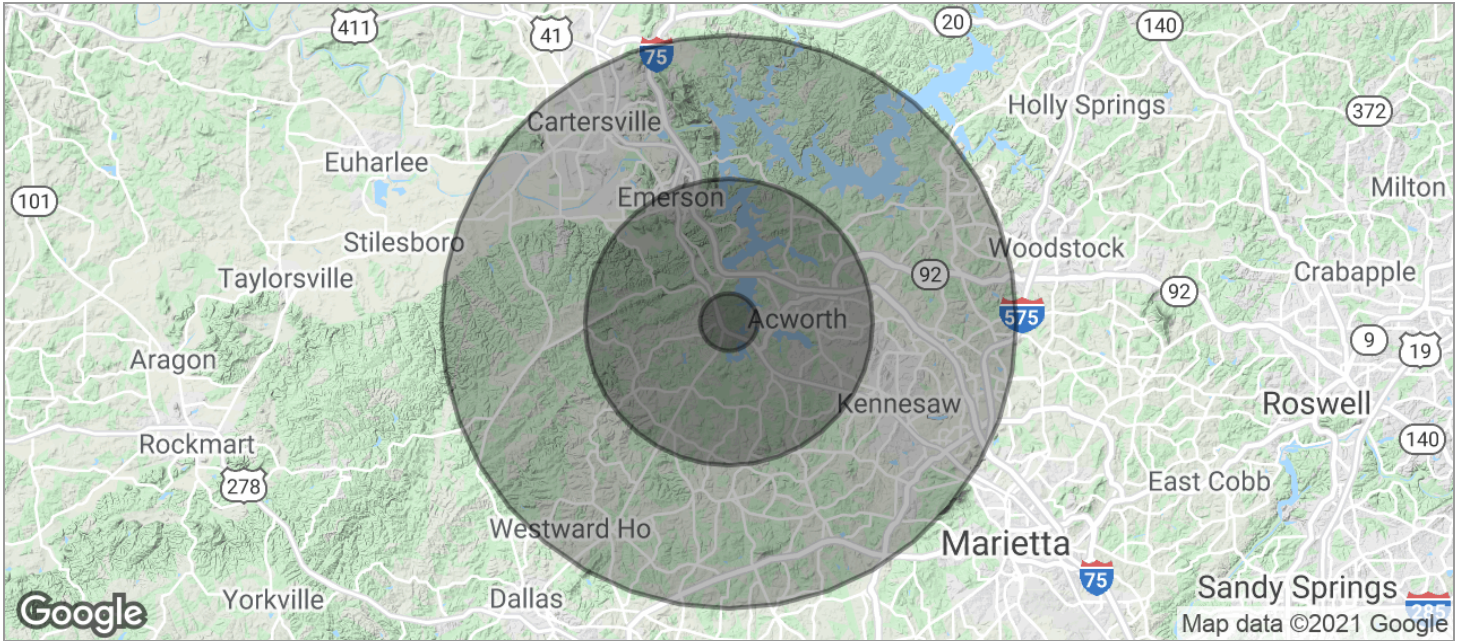
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,787	56,358	261,362
MEDIAN AGE	39.1	36.6	36.1
MEDIAN AGE (MALE)	37.2	35.5	35.1
MEDIAN AGE (FEMALE)	40.3	37.2	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	646	19,175	91,655
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$101,267	\$88,826	\$87,335
AVERAGE HOUSE VALUE		\$271,615	\$272,544

* Demographic data derived from 2010 US Census

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