



**SITE**

NEW GEORGIA  
ELEMENTARY  
334 STUDENTS

Mulberry Rock Rd

13,700 ADT  
61

Waffle House

61

DQ  
Grill & Chill

ups

Chevron

C-STORE  
UNDER  
CONSTRUCTION

MAVIS  
WAX & TIRE

Publix

NEW GEORGIA  
BAPTIST  
CHURCH

Mud Wash

61

NEW GEORGIA  
PUBLIC  
LIBRARY

CHILDCARE  
NETWORK

Ridge Rd

AL'S  
BEVERAGE

O'Reilly  
AUTO PARTS

**DOLLAR GENERAL**

61

Villa Rica Hwy



# PROJECT DETAILS

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

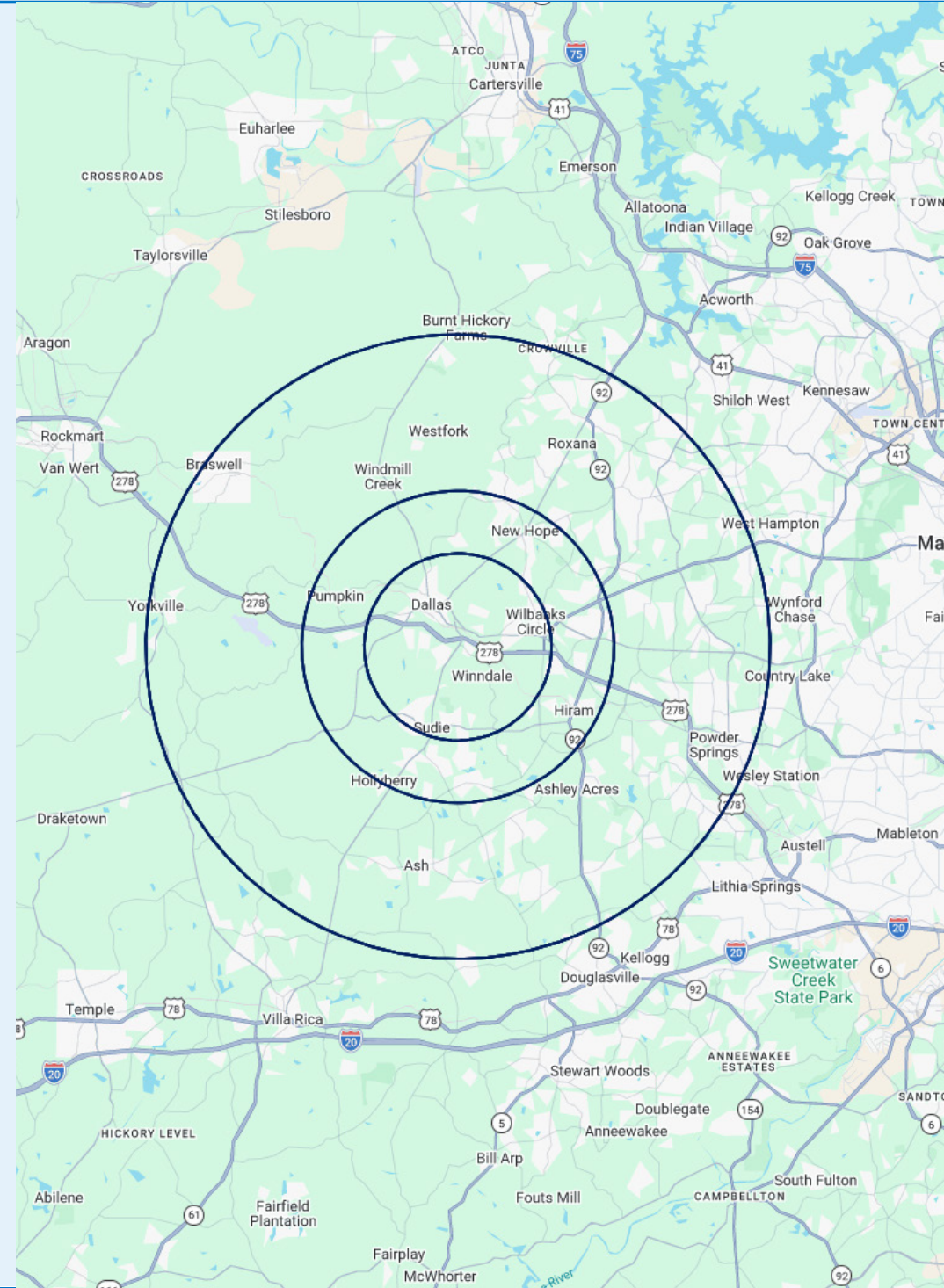
**LOT SIZE** 9.1 Acres

- 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

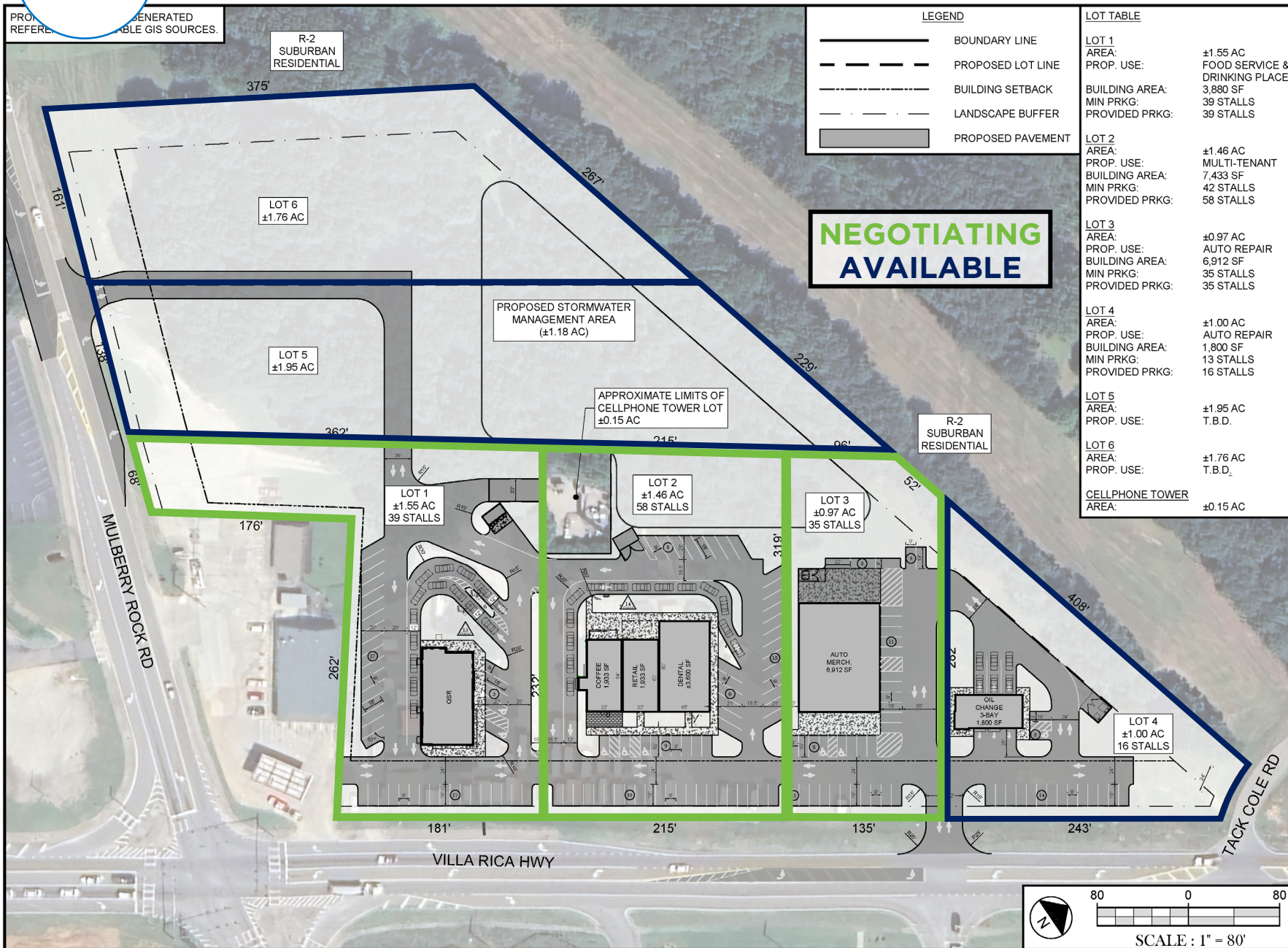
**COUNTY** Paulding

**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



**NEGOTIATING AVAILABLE**

**LEGEND**

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

**LOT TABLE**

<b>LOT 1</b>	AREA: ±1.55 AC	PROP. USE: FOOD SERVICE & DRINKING PLACE
	BUILDING AREA: 3,880 SF	MIN PRKG: 39 STALLS
	PROVIDED PRKG: 39 STALLS	
<b>LOT 2</b>	AREA: ±1.46 AC	PROP. USE: MULTI-TENANT
	BUILDING AREA: 7,433 SF	MIN PRKG: 42 STALLS
	PROVIDED PRKG: 58 STALLS	
<b>LOT 3</b>	AREA: ±0.97 AC	PROP. USE: AUTO REPAIR
	BUILDING AREA: 6,912 SF	MIN PRKG: 35 STALLS
	PROVIDED PRKG: 35 STALLS	
<b>LOT 4</b>	AREA: ±1.00 AC	PROP. USE: AUTO REPAIR
	BUILDING AREA: 1,800 SF	MIN PRKG: 13 STALLS
	PROVIDED PRKG: 16 STALLS	
<b>LOT 5</b>	AREA: ±1.95 AC	PROP. USE: T.B.D.
<b>LOT 6</b>	AREA: ±1.76 AC	PROP. USE: T.B.D.
<b>CELLPHONE TOWER</b>	AREA: ±0.15 AC	

**QUICK CONCEPTS GROUP**

VISIT OUR WEBSITE AT  
[WWW.QUICKCONCEPTSGROUP.COM](http://WWW.QUICKCONCEPTSGROUP.COM)  
 SEND YOUR CONCEPT REQUESTS TO  
[REQUESTS@QUICKCONCEPTSGROUP.COM](mailto:REQUESTS@QUICKCONCEPTSGROUP.COM)

**PROJECT NAME:**  
MULTIUSE IN DALLAS, GA

**ADDRESS:** 8050 VILLA RICA HWY DALLAS, GA 30157

**JURISDICTION:**  
PAULDING COUNTY

**PARCEL ID #:**  
237.4.4.007.0000 & 237.4.4.005.0000

**PARCEL AREA:**  
SEE LOT TABLE

**ZONE:** B-2 HIGHWAY BUSINESS CORRIDOR OVERLAY DISTRICT & R-2 SUBURBAN RESIDENTIAL\*

**EXISTING USE:**  
COMMERCIAL & RESIDENTIAL

**PROPOSED USE:**  
FOOD SERVICE & DRINKING PLACE, AMBULATORY HEALTH CARE SERVICES, AUTO REPAIR, RETAIL, AUTO PARTS (PERMITTED USES)

**PARKING CALCULATION\*\*:**  
 FOOD SERVICE: 1 PER 100 SF GFA  
 DENTAL OFFICE: 1 PER 285 SF GFA  
 RETAIL & AUTO: 1 PER 200 SF GFA  
 AUTO REPAIR: 3 / BAY + 1 / EMP.

**PROVIDED PARKING:**  
SEE TABLE THIS SHEET.

**DRIVE AISLE:**  
24' TWO-WAY (MIN.)

**SETBACKS**  
 FRONT: 50'  
 SIDE: 10' / 25' CORNER  
 REAR: 15' / 40' RESIDENTIAL  
 BUFFERS: 40' RESIDENTIAL L.S.  
 10' ROW L.S.

**FLOOD ZONE:** X  
 FEMA MAP: 13223C0220C  
 DATED: 09/29/2006

**SITE SPECIFIC NOTES:**  
 \*REZONING MAY BE REQUIRED.  
 \*\*PARKING TO BE VERIFIED BY TENANTS & JURSDICTION.

**DRAWING DATA**  
 DATE: 4/22/2026  
 PROJECT NO.: 24.1192 / CONCEPT 7

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.



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**

**ANDREW SADOWSKY**

470.766.1763

ASADOWSKY@ATLANTICRETAIL.COM



**ALBANY**

**ATLANTA**

FIVE PIEDMONT CENTER, STE 210  
3525 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
470.766.1777

**BOSTON**

**CHARLESTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

**WWW.ATLANTICRETAIL.COM**

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)

**REALTY  
RESOURCES**

**CHAINLINKS**  
RETAIL ADVISORS

**LAR GENERAL**

61

Villa Rica Hwy

13700 Ave

Waffle House

61



C-STORE UNDER CONSTRUCTION



NEW GEORGIA BAPTIST CHURCH



NEW GEORGIA PUBLIC LIBRARY

CHILI NET