



459 CADILLAC PKWY

459 Cadillac Parkway

Dallas, GA 30157



TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY:

3

PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

7

FINANCIALS

Rent Roll
Overview & Assumptions
Cash Flow Projections

11

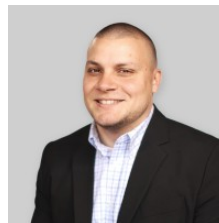
DEMOGRAPHICS

Area Demographics
Projected Growth

13

DALLAS

About Dallas



SILAS HATHAWAY
SENIOR VP

Mobile: 401-749-3031
Silas@ironhornerprises.com



IRONHORN ENTERPRISES

5857 Fisher Rd
East Syracuse, NY 13057
Office: 315-214-8406
www.ironhornerprises.com

PROPERTY SUMMARY

Offering Price	\$1,700,000.00
Building SqFt	9,600 SqFt
Year Built	2006
Lot Size (SF)	32,670.00 SqFt
Zoning Type	INDUSTRIAL
County	Paulding
Drive-In Doors	3

INVESTMENT SUMMARY

Exceptional industrial net lease investment opportunity in Dallas, GA. Conveniently located near US Highway 278 situated on .75 acres. Built in 2006, this well-maintained facility features three convenient drive-in doors and Zoned C2-0, this property offers flexibility for a range of commercial ventures. The property also boasts a large parking area with over 29 spaces and can accommodate multiple IOS and manufacturing future tenants.



INVESTMENT HIGHLIGHTS

- Distribution center for sale in Dallas area. Large 0.75 AC lot with lots of room for fleet and delivery vehicles. The 9,600 SF building is ideal for distribution and storage needs.





LOCATION HIGHLIGHTS

- Located in Dallas, GA ,with easy access to Atlanta, GA.
- Located less than an hour from Hartsfield-Jackson International Airport and minutes from the highway.
- Your chance to expand your property portfolio into the Atlanta Market which has seen a surge in demand in recent years.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Total	Cranemaster, LLC	9,600	\$124,800.00	\$13.00	NNN - \$0.00	01/19/2024	2/29/2029
	Total Occupied	9600	\$124,800.00				
	TOTAL	9600	\$124,800.00		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,700,000.00
PRICE PSF	\$177.08
YEAR 1 NOI	\$114,444.00
YEAR 1 CAP RATE	6.73%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.73%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	01/19/2024
MARKET RENT/SF	\$0.00

EXIT

EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$2,880.00
PROPERTY TAX	\$7,476.00
TOTAL EXPENSES	\$10,356.00

CASH FLOW PROJECTIONS

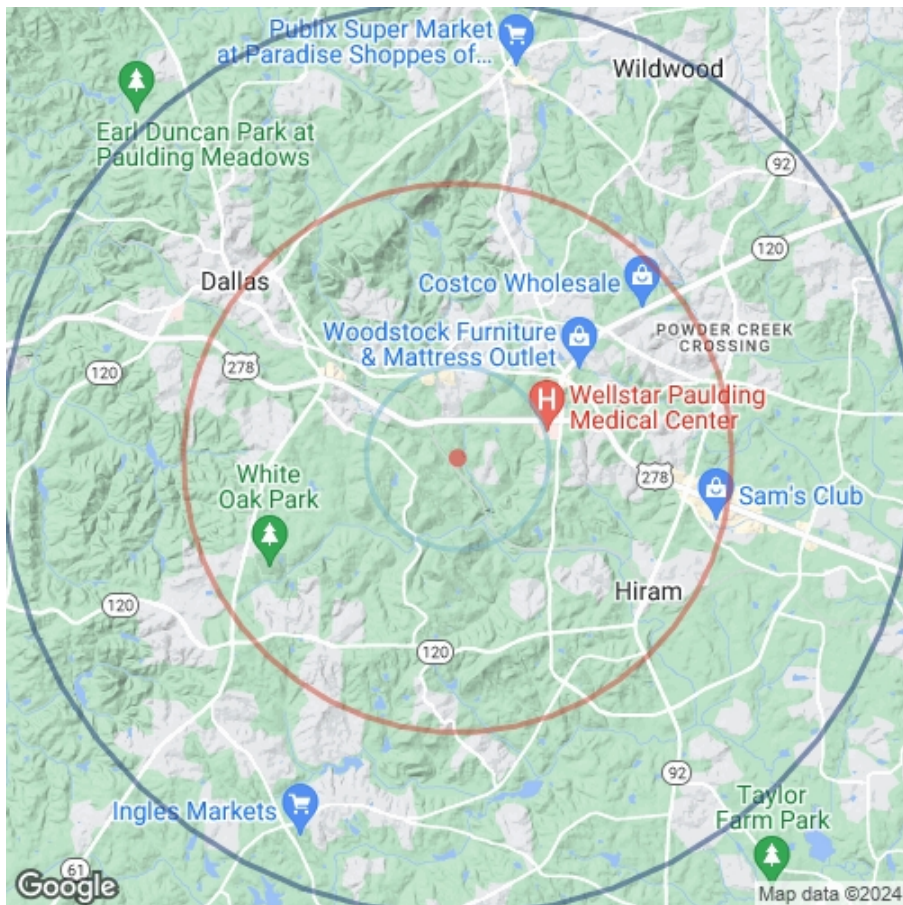
	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$124,800.00	\$124,800.00
SCHEDULED BASE RENTAL REVENUE	\$124,800.00	\$124,800.00
TOTAL POTENTIAL GROSS REVENUE	\$124,800.00	\$124,800.00
EFFECTIVE GROSS REVENUE	\$124,800.00	\$124,800.00
OPERATING EXPENSES		
PROPERTY TAX	\$7,476.00	\$7,476.00
INSURANCE	\$2,880.00	\$2,880.00
TOTAL OPERATING EXPENSES	\$10,356.00	\$10,356.00
NET OPERATING INCOME	\$114,444.00	\$114,444.00
CAP RATE		6.73%



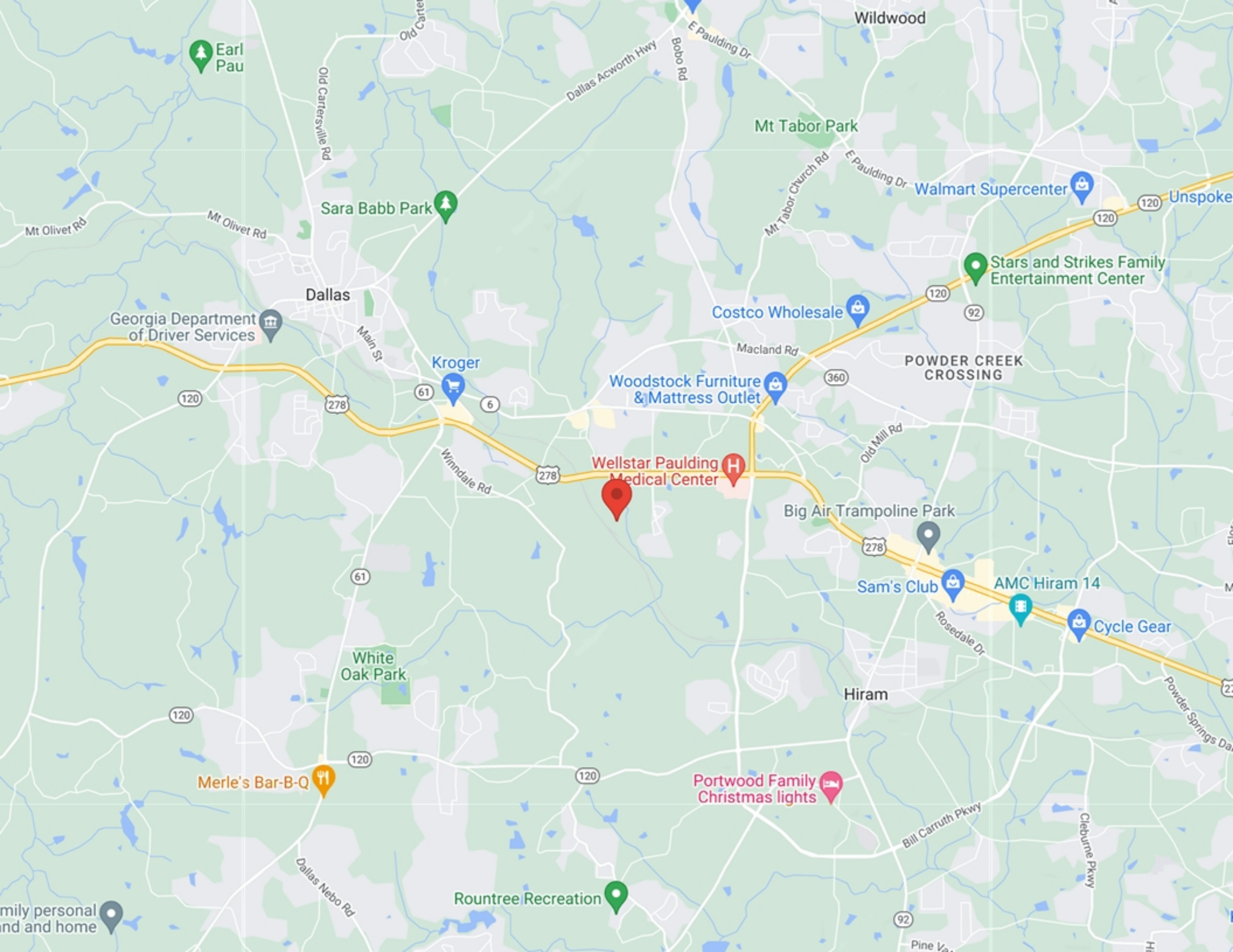
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	802	15,295	41,040
2010 Population	2,449	26,438	64,449
2023 Population	3,440	33,908	79,368
2028 Population	3,878	35,385	83,410
2023-2028 Growth Rate	2.43 %	0.86 %	1 %
2023 Daytime Population	3,248	29,962	67,148

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	135	784	1,359
\$15000-24999	94	1,069	2,007
\$25000-34999	228	1,081	1,771
\$35000-49999	99	1,044	1,985
\$50000-74999	346	2,171	4,960
\$75000-99999	113	1,698	4,091
\$100000-149999	311	2,864	7,473
\$150000-199999	39	1,085	2,427
\$200000 or greater	0	422	1,941
Median HH Income	\$ 56,575	\$ 74,350	\$ 84,972
Average HH Income	\$ 67,505	\$ 89,769	\$ 104,005



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	373	5,481	14,213
2010 Total Households	1,081	9,666	22,531
2023 Total Households	1,366	12,218	28,014
2028 Total Households	1,523	12,795	29,642
2023 Average Household Size	2.52	2.77	2.81
2023 Owner Occupied Housing	770	8,196	20,673
2028 Owner Occupied Housing	932	8,899	22,444
2023 Renter Occupied Housing	596	4,022	7,341
2028 Renter Occupied Housing	591	3,895	7,198
2023 Vacant Housing	47	477	1,052
2023 Total Housing	1,413	12,695	29,066



Earl Pau

Sara Babb Park

Dallas

Georgia Department of Driver Services

Kroger

Woodstock Furniture & Mattress Outlet

Wellstar Paulding Medical Center

Costco Wholesale

Walmart Supercenter

Stars and Strikes Family Entertainment Center

POWDER CREEK CROSSING

Big Air Trampoline Park

Sam's Club

AMC Hiram 14

Cycle Gear

White Oak Park

Hiram

Merle's Bar-B-Q

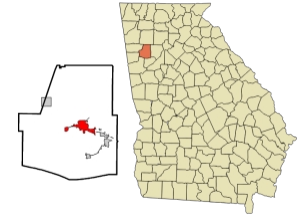
Portwood Family Christmas lights

Rountree Recreation

family personal and home

ABOUT DALLAS

Dallas is a city in, and the county seat of, Paulding County, Georgia, United States. The estimated population, as of 2020, was 14,042. Dallas is a northwestern exurb of Atlanta, located approximately 38 miles (61 km) from the downtown area.



CITY OF DALLAS

COUNTY PAULDING

AREA

CITY 7.4 SQ MI
LAND 7.4 SQ MI
ELEVATION 1043 FT

POPULATION

POPULATION 14,042
DENSITY 1,902.45 SQ MI



EXCLUSIVELY PRESENTED BY:



SILAS HATHAWAY

SENIOR VP

Mobile: 401-749-3031

Silas@ironhornenterprises.com



IRONHORN ENTERPRISES

5857 Fisher Rd

East Syracuse, NY 13057

Office: 315-214-8406

www.ironhornenterprises.comterprises.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the written consent of IRONHORN ENTERPRISES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IRONHORN ENTERPRISES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE IRONHORN ENTERPRISES ADVISOR FOR MORE DETAILS.