

# 8.17± Acre Development Opportunity

For industrial, retail/commercial, office, medical-office, mixed-use or other commercial development



McWhirter



Rockmart Highway  
Dallas (Paulding County), GA 30157

## Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### Presented by:

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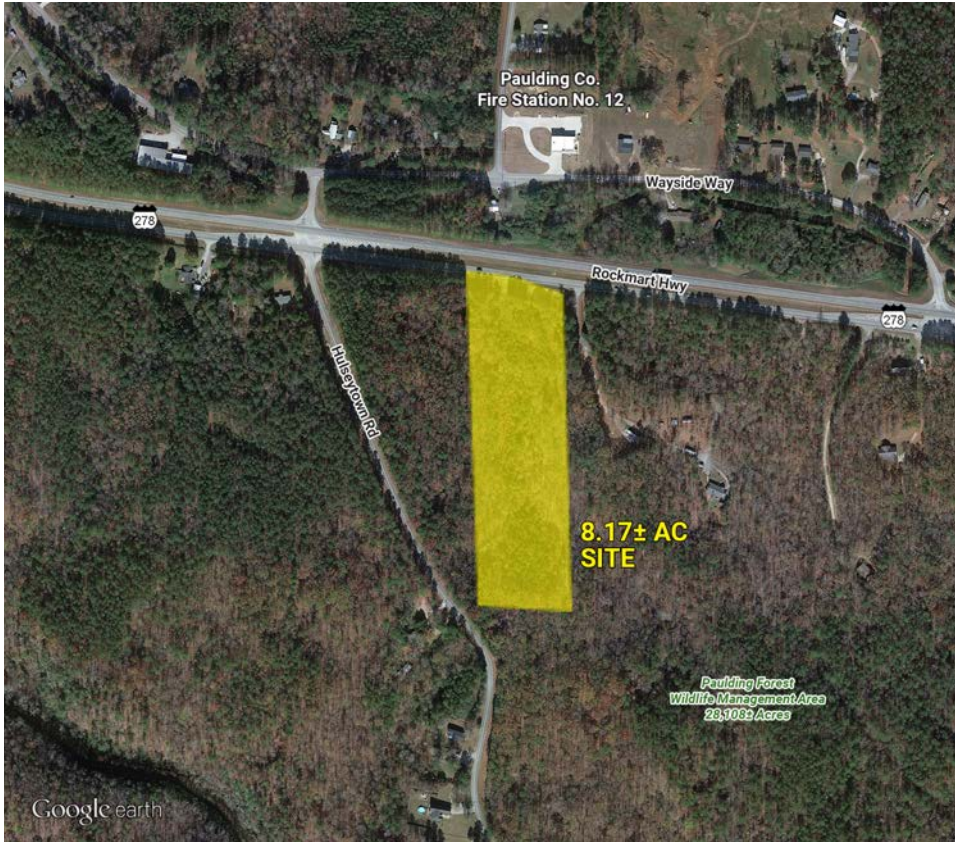
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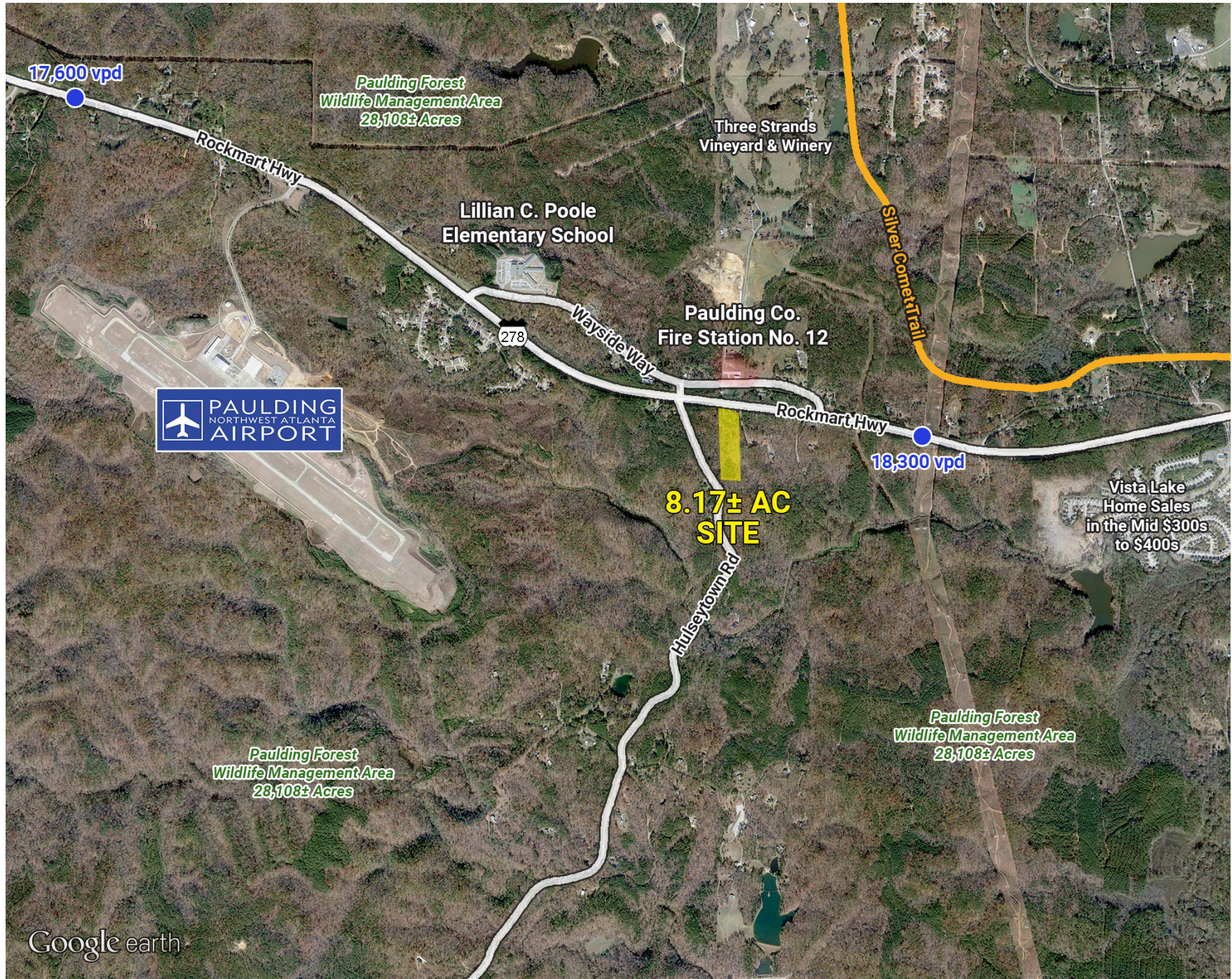
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Aerial Map



## Property Summary

### Location

The property is located approximately 36 miles northwest of Downtown Atlanta in Dallas (Paulding County), Georgia. The site is situated on the highly traveled four-lane Rockmart Highway (Highway 278).

Rockmart Highway (Highway 278) carries a high amount of traffic each year at the site, connecting travelers to the Highway 278 retail corridor, including the impressive Wellstar Paulding Hospital (8± miles to the east).

Per the latest 2024 Population & Employment Forecasts by the Atlanta Regional Commission (ARC), Paulding County's Population, currently 168,661 residents, is projected to grow by 60.1% between 2020 to 2050. The ARC projects that Paulding will welcome an additional 100,000+ residents before 2050, when Paulding's Population is estimated to 270,096.

### Zoning

The 8.17± acre tract is zoned I-1 - Light Industrial District by Paulding County. The I-1 category allows for light industrial use in rural and community residential corridors of Paulding County.

### Price

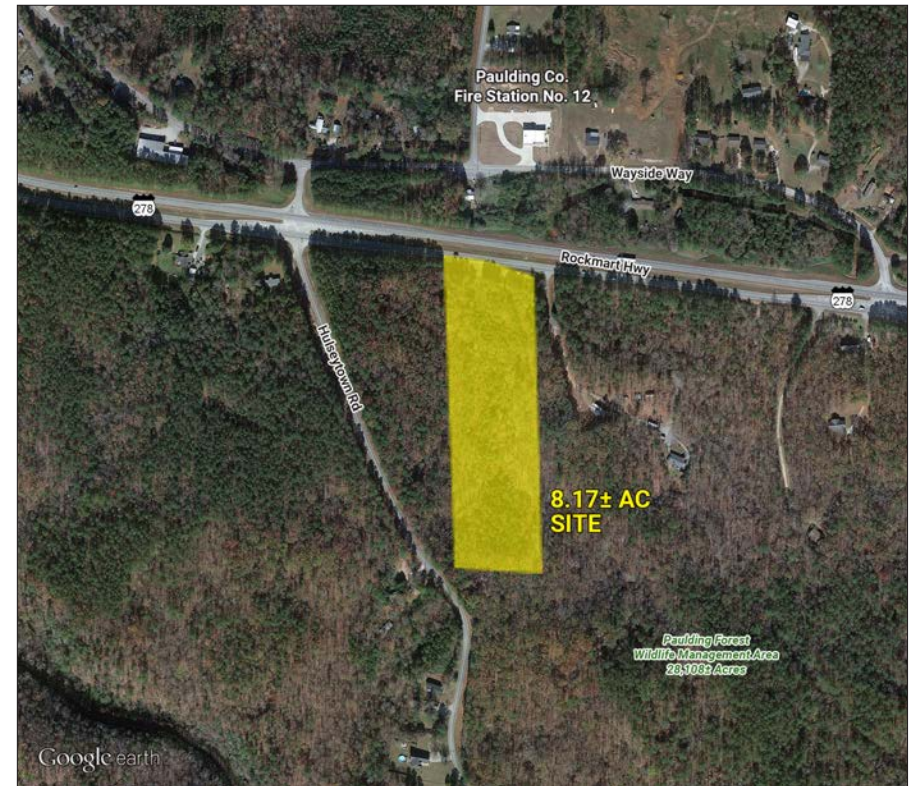
The property is being marketed without an asking price. Please inquire to discuss proposed use and pricing.

### Area Demographics

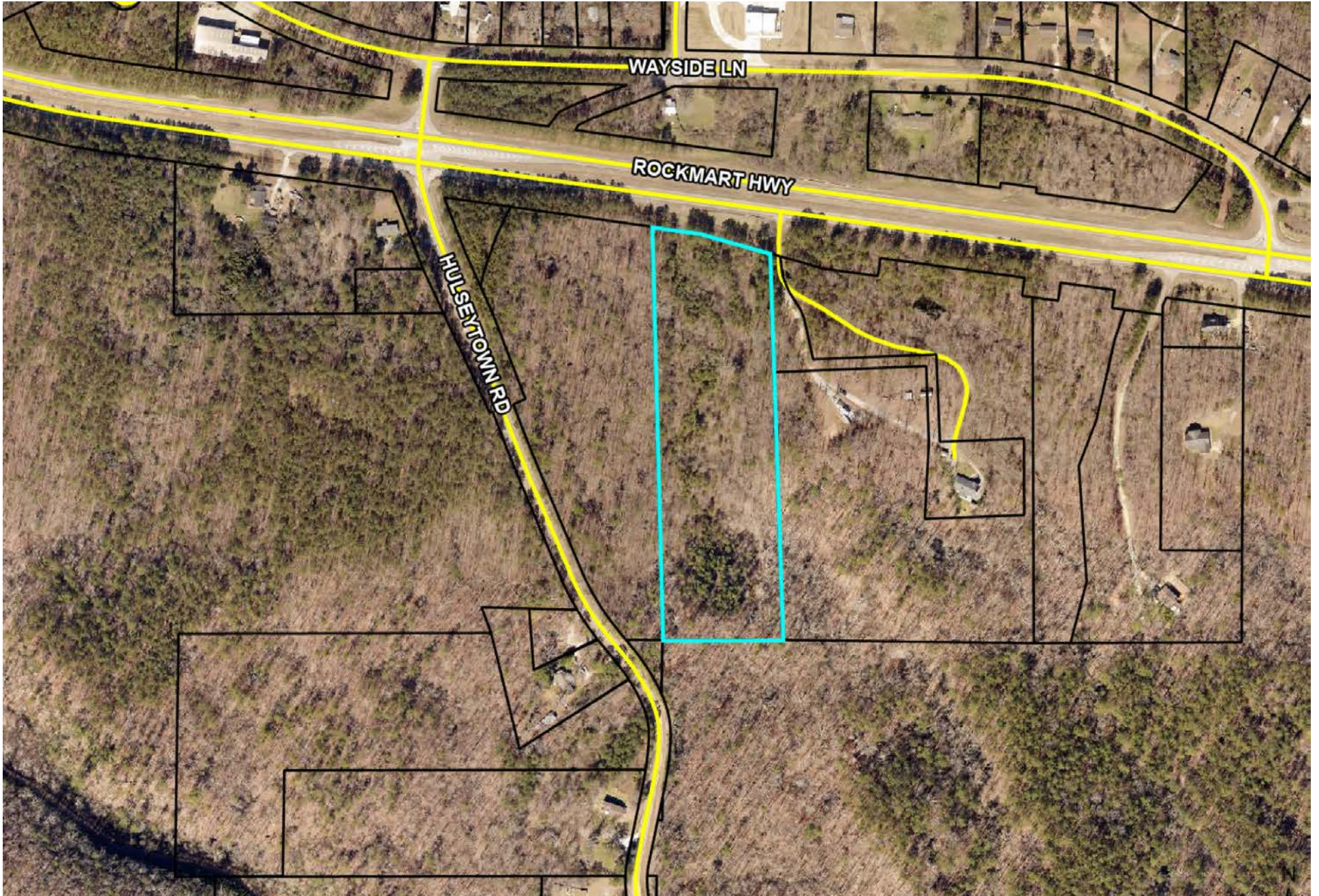
Population	3-mile	5-mile	10-mile
2028 Population Projection	4,696	21,737	137,979
2023 Population	4,466	20,733	131,497
2010 Population	3,592	17,103	107,571
Annual Growth 2023-2028	1.0%	1.0%	1.0%
Annual Growth 2010-2023	1.9%	1.6%	1.7%

Income	3-mile	5-mile	10-mile
Average Household Income	\$68,176	\$66,264	\$78,684
Median Household Income	\$58,527	\$56,865	\$70,938

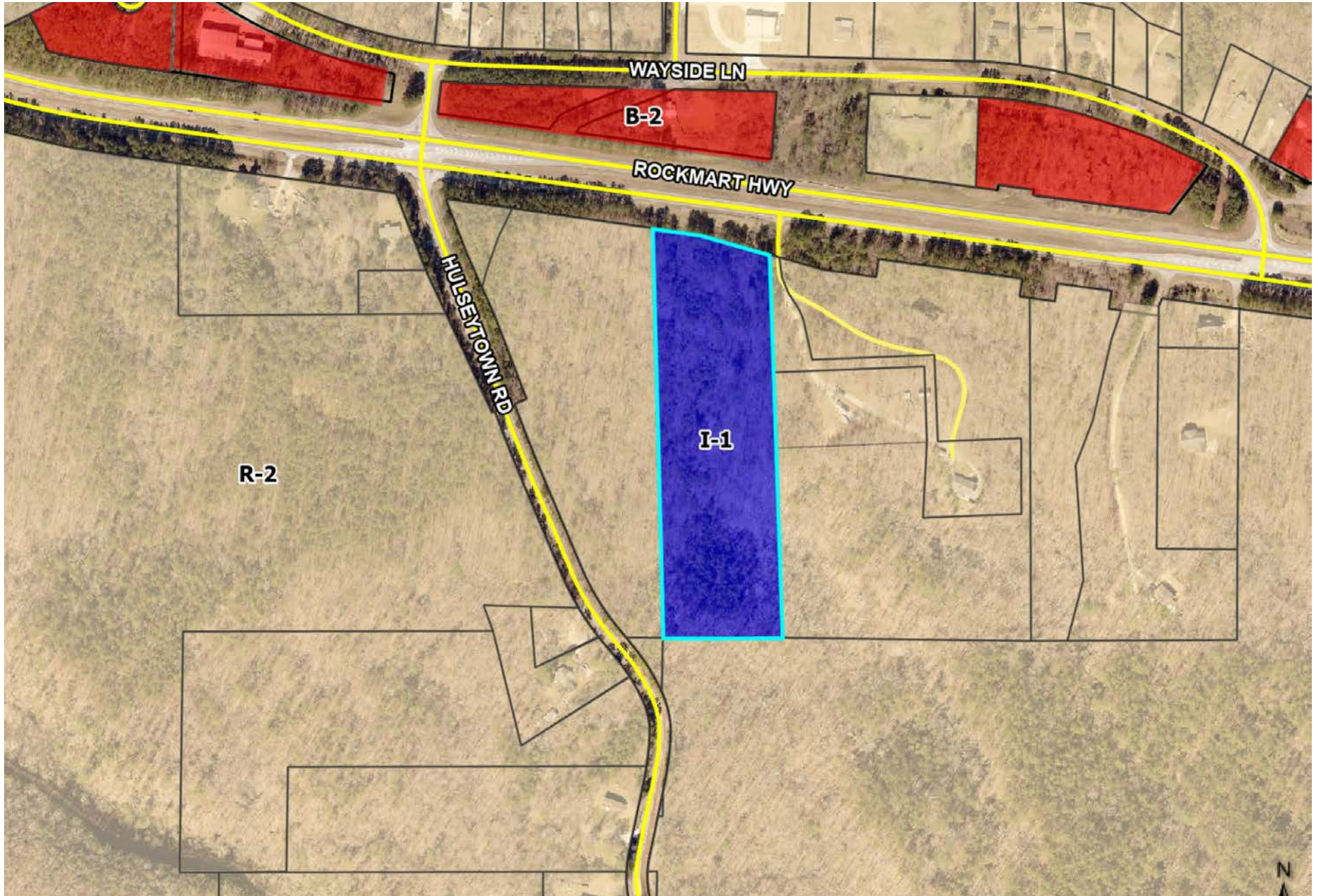
Source: CoStar



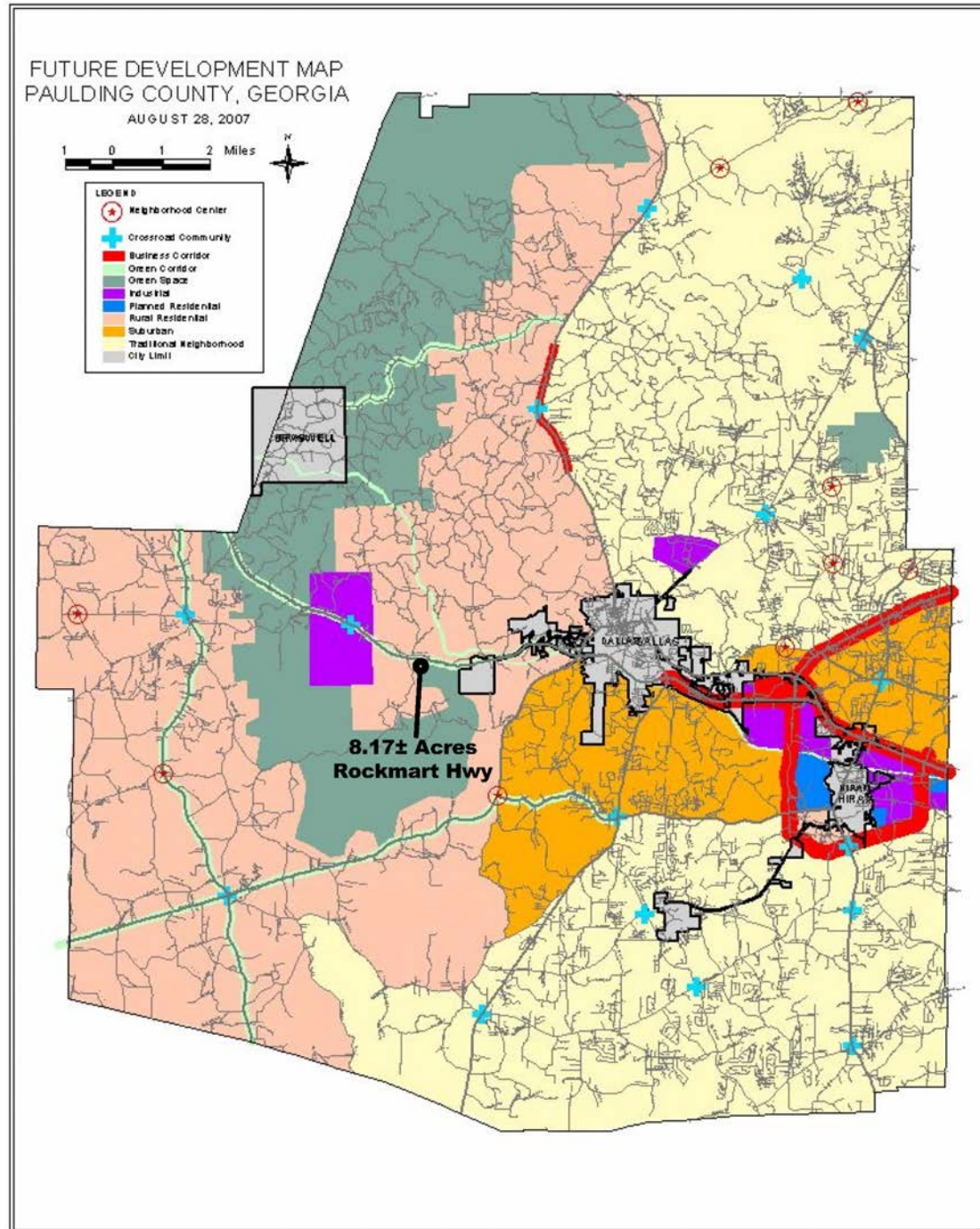
Tax Aerial



Zoning - I-1, Light Industrial



# Future Development Map

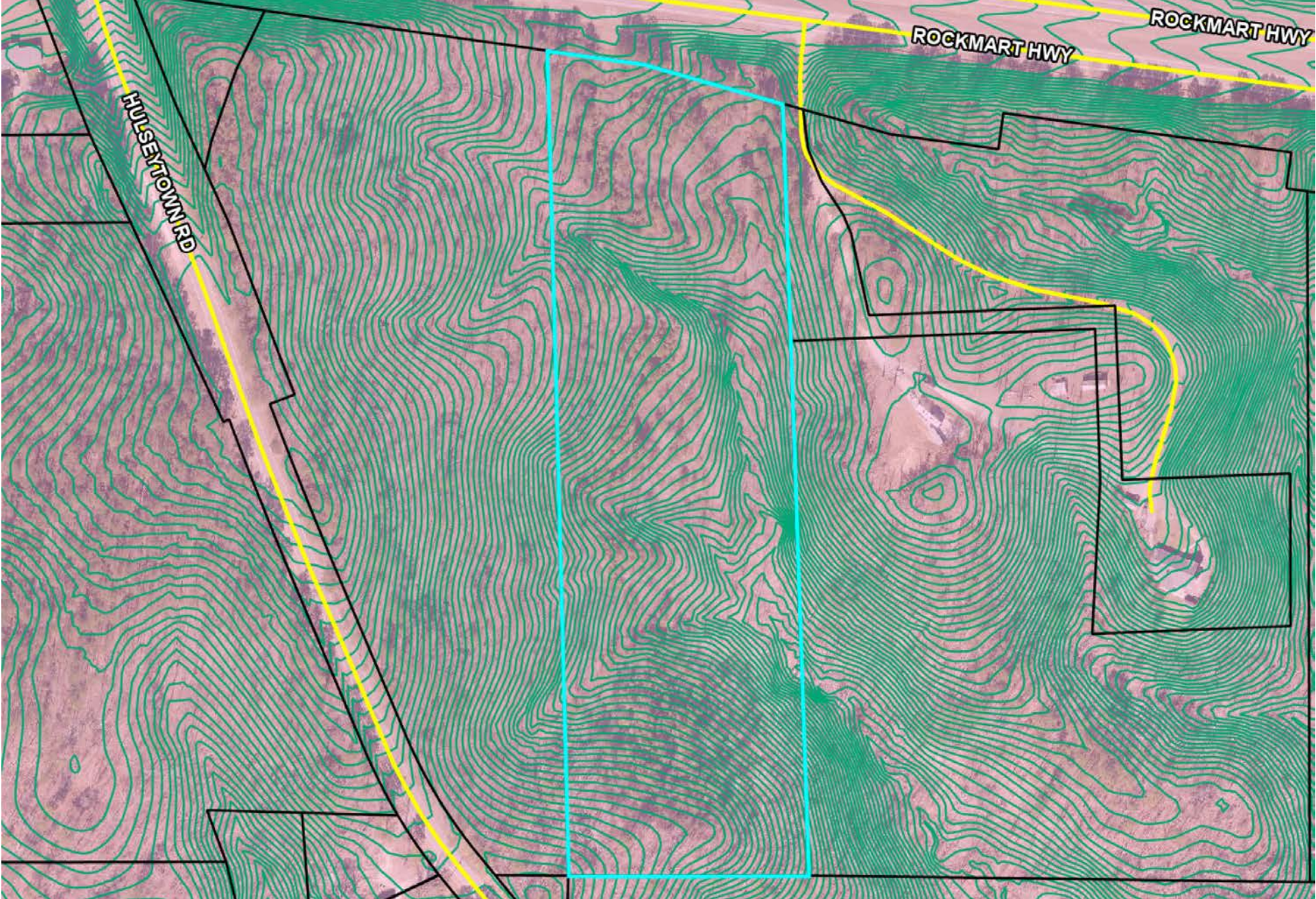




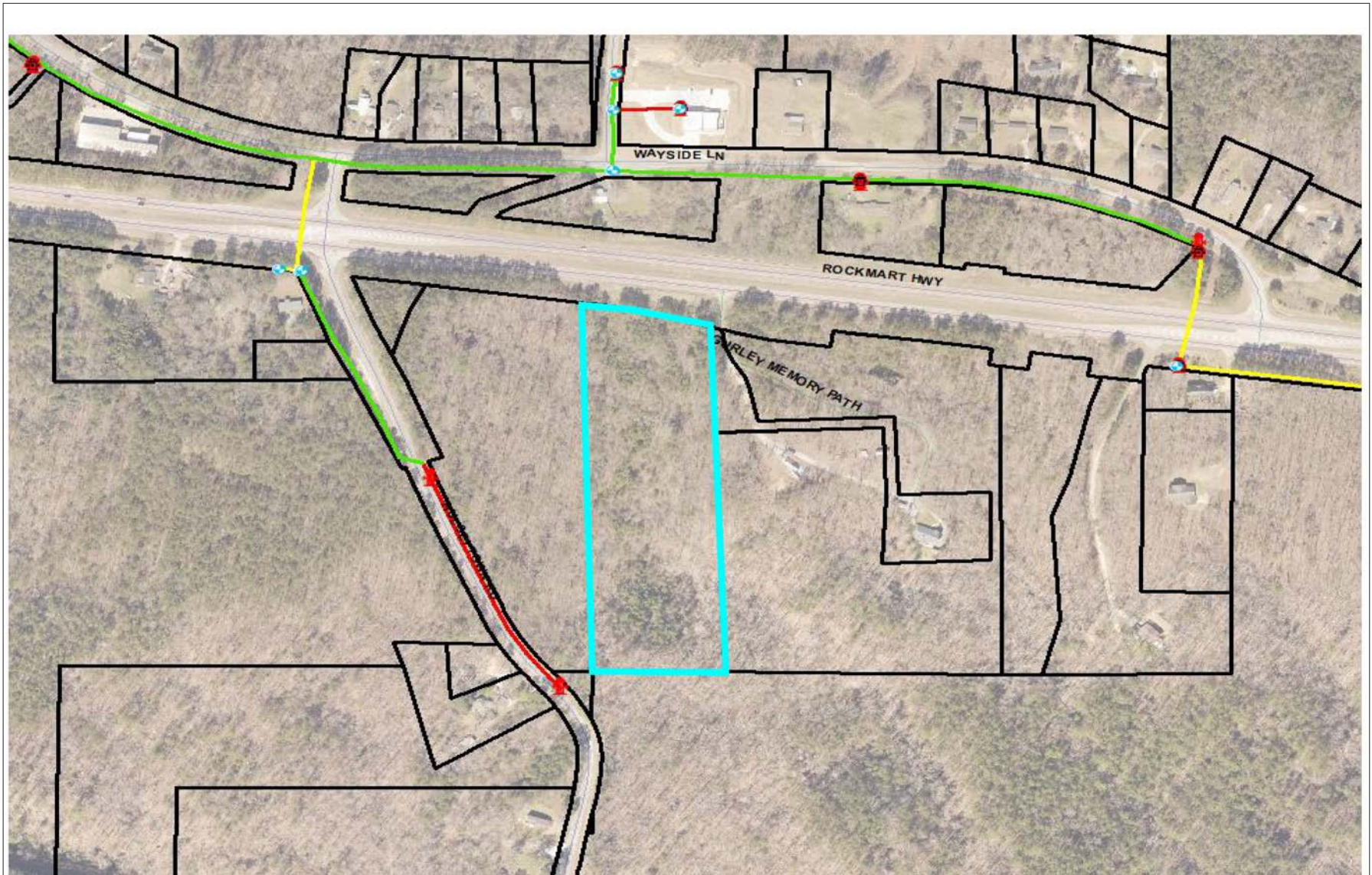
## Site Topography



Site Topography



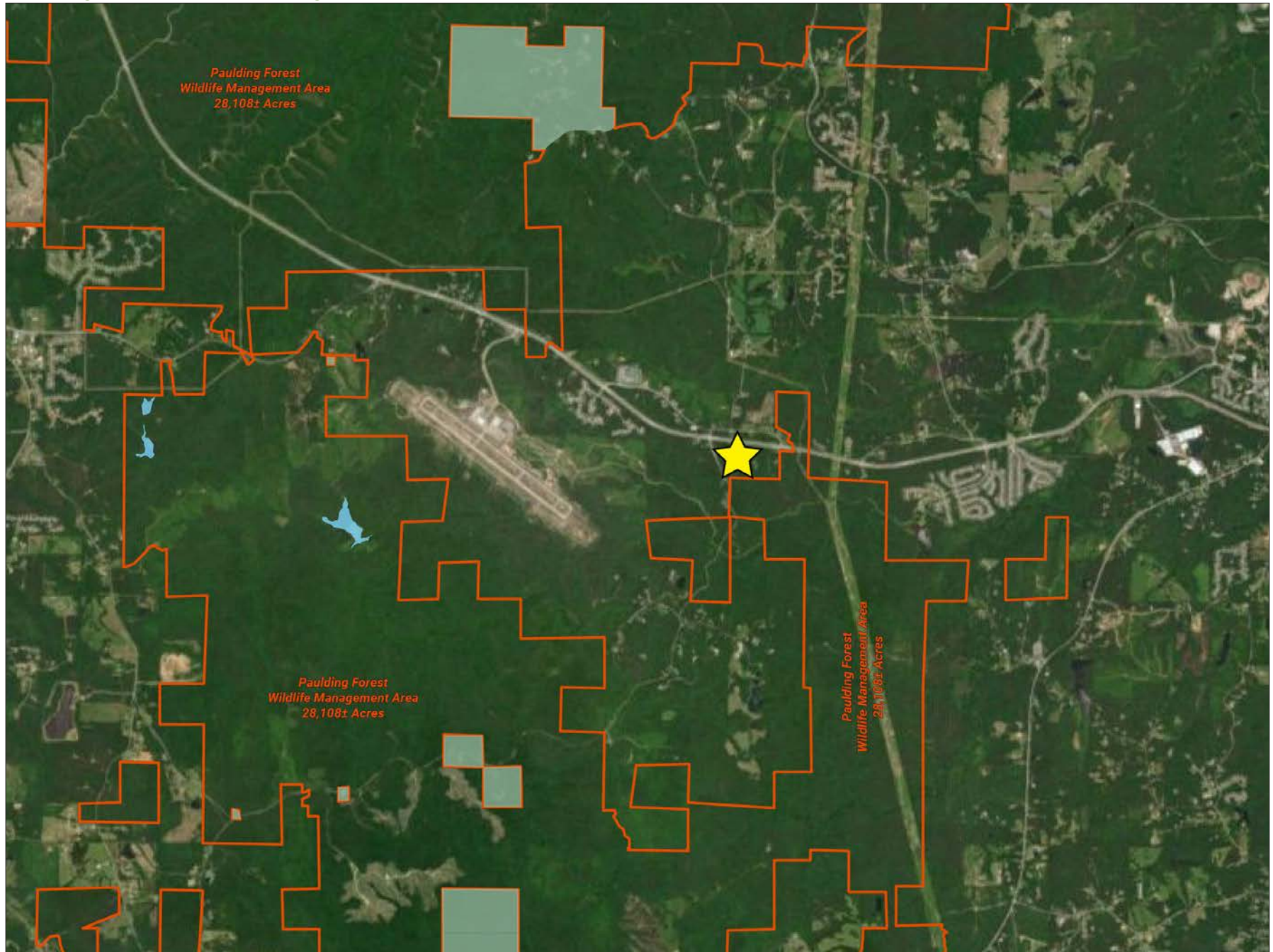
## Water & Sewer



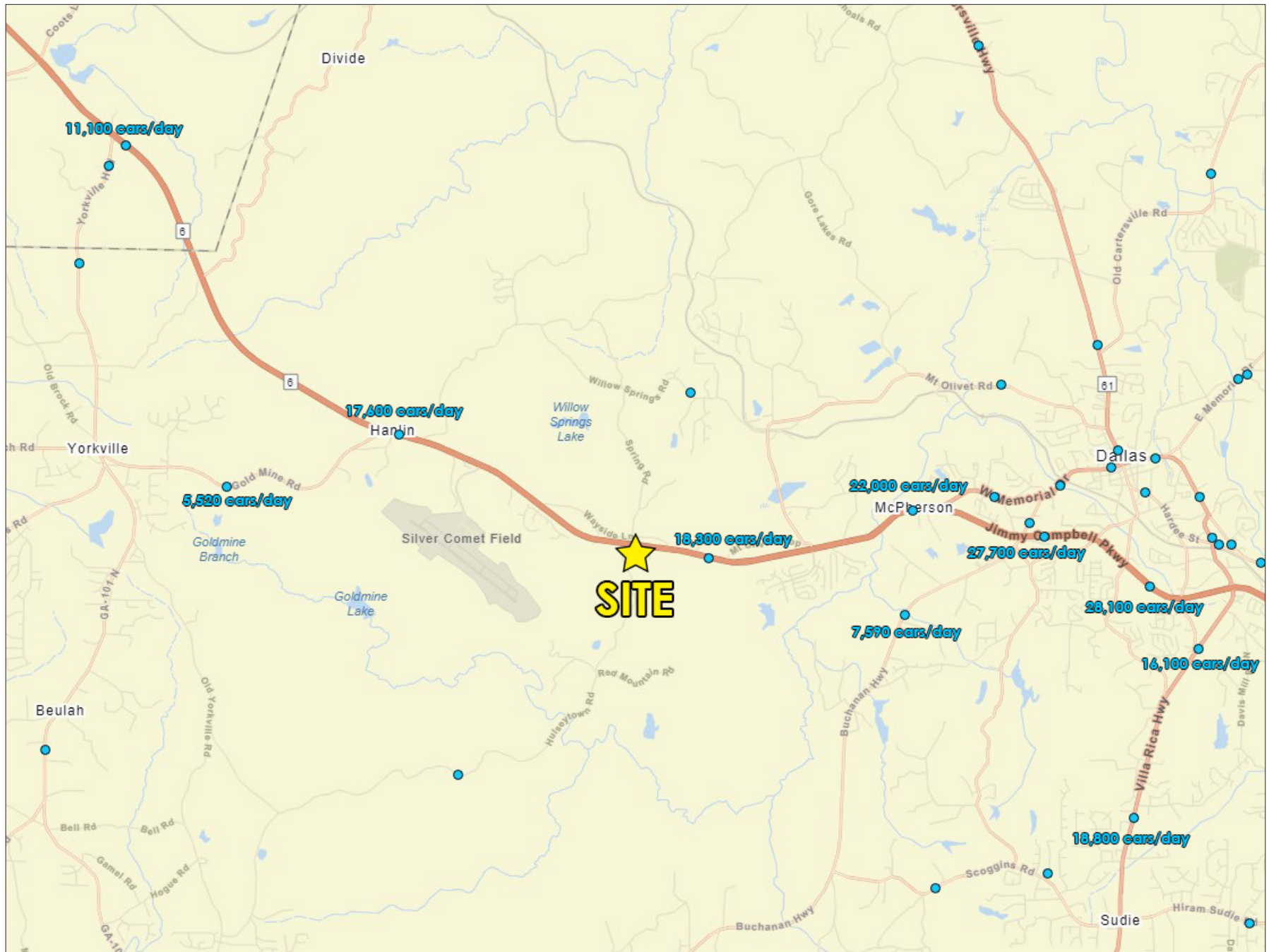
Water - A 6 inch water main is on the east side of Hulseytown Road becoming an 8 inch water main on the west side of Hulseytown Road before crossing under Hwy 278.

Sewer – Sewer is currently unavailable at the property.

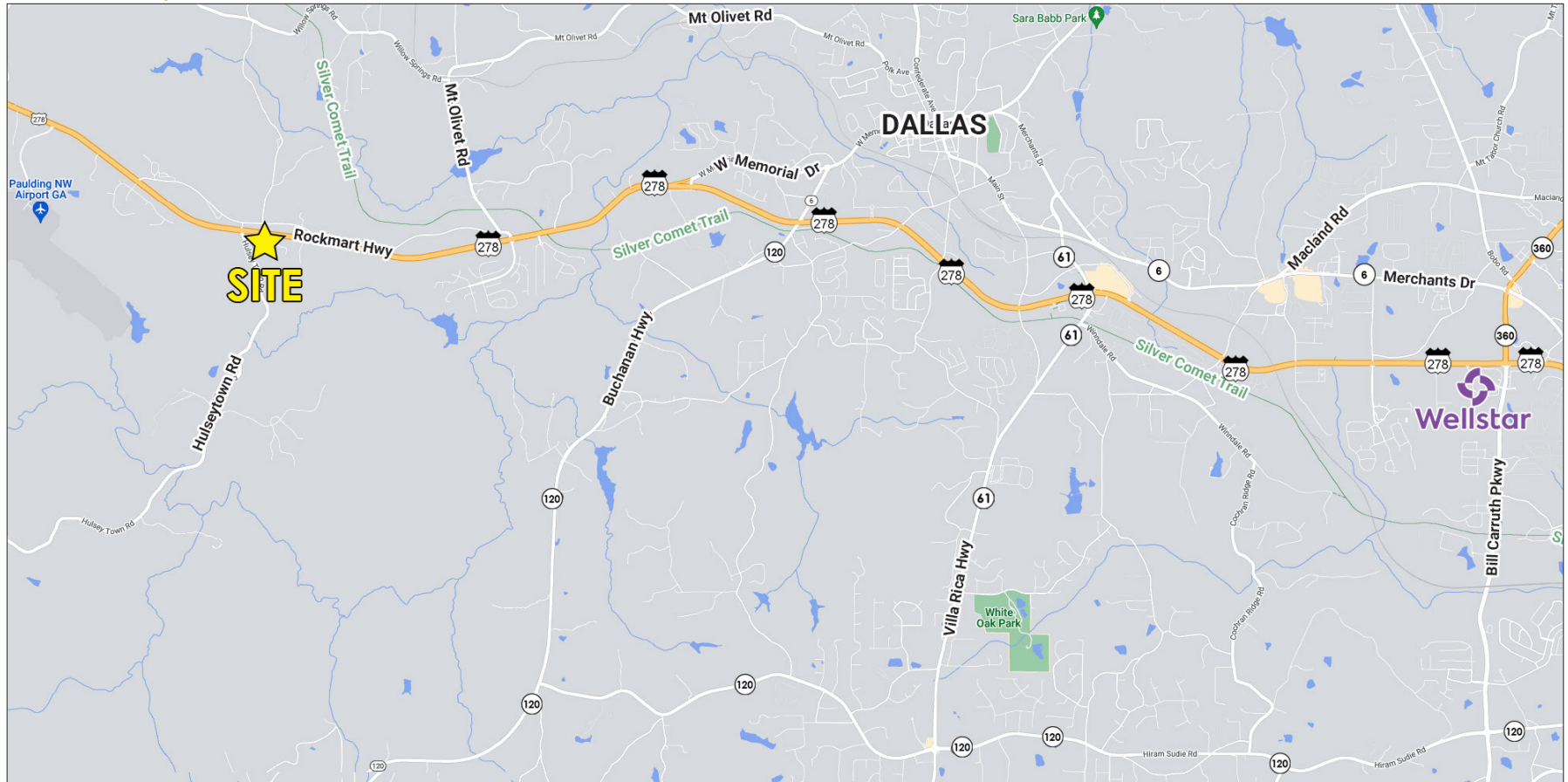
## Paulding Forest Wildlife Management Area



Traffic Count Map (Source: GA DOT)



# Location Map



## Listing Team



**Nelson Vinson**  
Partner

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Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



**Dan Buyers**  
Partner

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Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Atlanta Region Transit-link Authority (ATL), the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



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