

Keystone Realty Group, LLC
 110 Evans Mill Drive, Suite 602, Dallas, Georgia 30157
 Mark Taglieber, Broker – Mobile: 770-880-4576
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Two Commercial Parcels (3.0 and 2.55 acres) For Sale
Excellent for Retail Commercial, Office, Hospitality or Restaurant Uses



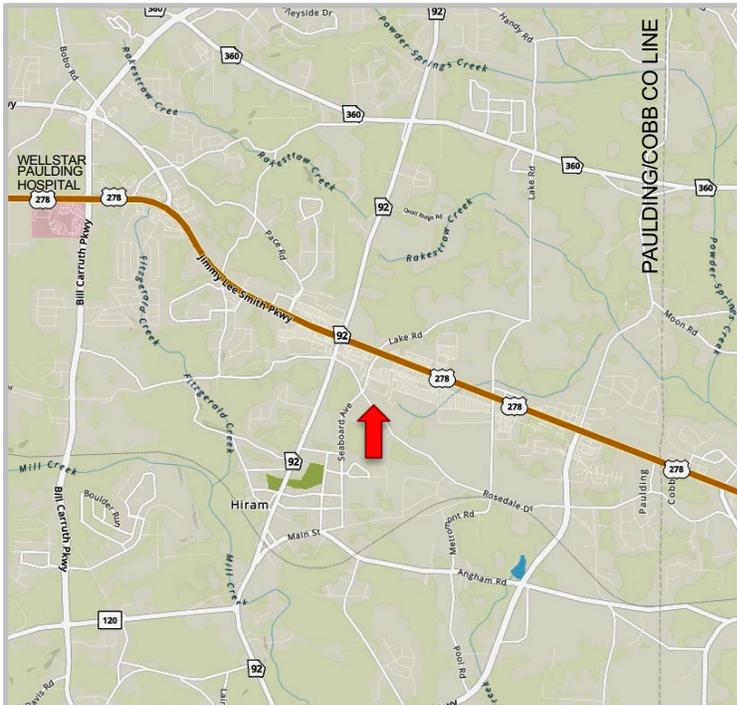
Property Details:

- Address: 331 Rosedale Drive, Hiram, GA 30141
- Current Zoning: B2 - Highway Commercial
- Site Area: 5.56 acres
- All utilities including public water and sewer in immediate area
- Site contains an unoccupied 1,664 SF house built in 1960
- Sloping to Gently Sloping Topography
- Approx 764' frontage on Rosedale Drive and visible along Depot Drive as well
- Minutes from State Routes 120, 92 & U.S. Hwy 278.
- Paulding Co plans future traffic circle at Rosedale & Depot Dr.
- *Located in the highest concentration of commercial businesses in Paulding County and close to excellent customer base in West Cobb co. Close to Silver Comet Trail & Wellstar Paulding.*

Tract One – Excellent for Retail / Restaurant w/Great Visibility
3.0 Acres Listed at \$450,000

Tract Two – Excellent for Office or Hospitality Uses
2.55 Acres Listed at \$255,000

Contact Listing Broker prior to walking property.



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Intersection of Rosedale Drive and Depot Drive. Property to the right.



View of Home Depot from property. Texas Roadhouse to the left.



Property Frontage on Rosedale Drive looking east



Property Frontage on Rosedale Drive looking West



Existing Driveway leading to old home



Small portion of property cleared showing gentle topography

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CONCEPTUAL SITE PLAN
 (NOT REVIEWED BY COUNTY)
 PLAN FOR RETAIL STRIP
 CENTER AND OFFICE CONDO
 USES. WELL SUITED TO
 HOSPITALITY USES.

