

# KAYDELLS PLACE

OFFERING MEMORANDUM



Seven Hills Connector



SEVER  
GROUP

## OFFERING SUMMARY

ADDRESS	o Kaydells Place, Dallas GA 30132-9316
COUNTY	Paulding
LAND ACRES	6
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B2
APN	033.4.1.012.0000

## PROPERTY FEATURES

LAND ACRES	6
ZONING TYPE	B2
TOPOGRAPHY	Level

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	6,766	39,359	90,538
2026 Median HH Income	\$107,075	\$132,822	\$131,790
2026 Average HH Income	\$122,080	\$156,080	\$156,467



## Location Summary

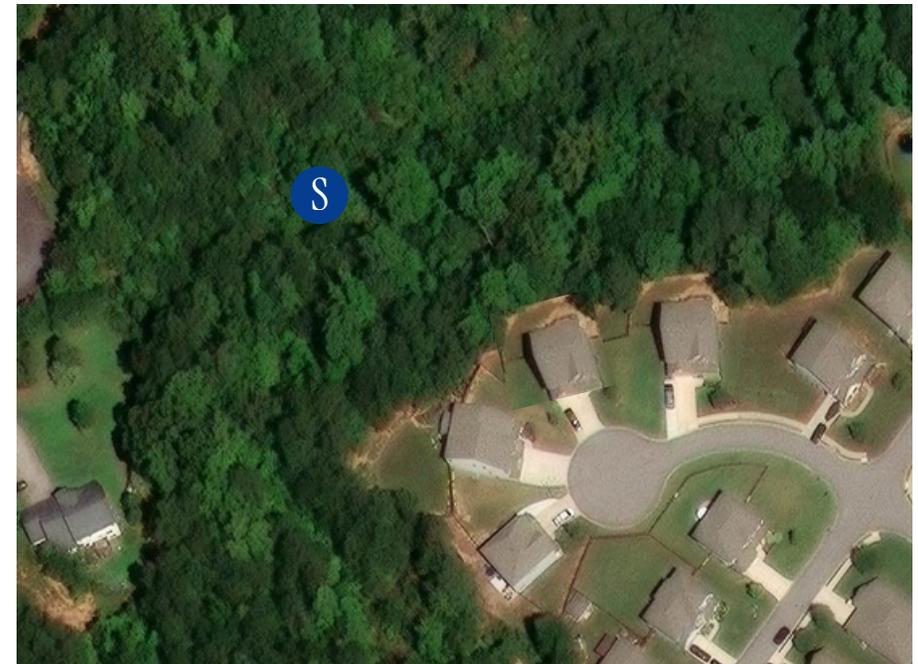
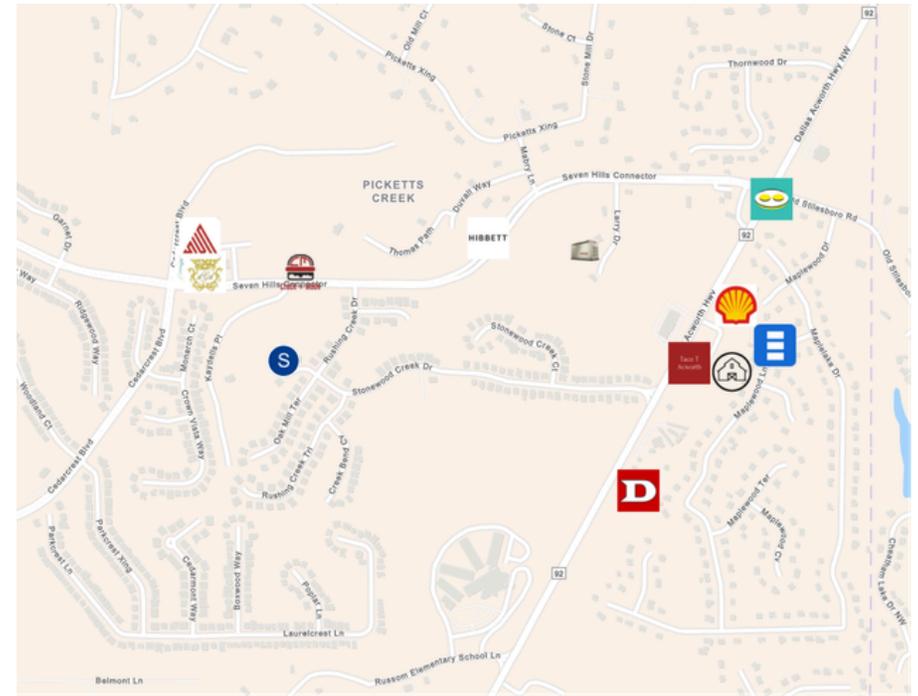
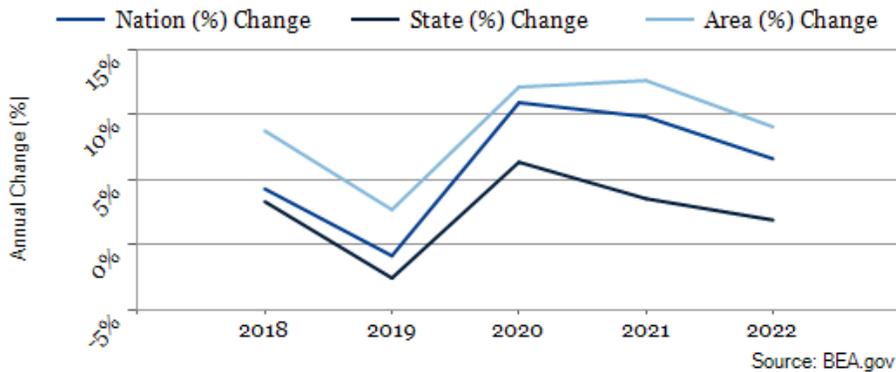
Dallas is located approximately 35 miles northwest of Atlanta and serves as the county seat of Paulding County. The area has experienced consistent residential expansion, driving demand for medical, professional office, retail, and service-based commercial users.

Paulding County continues to attract families relocating from the core Atlanta metro due to affordability and quality-of-life advantages — creating a sustained demand pipeline for local commercial services.

## Largest Employers

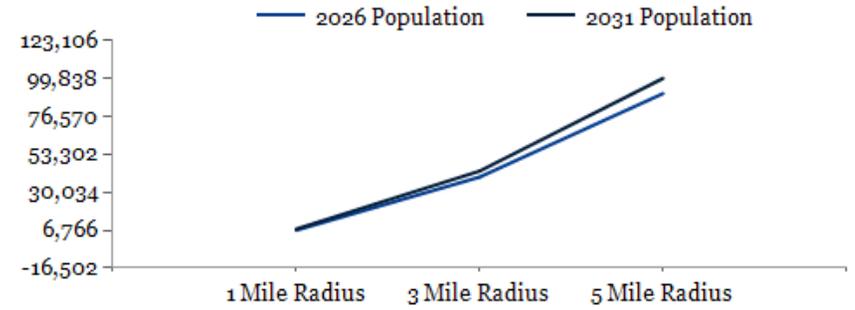
Delta Air Lines	42,090
Northside Hospital	32,000
Piedmont Healthcare	29,646
Publix Super Markets Inc.	23,660
Wellstar Health System	21,020
The Home Depot	19,576
United Parcel Service Inc.	17,037
Emory University	13,500

## Paulding County GDP Trend

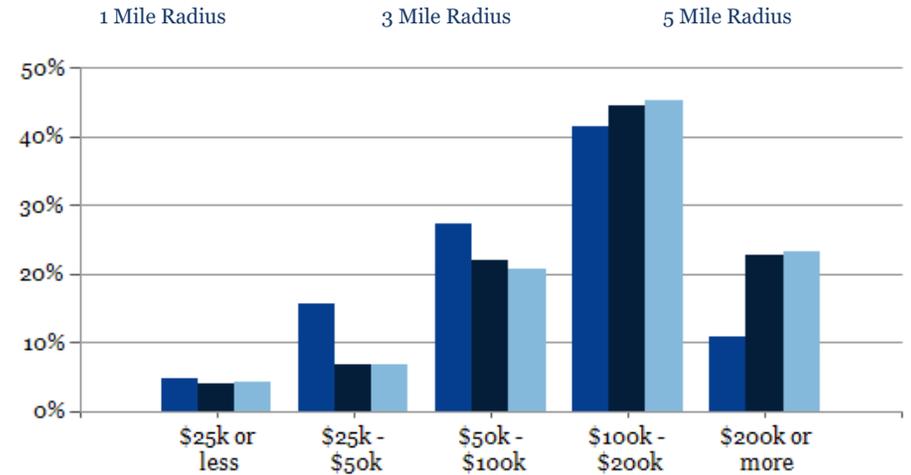


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,622	10,674	38,647
2010 Population	3,128	25,206	64,931
2026 Population	6,766	39,359	90,538
2031 Population	7,514	43,023	99,838
2026 African American	1,664	7,146	14,995
2026 American Indian	29	144	282
2026 Asian	297	1,133	2,455
2026 Hispanic	831	3,508	7,579
2026 Other Race	307	1,219	2,620
2026 White	3,765	26,381	62,326
2026 Multiracial	698	3,316	7,800
2026-2031: Population: Growth Rate	10.60%	9.00%	9.85%

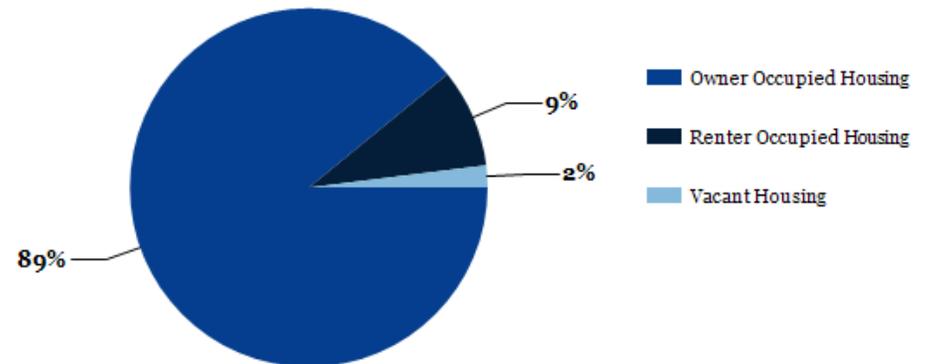
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	69	322	726
\$15,000-\$24,999	33	175	540
\$25,000-\$34,999	130	283	678
\$35,000-\$49,999	204	545	1,267
\$50,000-\$74,999	273	1,224	2,990
\$75,000-\$99,999	308	1,475	3,049
\$100,000-\$149,999	492	3,423	8,420
\$150,000-\$199,999	394	2,055	4,774
\$200,000 or greater	233	2,794	6,745
Median HH Income	\$107,075	\$132,822	\$131,790
Average HH Income	\$122,080	\$156,080	\$156,467



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

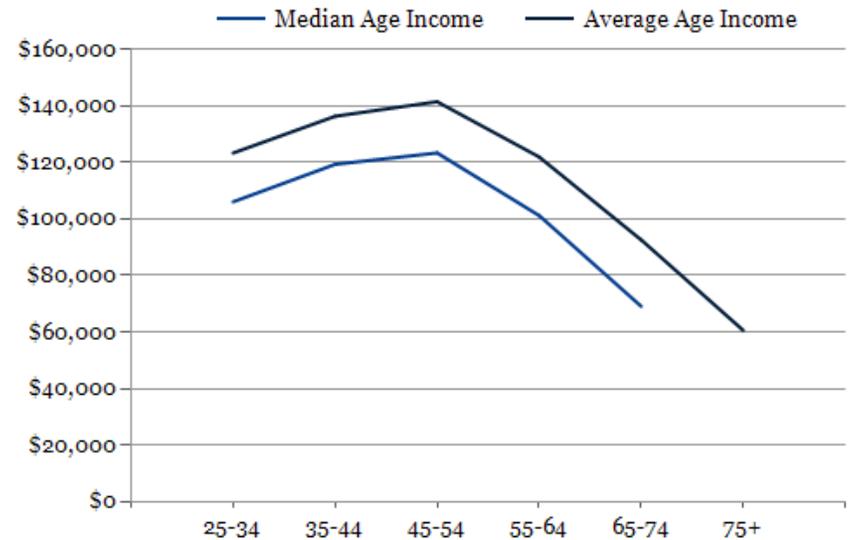
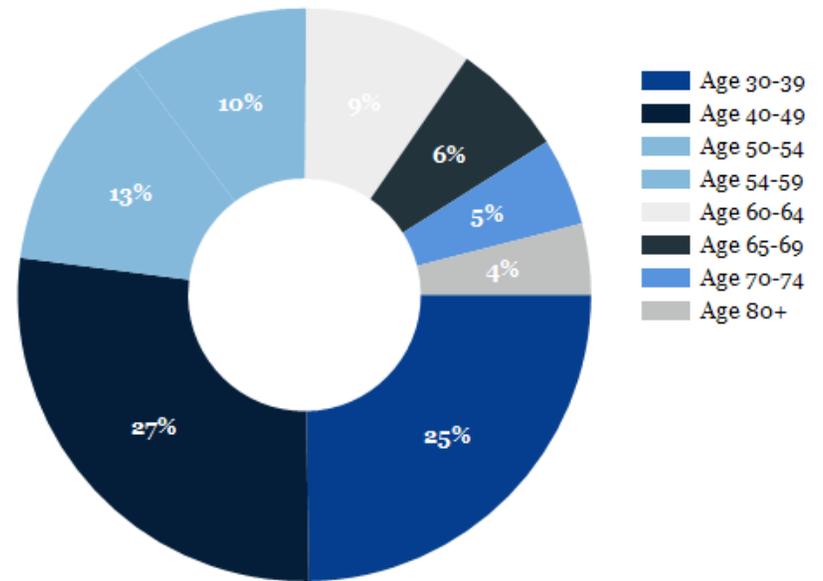


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	427	2,004	4,870
2026 Population Age 35-39	506	2,253	5,306
2026 Population Age 40-44	537	2,845	6,083
2026 Population Age 45-49	493	2,840	6,274
2026 Population Age 50-54	480	3,175	7,023
2026 Population Age 55-59	388	2,623	6,269
2026 Population Age 60-64	358	2,336	5,678
2026 Population Age 65-69	243	1,776	4,576
2026 Population Age 70-74	187	1,263	3,312
2026 Population Age 75-79	151	1,045	2,525
2026 Population Age 80-84	96	609	1,444
2026 Population Age 85+	50	327	884
2026 Population Age 18+	4,961	29,577	68,943
2026 Median Age	36	38	39
2031 Median Age	36	38	39

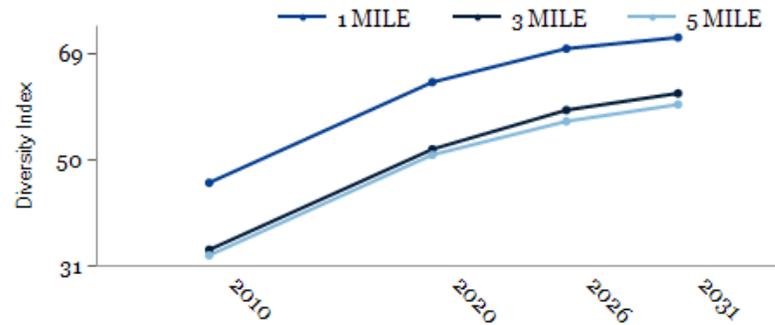
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,051	\$120,867	\$121,915
Average Household Income 25-34	\$123,359	\$150,057	\$149,657
Median Household Income 35-44	\$119,355	\$141,132	\$140,214
Average Household Income 35-44	\$136,377	\$170,532	\$169,369
Median Household Income 45-54	\$123,392	\$151,996	\$151,061
Average Household Income 45-54	\$141,542	\$181,591	\$182,427
Median Household Income 55-64	\$101,218	\$135,675	\$140,340
Average Household Income 55-64	\$121,978	\$166,781	\$171,766
Median Household Income 65-74	\$69,076	\$101,313	\$104,529
Average Household Income 65-74	\$92,608	\$124,731	\$129,348
Average Household Income 75+	\$60,561	\$84,307	\$86,796

Population By Age

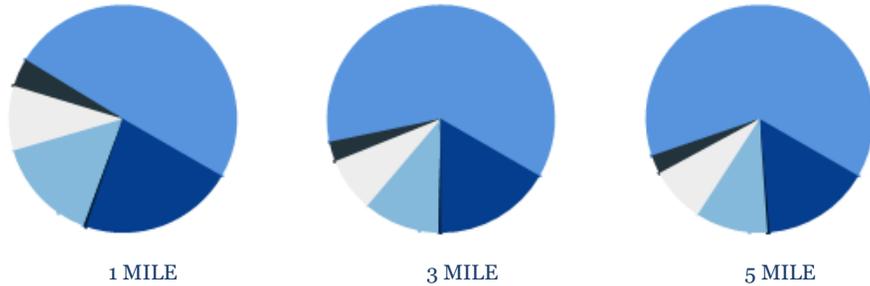


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	62	60
Diversity Index (current year)	70	59	57
Diversity Index (2020)	64	52	51
Diversity Index (2010)	46	34	33

POPULATION DIVERSITY



POPULATION BY RACE

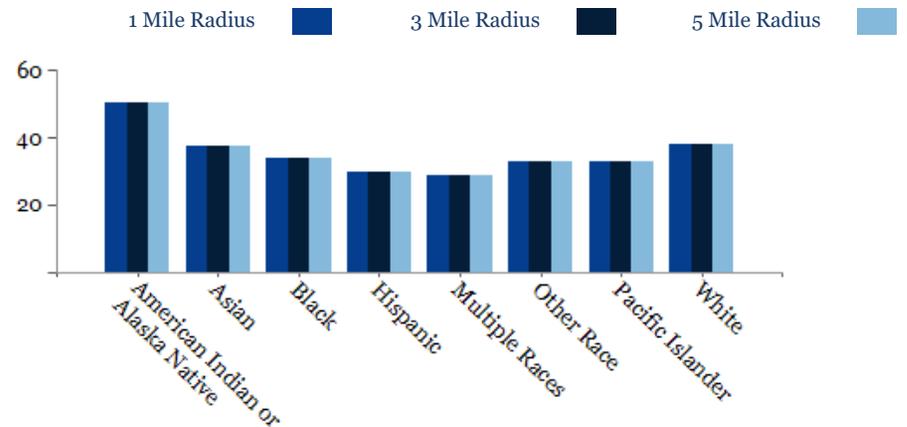


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	51	42	42
Median Asian Age	38	38	39
Median Black Age	34	35	35
Median Hispanic Age	30	28	28
Median Multiple Races Age	29	28	27
Median Other Race Age	33	31	31
Median Pacific Islander Age	33	40	39
Median White Age	38	41	42

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	22%	17%	15%
American Indian	0%	0%	0%
Asian Hispanic	4%	3%	3%
Multiracial Other	11%	8%	8%
Race White	9%	8%	8%
	4%	3%	3%
	50%	62%	64%

2026 MEDIAN AGE BY RACE



# Kaydells Place

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