

# Land for Sale 13+- Acres

## Future Land Use- Commercial

Dallas Acworth Highway

Dallas, Ga 30132



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*Exclusively Marketed by:*



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## OFFERING SUMMARY

ADDRESS	2790 Dallas Acworth Hwy, 8334 Dallas Acworth Hwy, 8220 Dallas Acworth Hwy, Parcel-057.2.2.007.0000 Dallas GA 30157
COUNTY	Paulding
OFFERING PRICE	\$0
LAND ACRES	13+-
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	<b>R4</b>
# OF PARCELS	4-Will Subdivide

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	4,320	40,361	91,570
2022 Median HH Income	\$93,544	\$107,582	\$107,410
2022 Average HH Income	\$106,289	\$133,269	\$135,350

- Prime Commercial Development Opportunity in North Paulding Area
- Several Major Retail Centers that Neighbor This Property That Include Starbucks, As Well As Several Restaurants and Retail Stores
- Ideal Zoning: Commercial



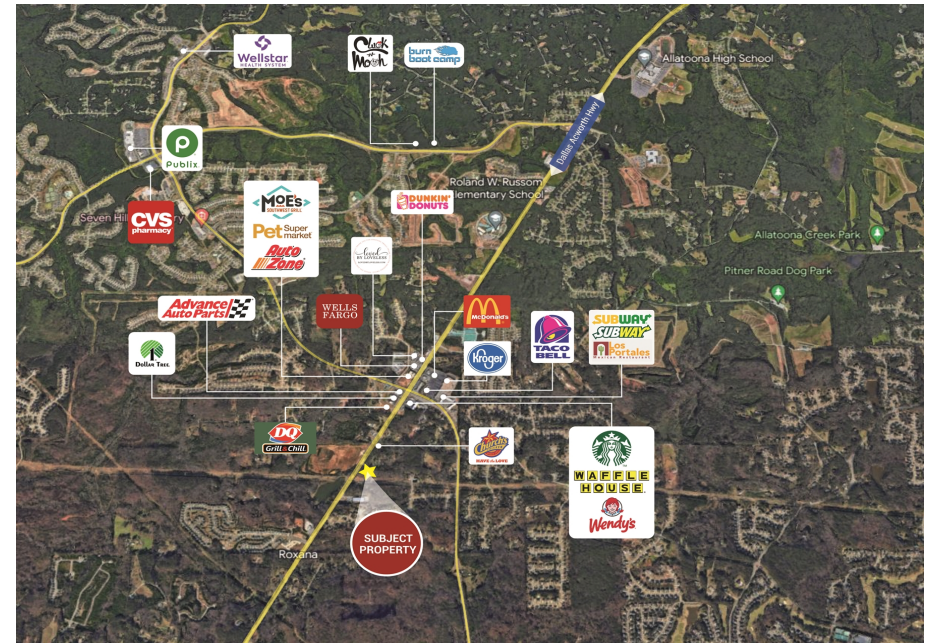
## Prime Location

- This site sits just a few parcels away from a extremely busy Starbucks Coffee and down the street from other businesses such as Kroger, Arby's, McDonald's, Moe's, and Pet Supermarket. This area of Paulding County is fast growing with many new subdivisions and easy access to transportation routes.
- Short Distance from the Cobb/Paulding County Line

## Fronts High Traffic Road

- 13,300 Cars Per Day
- Excellent location with over 1,000 sf of Road Frontage on Dallas Acworth Highway

Locator Map



## PROPERTY FEATURES

LAND ACRES	13+-
# OF PARCELS	4-Will Subdivide
ZONING TYPE	<b>R4</b>
TRAFFIC COUNTS	13,300
OFFERING PRICE	\$200,000 per acre





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,504	15,651	41,466
2010 Population	3,397	29,092	69,615
2022 Population	4,320	40,361	91,570
2027 Population	4,461	41,931	96,823
2022 African American	748	6,456	13,476
2022 American Indian	24	126	263
2022 Asian	89	888	2,081
2022 Hispanic	313	2,953	6,612
2022 Other Race	117	1,012	2,346
2022 White	2,990	28,639	66,174
2022 Multiracial	353	3,214	7,167
2022-2027: Population: Growth Rate	3.20 %	3.85 %	5.60 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	61	359	871
\$15,000-\$24,999	45	365	849
\$25,000-\$34,999	40	293	722
\$35,000-\$49,999	79	846	2,085
\$50,000-\$74,999	209	1,505	3,750
\$75,000-\$99,999	284	1,998	4,560
\$100,000-\$149,999	350	3,552	8,038
\$150,000-\$199,999	207	1,957	4,424
\$200,000 or greater	48	1,531	4,040
Median HH Income	\$93,544	\$107,582	\$107,410
Average HH Income	\$106,289	\$133,269	\$135,350

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	545	5,078	13,796
2010 Total Households	1,078	9,118	22,404
2022 Total Households	1,325	12,406	29,340
2027 Total Households	1,371	12,914	31,053
2022 Average Household Size	3.26	3.25	3.11
2000 Owner Occupied Housing	491	4,680	12,428
2000 Renter Occupied Housing	35	256	912
2022 Owner Occupied Housing	1,101	11,209	26,179
2022 Renter Occupied Housing	224	1,197	3,161
2022 Vacant Housing	53	424	1,072
2022 Total Housing	1,378	12,830	30,412
2027 Owner Occupied Housing	1,146	11,714	27,880
2027 Renter Occupied Housing	225	1,199	3,173
2027 Vacant Housing	47	394	1,185
2027 Total Housing	1,418	13,308	32,238
2022-2027: Households: Growth Rate	3.40 %	4.05 %	5.70 %



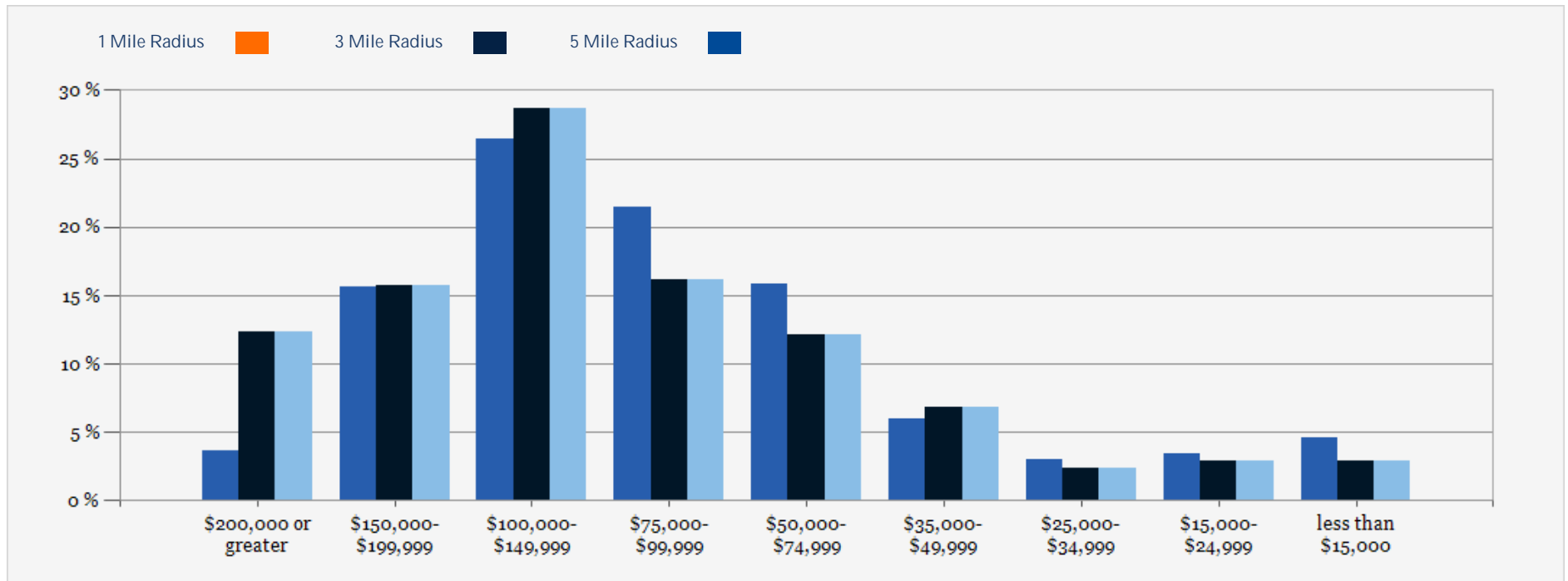
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	352	2,855	6,348
2022 Population Age 35-39	413	2,825	6,132
2022 Population Age 40-44	360	2,784	6,252
2022 Population Age 45-49	303	2,984	6,713
2022 Population Age 50-54	272	2,926	6,886
2022 Population Age 55-59	226	2,893	6,865
2022 Population Age 60-64	192	2,294	5,553
2022 Population Age 65-69	152	1,686	4,051
2022 Population Age 70-74	95	1,162	2,806
2022 Population Age 75-79	58	743	1,842
2022 Population Age 80-84	36	366	869
2022 Population Age 85+	23	269	655
2022 Population Age 18+	3,019	29,765	68,474
2022 Median Age	35	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,419	\$103,129	\$101,758
Average Household Income 25-34	\$107,494	\$120,690	\$120,815
Median Household Income 35-44	\$106,200	\$114,265	\$115,336
Average Household Income 35-44	\$121,823	\$138,473	\$142,568
Median Household Income 45-54	\$102,155	\$121,950	\$123,082
Average Household Income 45-54	\$114,877	\$153,247	\$156,628
Median Household Income 55-64	\$88,020	\$116,320	\$115,837
Average Household Income 55-64	\$98,801	\$149,407	\$150,306
Median Household Income 65-74	\$66,859	\$82,776	\$84,603
Average Household Income 65-74	\$81,155	\$106,666	\$109,884
Average Household Income 75+	\$58,553	\$70,795	\$73,175

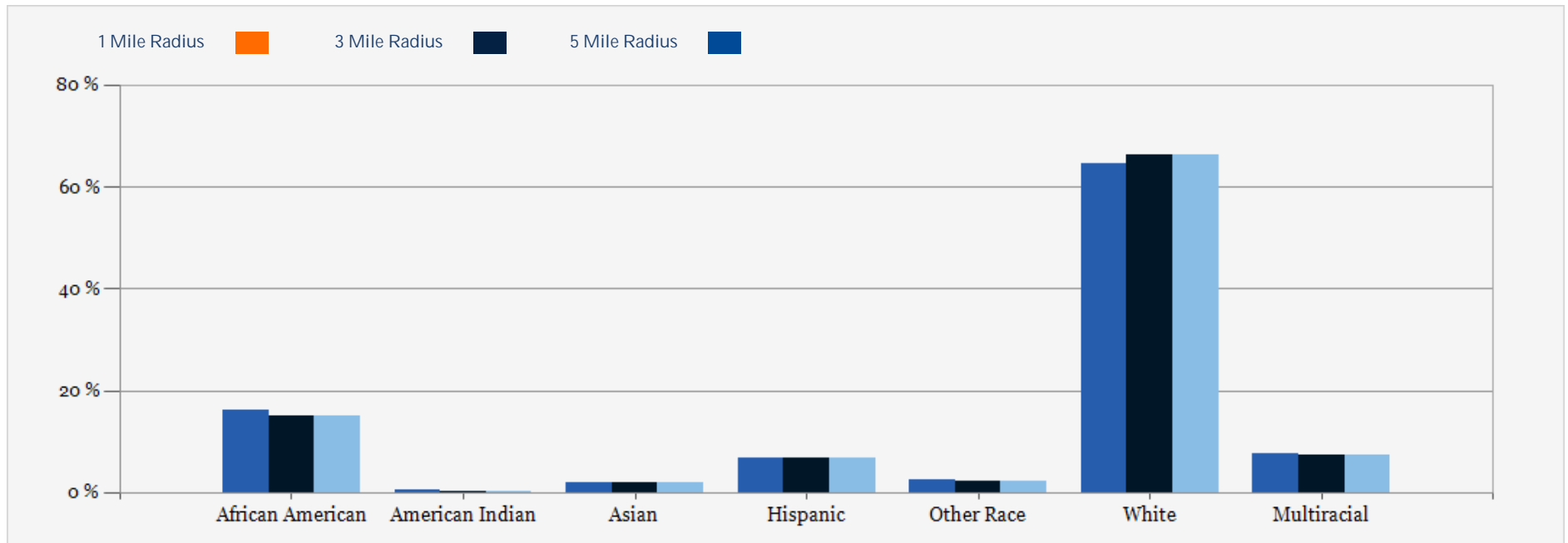
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	393	3,539	8,060
2027 Population Age 35-39	424	3,568	8,229
2027 Population Age 40-44	368	2,918	6,629
2027 Population Age 45-49	301	2,634	6,176
2027 Population Age 50-54	263	2,786	6,339
2027 Population Age 55-59	227	2,676	6,455
2027 Population Age 60-64	220	2,549	6,217
2027 Population Age 65-69	178	2,087	5,097
2027 Population Age 70-74	109	1,404	3,436
2027 Population Age 75-79	71	964	2,443
2027 Population Age 80-84	47	570	1,380
2027 Population Age 85+	32	360	861
2027 Population Age 18+	3,160	31,367	73,241
2027 Median Age	35	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,429	\$110,907	\$109,560
Average Household Income 25-34	\$122,845	\$134,211	\$135,943
Median Household Income 35-44	\$115,666	\$125,856	\$127,199
Average Household Income 35-44	\$136,560	\$159,164	\$162,988
Median Household Income 45-54	\$115,723	\$133,877	\$135,194
Average Household Income 45-54	\$131,756	\$169,065	\$173,199
Median Household Income 55-64	\$104,564	\$129,888	\$128,943
Average Household Income 55-64	\$117,240	\$168,145	\$170,402
Median Household Income 65-74	\$81,467	\$102,836	\$102,965
Average Household Income 65-74	\$97,166	\$130,936	\$134,154
Average Household Income 75+	\$68,346	\$89,630	\$95,680

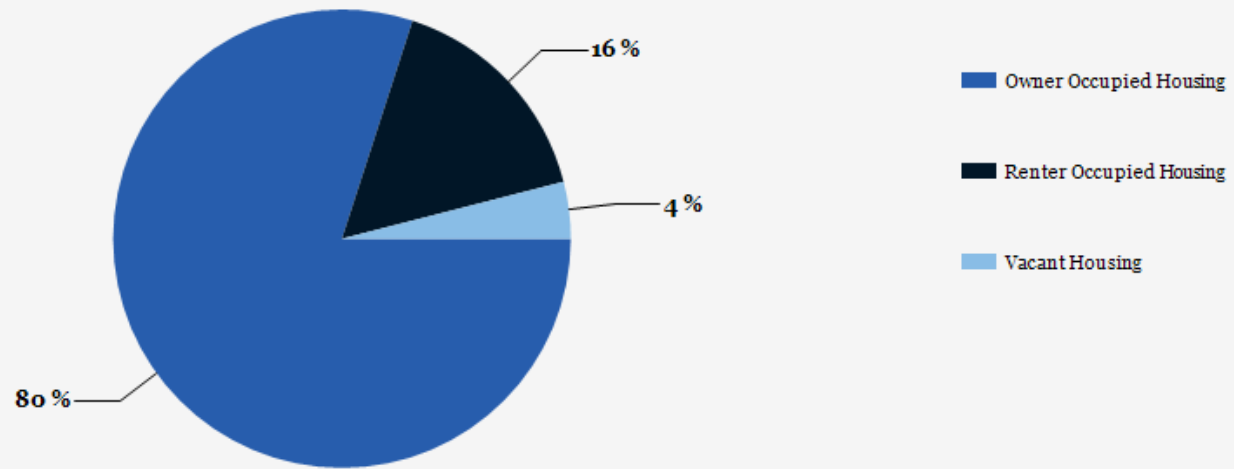
## 2022 Household Income



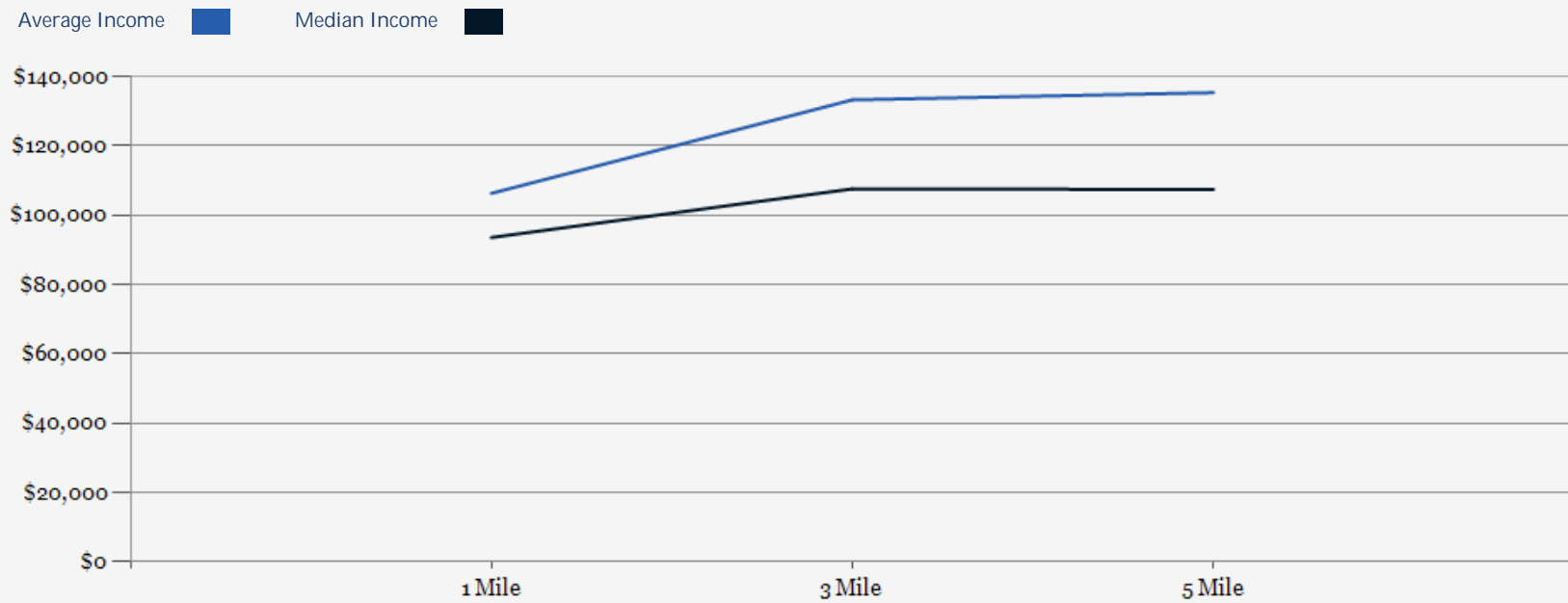
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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