

4.33 Acre Potential Commercial Parcel For Sale - \$395,000
Along S.R. 61 – Excellent for Retail or Office Type Uses

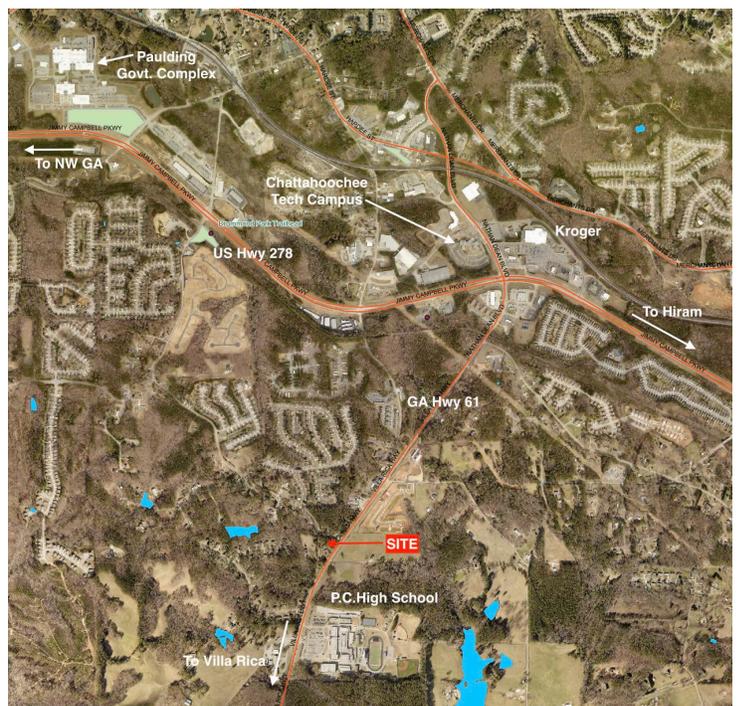


Property Details:

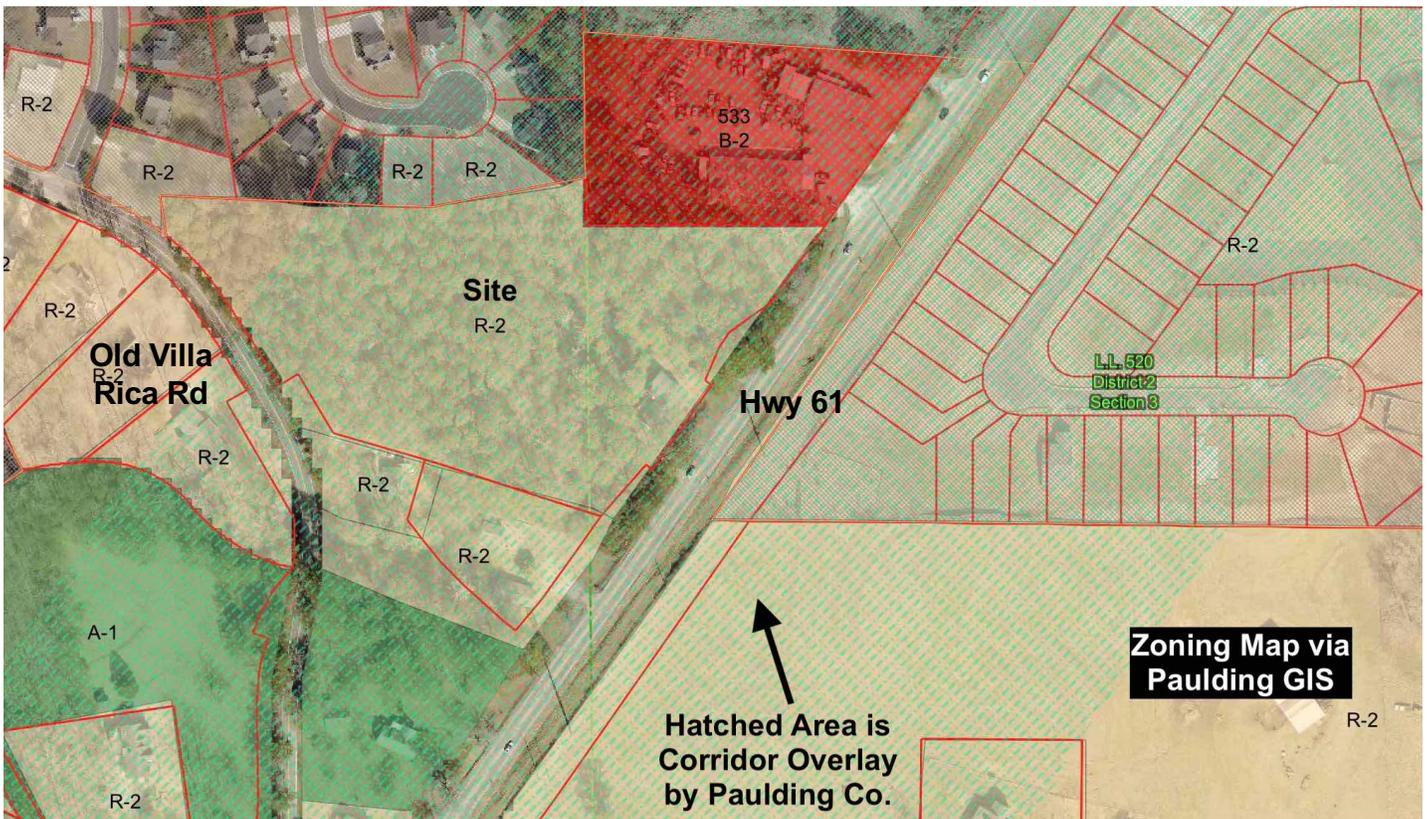
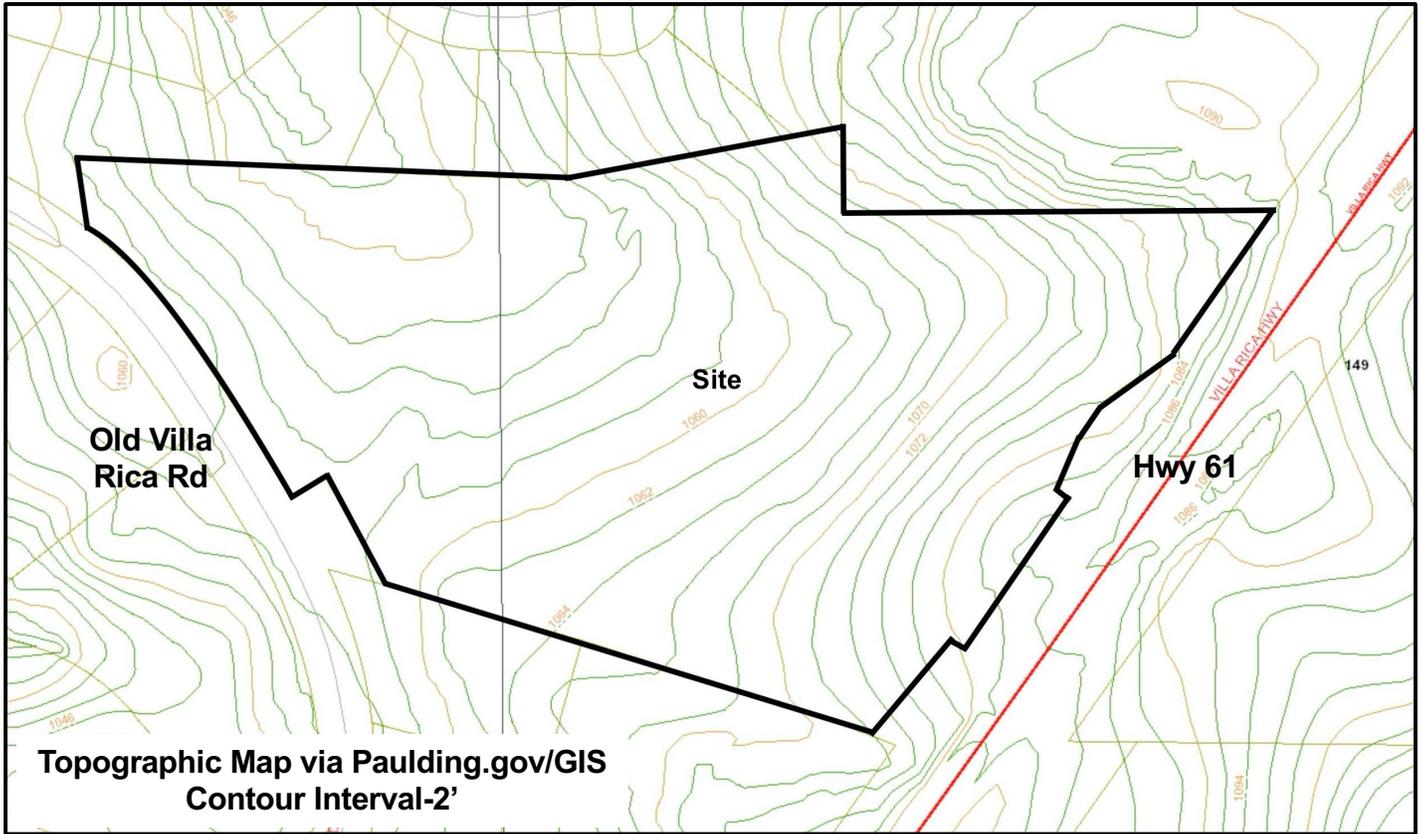
- Current Zoning: R2 (Residential) in Paulding County. Adjacent to existing commercial use along State Route 61
- Frontage: 477' - Hwy 61 / 336', - Old Villa Rica Road
- Utilities: Public Water, Power, Gas, Phone & Cable available along Hwy 61. Public Sewer in subdivision directly behind Property.
- 18,500 +/- VPD on State Route 61 along property frontage
- Visibility: Excellent. Property level with State Route 61
- Topography: Gently sloping front to back
- Accessibility: Existing Driveway fronting on Hwy 61
- Location: Close to Paulding Co. High School, Chattahoochee Tech, Watson Govt. Complex, Cities of Dallas & Hiram. Accessible to US Hwy 278 & I-20 (via 61 or 278)

Demographics	1 Mile	3 Miles	5 Miles
Population	5,486	28,953	71,144
Avg. Household Income	\$68,989	\$71,282	\$84,490
Pop. Change (2000-2013)	13.6%	14.4%	14.7%

Excellent for Commercial Uses Requiring Strong Visibility or Quick Access to Schools, Govt. Facilities and Strong Population Growth



Above information is believed to be accurate but not warranted and subject to change.



Keystone Realty Group

110 Evans Mill Drive, Suite 602

Dallas, GA 30157

Off: 678-932-2105

Pete Ewing
 770-634-1620

Pete.ewing65@gmail.com

Mark Taglieber
 770-880-4576

marktaglieber@gmail.com

