



Hwy 120/Dallas Hwy Development Site

Offering Summary

Sale Price:	Inquire
Lot Size:	15 ± Acres

- All utilities at or near site (subject to verification)
- Zoned R-30
- Easy access from Hwy 120
- 31.7K Traffic Count
- Growing area convenient to significant retail/office/medical amenity base

Get more information

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Executive Summary

We present a pristine 15 ± acre parcel for sale in the highly sought-after Harrison High School District of West Cobb. The property boasts mature hardwoods and rolling topography, creating an ideal setting for a residential enclave. Additionally, it is well-suited for family or group development, allowing for homes on spacious lots.

West Cobb is renowned for its excellent public and private schools, including the top-tier Harrison High School, along with Mount Paran Christian School and The Walker School in close proximity. The region also enjoys a wealth of retail and dining options, with the Avenue West Cobb being a notable highlight.

Furthermore, West Cobb is enriched with recreational amenities, such as the expansive 3,000+ acre Kennesaw National Battlefield Park to the east and the scenic Silver Comet Trail to the south. The charming Marietta Square, downtown Kennesaw, and downtown Acworth contribute to the area's appeal with pedestrian-friendly retail and restaurant villages, enhancing the overall quality of life in West Cobb.



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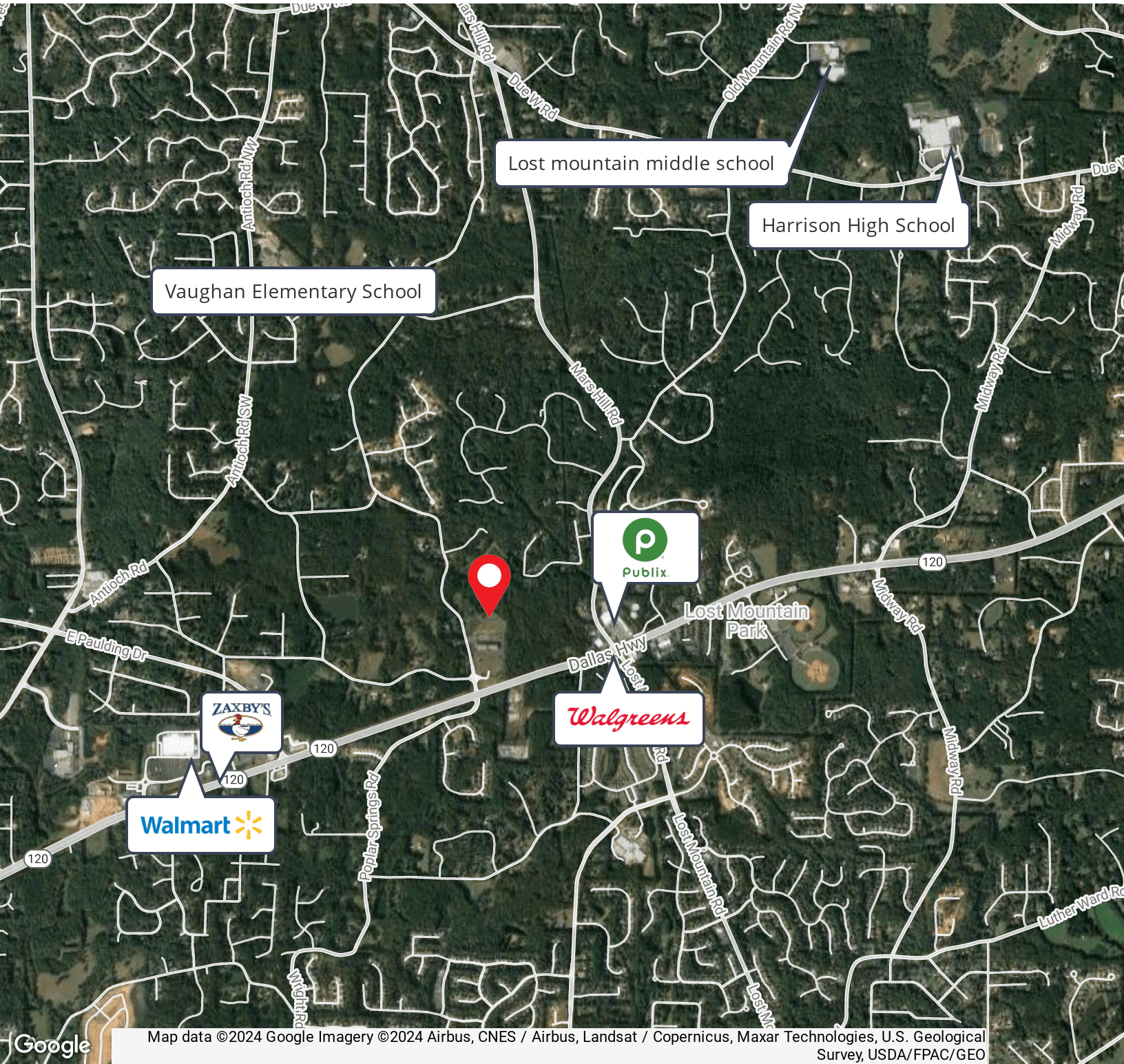
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Nearby Schools

5400 Old Dallas Rd

The property is served by Harrison High School, Lost Mountain Middle School, and Vaughan Elementary School.



HARRISON HIGH SCHOOL

SchoolDigger.com ranks Harrison High School 22 out of 409 Georgia public high schools. Harrison High School ranks better than 94.6% of high schools in Georgia. It also ranks 4th among 17 ranked high schools in the Cobb County School District (www.schooldigger.com).

Greatschools.org ranks Harrison High School 9/10 in student progress, and 10/10 in college and career readiness. Far above the state average. Harrison High School also received the College Success Award in 2018, 2019 and 2020. The College Success Award is based on the school's success in student college and career preparation.



LOST MOUNTAIN MIDDLE SCHOOL

SchoolDigger.com ranks Lost Mountain Middle School 60 out of 540 Georgia public middle schools. Lost Mountain Middle School ranks better than 88.9% of middle schools in Georgia. It also ranks 7th among 24 ranked middle schools in the Cobb County School District (www.schooldigger.com).

Greatschools.org ranks Lost Mountain Middle School 10/10 in test scores.



VAUGHAN ELEMENTARY SCHOOL

SchoolDigger.com ranks Vaughan Elementary School 241 out of 1,208 Georgia public elementary schools. Vaughan Elementary School ranks better than 80% of elementary schools in Georgia. It also ranks 20th among 64 ranked elementary schools in the Cobb County School District (www.schooldigger.com).

Greatschools.org ranks Vaughan Elementary 9/10 in test scores, far above the state average.

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City of Marietta, GA



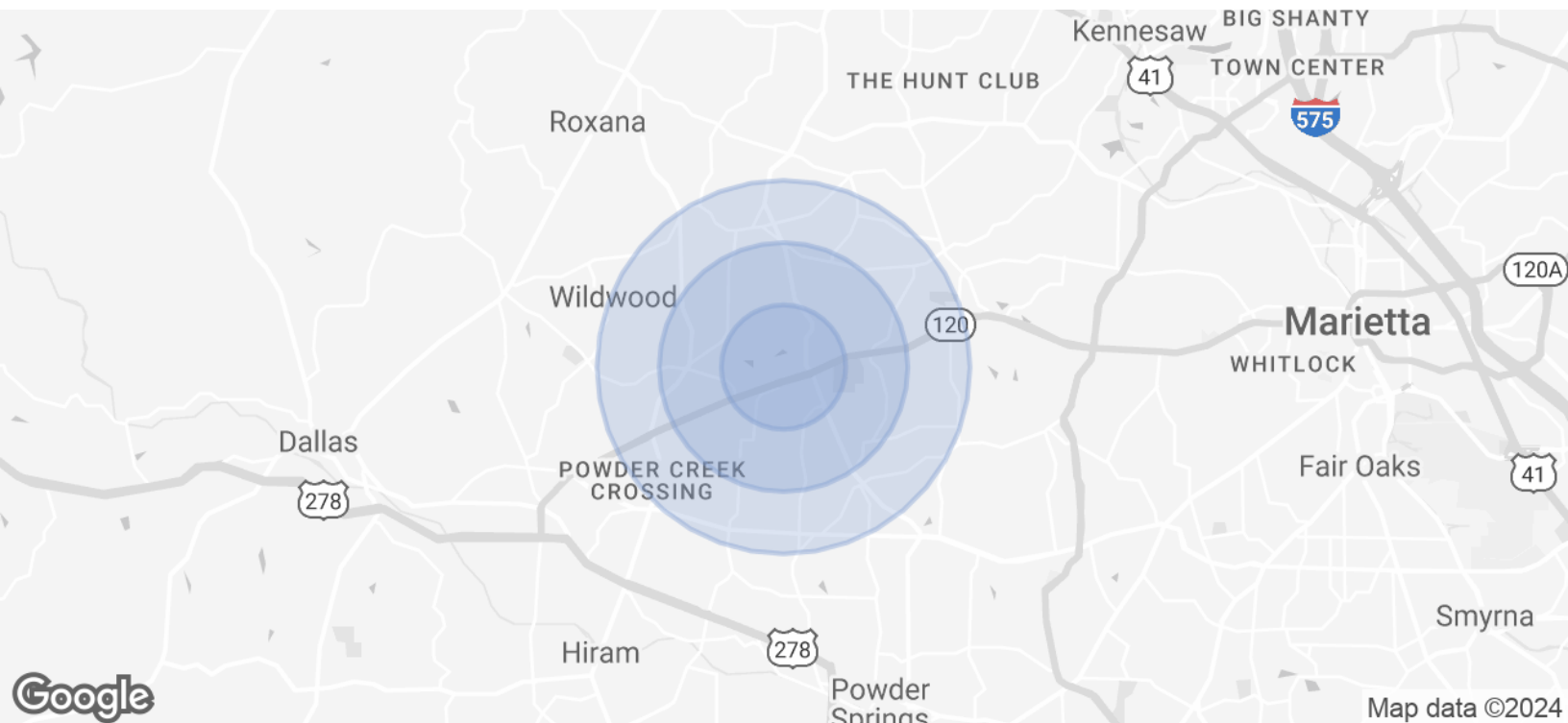
Marietta Square, located 9 miles northeast from the property, is a historic city established in 1834, blending small-town values with big-city opportunities.

Nestled between Atlanta and the North Georgia Mountains, Marietta offers a charming downtown Square with restaurants, museums, theaters, nightlife, festivals, and the vibrant Glover Park. As Cobb County's seat, it boasts beautiful parks, Victorian homes, and historic sites, along with shopping, progressive businesses, and numerous attractions, making it an ideal place for both residents and visitors.



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Population	1 Mile	2 Miles	3 Miles
Total Population	3,192	15,279	34,175
Average Age	41.7	41.2	41.7
Average Age (Male)	36.5	36.7	39.3
Average Age (Female)	45.3	42.4	41.8
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	974	4,838	11,462
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$178,702	\$139,997	\$126,180
Average House Value	\$382,977	\$352,523	\$319,147

* Demographic data derived from 2020 ACS - US Census



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Let's talk.

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