



Thank you for your inquiry on 2510 New Macland Drive, Powder Springs, GA 30127.

This property is 19.5 +/- acres, offered at \$2,100,000

The current FMLS number is: 6993077

The current GAMLS number is:10015442

This 19.5 +/- acre Single Family Land site is situated next to McEachern High School on New Macland Road in West Cobb. All utilities are available.

Included in this packet is:

- FMLS Listing
- Survey
- Aerial Photograph

If you have any additional questions, please call Wendy Bunch at (770) 528-9655, or you may send a text to (404) 375-7765!



RE/MAX

WENDY R. BUNCH
Broker/Owner

RE/MAX Pure

wendybunch@remax.net | www.WendyBunch.com
(770) 528-9655 (Direct) | (770) 528-9655 (Office)
48 Polk Street, Marietta, GA 30064

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2510 New Macland Drive Powder Springs, Georgia 30127

Listing

Agent Full

MLS System - FMLS

\$2,100,000
Active



Land
MLS #: 6993077
2510 New Macland Drive
City: Powder Springs
County: Cobb - GA
Subdivision: None
Subtype: Single Family Residence

Availability: No conditions
Broker: [RPUR01](#)
State: Georgia, 30127-1727
Lake: None
House on Property: No

SCHOOLS

Elem: Varner
Middle: Tapp
High: McEachern
Acres/Source: 19.5000 / Owner
Current Zoning: SFR
Current Use: Residential
Restrictions/Requirements: Other

Price/Acre: \$107,692
Current Classification: Multifamily
Possible Use: Commercial, Residential, Other

Directions: Follow GPS

Public: Welcome to the opportunity of a lifetime! Picture this: a prime piece of land nestled in the heart of Cobb County, where a remarkable \$88.2 million road widening and sidewalk project along Macland Road/SR 360 is set to transform the landscape. But wait, there's more! Powder Springs is not just growing, it's thriving. The establishment of the Parks, Recreation, and Cultural Affairs Department in 2017 underscores the city's commitment to fostering a vibrant community life. From scenic public locales to engaging community programming for all ages, from preschool to senior citizens, this city is dedicated to enriching the lives of its residents. And let's talk about recreation! With an abundance of sports facilities, parks, schools, libraries, museums, and attractions like Cobb County BMX, Historic Downtown Powder Springs, Seven Springs Water Park, and Six Flags Over Georgia just a stone's throw away, this location offers endless opportunities for leisure and entertainment. But the real magic happens in Downtown Powder Springs, where growth and opportunity collide to create a dynamic urban landscape. Here, you'll find a fusion of history and modernity, where the Southern Quilt Trail weaves tales of tradition amidst a backdrop of progress. So, what are you waiting for? Seize the moment and become part of the incredible journey that awaits in Cobb County. This isn't just an investment; it's a legacy in the making. Join us, and let's pave the way to a brighter future together!

Private: Appointment only

FEATURES

Community: Street Lights
Docs Avail: Survey
Fencing: Privacy
Horse Amen: None
Lot Features: Level, Private
Other Equip: None
Other Struct: None
Patio/Porch:
Road Front: County Road

Road Surface: Concrete
Security: None
Timber: Mixed
Utilities: Electricity Available, Natural Gas Available, Sewer Available, Water Available
Vegetation: Other
View: City
Water Frntage: 0
Waterfront: None
WF Ament: None

LEGAL | FINANCIAL | TAX INFORMATION

Tax ID: [19-0533-0-005-0](#)
Lot: 0 **District:** 0
Plat Book/Page: 0/0
Special Listing Conditions: None
Proposed Finance: Other
Legal Desc: x

PPIN #/APN:
Section/GMD: 0
Deed Book/Page: 0/0
Special Circumstances: None
Association Fee: \$0

Tax/Tax Year: \$1,897 / 2020
Land/Lot: 0 **Block:** 0
Lot Dim: 0
Swim/Tennis: \$0

LISTING AGENT | OWNER | SHOWING INSTRUCTIONS

Agent License#: 178121
Firm License#: H-65347
Office: [RE/MAX Pure](#)
Show Inst: Appointment Only, Call Listing Agent, See Remarks
Show Consideration: Security System
Buyer Brokerage Compensation: 4%
Lockbox: None
BuyBrk Present Offer to Seller: No
Listing Contract Date: 01/24/2022
Exp Date: 05/09/2024

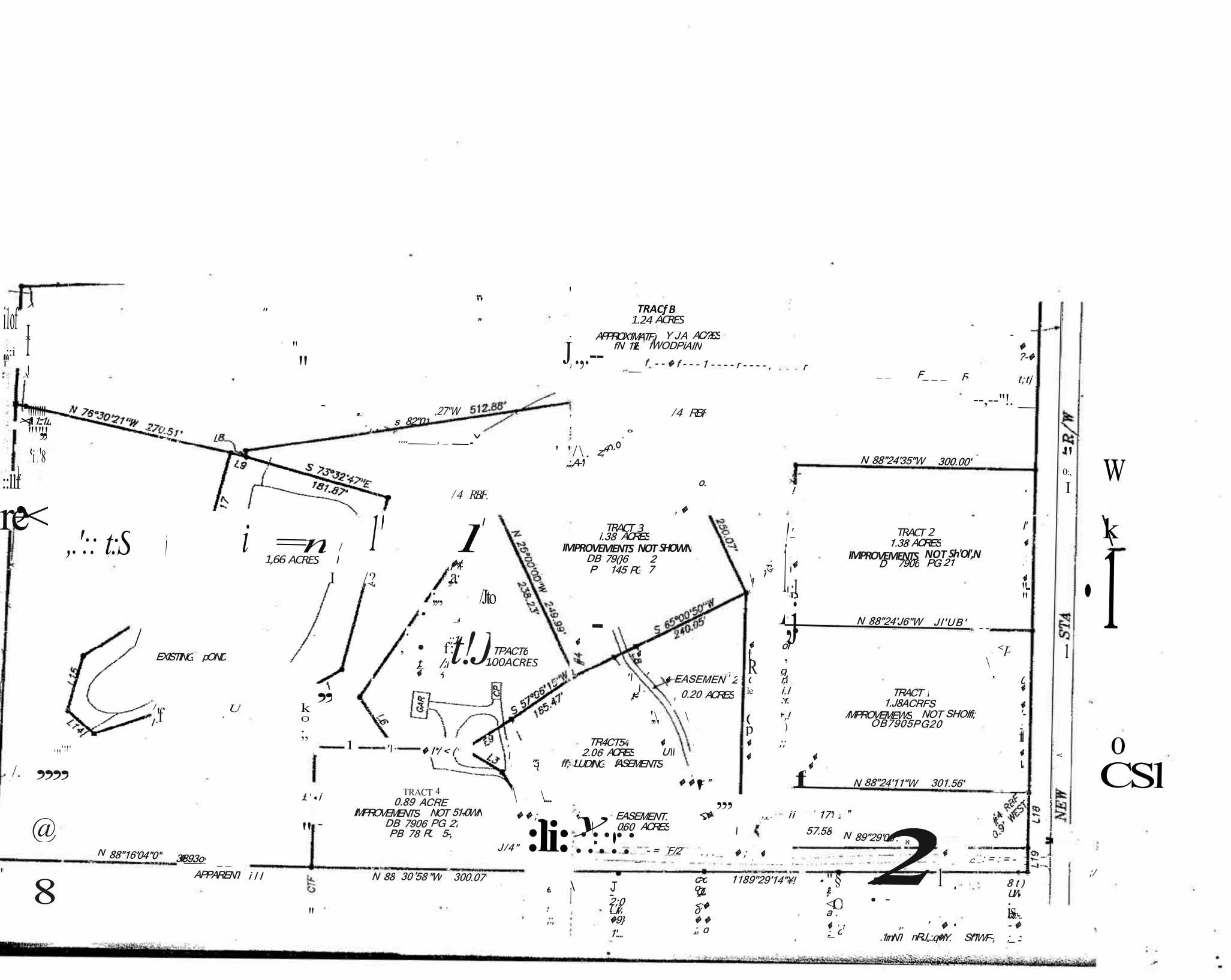
Agent: [Wendy R Bunch](#)
Co-Agent:
Dual or Variable Commission: No
Contact: Wendy Bunch
On-Market Date: 01/24/2022
Days to Exp: 2

Phone/Cell: 770-528-9655/
Phone/Cell:
Phone/Fax: 770-528-9655/404-478-8461
Email: wendy@wendybunch.net
Occupant Type: Owner
Contact Phone: 770-528-9655
Original List Price: \$2,712,500 **Act DOM:** 785

Tuesday, May 7, 2024

10:13 AM

Requested By: Wendy R Bunch



TRACT B
1.24 ACRES
APPROXIMATELY 1/4 ACRES
IN THE WOODPLAIN

N 76°30'21"W 270.51'
S 82°01'27"W 512.88'

S 73°32'47"E 181.67'
1.66 ACRES

TRACT 3
1.38 ACRES
IMPROVEMENTS NOT SHOWN
DB 7906 2
P 145 R 7

TRACT 2
1.38 ACRES
IMPROVEMENTS NOT SHOWN
DB 7906 PG 21

TRACT 6
100 ACRES

TRACT 1
1.8 ACRES
IMPROVEMENTS NOT SHOWN
OB 7905 PG 20

TRACT 4
0.89 ACRE
IMPROVEMENTS NOT SHOWN
DB 7906 PG 2
PB 78 R 5

TRACT 5
2.06 ACRES
INCLUDING EASEMENTS

EASEMENT
0.60 ACRES

N 88°16'04"0" 389.30

APPARENT III

N 88°30'58"W 300.07

1189°29'14"41

NEW STA 1

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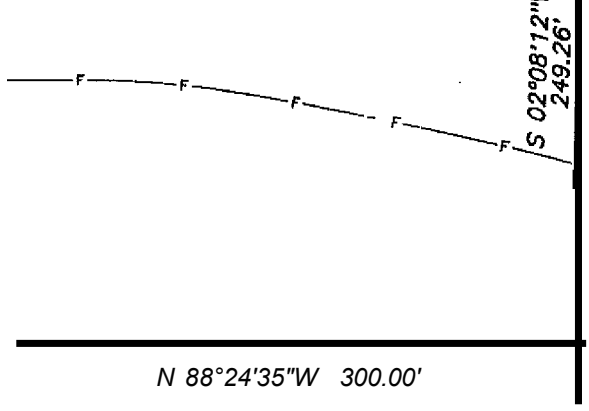
t:S

EXISTING POND

CAR

Q. ST. WEST

1.1m NI nRL. qNY. S1MWF,



N 88°24'35\"W 300.00'

TRACT 2
1.38 ACRES
IMPROVEMENTS NOT SHOWN
DB 7906 PG 21

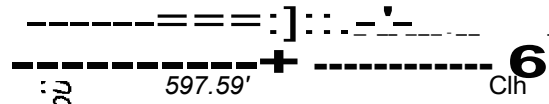
N 88°24'36\"W 301.78'

~~TRACT 1
1.38 ACRES
IMPROVEMENTS NOT SHOWN
DB 7906 PG 20~~

N 88°24'11\"W 301.56'

9°17'12\"W
57.58'

N 89°29'08\"W 323.20'



597.59'

JOINT DRIVEWAY. SE-?VCS
TRACTS 3, 4, AND 6
EASEMENT SUPERCEDES PH 145 PG 73

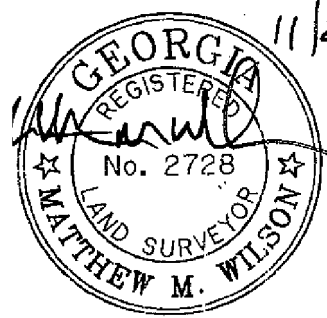
LEGEND:

- CTF - CRIMP TOP PIPE FOUND
- OIF - OPEN TOP PIPE FOUND
- BF - REBAR FOUND
- #4 REBAR SET
- AiF - ANGLE IRON FOUND

- F-F--APPROXIMATE 100 YEAR FLOOD LINE
- CRF.EK
- CP - CARPORT
- GAR- GARAGE

A PORTION OF THIS PROPERTY LIES WITHIN A
SPECIAL FLOOD HAZARD AREA (ZONE A) PER FIRM
MAP #13057C0065F DATED 8/18/92.

TRACT 1	1.38	20
TRACT 2	1.38	20
TRACT 3	1.38	20
TRACT 4	1.38	20
TRACT 5	1.38	20
TRACT 6	1.38	20
TRACT 7	1.38	20
TRACT 8	1.38	20



SURVEY BY:
MATTHEW M. WILSON
GA RIB #2728
9006 MALLORY LANE
WOODSTOCK, GA 30189
770-592-7130

SURVEY NOT VALID UNLESS
SIGNED WITH AN ORIGINAL
SIGNATURE IN BLACK INK.

11/26/02

7.24 AC, 1ES

APPROXIMATELY 3.4 ACRES
IN THE FLOODPLAIN

N 76°30'21"W 270.51'

L9
S 73°32'47"E
181.87'

#4 RBF
N 64°59'34"E 240.01'

250.07'

1P CT .3
1.38 ACRES
IMPROVEMENTS NOT SHOWN
DB 7906 PG 21

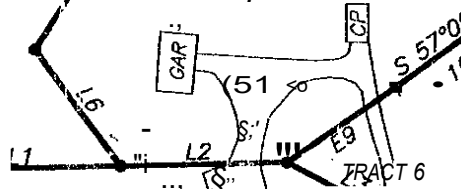
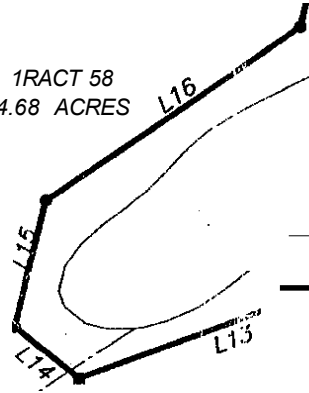
PB 145 PG 73S
65°00'50"W
240.05'

TRACT 58
4.68 ACRES

TRACT 7
1.66 ACRES

@a

b^{3/4}



EXISTING POND

TRACT 6
1.00 ACRES

20 ACRES

TRACT 5A
2.06 ACRES

L12

t_F
g_c

TRACT 4
0.89 ACRES

N
OB 7906 PG_21

PB 76 PG ,

3/4" CTF

0.60 ACRES

57.58'

N 88°16'04"W 389.30'

APPARENT LLL

88°30'58"W JOO.OT

N 89°29'14";V

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N 1°38'49"E X 56.13' X-

S 89°48'11"E 105.14'

1/2 ACT 8

7.24 AC. RES.
APPROXIMATELY 14 ACM.
IN 1NE FLOODPLAIN

76°30'21"W 270.51'

1'27"W 512.88'

25°00'32"

1

TRACT 3
1.38 ACRES
IMPROVEMENTS NOT
ON 7906 PG 2

TRACT 58
4.68 ACRES

TRACT 7
1.66 ACRES

1.38 ACRES
IMPROVEMENTS NOT SHOWN
OB 7906 PG 21
PB 145 PG 73

EXIST

WELL
EXISTING HOUSE
SHED

EXISTING POND

TRACT 6

1.00 ACRES

EASEMENT 2'

0.20 ACRES

L12

TRACTS A



!
vt,

TRACT4

2.06 ACRES
INCLUDING EASEMENTS

c)

10
IMPF<OVETffft,,c:gJ:: wN
DB 7906 A,
PB 78 PG b,

