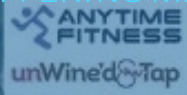


52 SANDPIPER PATH

52 Sandpiper Path | Dallas, GA
OFFERING MEMORANDUM



Allatoona High School

Dallas Acworth Hwy



and W. Russon
mentary School



Seven



Pitner Road Dog Pa



SEVER GROUP

52 Sandpiper Path

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Exclusively Marketed by:



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OFFERING SUMMARY

ADDRESS	52 Sandpiper Path Dallas GA 30132
COUNTY	Paulding
PRICE	\$750,000
LAND ACRES	2.44
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B2
# OF PARCELS	1
APN	054.1.3.016.0000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	6,298	40,716	86,988
2022 Median HH Income	\$106,891	\$117,625	\$117,856
2022 Average HH Income	\$122,857	\$148,809	\$153,775

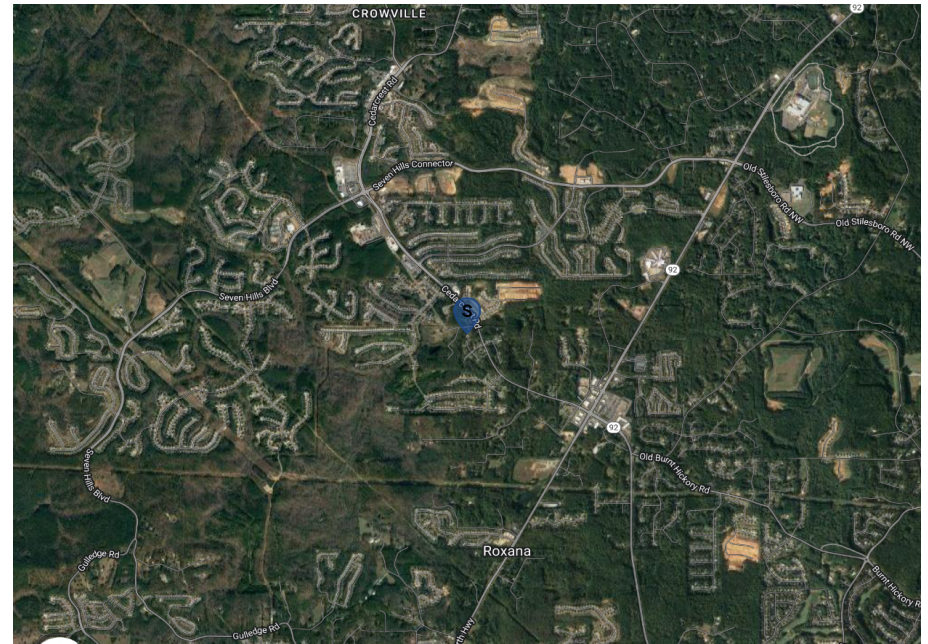
PROPERTY FEATURES

LAND ACRES	2.44
# OF PARCELS	1
ZONING TYPE	B2



LOCATION SUMMARY

- 2.44 Acres
- Prime Location in Fast Growing Area
- Near to Cobb/Paulding Line
- Surrounded by Award-winning Subdivisions
- Only a short distance to Cobb Parkway
- Fronts a High Traffic Road Cedarcrest Road
- 2+- Miles from Highly Anticipated Retail Center- Town Creek Center



Locator Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,043	10,469	35,450
2010 Population	3,328	25,125	62,832
2022 Population	6,298	40,716	86,988
2027 Population	6,328	44,047	96,849
2022 African American	1,514	7,618	13,238
2022 American Indian	34	138	275
2022 Asian	182	798	1,924
2022 Hispanic	639	3,245	6,671
2022 Other Race	256	1,062	2,318
2022 White	3,753	27,800	62,179
2022 Multiracial	553	3,273	6,993
2022-2027: Population: Growth Rate	0.50 %	7.95 %	10.85 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	58	233	609
\$15,000-\$24,999	50	521	993
\$25,000-\$34,999	112	307	655
\$35,000-\$49,999	84	425	1,104
\$50,000-\$74,999	264	1,217	2,820
\$75,000-\$99,999	230	1,366	3,360
\$100,000-\$149,999	719	4,492	8,927
\$150,000-\$199,999	238	1,785	3,825
\$200,000 or greater	185	2,212	5,487
Median HH Income	\$106,891	\$117,625	\$117,856
Average HH Income	\$122,857	\$148,809	\$153,775

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	382	3,529	11,793
2010 Total Households	1,083	7,886	20,169
2022 Total Households	1,940	12,558	27,779
2027 Total Households	1,958	13,738	31,059
2022 Average Household Size	3.25	3.24	3.12
2000 Owner Occupied Housing	344	3,213	10,680
2000 Renter Occupied Housing	24	206	751
2022 Owner Occupied Housing	1,835	11,222	24,992
2022 Renter Occupied Housing	105	1,336	2,787
2022 Vacant Housing	56	360	884
2022 Total Housing	1,996	12,918	28,663
2027 Owner Occupied Housing	1,856	12,415	28,309
2027 Renter Occupied Housing	102	1,323	2,750
2027 Vacant Housing	62	403	1,049
2027 Total Housing	2,020	14,141	32,108
2022-2027: Households: Growth Rate	0.90 %	9.05 %	11.30 %

Source: esri

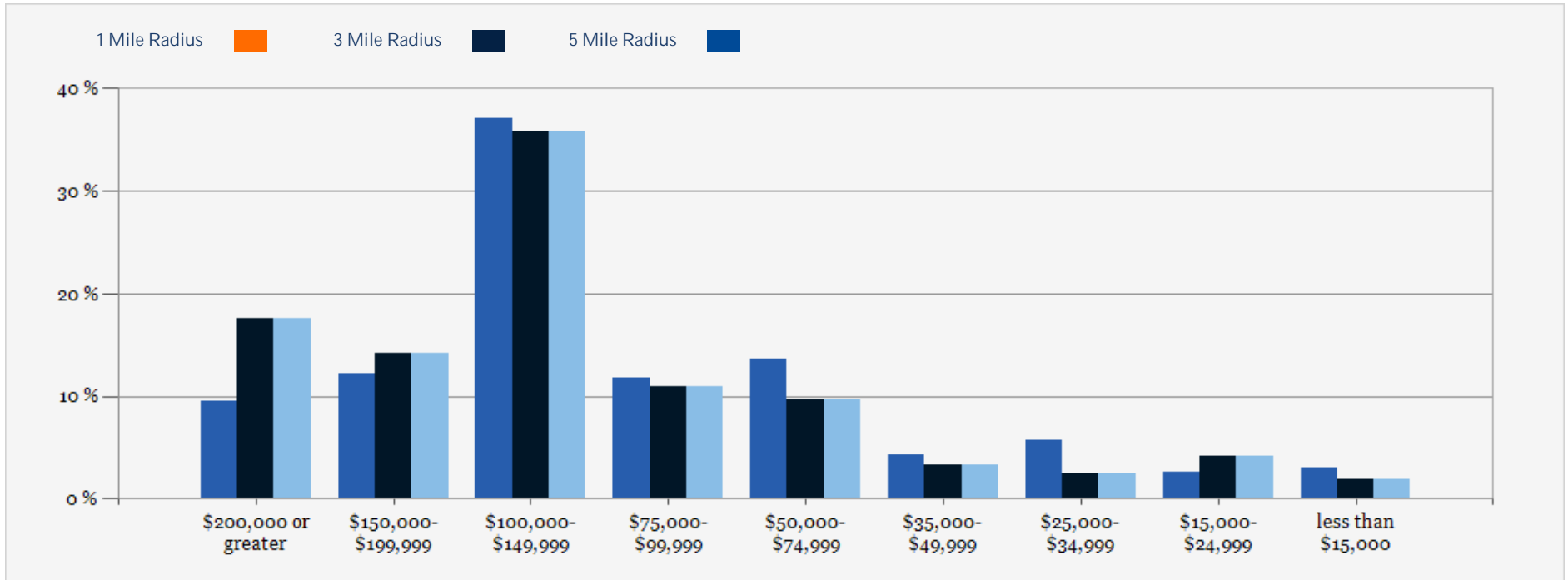
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	500	2,778	6,082
2022 Population Age 35-39	580	3,149	6,091
2022 Population Age 40-44	516	3,239	6,290
2022 Population Age 45-49	416	3,016	6,231
2022 Population Age 50-54	385	2,821	6,448
2022 Population Age 55-59	347	2,576	6,186
2022 Population Age 60-64	311	2,115	5,209
2022 Population Age 65-69	270	1,658	3,842
2022 Population Age 70-74	186	1,168	2,698
2022 Population Age 75-79	117	767	1,713
2022 Population Age 80-84	59	362	802
2022 Population Age 85+	41	259	566
2022 Population Age 18+	4,524	29,417	64,668
2022 Median Age	36	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,519	\$114,169	\$112,705
Average Household Income 25-34	\$132,075	\$139,059	\$140,797
Median Household Income 35-44	\$116,140	\$128,112	\$126,094
Average Household Income 35-44	\$138,477	\$162,532	\$164,230
Median Household Income 45-54	\$116,936	\$130,150	\$133,416
Average Household Income 45-54	\$138,829	\$168,236	\$175,269
Median Household Income 55-64	\$103,020	\$121,825	\$127,838
Average Household Income 55-64	\$116,487	\$159,398	\$170,638
Median Household Income 65-74	\$65,410	\$98,269	\$96,695
Average Household Income 65-74	\$91,659	\$117,674	\$122,743
Average Household Income 75+	\$63,011	\$79,568	\$80,288

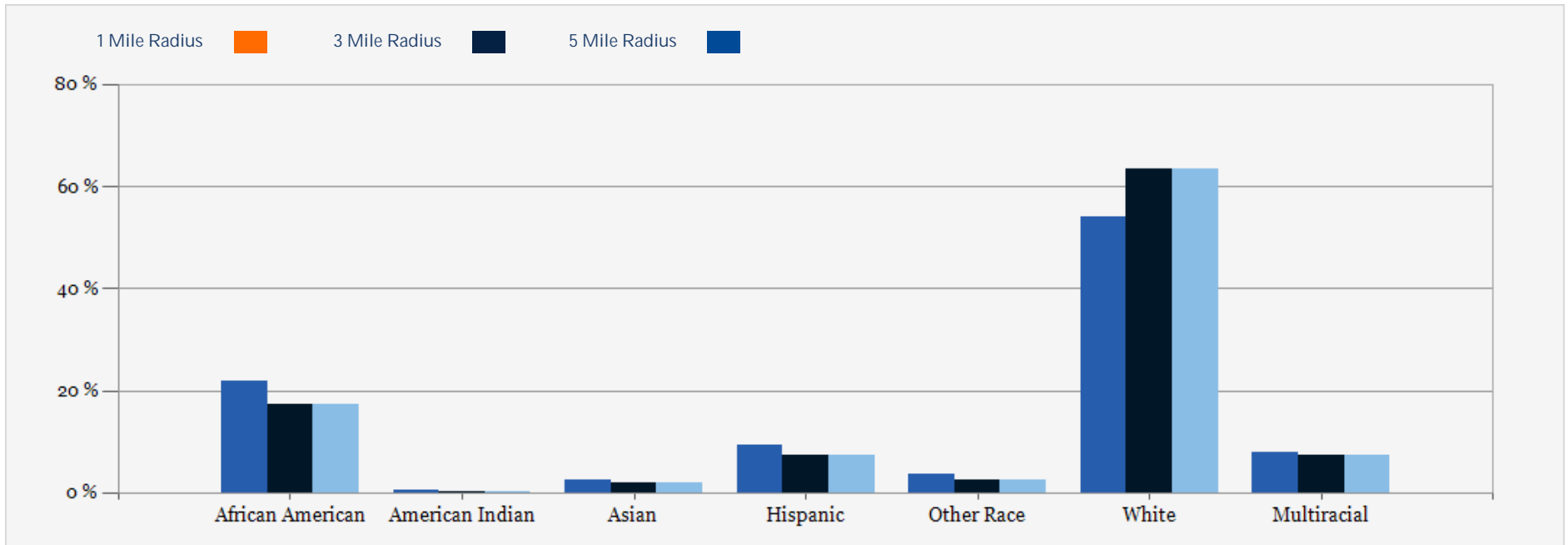
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	534	3,383	7,742
2027 Population Age 35-39	583	3,621	8,285
2027 Population Age 40-44	520	3,350	6,987
2027 Population Age 45-49	436	3,092	6,483
2027 Population Age 50-54	366	2,891	6,247
2027 Population Age 55-59	324	2,659	6,218
2027 Population Age 60-64	321	2,374	5,859
2027 Population Age 65-69	282	1,970	4,963
2027 Population Age 70-74	209	1,391	3,426
2027 Population Age 75-79	146	1,006	2,375
2027 Population Age 80-84	94	611	1,388
2027 Population Age 85+	57	384	838
2027 Population Age 18+	4,600	32,265	72,745
2027 Median Age	37	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$116,283	\$119,244	\$118,501
Average Household Income 25-34	\$147,394	\$151,620	\$154,964
Median Household Income 35-44	\$122,045	\$136,402	\$136,901
Average Household Income 35-44	\$152,492	\$177,886	\$183,492
Median Household Income 45-54	\$125,488	\$140,445	\$142,638
Average Household Income 45-54	\$154,511	\$184,721	\$190,173
Median Household Income 55-64	\$111,099	\$131,517	\$140,035
Average Household Income 55-64	\$134,749	\$176,115	\$189,576
Median Household Income 65-74	\$82,296	\$108,202	\$109,115
Average Household Income 65-74	\$110,292	\$138,338	\$146,316
Average Household Income 75+	\$73,151	\$96,889	\$100,098

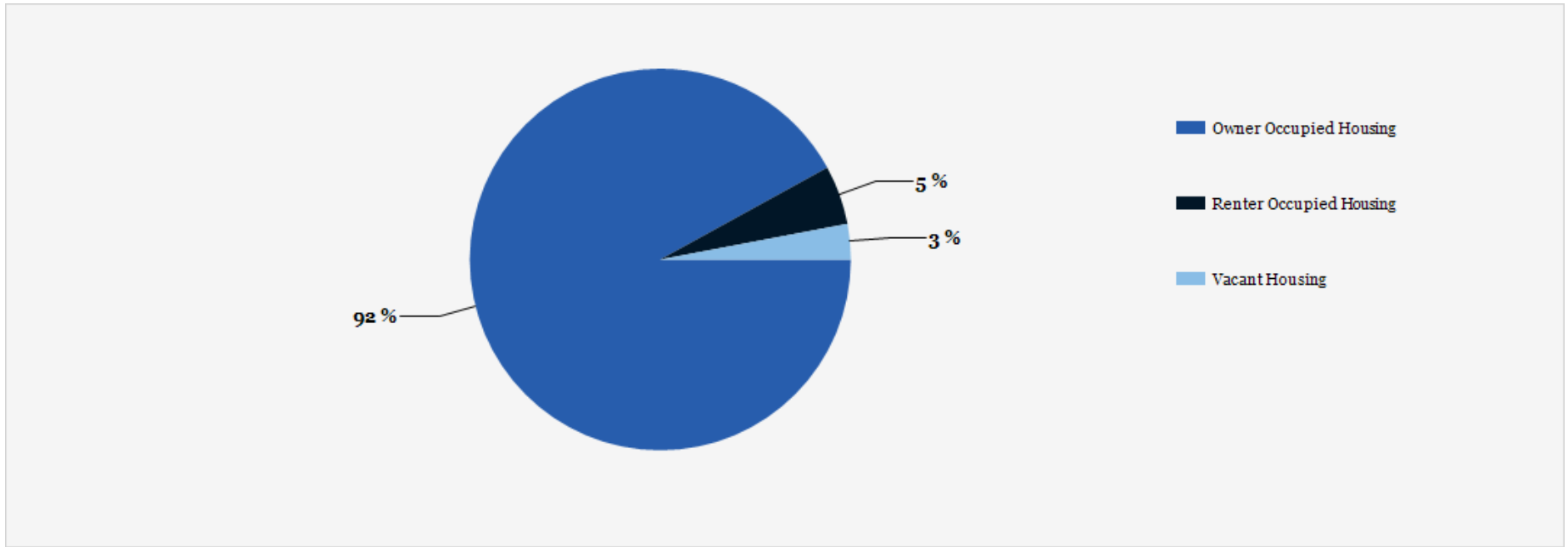
2022 Household Income



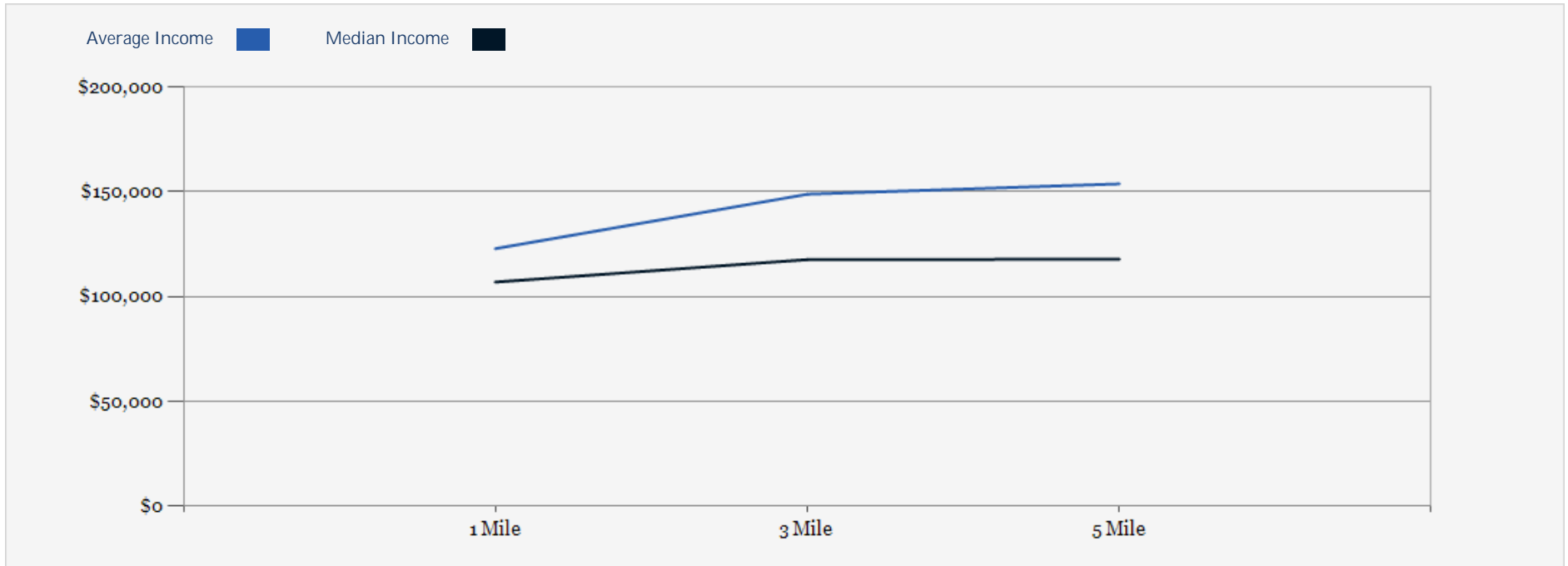
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



52 Sandpiper Path

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