

Rare Heavy Industrial Zoning Site | ± 1.06 Acres

FOR SALE

3248 New McEver Rd, Acworth, Georgia 30101



PROPERTY OVERVIEW

Rare Heavy Industrial Zoning land in Acworth/Cobb County. This ± 1.06 -acre site is cleared and partially graded. The erosion control and sediment pond have been installed. Located in the city of Acworth, with excellent demographics and surrounded by a mix of industrial/commercial development and residential subdivisions. Plans are approved for a $\pm 3,000$ SF commercial building and the zoning allows for intensive use including auto related businesses.

PROPERTY HIGHLIGHTS

- HI zoning
- Cleared and partially graded
- Sediment pond and erosion control in place
- 175' street frontage
- Excellent demographics \$131,302 average HH income within 1 mile radius



SALE PRICE:
\$299,000



SITE SIZE:
 ± 1.06 AC



ZONING:
HI

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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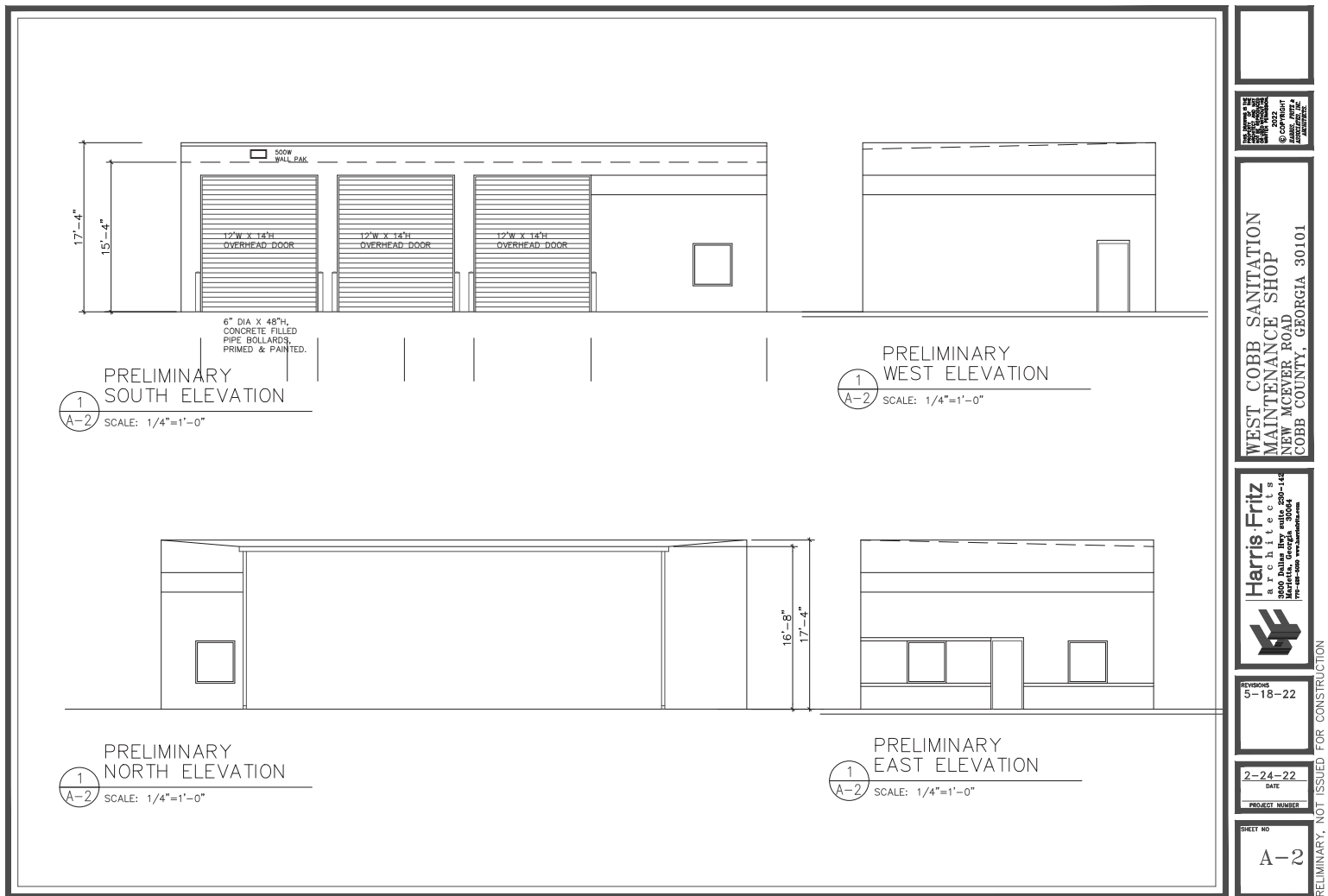
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Elevation Plan



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PRELIMINARY, NOT ISSUED FOR CONSTRUCTION

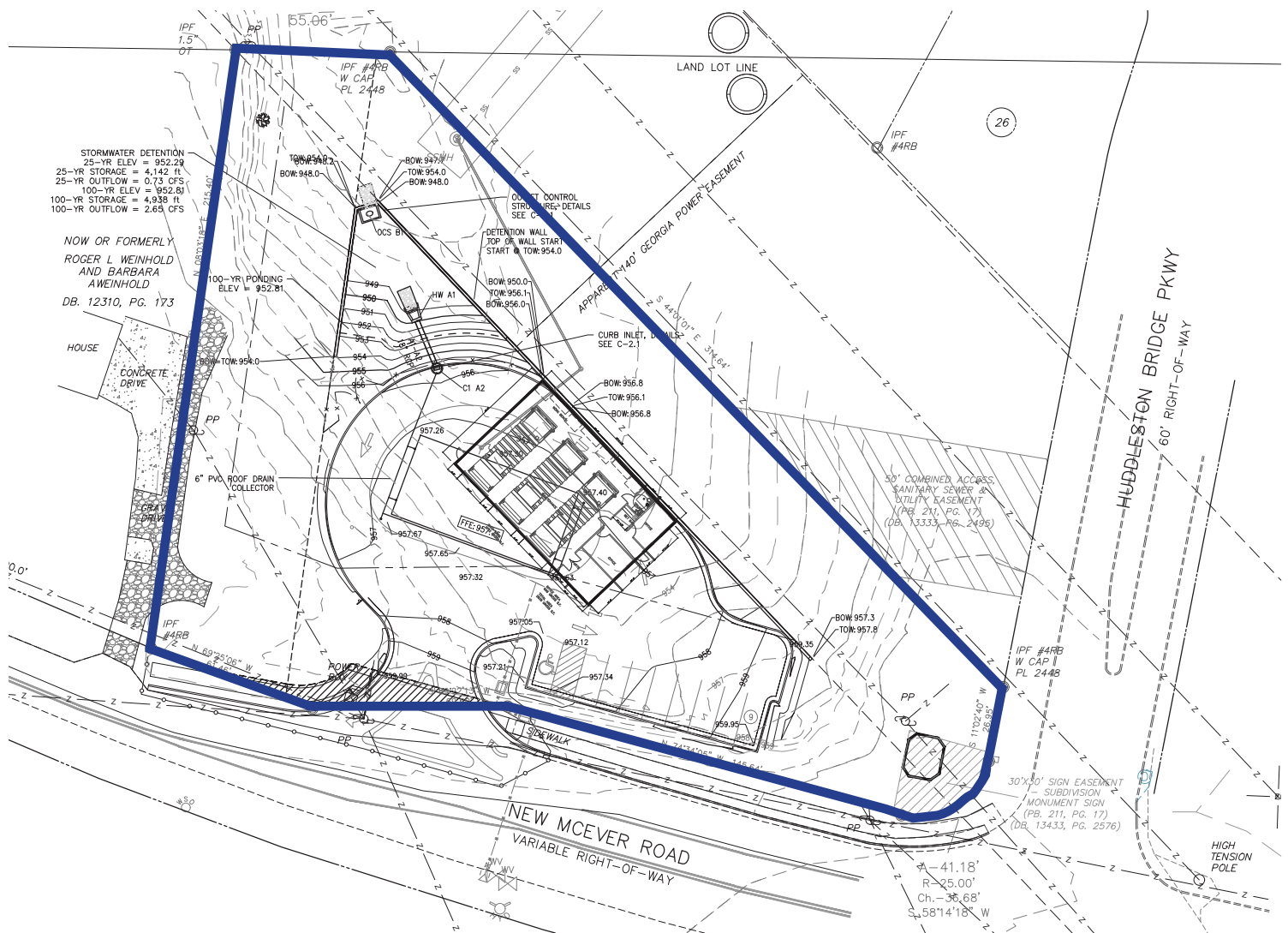
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Approved Site Plan



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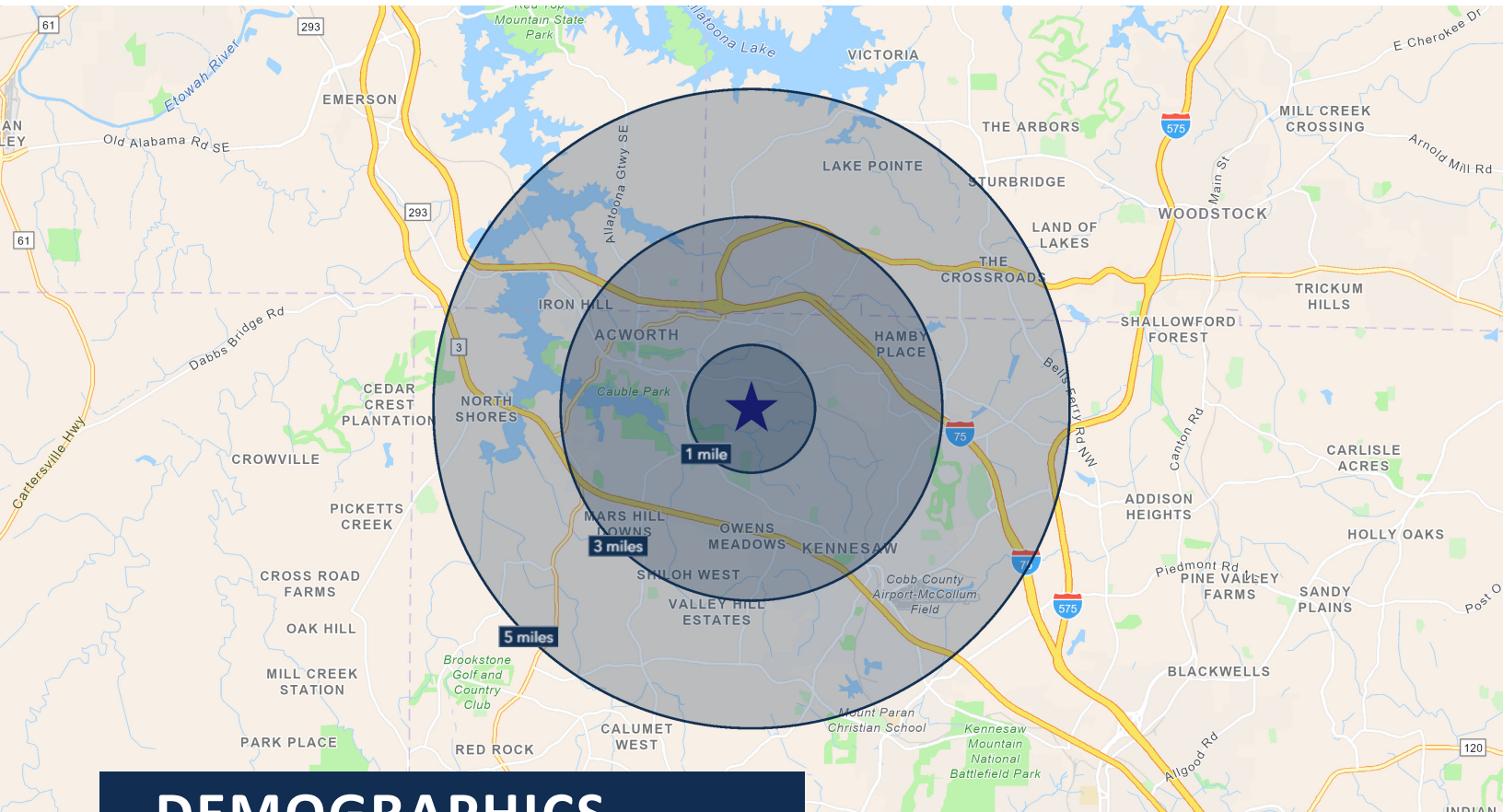
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	11,461	75,703	155,290
 Households	3,922	27,777	56,857
 Avg. Household Income	\$131,302	\$120,769	\$122,274

Source: 2025 ESRI

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