

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 ±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



DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

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.

Rare Heavy Industrial Zoning Site | ±1.06 Acres



FOR SALE

3248 New McEver Rd, Acworth, Georgia 30101



DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com

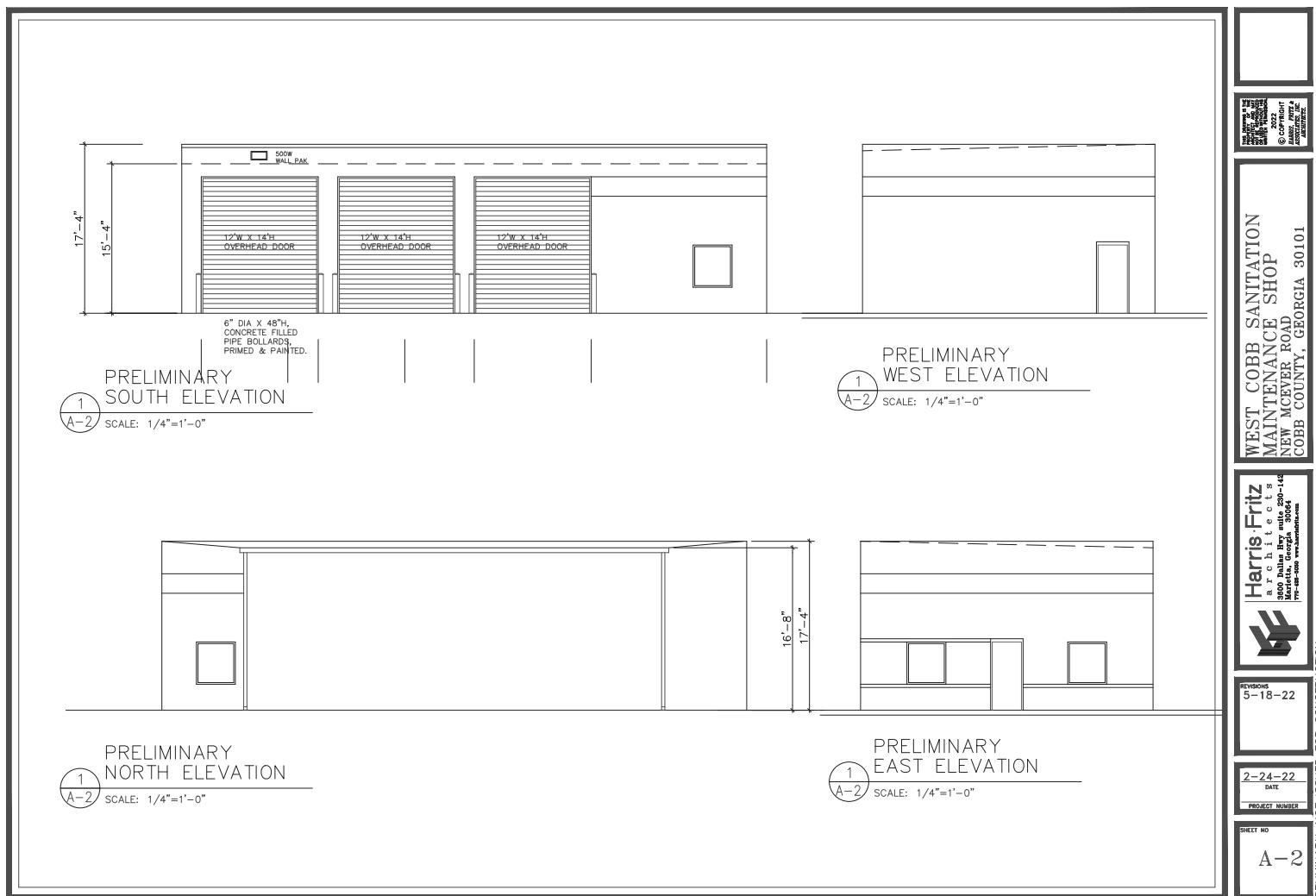
BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

FOR SALE

3248 New McEver Rd, Acworth, Georgia 30101



Elevation Plan



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.



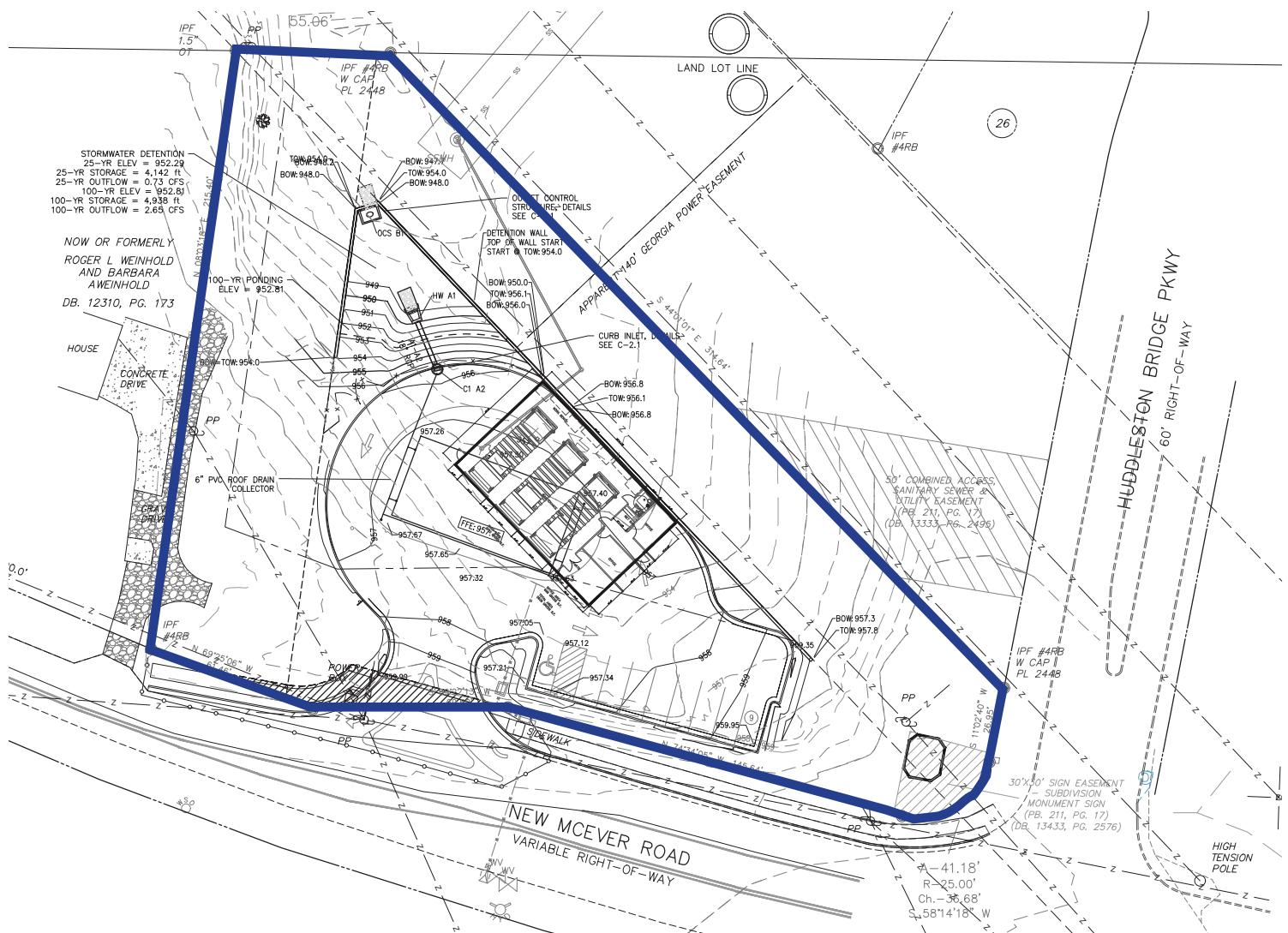
DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com



FOR SALE

3248 New McEver Rd, Acworth, Georgia 30101

Approved Site Plan



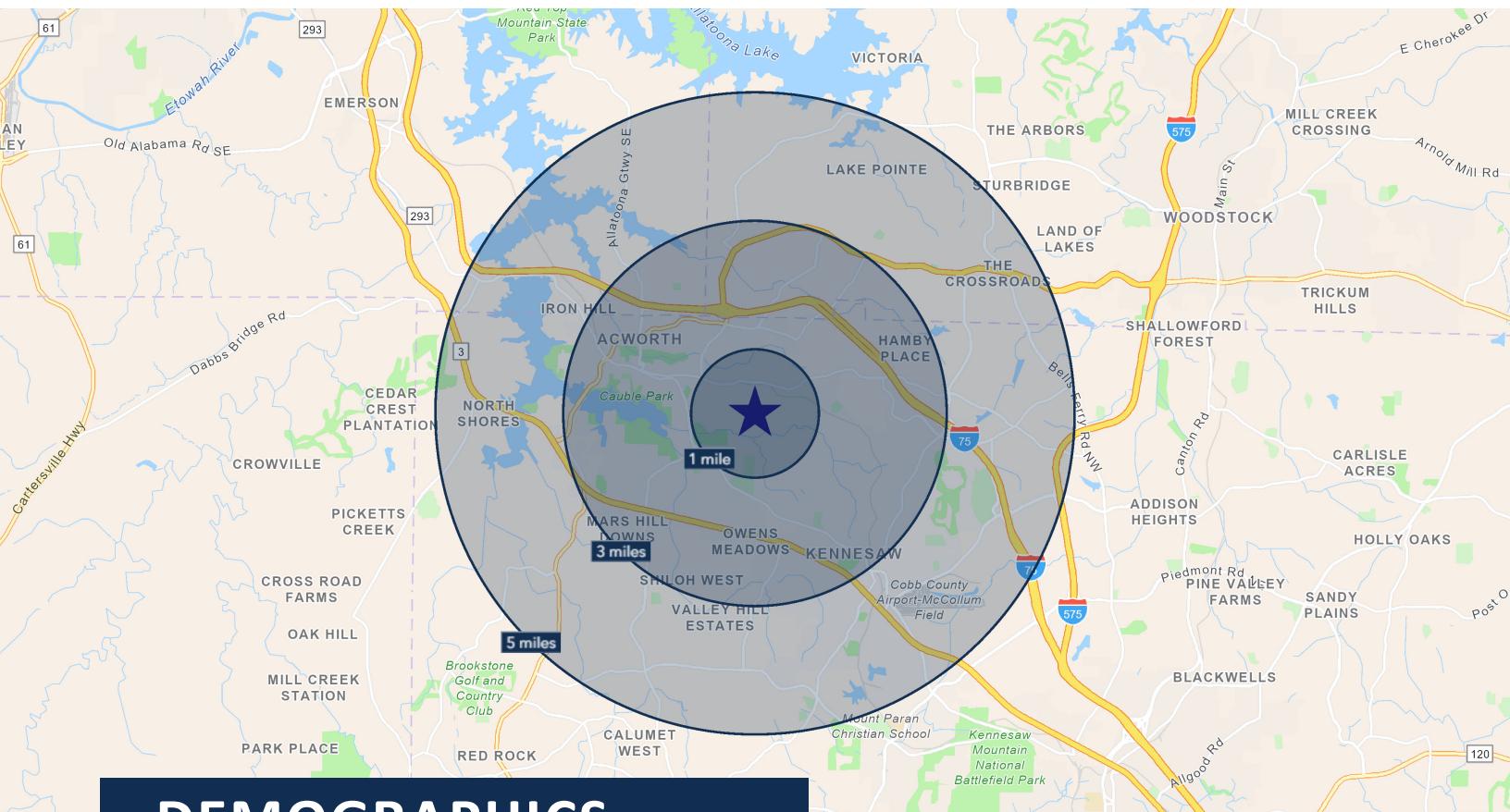
Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer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



DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com

FOR SALE

3248 New McEver Rd, Acworth, Georgia 30101



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

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.



DARRELL CHAPMAN
Partner
404-876-1640 x114
Darrell@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com