

5122 Timber Ridge Road, Marietta, GA 30068

Perfect opportunity for development in East Cobb.

Located at the corner of Timber Ridge and Little Willeo, 5122 Timber Ridge Rd is a +/- 5.30 acres site zoned R-20 residential property. This is a heavily wooded site with an old ranch style home that sits mid site. The site is in close proximity to Timber Ridge Elementary and in the Dickerson Middle School and Walton High School district.

Property Features

- **Zoning:** R-20
- **Acreage:** +/- 5.3
- In the process of subdividing plat into 8 lots
- Completed Site Plan and Hydrology Report
- Close Proximity to the Chattahoochee River and Great Cobb County Schools
- Topography: Generally Flat and Heavily forested.

Contact

Patty McGill, CCIM
Principal & Broker

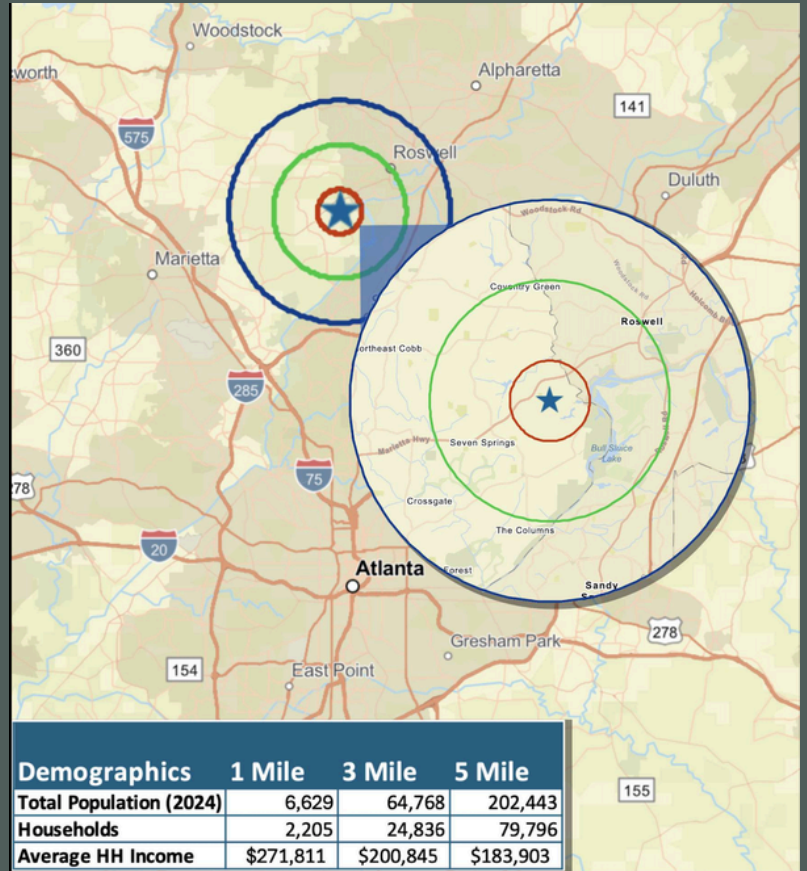
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Joe Sleppy
Commercial Agent

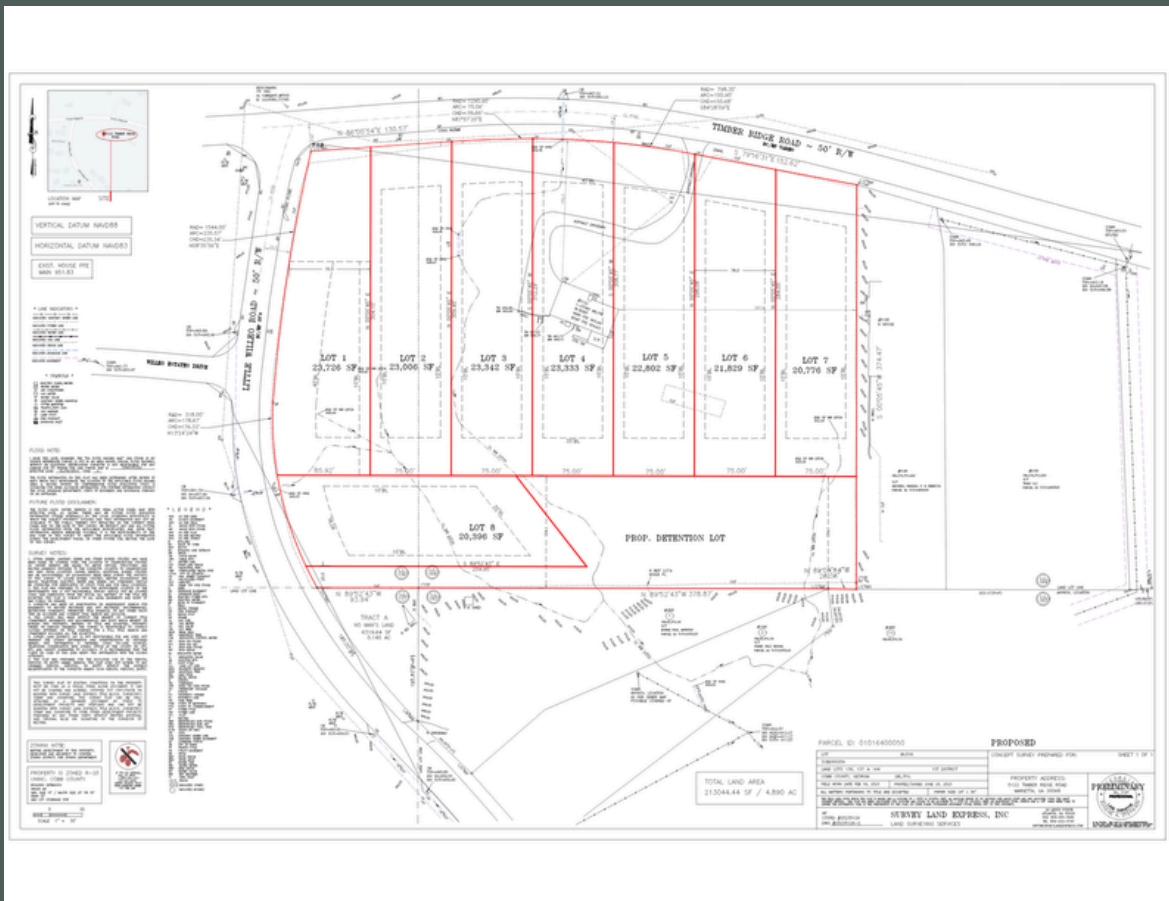
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Demographics

- Great demographics with over 200,000 people in a 5 mile ring and incomes over \$150,000 in 1, 3 and 5 mile rings



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