



OFFERING MEMORANDUM

15.39 ACRES

Prime Development Opportunity

3089 Macland Road  
Dallas, GA 30157

Presented by:



JOE WEATHERS

770-691-1560

**RELATE REALTY**

678-389-1079

# SUMMARY

**\$1,500,000**

This 15.39 acre property is a prime development opportunity with 232' of frontage on the newly 4-laned Macland Road less than 1/2 mile from Hwy 92 and 1 mile from Hwy 120 near Costco! The front portion of the property would be ideal for retail development, taking advantage of great visibility and a high-traffic 4-lane road. The rear portion of the property is well-suited for a large self-storage facility, allowing for a flexible mixed-use layout.

Property is currently zoned Residential, but the adjacent property is zoned Commercial and the county has indicated being open to rezoning this parcel for commercial use as well. Only 2.5 miles from the Paulding Wellstar Hospital.



Hwy. 120

## POTENTIAL USES

- Retail at front of property
- Light Commercial at rear (possible self-storage)

P.B. Ritch Middle School

MACLAND ROAD

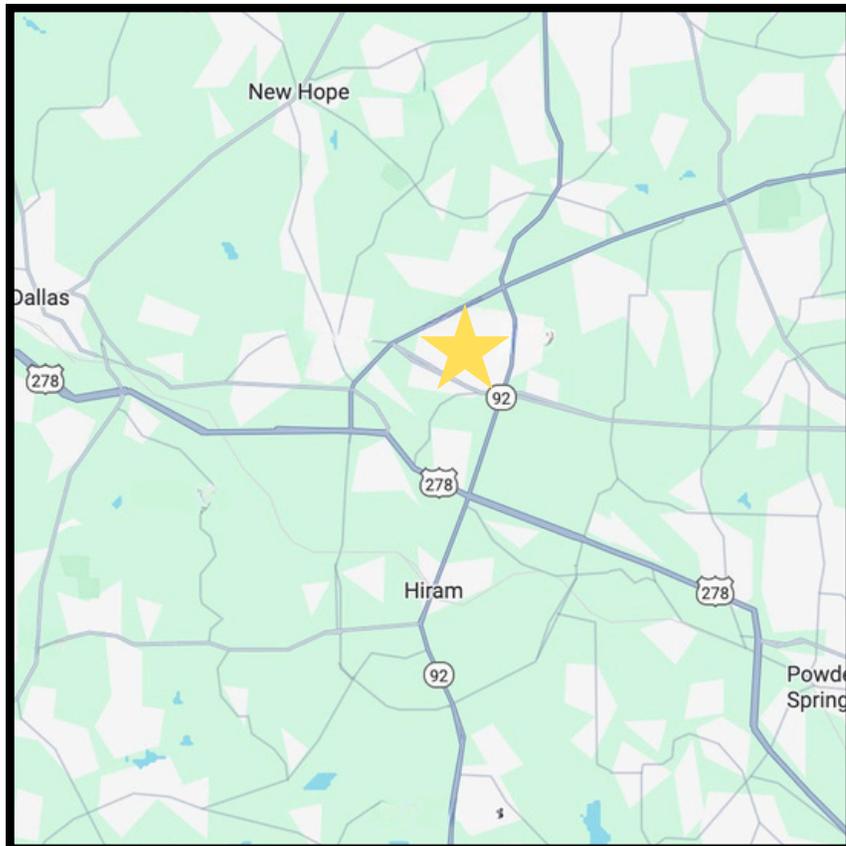
**15.39 ACRES**



# LOCATION

3089 Macland Road, Dallas, GA 30157

- 9,920 AADT (Annual Average Daily Traffic)
- ½ Mile from Hwy 92
- 1 Mile from Hwy 120 (Charles Hardy Pkwy)
- 1.7 Miles to Hwy 278/Jimmy Lee Smith Pkwy





**15.39 ACRES**



**MACLAND ROAD**

**HWY. 92**



**David Weekley  
Homes**  
New 55+ Community  
with 130 homes!







## JOE WEATHERS

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