

## PROPERTY DESCRIPTION

Vision Commercial Advisors presents a unique opportunity for developers looking to capitalize on the growing demand for commercial space in a thriving area. For inquiries and offers, please contact David Hacker at 770.329.2878.

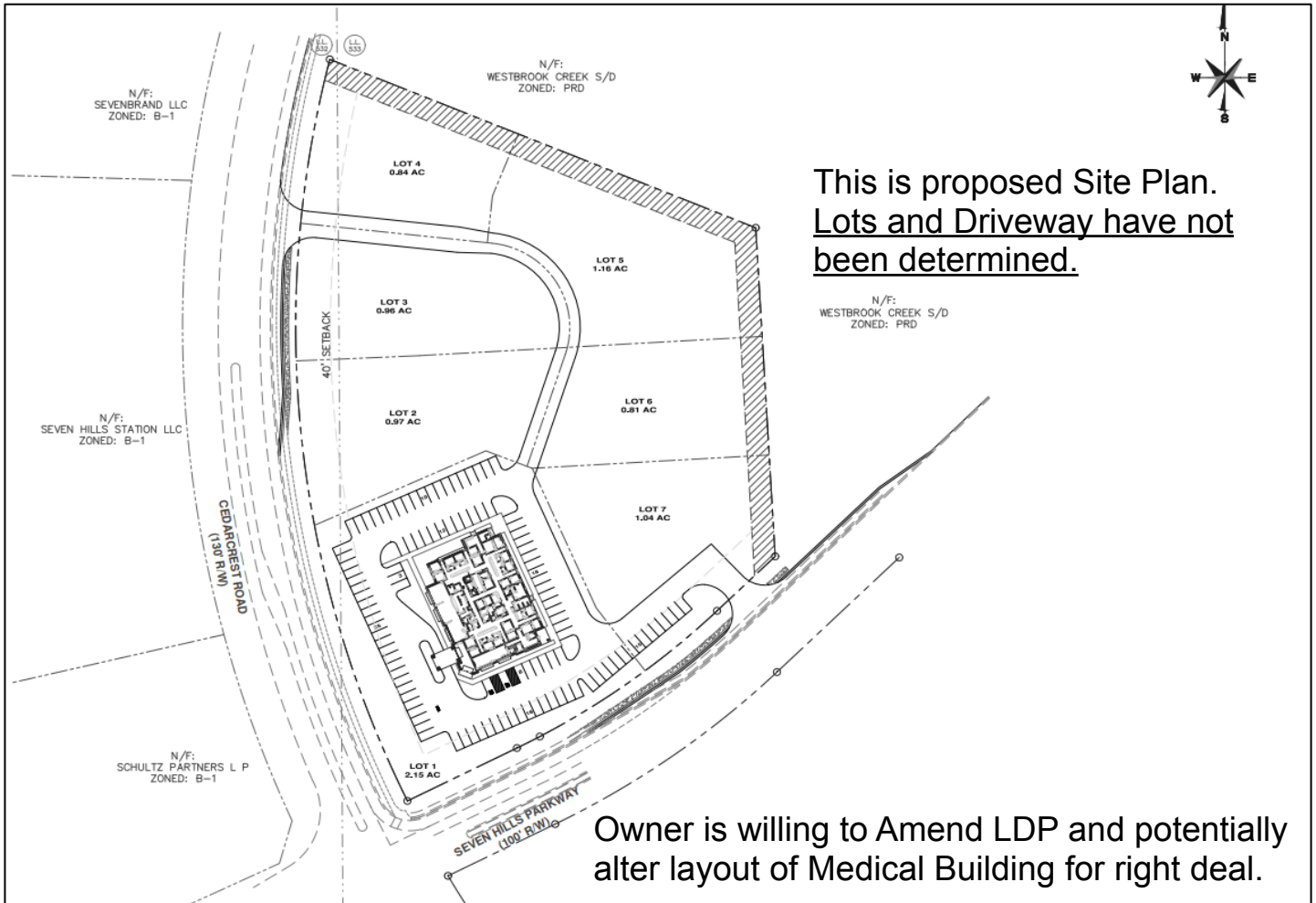
**Location:** Across from Publix Anchor Shopping Center, Cedarcrest, Paulding County, Georgia

**Parcel Size:** 5.75+/- Acres of Commercial Raw Land (**LDP Issued**)

- **Proposed Medical Office:** 2.15 Acres part of Master Development (part of LDP)

### Key Features:

- **Utilities:** All utilities available on-site
- **Storm Water:** Master Storm Water Detention included, some modifications may be needed
- **Site Flexibility:** Configuration and LDP can be modified to suit buyer's needs
- **Ideal Uses:** Retail, office, and medical office (note: some medical use restrictions apply)
- **Shared Costs:** Seller is open to offers for the remaining parcel with shared site development costs
- **Zoning:** B-1 in Paulding County
- **Traffic Count:** 19,000 Vehicles Per Day on Cedarcrest Rd.
- **Parcel Size:** Lot size is negotiable as site can be subdivided.



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>7 MILES</b>
<b>Total Population</b>	6,775	33,729	132,799
<b>Median Age</b>	36	36.9	39.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>7 MILES</b>
<b>Total Households</b>	2,093	10,455	49,902
<b># of Persons per HH</b>	3.22	3.22	3.01
<b>Average HH Income</b>	\$139,911	\$118,491	\$145,871
<b>Average House Value</b>	\$381,362	\$386,616	\$424,416

\* Demographic data derived from 2020 ACS – US Census



**DAVID HACKER, CCIM**

President

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**PROFESSIONAL BACKGROUND**

David is the Principal Broker who leads the dedicated Vision team, bringing with him over 30 years of extensive experience in the commercial real estate sector, holding brokerage licenses in the states of Georgia, North Carolina, and Florida. His journey in real estate began in 1994 when he started working with Gearon & Company of Atlanta, which was recognized as one of the fastest growing companies in America at that time. In his role as a site acquisition specialist in the burgeoning field of wireless network development, David was instrumental in successfully negotiating numerous ground leases throughout the Southeastern United States. His outstanding performance earned him rapid promotions into key roles including zoning management, project management, and business development, culminating in his decision to leave the company in 2002 and pursue a broader career in commercial real estate in Atlanta. In 2006, he took a significant step by founding Vision Commercial and has since witnessed consistent and impressive growth in sales and leasing, attributed to his strong work ethic alongside his unwavering attention to customer service. He holds the prestigious designation of CCIM (Certified Commercial Investment Member) and is a proud member of the Atlanta Commercial Board of Realtors. In his personal life, David is happily married, a father to six children and a grandfather. He enjoys a variety of interests including travel, music, writing, exercise, public speaking, and most importantly, cherishing quality time with his family.

**MEMBERSHIPS**

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, Cherokee County Chamber of Commerce

Vision Commercial Advisors, Inc.

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