

Active Adult Townhome Development Opportunity in West Cobb



3.29± Ac on Macland Road at W Sandtown Road, Marietta, GA



Property Highlights

- Sixteen (16) entitled active adult, wide (36' x 50'), master on main townhome lots on 3.29± acres
- Located in high-demand West Cobb (Marietta, GA), in the sought after Hillgrove High School district
- Zoned Residential Senior Living (RSL) – approved for 16 wide townhome lots
- Lot dimensions: 36' x 50', allowing for master-on-main product
- Surrounded by established residential communities and strong demographics
- Within easy walking distance to Mud Creek Park and Soccer Complex—a recreation hub with paved fitness track
- Excellent visibility and access on Macland Road
- Minutes to major retail, schools, parks, and employment corridors
- Ideal for for-sale, active-adult housing townhomes meeting continued high demand for active-adult housing in West Cobb
- Asking price: \$960,000 total (\$60,000 per entitled townhome lot)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Broker contact:

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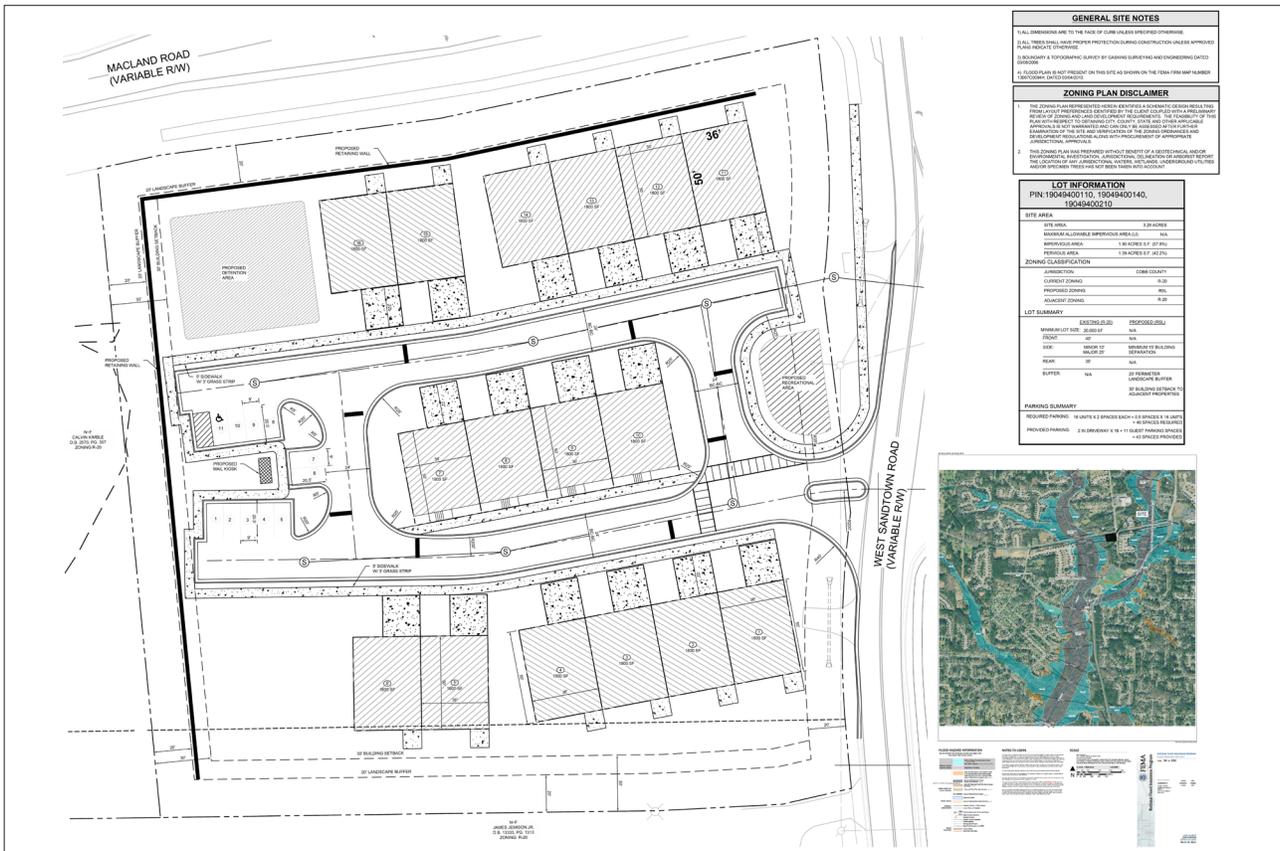
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View of property from intersection



Conceptual Site Plan



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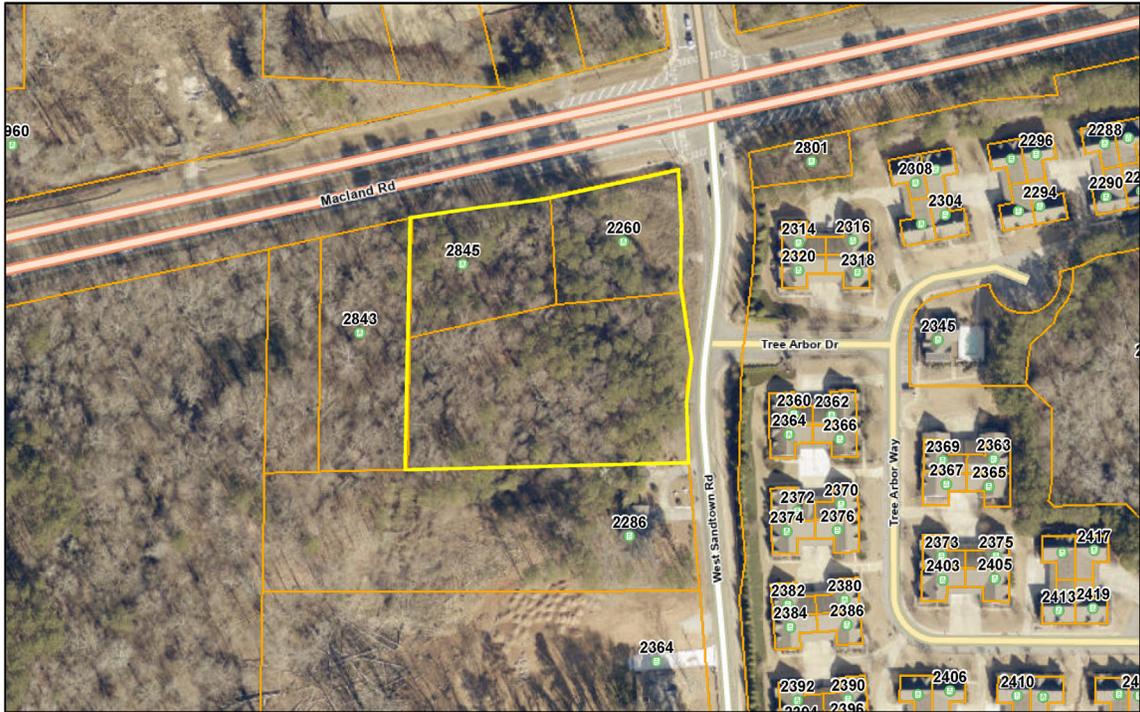
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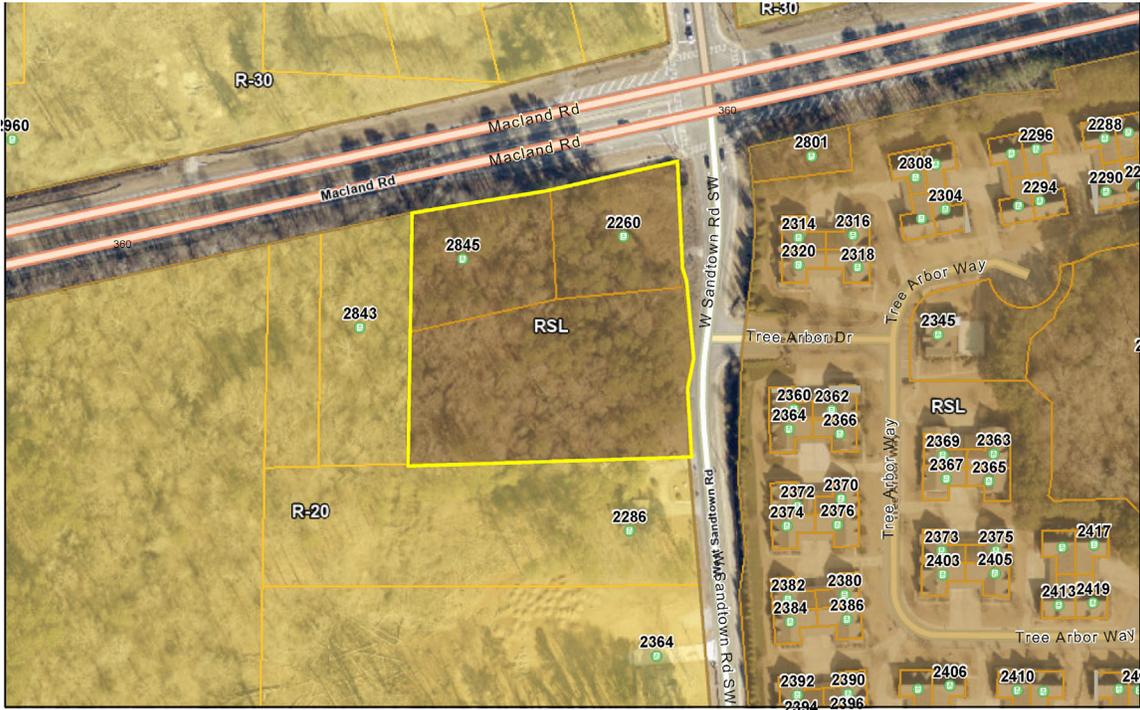
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Tax Aerial



Zoning Districts (RSL)



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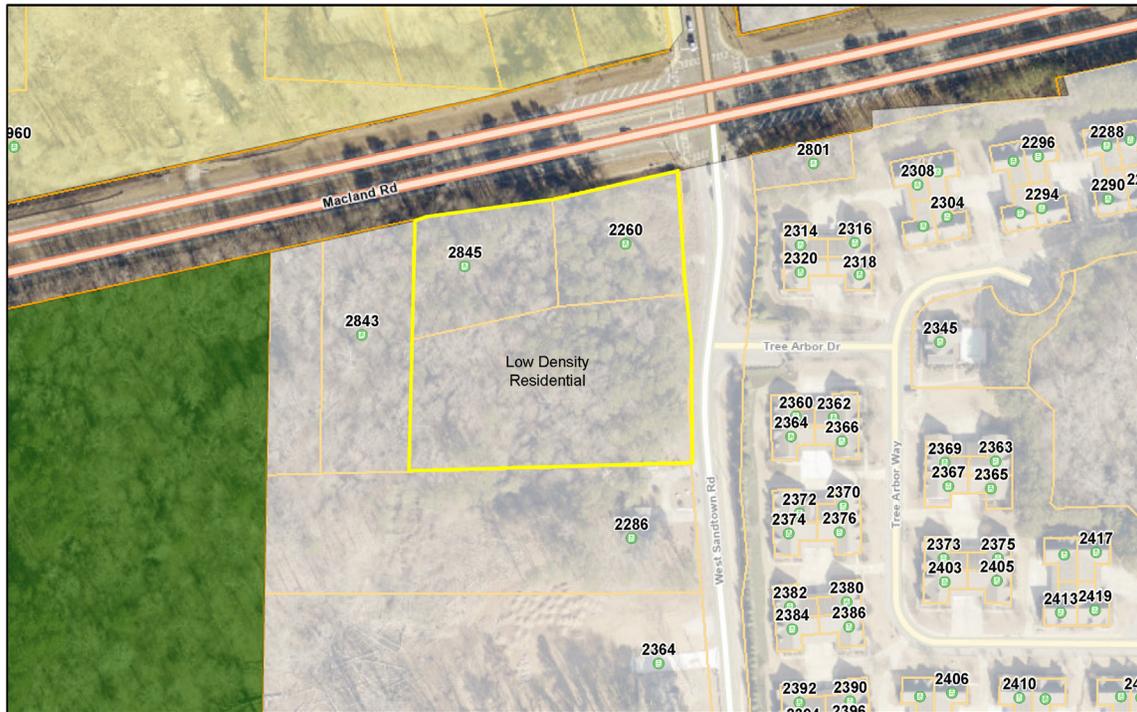
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Future Land Use (Low Density Residential)



Topography & Hydrology



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