



OFFERING MEMORANDUM | HIRAM, GA
MULTI-PARCEL ASSEMBLAGE

85 +/- Acres | Angham Road, Hiram, GA 30141

**BERKSHIRE
HATHAWAY**
HOMESERVICES

GEORGIA PROPERTIES
COMMERCIAL

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CONTENTS

- Contact Info 2
- Disclaimer 3
- Executive Summary 4
 - Overview 5
- Property Information 6
 - Property Features 7
 - Property Highlights 8
- Parcel 1 Information 9- 10
- Parcel 2 Information 11- 112
- Parcel 3 Information 13- 14
 - Demographics 15-17
- Property Images 18
- Local Area Map 19

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Executive Summary

Angham Road | Hiram, GA 30141

Introducing an exceptional development opportunity in Paulding County, strategically located just 30 minutes away from the airport and 30 minutes northwest of Atlanta. This prime parcel spans an impressive 85 plus acres and boasts the advantage of having water and electricity readily available on-site. Situated at the prominent intersection of Bill Caruth and Angham Road, this property offers unparalleled visibility and accessibility. Currently zoned residential, this versatile property presents a promising future for light to heavy industrial and commercial purposes. The area's future zoning plans align with the potential for light to heavy industrial and commercial development, making it an ideal investment for forward-thinking entrepreneurs and developers. One of the major highlights of this property is its proximity to Bill Caruth, a bypass road around Hiram Commercial District in Paulding County. This strategic location ensures a constant flow of traffic, increasing the visibility and exposure for any business ventures established here. The property further benefits from its adjacency to Norfolk Southern railroad lines, enhancing transportation and logistics options for industrial operations. Surrounding the property, you'll find a mix of industrial properties and businesses, creating a vibrant and dynamic environment. This blend of commercial and industrial enterprises fosters a thriving economic ecosystem, attracting a diverse range of consumers and potential customers. Don't miss this extraordinary opportunity to secure a sizeable 85 plus acre development site in Paulding County, offering easy access to Atlanta, vital utilities on-site, and the potential for future light or heavy industrial and commercial zoning. With its strategic location, excellent infrastructure, and proximity to key transportation routes, this property is poised to unlock unlimited possibilities for visionary investors and developers. Act now to secure your future in this rapidly growing and prosperous area.

FOR SALE

85 +/- Total Acres | Angham Rd.

HIRAM, GA





PARCEL INFORMATION

85 +/- Acres | Angham Rd.

Purchase property as a whole or as 3 separate parcels encompassing the corners of Angham and Bill Caruth

- 805 Angham Rd | ACRES: 1.0 +/- | FRONTAGE: 157 +/-
- 814 Angham Rd | ACRES: 5.08 +/- | FRONTAGE: 212 +/-
- 898 Angham Rd | ACRES: 1.54 +/- | FRONTAGE: 618 +/-
- 833 Angham Rd | ACRES: 6 +/- | FRONTAGE: 287 +/-
- 831 Angham Rd | ACRES: 1.0 +/- | FRONTAGE: 0 +/-
- 853 Angham Rd | ACRES: 4.97 +/- | FRONTAGE: 90 +/-
- 965 Angham Rd | ACRES: 51.09 +/- | FRONTAGE: 4541 +/-
- 829 Angham Rd | ACRES: 1.0 +/- | FRONTAGE: 0 +/-
- 896 Angham Rd | ACRES: 1.99 +/- | FRONTAGE: 98 +/-
- 0 Angham Rd (Located behind parcel 896 Angham Rd.) | ACRES: 1.48 +/- | FRONTAGE: 215 +/-
- 006053 Agham Rd | ACRES: 10 +/- | FRONTAGE: 0 +/-

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Total 85 +/- ACRES | PRICE TBD

Parcel 1 | \$185,000 per acre

Parcel 2 | \$200,000 per acre

Parcel 3 | \$200,000 per acre



PROPERTY FEATURES

85 +/- Acres | Angham Rd.

Purchase property as a whole or as 3 separate parcels encompassing the corners of Angham and Bill Caruth

- Property Type: Land
- Township: Hiram
- County: Paulding
- Total Land Acres: 85+/- AC
- 6,345' +/- road frontage
- Zoned R4
- Adjoins railroad, industrial, and business zoning

OFFERING MEMORANDUM

Total 85 +/- ACRES | PRICE TBD

Parcel 1 | \$185,000 per acre

Parcel 2 | \$200,000 per acre

Parcel 3 | \$200,000 per acre



PROPERTY HIGHLIGHTS

85 +/- Acres | Angham Rd.

Purchase property as a whole or as 3 separate parcels encompassing the corners of Angham and Bill Caruth

- Adjacent to Bill Caruth
- Adjacency to railroad lines
- Zoned R4
- Access to two lakes
- Lake frontage
- Three corner lots
- Buildable

OFFERING MEMORANDUM

Total 85 +/- ACRES | PRICE TBD

Parcel 1 | \$185,000 per acre

Parcel 2 | \$200,000 per acre

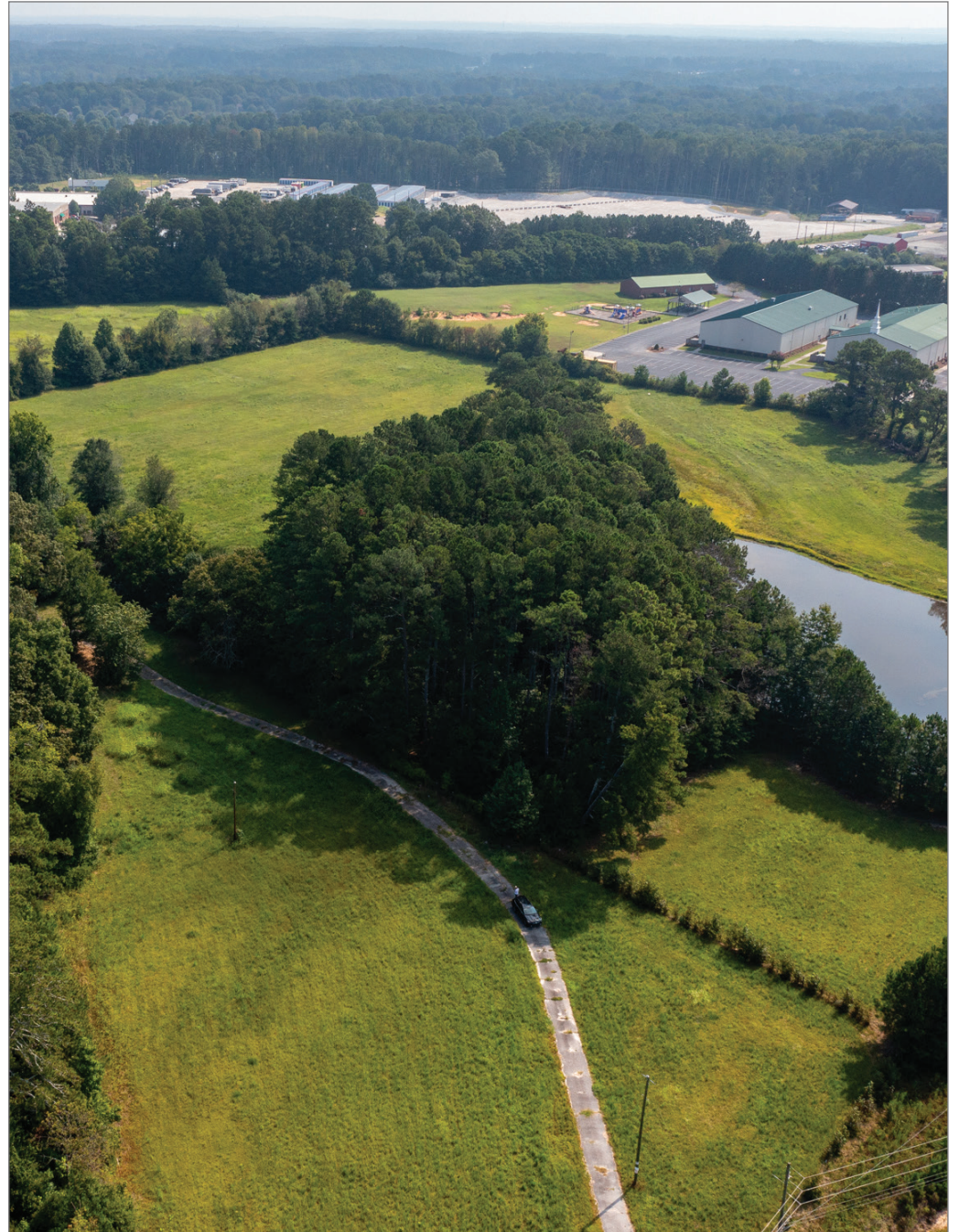
Parcel 3 | \$200,000 per acre

PARCEL ONE

21.50 +/- Acres | 965 Angham Rd. (East Parcel)

Purchase property as a whole or as 3 separate parcels encompassing the corners of Angham and Bill Caruth

- Property Type: Land
- Township: Hiram
- County: Paulding
- Land Acres: 21.50 +/- AC
- Price Per AC: \$185,000
- Parcel Id: 013446
- Land Use: Universal SFR
- 2,561' +/- road frontage
- Located East of Bill Caruth
- North of Angham on both sides of Bill Caruth
- Level Lot
- 80% Buildable
- Joins commercial bldg already
- Adjoins railroad, industrial and business zoning



PARCEL ONE

21.50 +/- Acres | 965 Angham Rd. (East Parcel)

HIRAM, GA



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

PARCEL TWO

53.60 +/- Acres

- 805 Angham Rd
- 833 Angham Rd
- 853 Angham Rd
- 965 Angham Rd (west parcel)
- 831 Angham Rd
- 829 Angham Rd
- 006053 Angham Rd

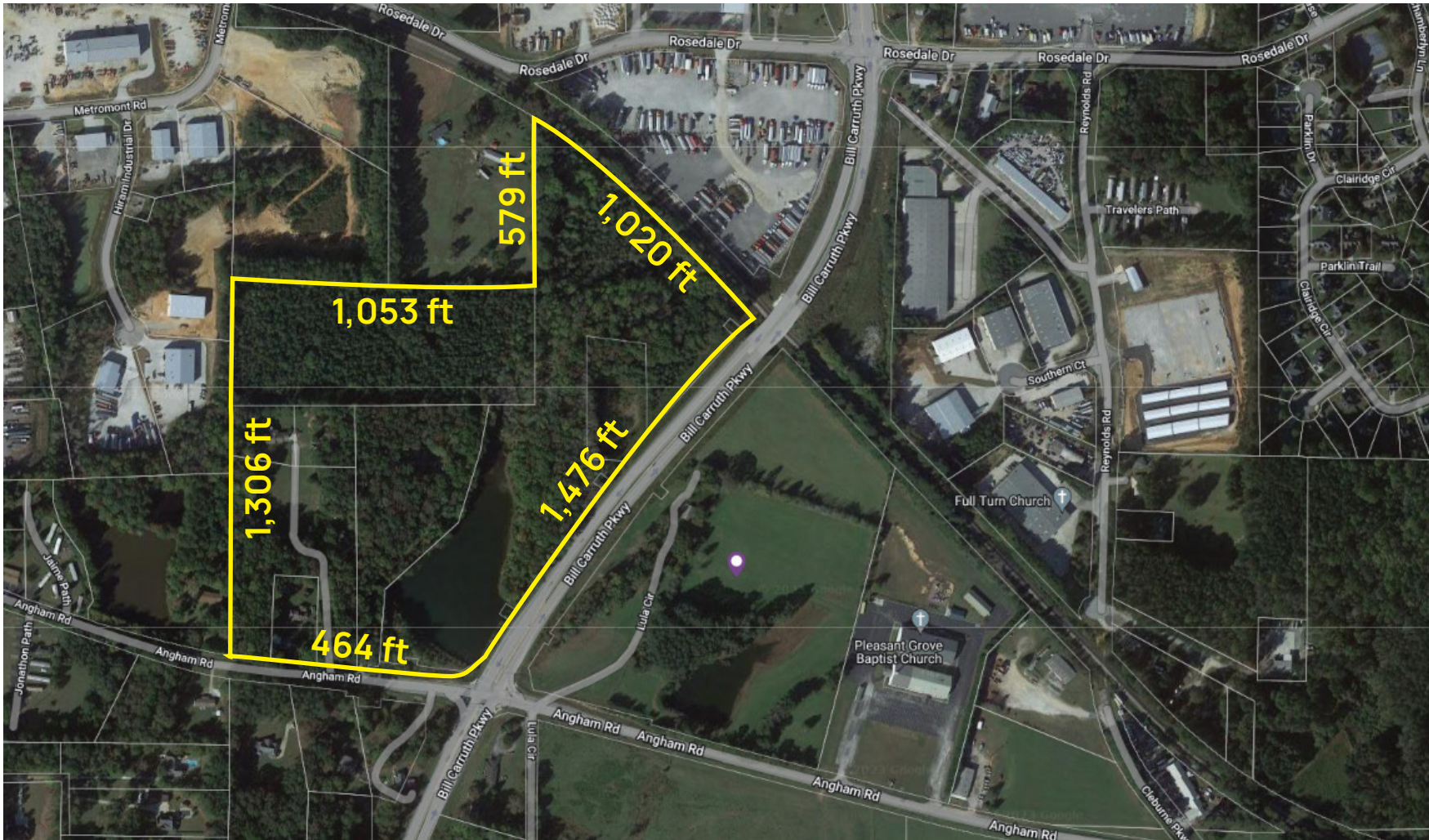
- Property Type: Land
- Township: Hiram
- County: Paulding
- Land Acres: 53.60 +/- AC
- Price Per AC: \$200,000
- Zoned R4
- Parcel Id: 006596, 006053, 005264, 001703, 004373, 029188
- 1984' +/- road frontage
- 595' +/- of lake frontage



PARCEL TWO

53.60 +/- Acres | Angham Rd.

HIRAM, GA



PARCEL THREE

10.09 +/- Acres

- 814 Angham Rd

- 898 Angham Rd

- 896 Angham Rd

- 0 Angham Rd

- Property Type: Land
- Township: Hiram
- County: Paulding
- Land Acres: 10.09 +/- AC
- Price Per AC: \$200,000
- Zoned R4
- Parcel Id: 002038, 010350, 000757, 010349
- 1,243' +/- road frontage
- Corner lot SW corner of Bill Carruth and Angham
- Adjoins railroad, industrial and business zoning



PARCEL THREE

HIRAM, GA



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Angham Rd. | Hiram

Demographics

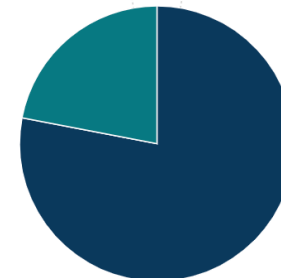
Quality Of Life

Workers by Industry

Agricultural, Forestry, Fishing	237
Construction	1,019
Manufacturing	888
Transportation and Communications	1,076
Wholesale Trade	349
Retail Trade	1,630
Finance, Insurance and Real Estate	679
Services	4,241
Public Administration	574

Workforce

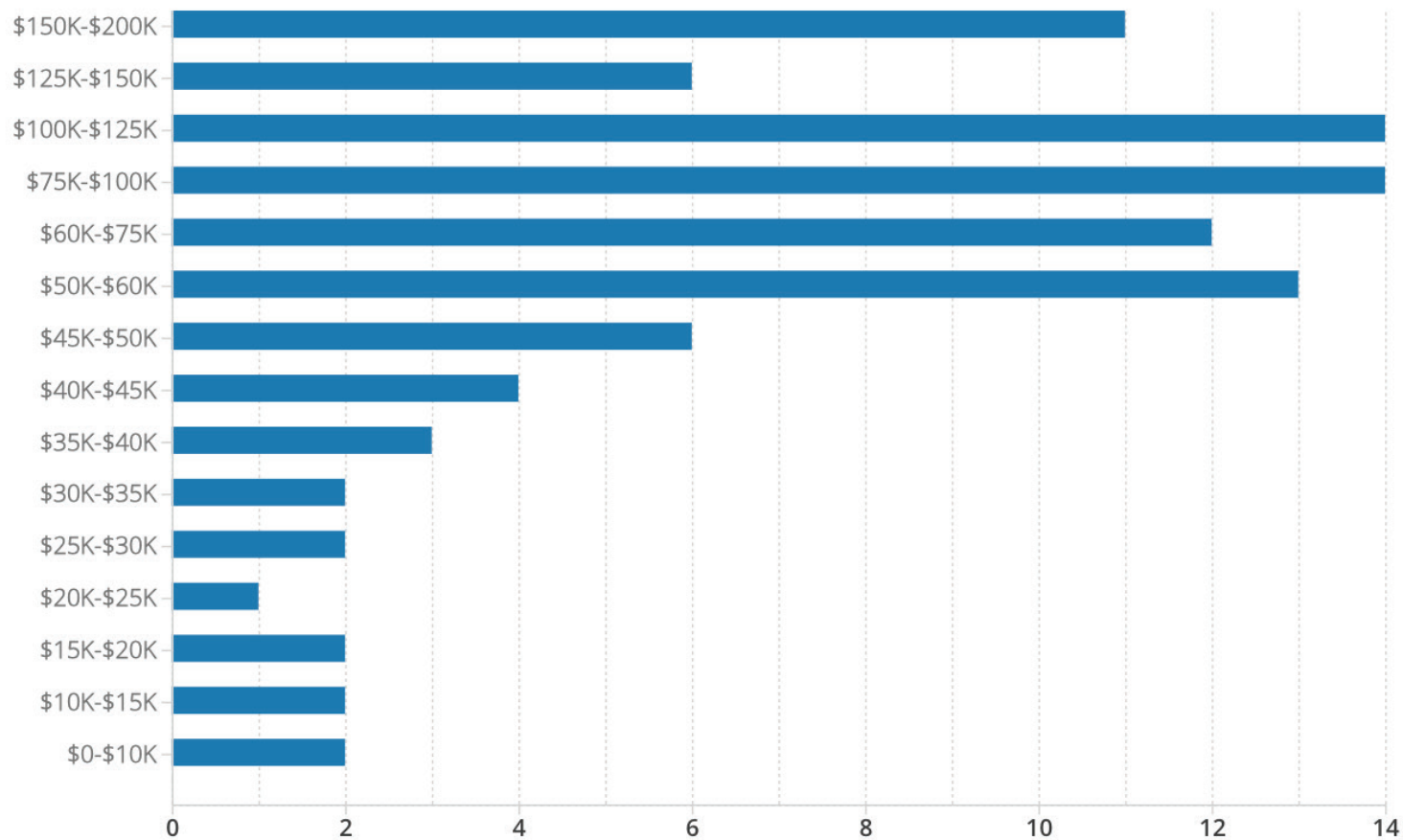
Blue Collar
21.99%



Angham Rd. | Hiram

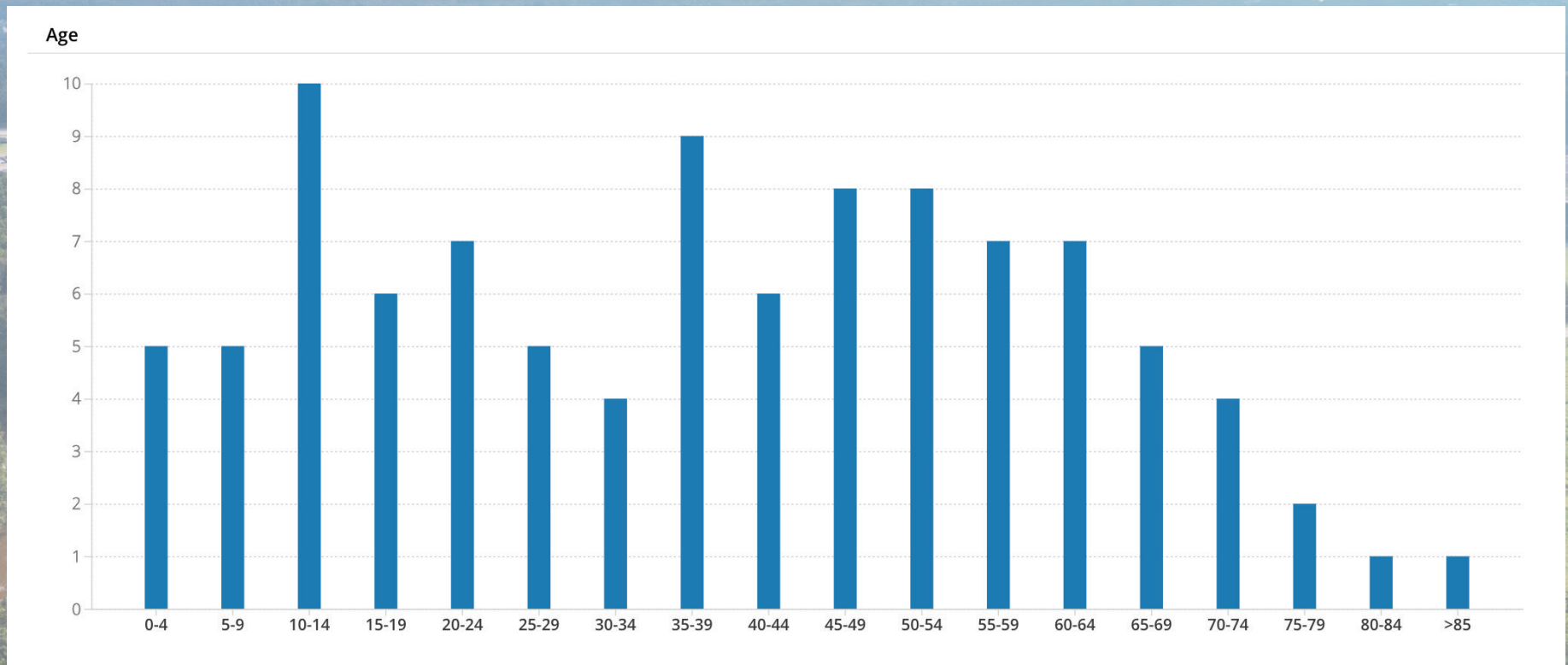
Demographics

Household Income



Angham Rd. | Hiram

Demographics

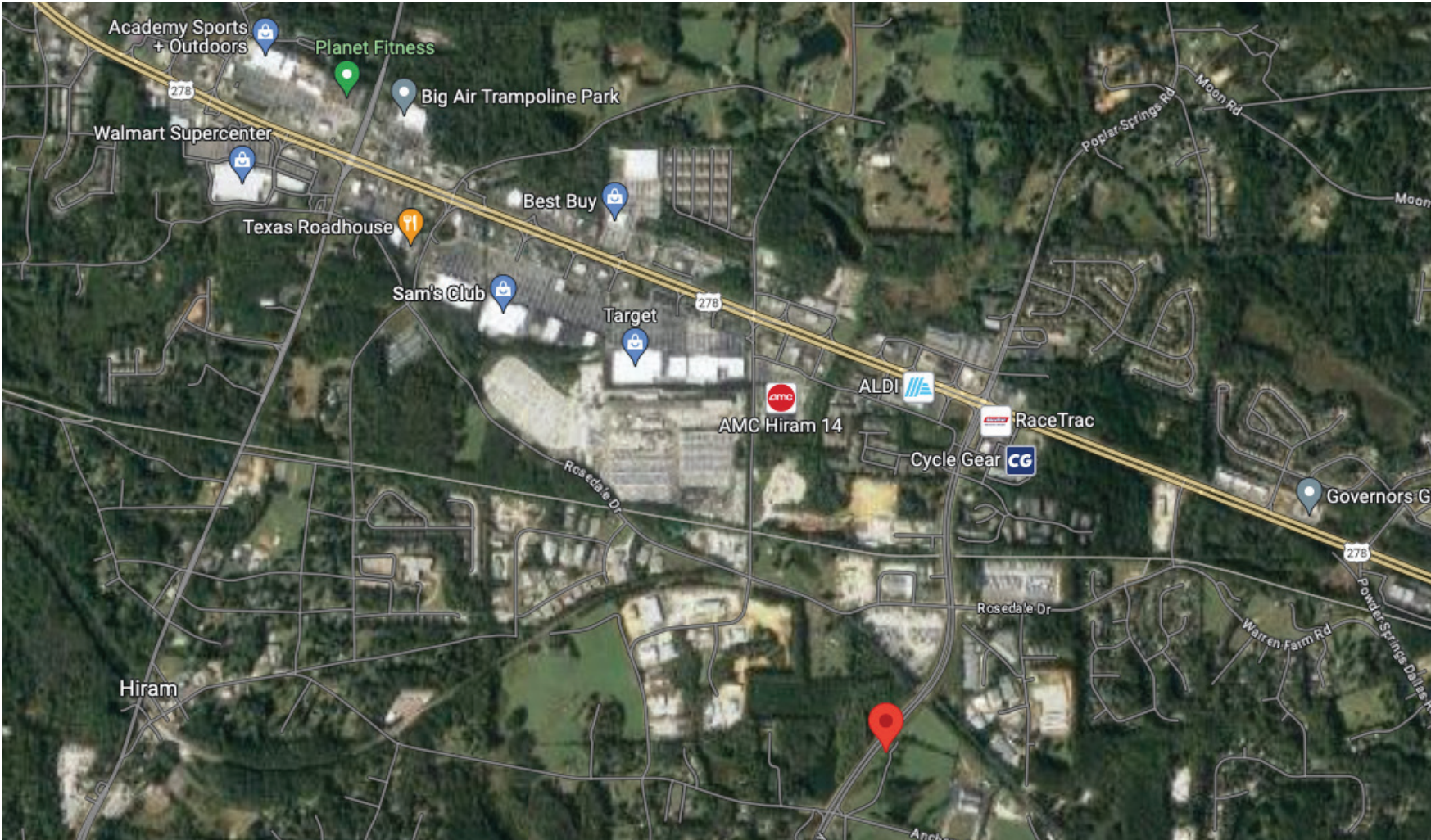


PROPERTY IMAGES



LOCAL AREA MAP

HIRAM, GA



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