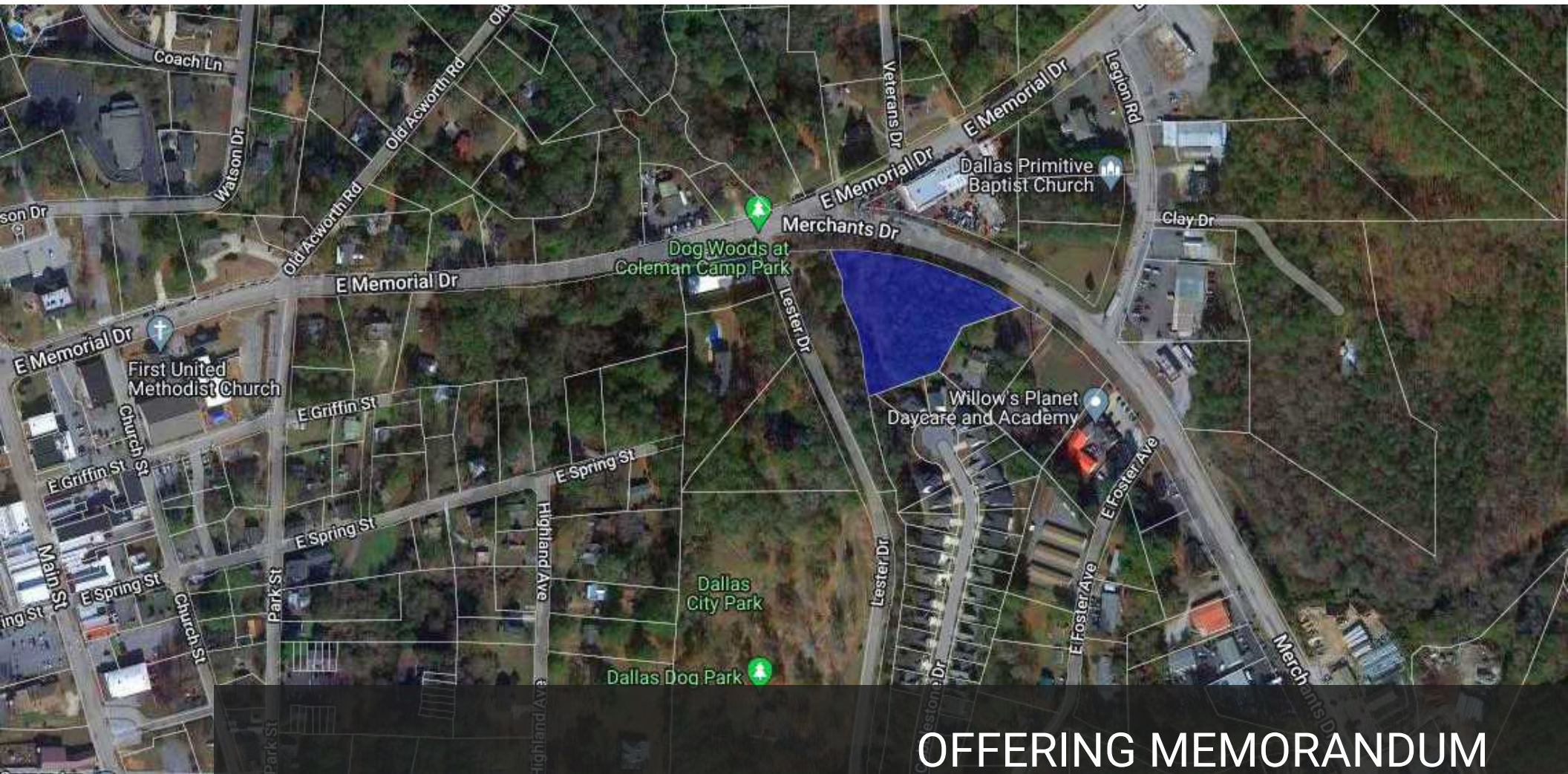


DEVELOPMENT OPPORTUNITY IN DALLAS, GEORGIA

0 MERCHANTS DRIVE

DALLAS. GA 30152



OFFERING MEMORANDUM

THE MERIDIAN REAL ESTATE GROUP

234 Roswell St Ste 100
Marietta, GA 30064



Each Office Independently Owned and Operated

PRESENTED BY:

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COLDWELL BANKER REALTY

Broker
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

0 MERCHANTS DRIVE



COLDWELL BANKER
REALTY



OFFERING SUMMARY

PRICE: \$180,000

LOT SIZE: 2.17+/- Acres

PRICE / ACRE: \$82k

FRONTAGE: 478'+/-

ZONING: C-2

PARCEL #: 003400

PROPERTY OVERVIEW

2.17+/- Acres on Merchants Drive near Downtown Dallas, GA. C-2 zoning allowing for a multitude of possible end uses from residential to commercial to light industrial.

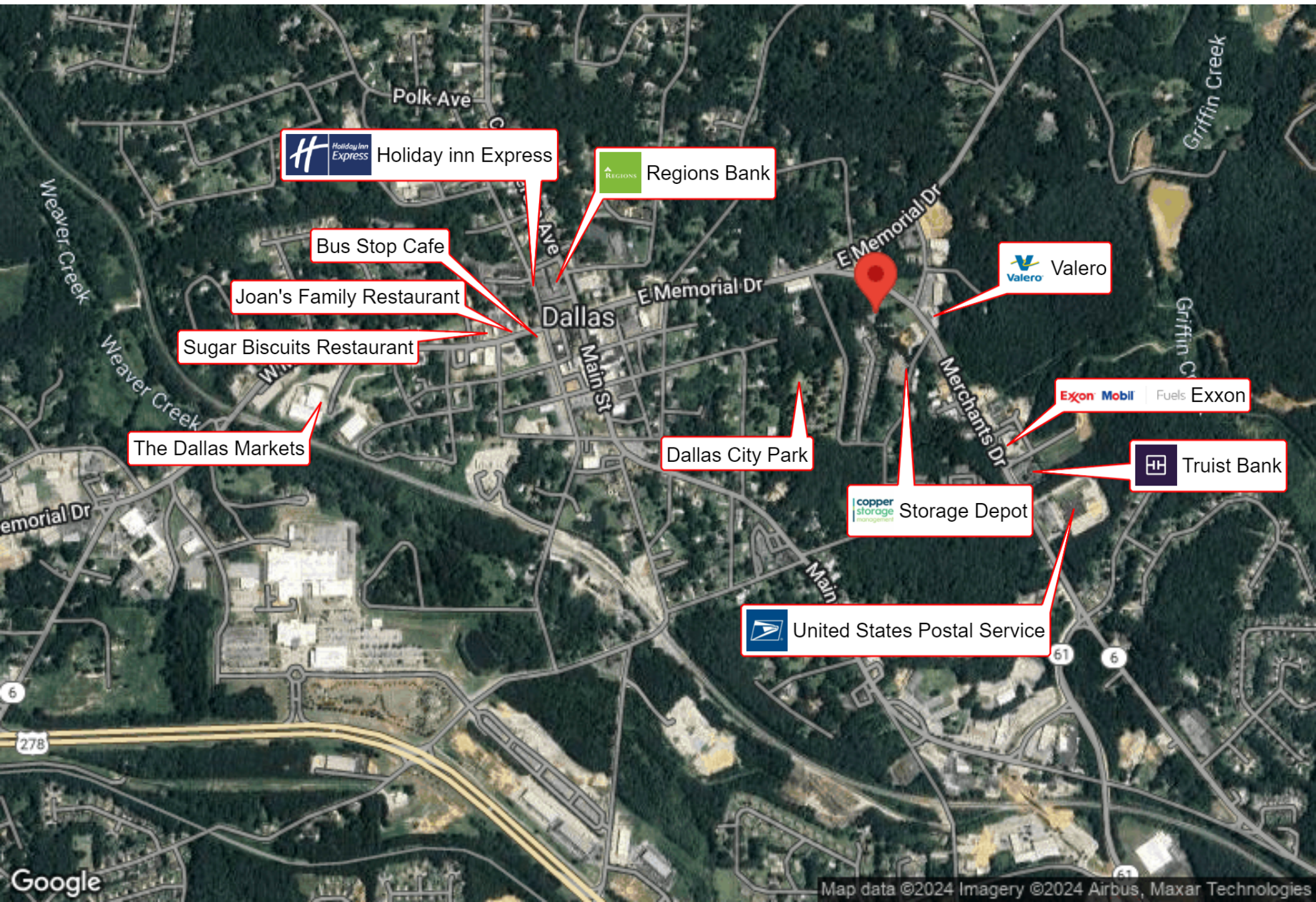
Sewer connection available. Excellent location with many possible end uses.


PROPERTY HIGHLIGHTS

- C-2 zoning allowing residential, commercial, or light industrial
- 22k Traffic Count
- 470+ Feet of Road Frontage
- Near Downtown Dallas
- Sewer available

BUSINESS MAP

0 MERCHANTS DRIVE



 Holiday Inn Express

 Regions Bank

 Valero

Bus Stop Cafe


Joan's Family Restaurant


Sugar Biscuits Restaurant


The Dallas Markets

Dallas City Park

Exxon Mobil Fuels Exxon

 Truist Bank

 Storage Depot

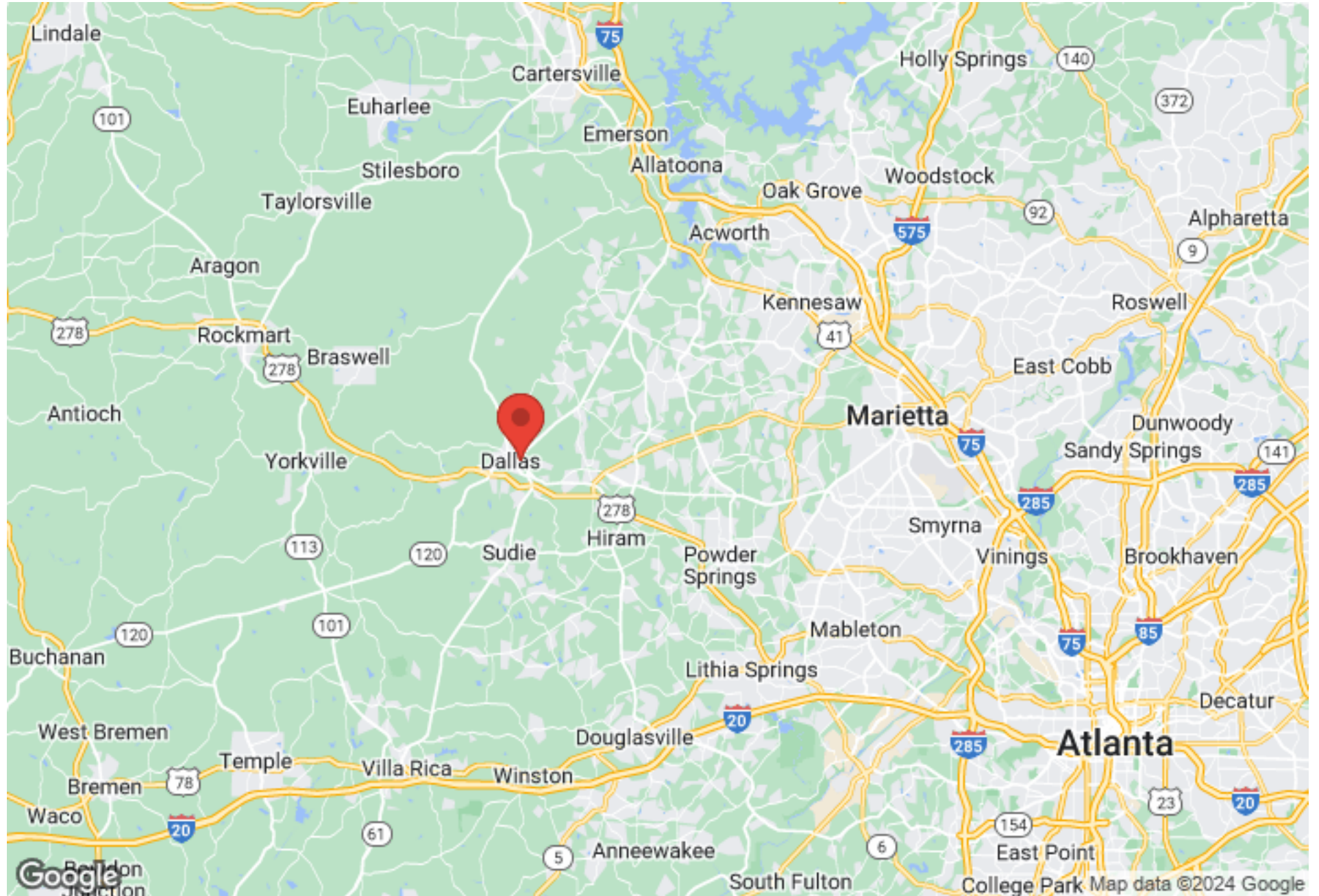
 United States Postal Service

REGIONAL MAP

0 MERCHANTS DRIVE



COLDWELL BANKER
REALTY

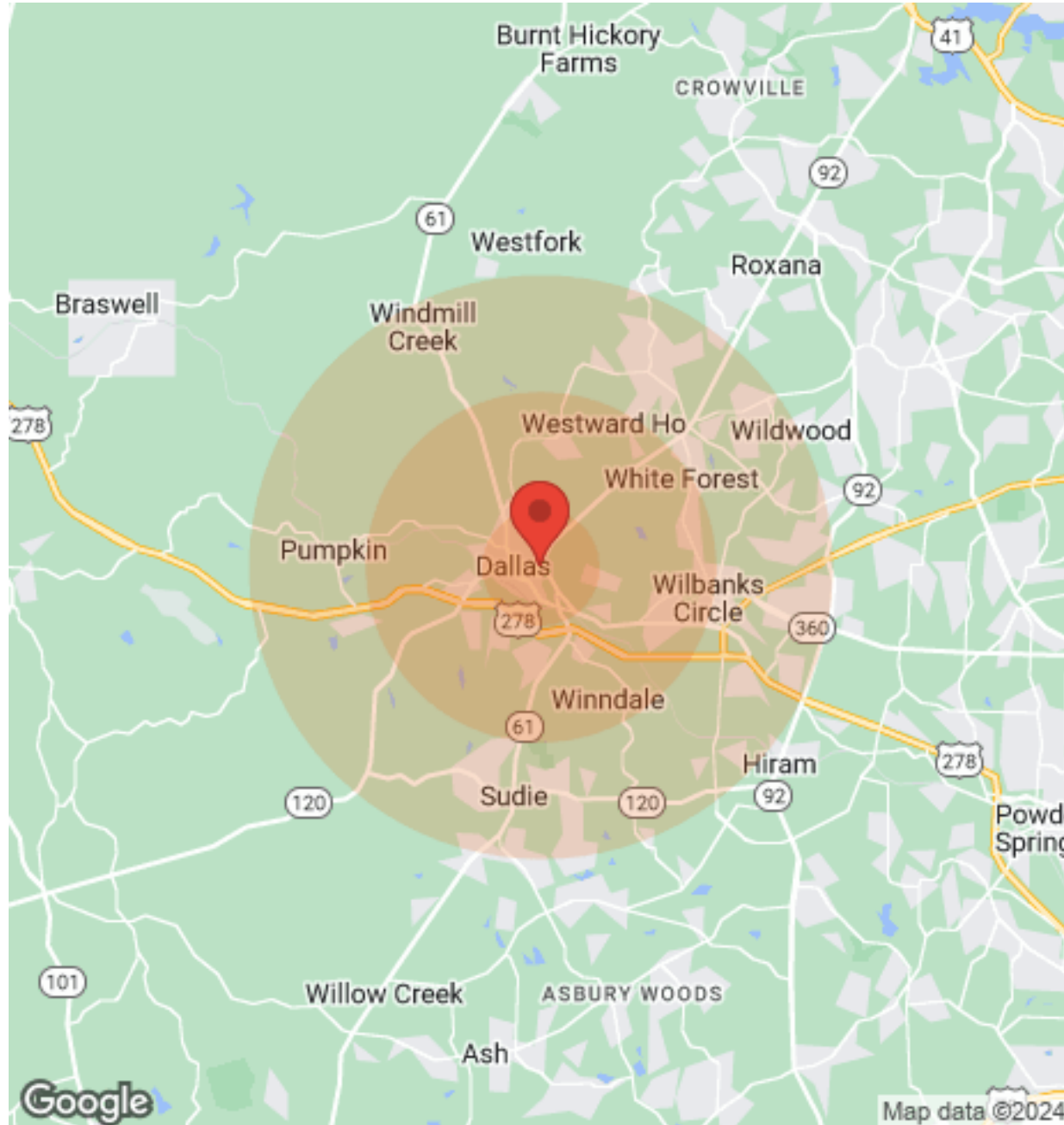


DEMOGRAPHICS

0 MERCHANTS DRIVE



COLDWELL BANKER
REALTY



Population	1 Mile	3 Miles	5 Miles
Male	3,697	9,477	26,985
Female	3,617	9,477	27,716
Total Population	7,314	18,954	54,701

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,788	4,472	12,976
Ages 15-24	1,165	2,836	8,392
Ages 25-54	2,900	7,576	21,788
Ages 55-64	684	1,862	5,722
Ages 65+	777	2,208	5,823

Income	1 Mile	3 Miles	5 Miles
Median	\$35,123	\$42,536	\$67,457
< \$15,000	596	1,147	1,801
\$15,000-\$24,999	388	974	1,841
\$25,000-\$34,999	449	773	1,737
\$35,000-\$49,999	375	1,153	2,923
\$50,000-\$74,999	393	1,302	4,396
\$75,000-\$99,999	251	836	3,320
\$100,000-\$149,999	307	832	2,497
\$150,000-\$199,999	20	49	239
> \$200,000	N/A	54	184

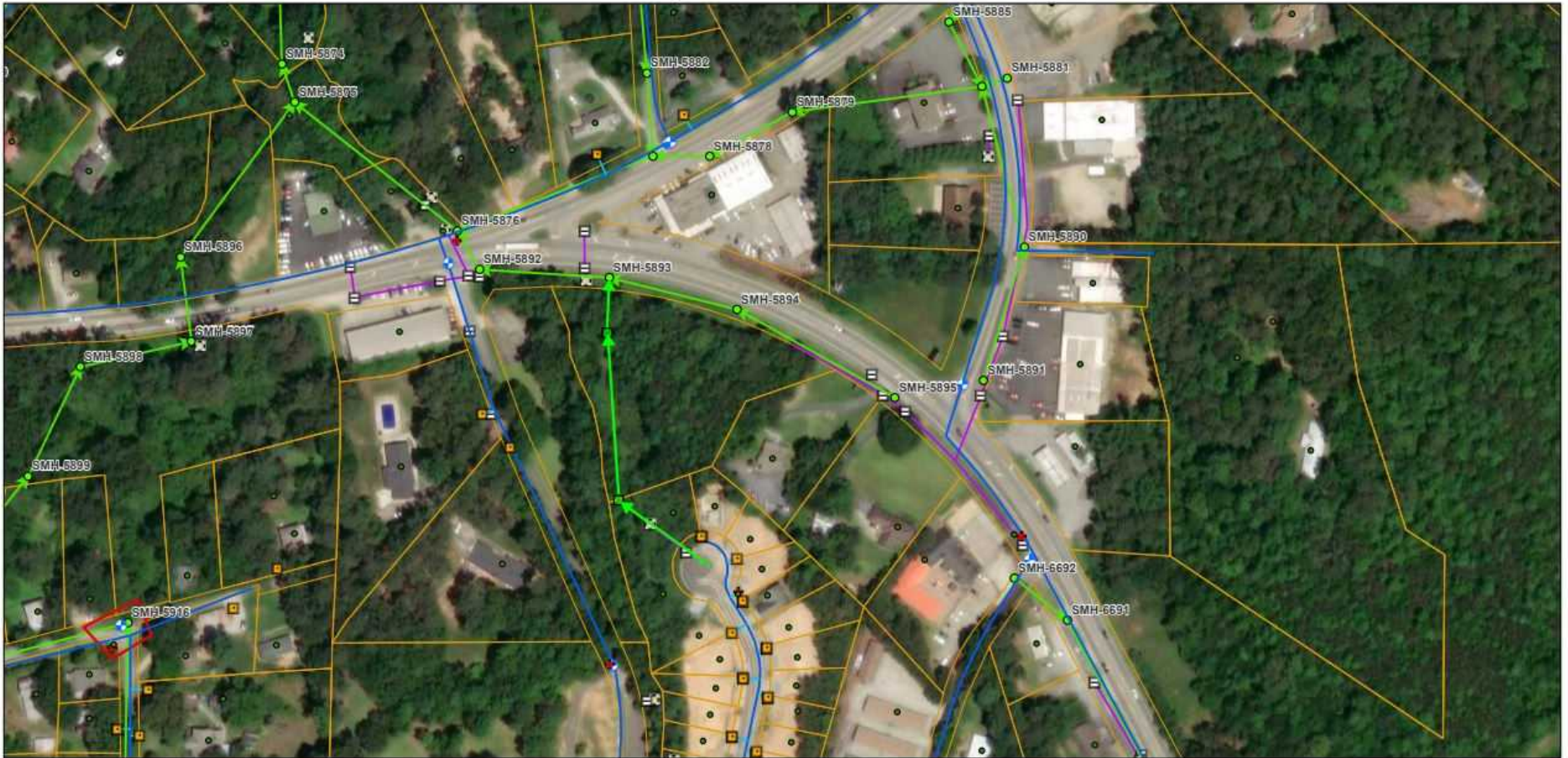
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,961	7,425	19,767
Occupied	2,593	6,684	18,082
Owner Occupied	1,404	3,988	13,478
Renter Occupied	1,189	2,696	4,604
Vacant	368	741	1,685



Map data ©2024

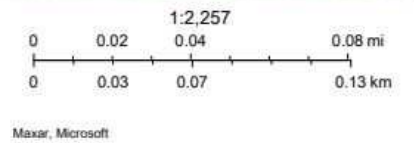
SEWER MAP

0 MERCHANTS DRIVE



7/12/2023, 1:18:41 PM

- | | | |
|------------------------------|-----------------------------------|----------------------|
| • Landbase - AddressPoints | — Water - Pipes | ☒ Storm - Dallas_SWO |
| ⊕ Water - Hydrants | ◻ Water - QuestionMissingAreas | — Storm - swPipes |
| ⊗ Water - Valves | ● Sewer - Sanitary Sewer Manholes | ▭ Landbase - Parcels |
| ⊠ Water - ServiceConnections | → Sewer - Sewer Gravity Mains | |
| — Water - LateralLine | ☒ Storm - Catch_Basin_Structures | |



TOPOGRAPHY

0 MERCHANTS DRIVE



COLDWELL BANKER
REALTY

