

LAND FOR SALE

# 14.67+/- ACRES OF LIGHT INDUSTRIAL LAND NEAR HIRAM

0 THOMPSON ROAD, HIRAM, GA 30141



Wellstar Paulding  
Medical Center

Atlanta  
Film Studio

## LIGHT INDUSTRIAL DEVELOPMENT OPPORTUNITY

**THE MERIDIAN REAL ESTATE GROUP**  
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Each Office Independently Owned and Operated

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# EXECUTIVE SUMMARY

0 THOMPSON ROAD



COLDWELL BANKER  
REALTY



## OFFERING SUMMARY

<b>PRICE:</b>	\$2,700,000
<b>LOT SIZE:</b>	14.67+/- Acres
<b>PRICE / ACRE:</b>	\$184k
<b>ZONING:</b>	I-1
<b>PARCEL:</b>	013165

## PROPERTY OVERVIEW

14.67+/- acres of Light Industrial land in East Paulding County with 1,000'+/- of road frontage along Thompson Road at Bill Carruth Parkway. Convenient to Downtown Hiram & Dallas. Directly across the street from Atlanta Film Studios. Near the Wellstar Paulding Medical Center. Sewer and water connections available.

## PROPERTY HIGHLIGHTS

- Light Industrial Zoning
- Sewer and Water are available on property
- Close to the Wellstar Paulding Medical Center and Atlanta Film Studios
- Excellent site for a wide range of Commercial and Light Industrial uses



# BUSINESS MAP

0 THOMPSON ROAD





COLDWELL BANKER  
REALTY





 Big Dan's Car Wash

 RaceTrac

 The Piedmont Bank


 Workout Anytime Hiram

 Wellstar Paulding Medical Center

 PNC Bank


 JCPenney


 Academy  
SPORTS+OUTDOORS

 Regions Bank


 Sunoco


 Target

 atfilmstudios

 Walmart Supercenter

 Kohl's

 Wells Fargo Bank

 Marshalls  
HomeGoods







# ROAD FRONTAGE

0 THOMPSON ROAD



COLDWELL BANKER  
REALTY



**1,000'+/- Thompson Road Frontage  
Across from Atlanta Film Studios**



# SEWER MAP

0 THOMPSON ROAD



COLDWELL BANKER  
REALTY

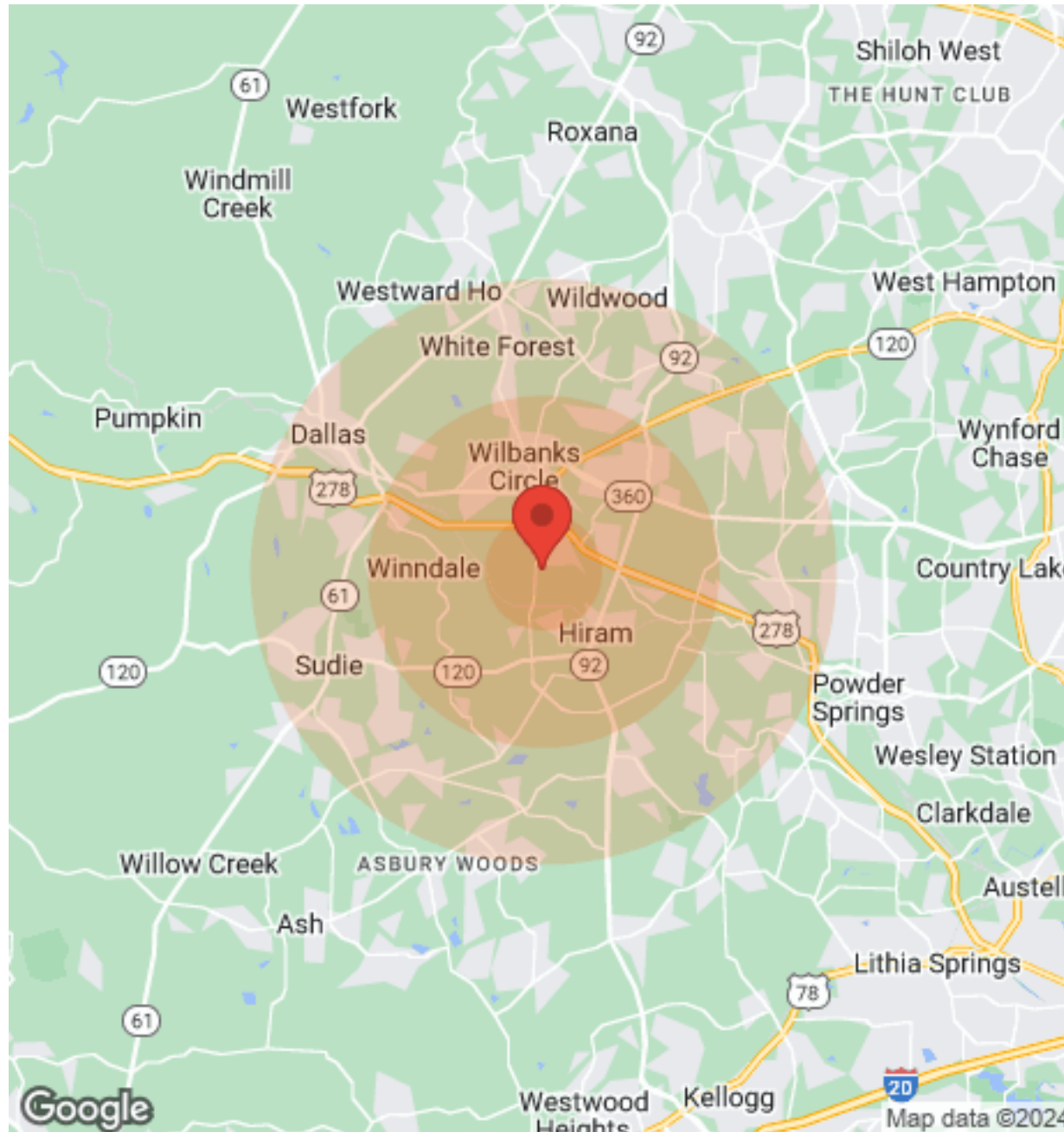


# DEMOGRAPHICS

0 THOMPSON ROAD



COLDWELL BANKER  
REALTY



Population	1 Mile	3 Miles	5 Miles
Male	N/A	12,315	41,923
Female	N/A	12,842	42,324
Total Population	N/A	25,157	84,247

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,044	19,621
Ages 15-24	N/A	3,728	12,867
Ages 25-54	N/A	9,923	33,049
Ages 55-64	N/A	2,732	9,302
Ages 65+	N/A	2,730	9,408

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$50,565	\$67,812
< \$15,000	N/A	754	2,268
\$15,000-\$24,999	N/A	925	2,746
\$25,000-\$34,999	N/A	950	2,832
\$35,000-\$49,999	N/A	1,499	4,107
\$50,000-\$74,999	N/A	2,163	7,229
\$75,000-\$99,999	N/A	1,621	4,832
\$100,000-\$149,999	N/A	806	3,832
\$150,000-\$199,999	N/A	187	962
> \$200,000	N/A	61	426

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	9,690	30,983
Occupied	N/A	8,883	28,380
Owner Occupied	N/A	6,671	22,071
Renter Occupied	N/A	2,212	6,309
Vacant	N/A	807	2,603