

LAND FOR SALE

3.97+/- ACRES ON BILL CARRUTH PKWY

01 BILL CARRUTH PKWY, HIRAM, GA 30141



COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

THE MERIDIAN REAL ESTATE GROUP

234 Roswell St Ste 100
Marietta, GA 30064



Each Office Independently Owned and Operated

PRESENTED BY:

TONY MORRIS

C: (404) 218-8267
tony@themeridianway.com
327164, GA

JOHN ROSE

O: 678-859-0533
john@themeridianway.com

COLDWELL BANKER REALTY

Broker
O: 770-429-0600

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EXECUTIVE SUMMARY

01 BILL CARRUTH PKWY



OFFERING SUMMARY

PRICE:	\$1,300,000
LOT SIZE:	3.97+/- Acres
PRICE / ACRE:	\$327,456
ZONING:	B-2
APN:	080660

PROPERTY OVERVIEW

3.97+/- acres of commercial land on Bill Carruth Parkway and Greystone Parkway in Hiram, GA near the Wellstar Paulding Medical Center. Parcel can be sold individually or combined with the adjoining parcel for a combined 12.37+/- acres to the north. Excellent location for Medical Office. Currently zoned B-2 for general commercial uses. Sewer is available.

PROPERTY HIGHLIGHTS

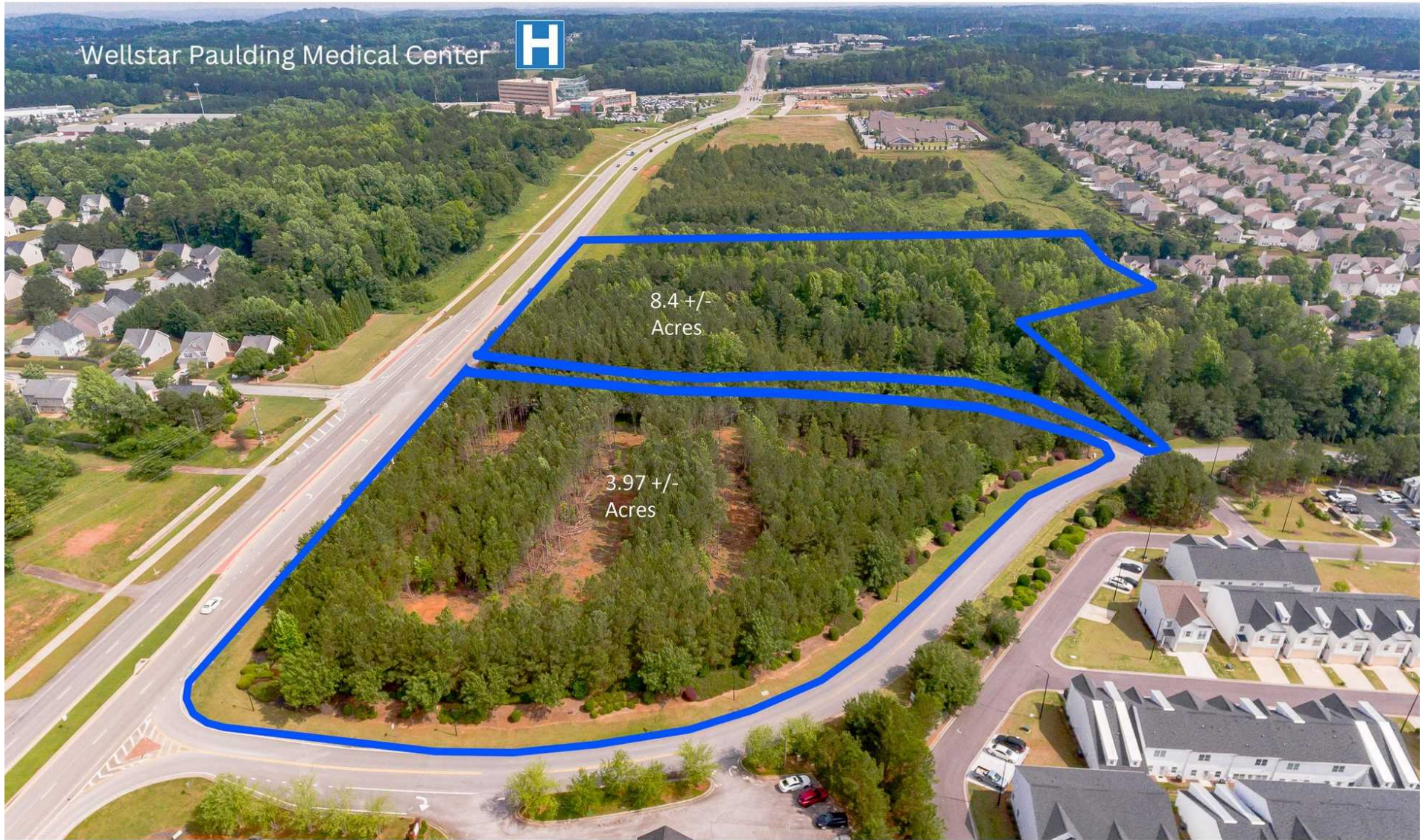
- Part of Paulding County's Wellness Corridor near the Wellstar Paulding Medical Center
- Sewer Connection Available
- 18.1k traffic count
- Potential site for a wide range of commercial and medical office uses

FULL ASSEMBLAGE MAP

01 BILL CARRUTH PKWY

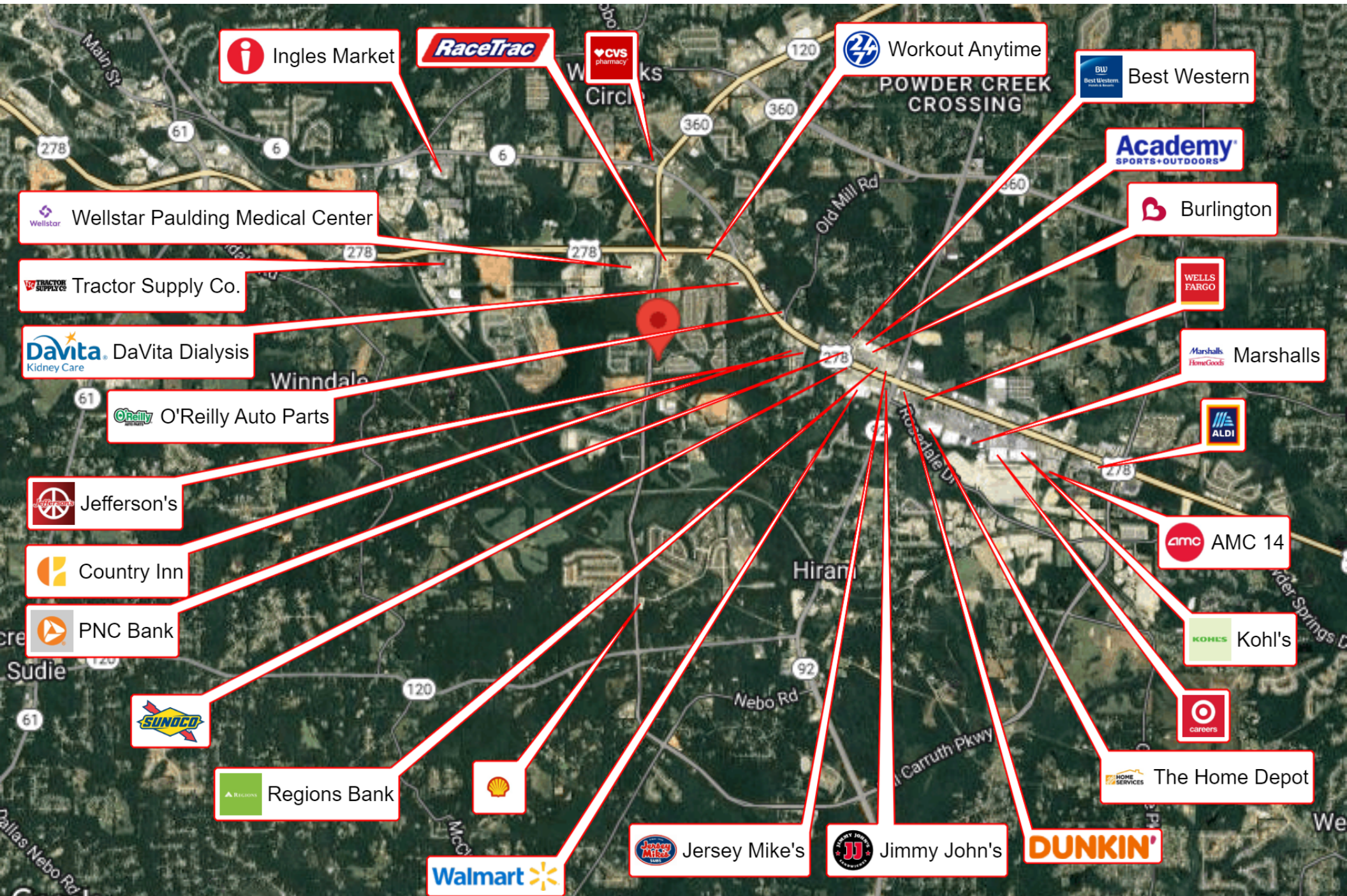


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BUSINESS MAP

01 BILL CARRUTH PKWY

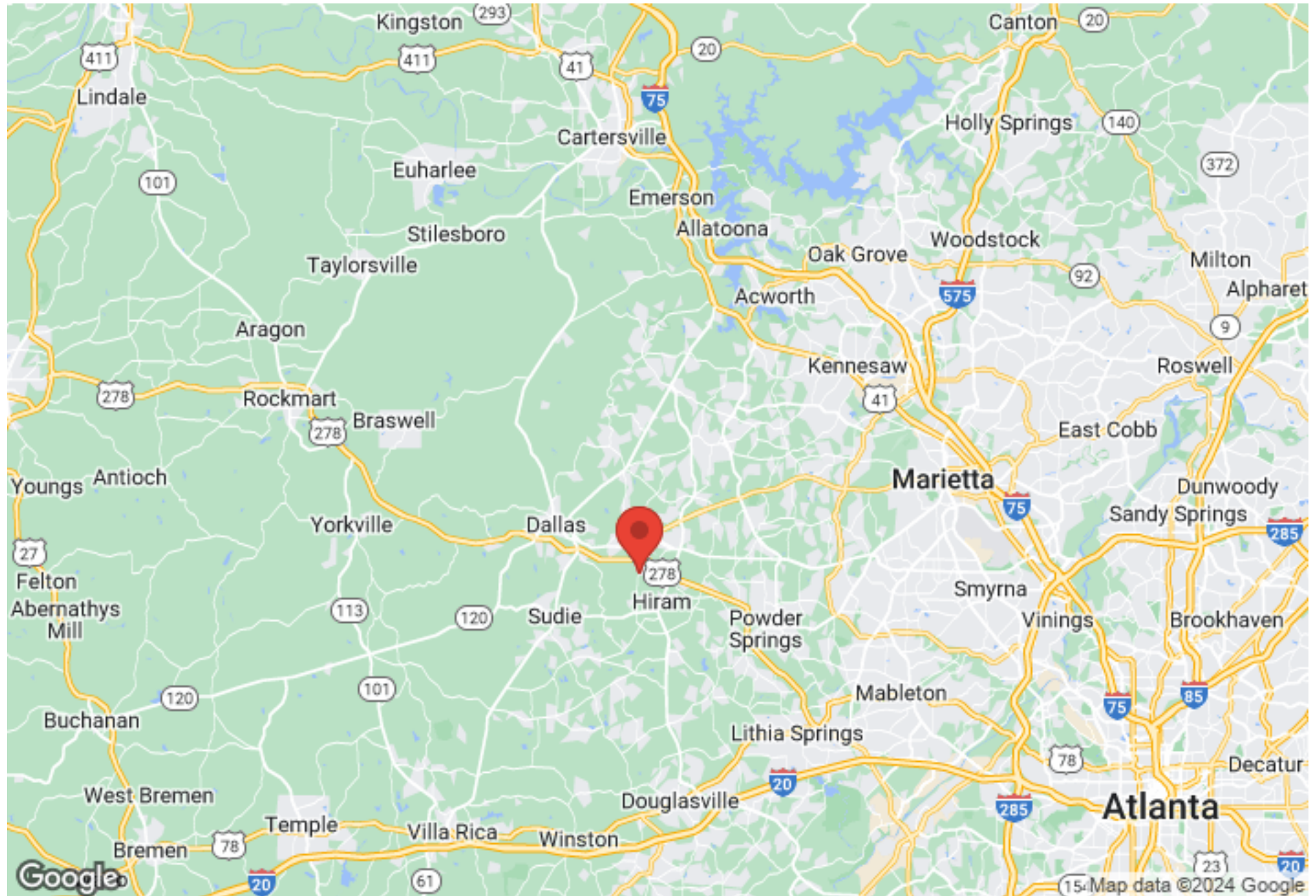


REGIONAL MAP

01 BILL CARRUTH PKWY



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TOPOGRAPHY MAP

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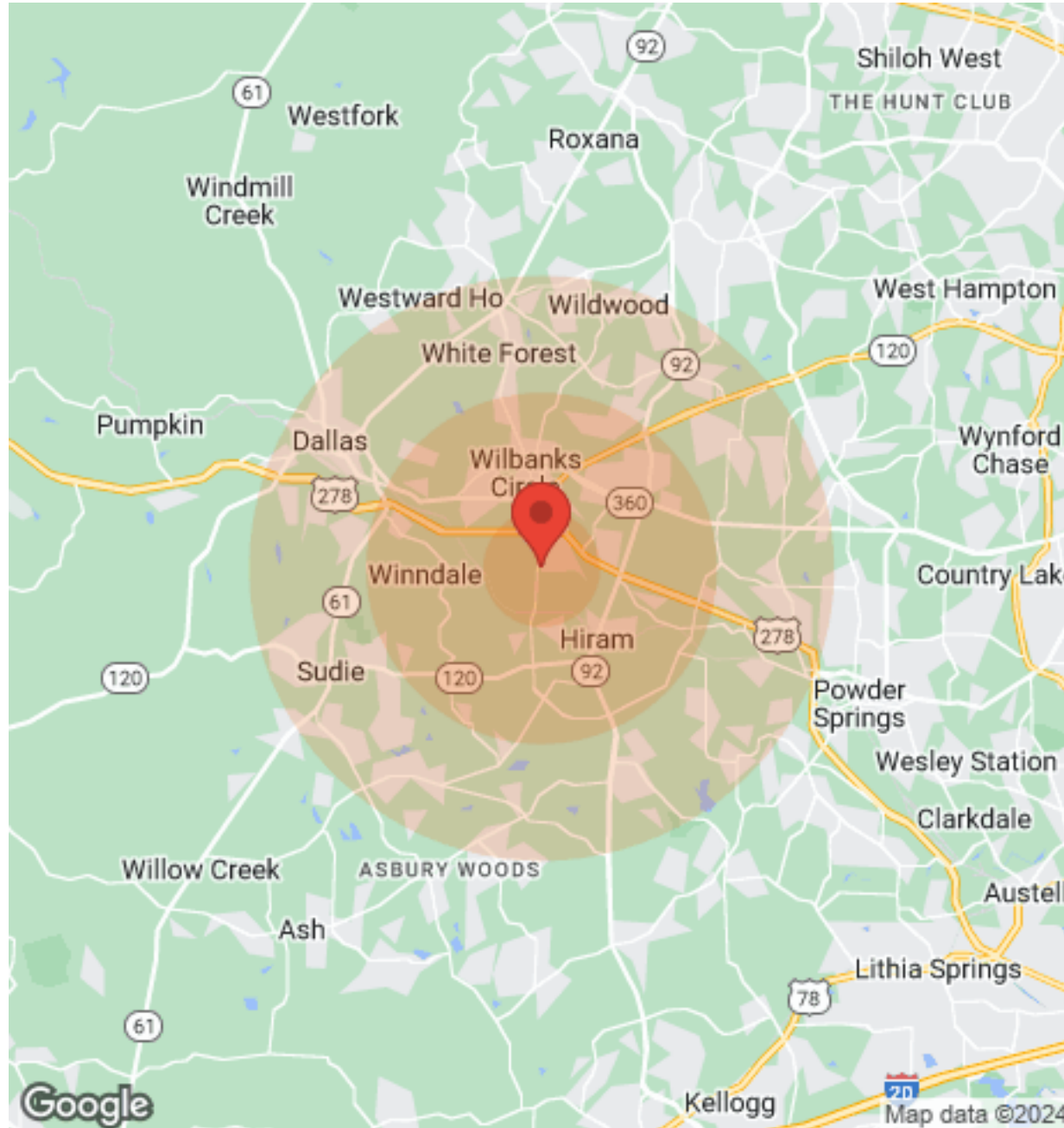


DEMOGRAPHICS

01 BILL CARRUTH PKWY



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Population	1 Mile	3 Miles	5 Miles
Male	N/A	14,258	40,667
Female	N/A	14,853	41,128
Total Population	N/A	29,111	81,795

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,901	19,088
Ages 15-24	N/A	4,291	12,472
Ages 25-54	N/A	11,373	32,029
Ages 55-64	N/A	3,186	9,025
Ages 65+	N/A	3,360	9,181

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$49,082	\$67,533
< \$15,000	N/A	1,014	2,268
\$15,000-\$24,999	N/A	1,075	2,715
\$25,000-\$34,999	N/A	1,164	2,773
\$35,000-\$49,999	N/A	1,864	4,027
\$50,000-\$74,999	N/A	2,347	7,004
\$75,000-\$99,999	N/A	1,951	4,663
\$100,000-\$149,999	N/A	863	3,672
\$150,000-\$199,999	N/A	194	869
> \$200,000	N/A	61	426

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	11,384	30,158
Occupied	N/A	10,405	27,596
Owner Occupied	N/A	7,558	21,370
Renter Occupied	N/A	2,847	6,226
Vacant	N/A	979	2,562