

LAND FOR SALE

# 8.4+/- ACRES ON BILL CARRUTH PKWY

02 BILL CARRUTH PKWY, HIRAM, GA 30141



## COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

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

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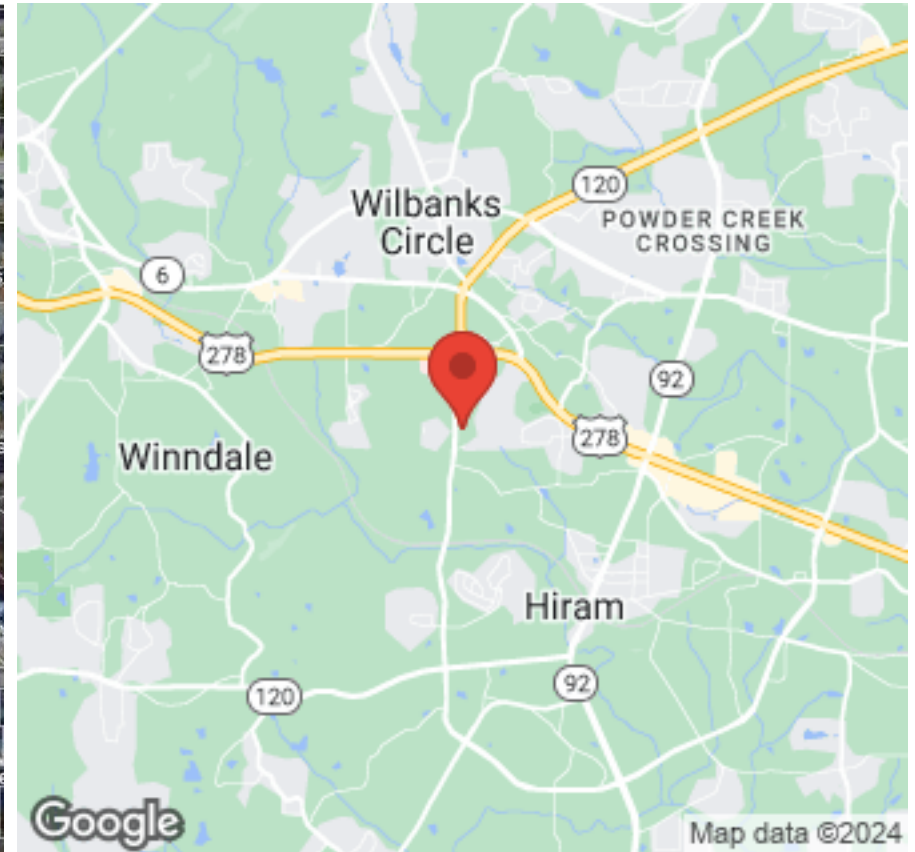
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# EXECUTIVE SUMMARY

02 BILL CARRUTH PARKWAY



COLDWELL BANKER  
REALTY



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,700,000
<b>LOT SIZE:</b>	8.4+/- Acres
<b>PRICE / ACRE:</b>	\$202,381
<b>ZONING:</b>	B-2
<b>APN:</b>	055207

## PROPERTY OVERVIEW

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

## PROPERTY HIGHLIGHTS

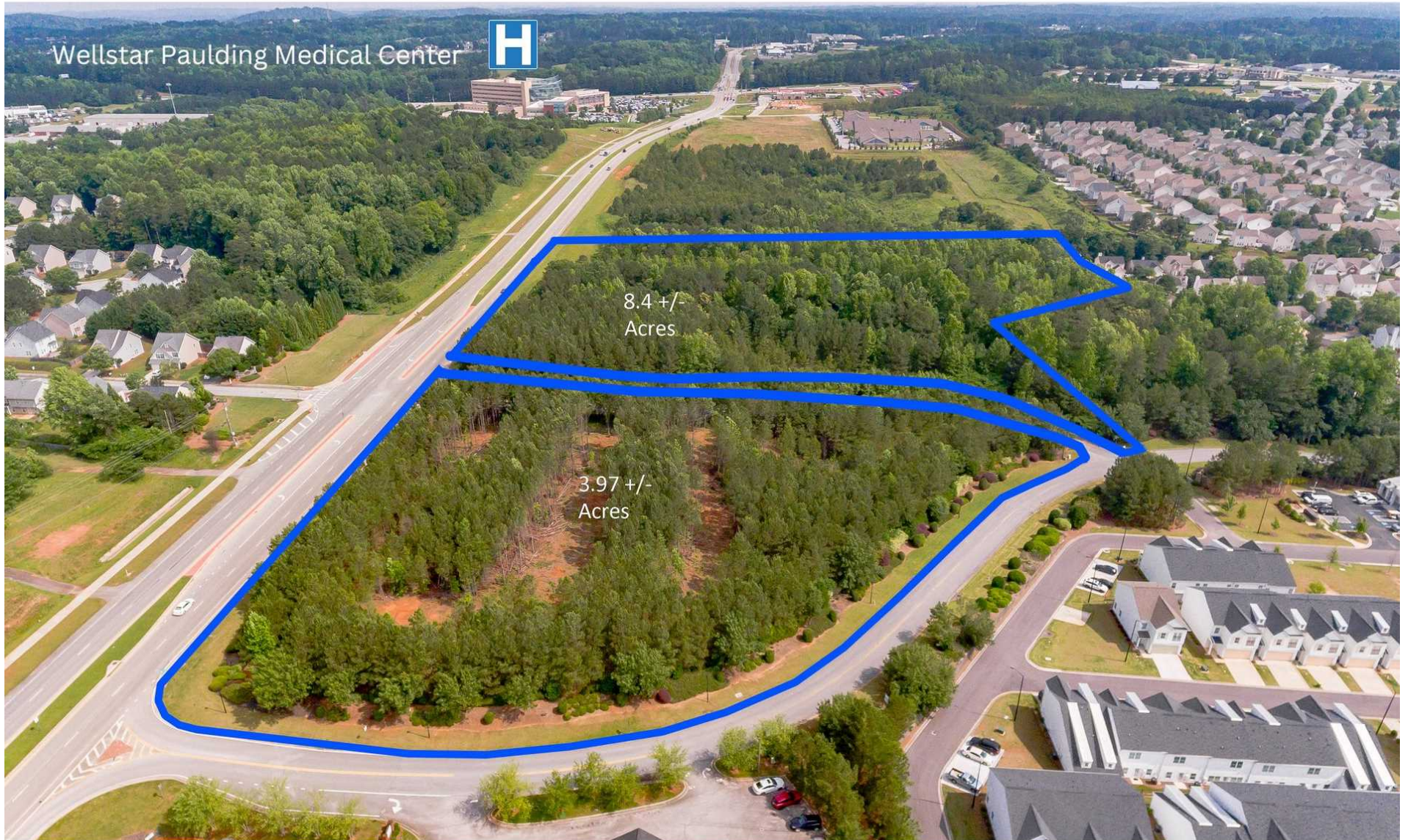
- Part of Paulding County's Wellness Corridor near the Wellstar Paulding Medical Center
- Sewer Connection Available
- 18.1k traffic count
- Potential site for a wide range of commercial and medical office uses

# FULL ASSEMBLAGE MAP

02 BILL CARRUTH PARKWAY

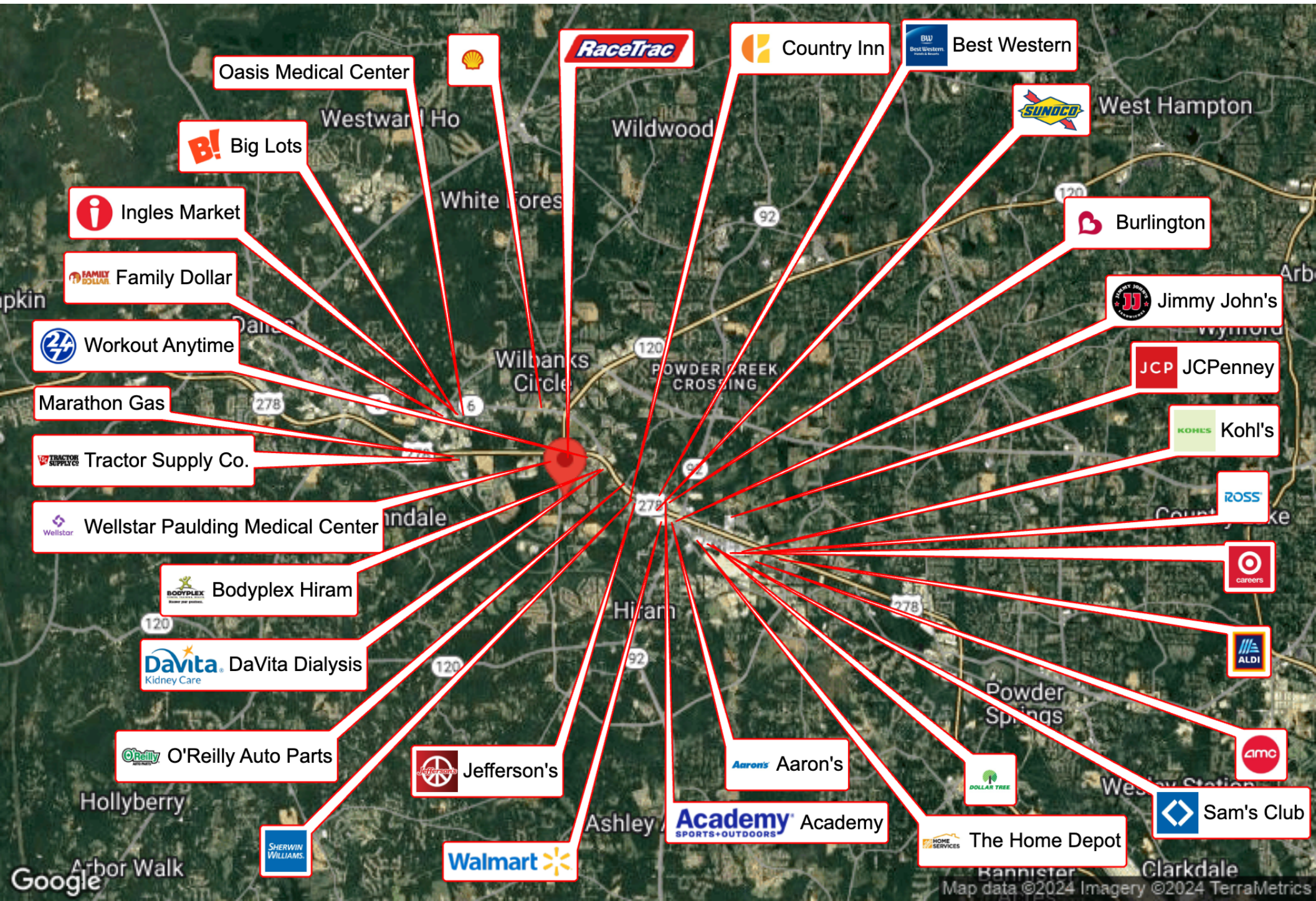


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REALTY



# BUSINESS MAP

02 BILL CARRUTH PARKWAY

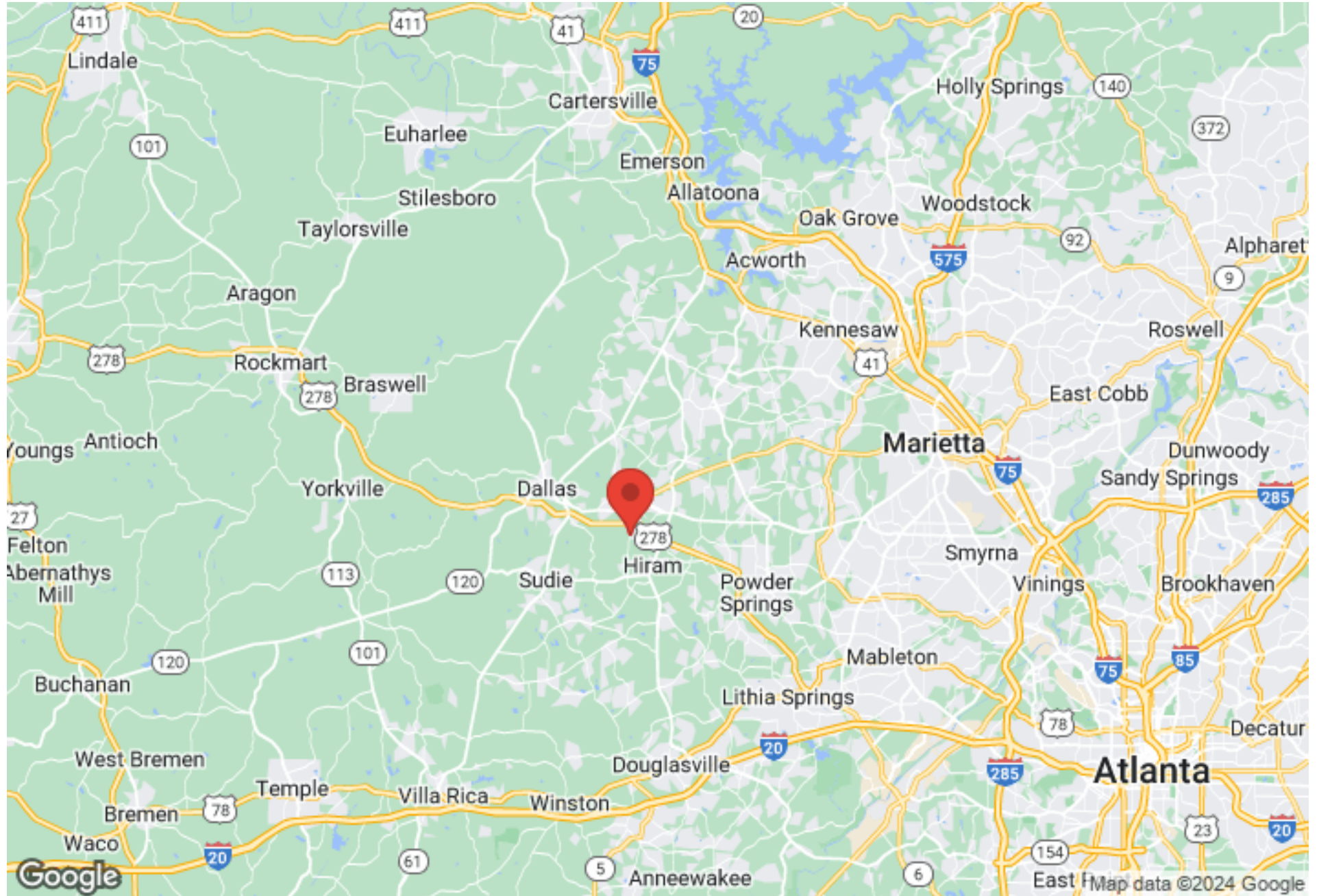


# REGIONAL MAP

02 BILL CARRUTH PARKWAY



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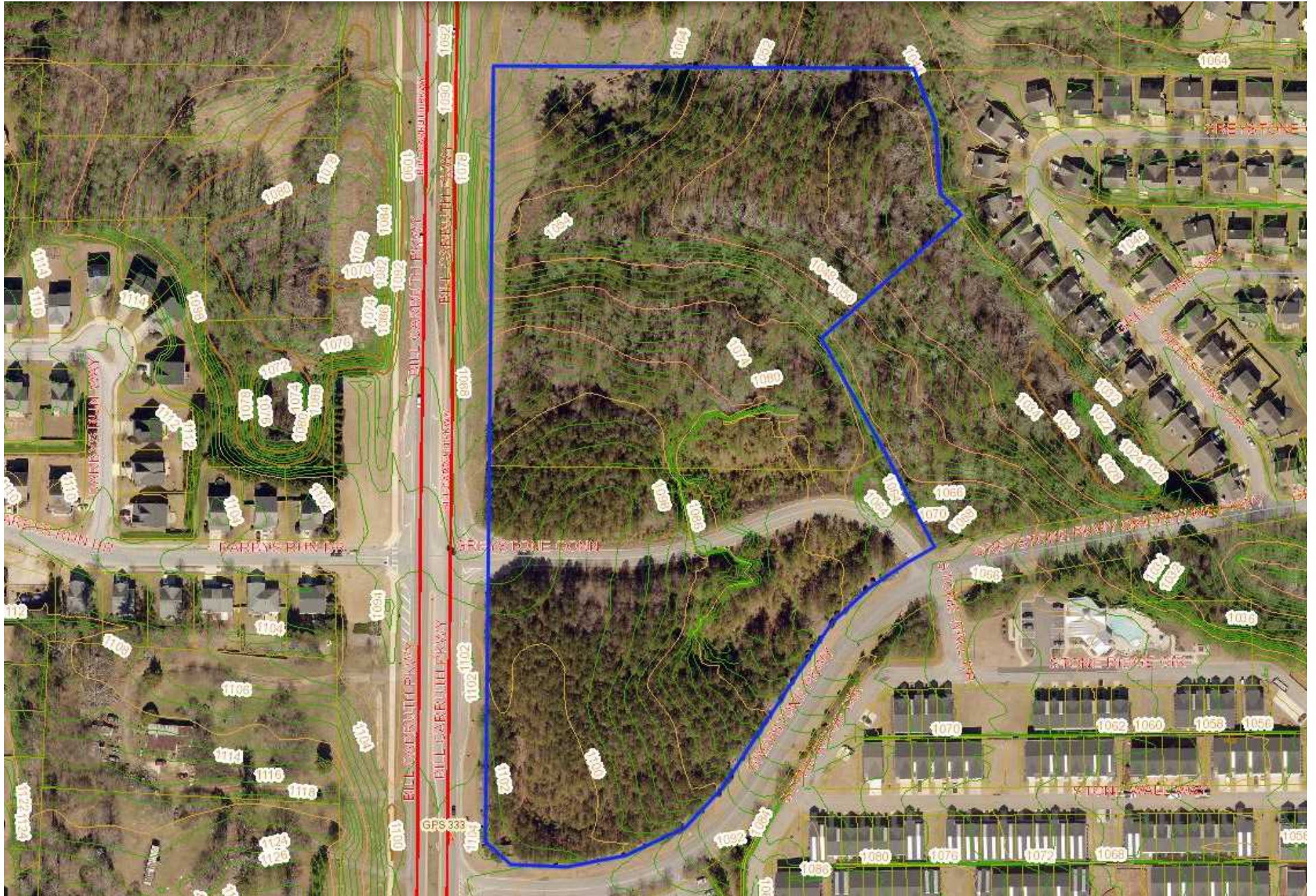


# TOPOGRAPHY MAP

02 BILL CARRUTH PARKWAY



COLDWELL BANKER  
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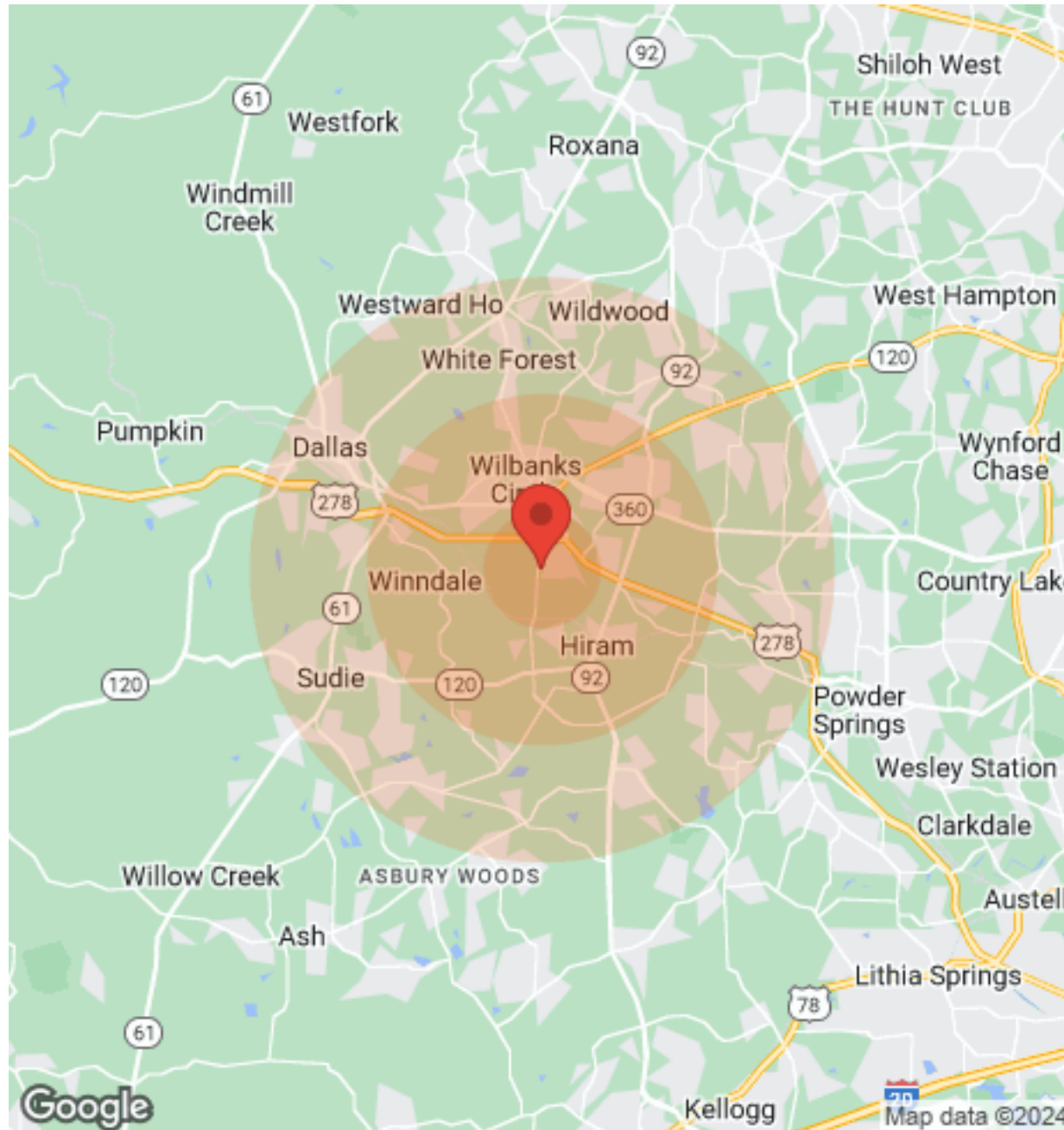


# DEMOGRAPHICS

02 BILL CARRUTH PARKWAY



COLDWELL BANKER  
REALTY



Population	1 Mile	3 Miles	5 Miles
Male	N/A	13,997	40,667
Female	N/A	14,606	41,128
Total Population	N/A	28,603	81,795

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,780	19,088
Ages 15-24	N/A	4,176	12,472
Ages 25-54	N/A	11,020	32,029
Ages 55-64	N/A	3,112	9,025
Ages 65+	N/A	3,515	9,181

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$49,082	\$67,533
< \$15,000	N/A	983	2,268
\$15,000-\$24,999	N/A	1,032	2,715
\$25,000-\$34,999	N/A	1,179	2,773
\$35,000-\$49,999	N/A	1,783	4,027
\$50,000-\$74,999	N/A	2,204	7,004
\$75,000-\$99,999	N/A	1,999	4,663
\$100,000-\$149,999	N/A	935	3,672
\$150,000-\$199,999	N/A	223	869
> \$200,000	N/A	88	426

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	11,358	30,158
Occupied	N/A	10,370	27,596
Owner Occupied	N/A	7,536	21,370
Renter Occupied	N/A	2,834	6,226
Vacant	N/A	988	2,562