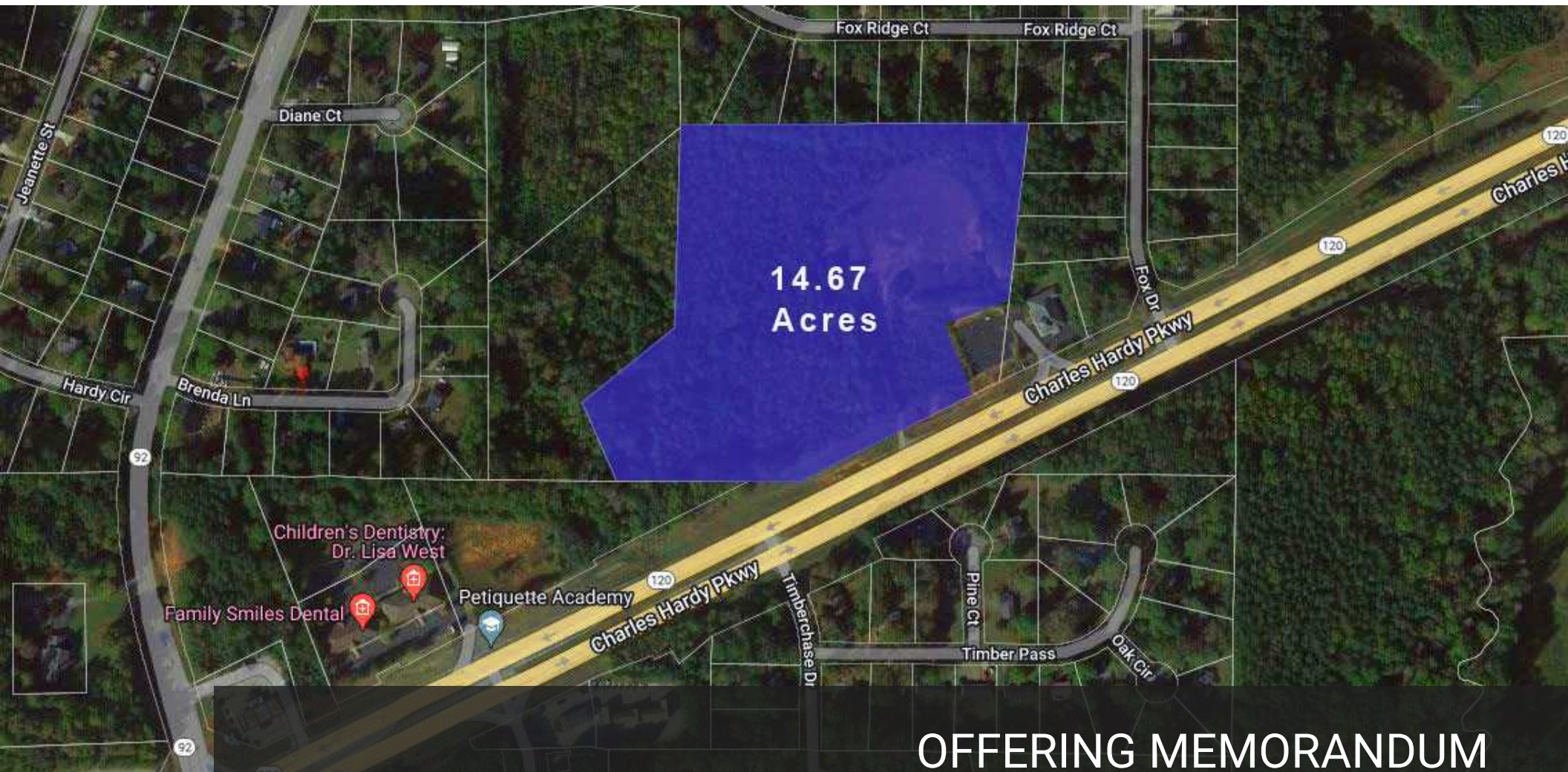


DEVELOPMENT OPPORTUNITY

2957 CHARLES HARDY PARKWAY

2957 CHARLES HARDY PARKWAY, DALLAS, GA 30157



OFFERING MEMORANDUM

THE MERIDIAN REAL ESTATE GROUP

234 Roswell St Ste 100
Marietta, GA 30064



Each Office Independently Owned and Operated

PRESENTED BY:

TONY MORRIS

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tony@themeridianway.com
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JOHN ROSE

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john@themeridianway.com

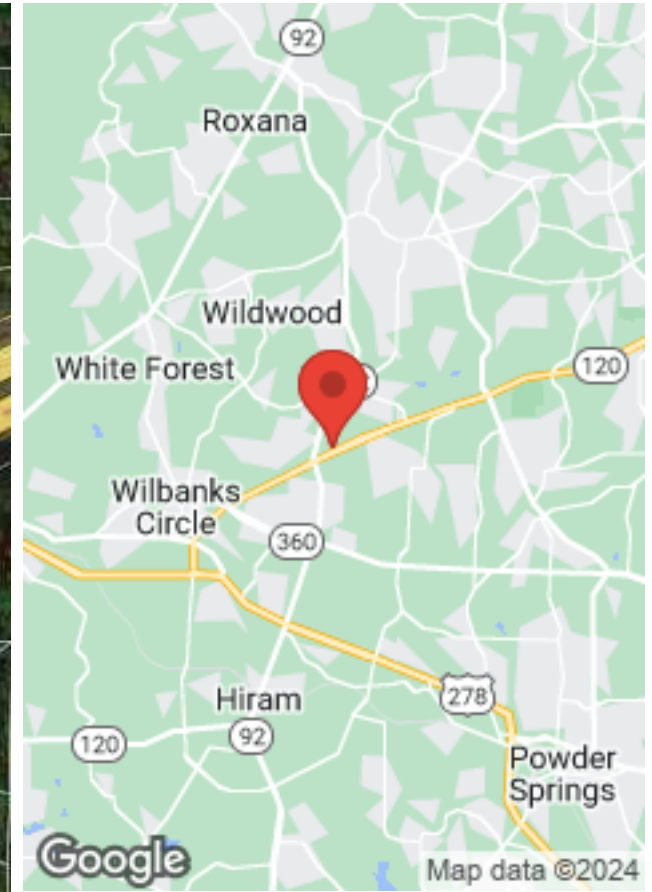
COLDWELL BANKER REALTY

Broker
O: 770-429-0600

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

2957 CHARLES HARDY PARKWAY



OFFERING SUMMARY

LIST PRICE:	\$5,500,000
LOT SIZE:	14.67 Acres
FRONTAGE:	570 Feet
ZONING:	B-1
PARCEL ID:	013389

PROPERTY OVERVIEW

14.67 acres of commercial land on Highway 120 (Charles Hardy Parkway/Dallas Highway) in East Paulding County. Sewer connection available. Great location for restaurant, retail, office, or distribution.

Zoned Commercial (B-1) and near the major intersection of Hwy 120 and Hwy 92. Location is between the recently developed Costco and Super Walmart on the highway connecting Dallas and Marietta. One mile from the Cobb County line.

PROPERTY HIGHLIGHTS

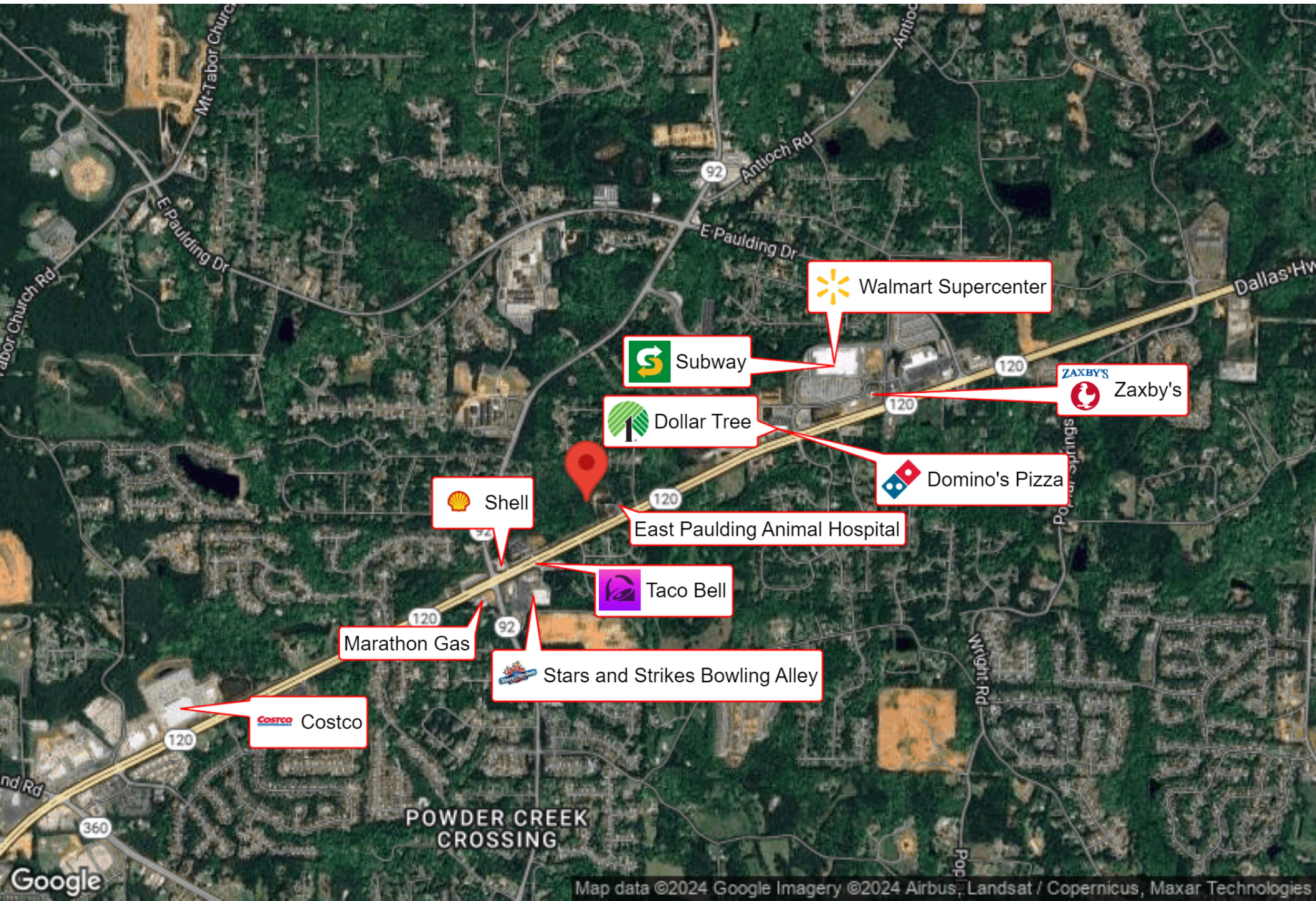
- Great visibility and access from Hwy 120.
- Potential Additional Assemblage
- 31.7k traffic count
- Sewer Available

BUSINESS MAP

2957 CHARLES HARDY PARKWAY



COLDWELL BANKER
REALTY

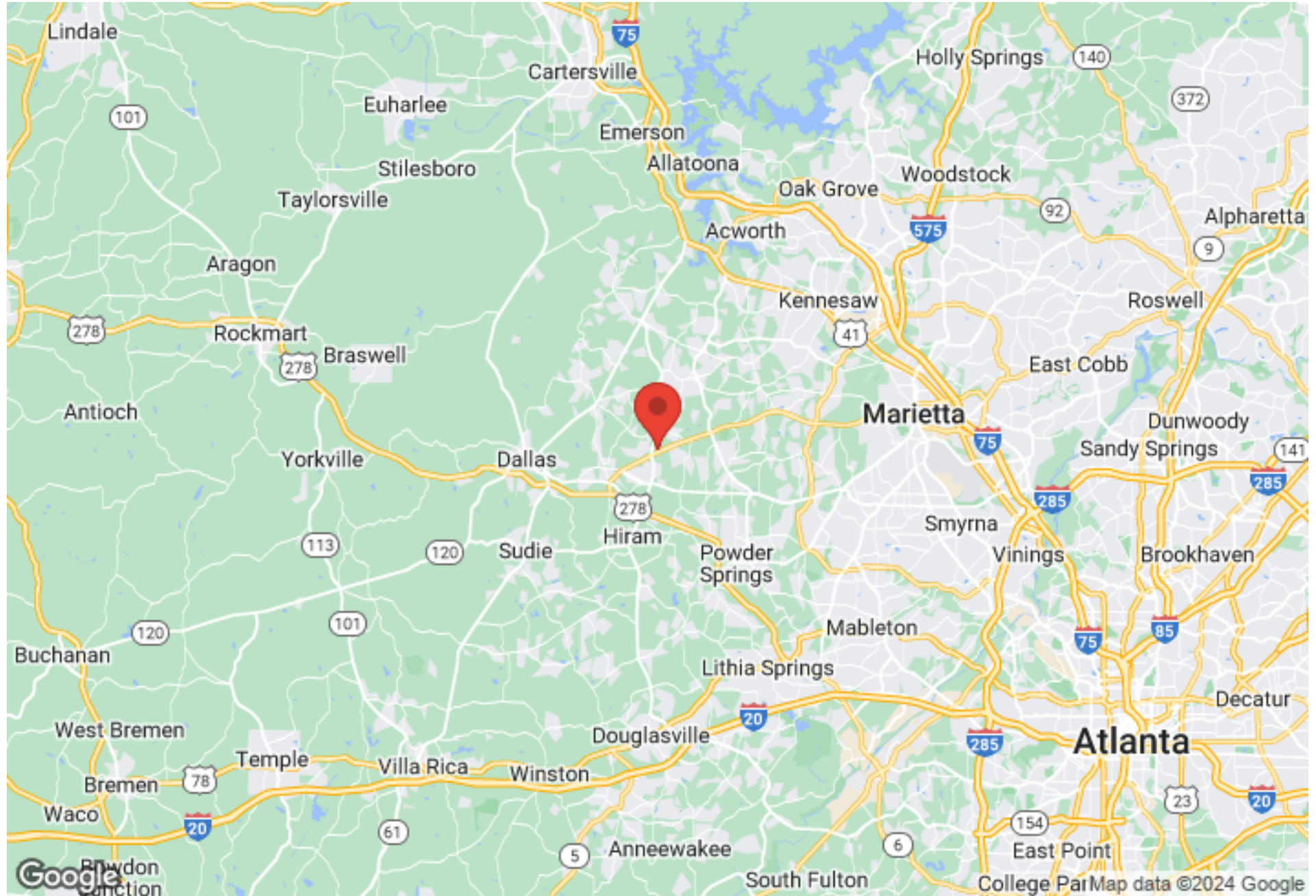


REGIONAL MAP

2957 CHARLES HARDY PARKWAY



COLDWELL BANKER
REALTY

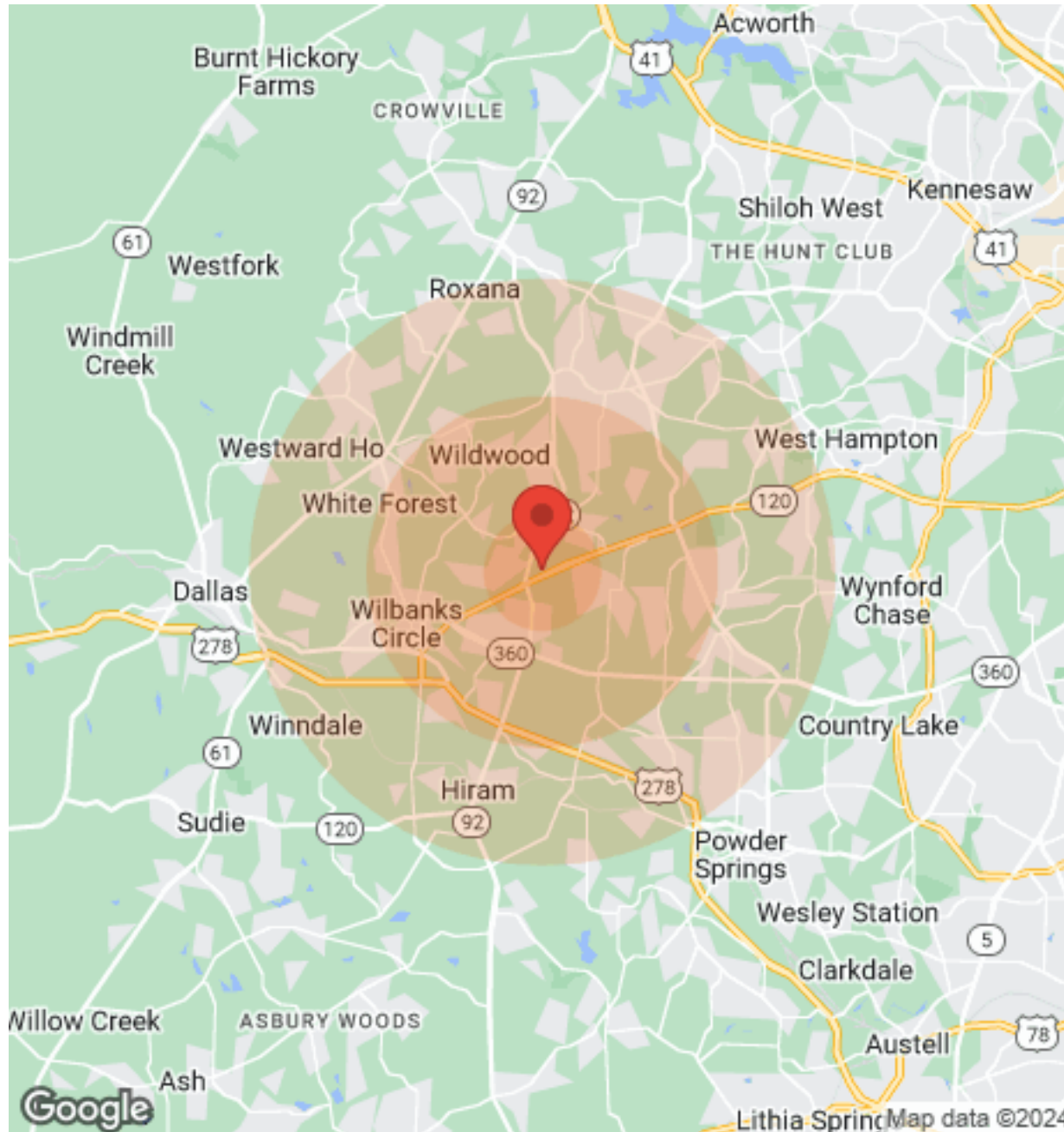


DEMOGRAPHICS

2957 CHARLES HARDY PARKWAY



COLDWELL BANKER
REALTY



Population	1 Mile	3 Miles	5 Miles
Male	4,574	17,153	42,616
Female	4,620	17,993	44,283
Total Population	9,194	35,146	86,899

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,198	8,091	19,863
Ages 15-24	1,355	5,608	13,814
Ages 25-54	3,792	13,606	32,471
Ages 55-64	1,027	4,177	10,622
Ages 65+	822	3,664	10,129

Income	1 Mile	3 Miles	5 Miles
Median	\$72,730	\$73,113	\$77,115
< \$15,000	245	809	1,664
\$15,000-\$24,999	119	686	1,867
\$25,000-\$34,999	224	950	2,157
\$35,000-\$49,999	402	1,512	3,965
\$50,000-\$74,999	652	2,637	6,232
\$75,000-\$99,999	865	2,095	4,913
\$100,000-\$149,999	472	2,116	5,279
\$150,000-\$199,999	80	762	1,799
> \$200,000	14	297	1,448

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,371	12,607	30,477
Occupied	3,145	11,810	28,453
Owner Occupied	2,797	9,989	23,696
Renter Occupied	348	1,821	4,757
Vacant	226	797	2,024



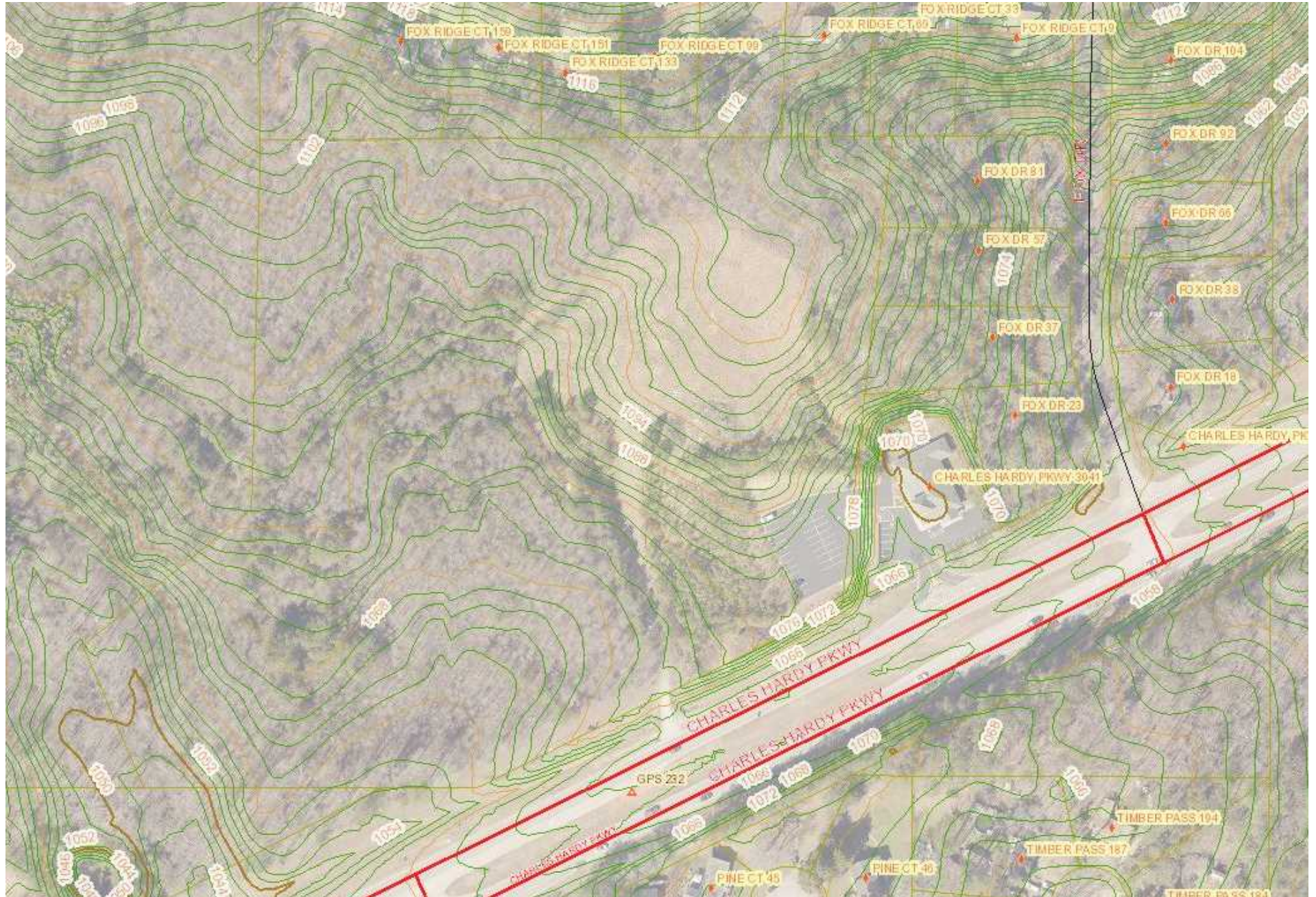
Lithia Spring Map data ©2024

TOPOGRAPHY

2957 CHARLES HARDY PARKWAY



COLDWELL BANKER
REALTY



SEWER MAP

2957 CHARLES HARDY PARKWAY



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SURVEY

2957 CHARLES HARDY PARKWAY



COLDWELL BANKER
REALTY

