

LAND FOR SALE

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157



SALE PRICE \$3,800,000

[▶ CLICK TO VIEW VIDEO](#)

Tony Morris
(404) 218-8267

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
REALTY

PROPERTY OVERVIEW

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



PROPERTY DESCRIPTION

14.67 acres of commercial land on Highway 120 (Charles Hardy Parkway/Dallas Highway) in East Paulding County, the 2nd fastest growing county in Georgia. 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
- May Subdivide into Smaller Lots

Tony Morris
(404) 218-8267

OFFERING SUMMARY

Sale Price:	\$3,800,000
Zoning:	B-1
Lot Size:	14.67 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	340	1,536
Total Population	392	988	4,422
Average HH Income	\$131,989	\$137,642	\$141,376



AERIAL PHOTOGRAPHY

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



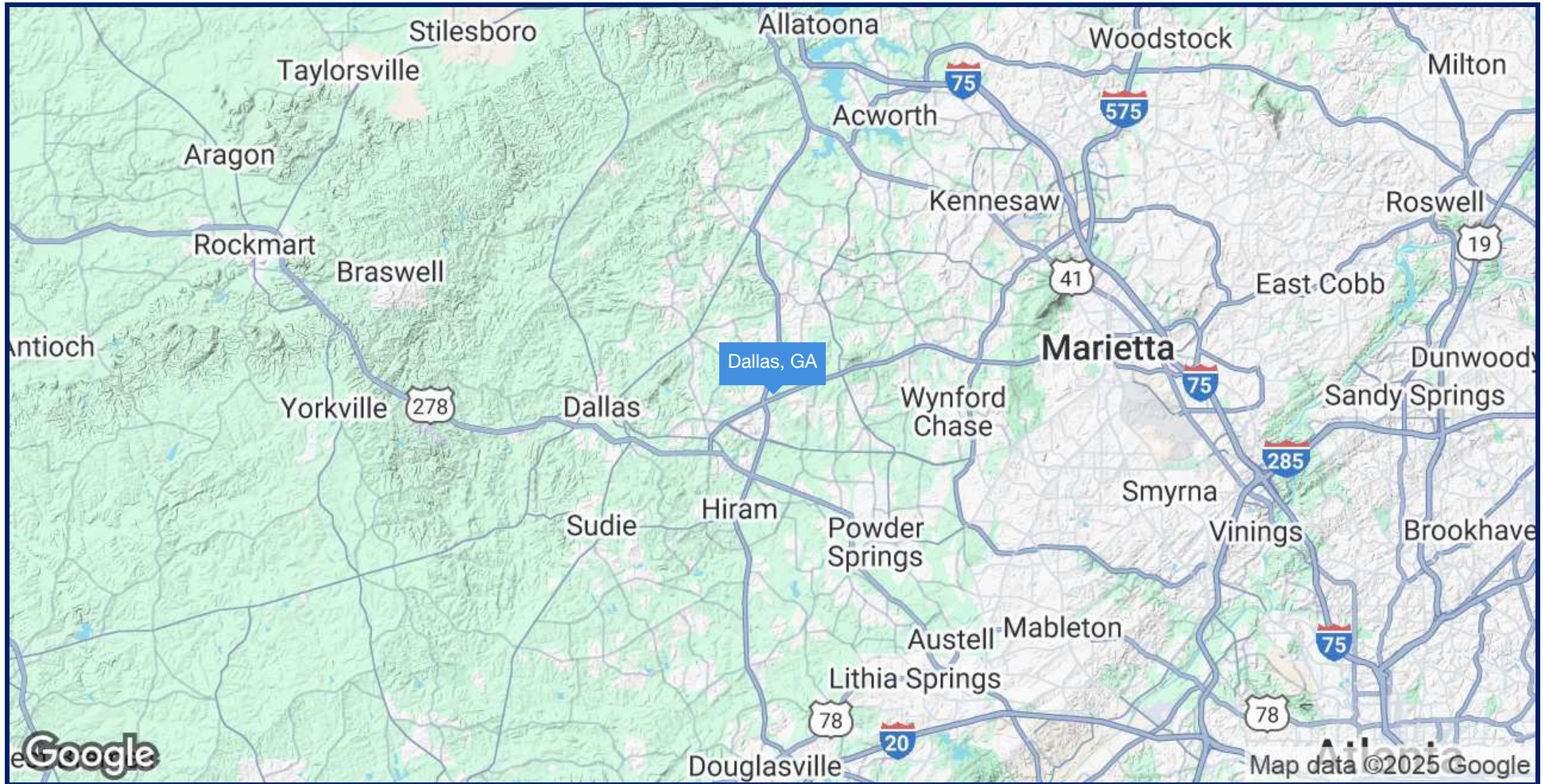
Tony Morris
(404) 218-8267



REGIONAL MAP

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157

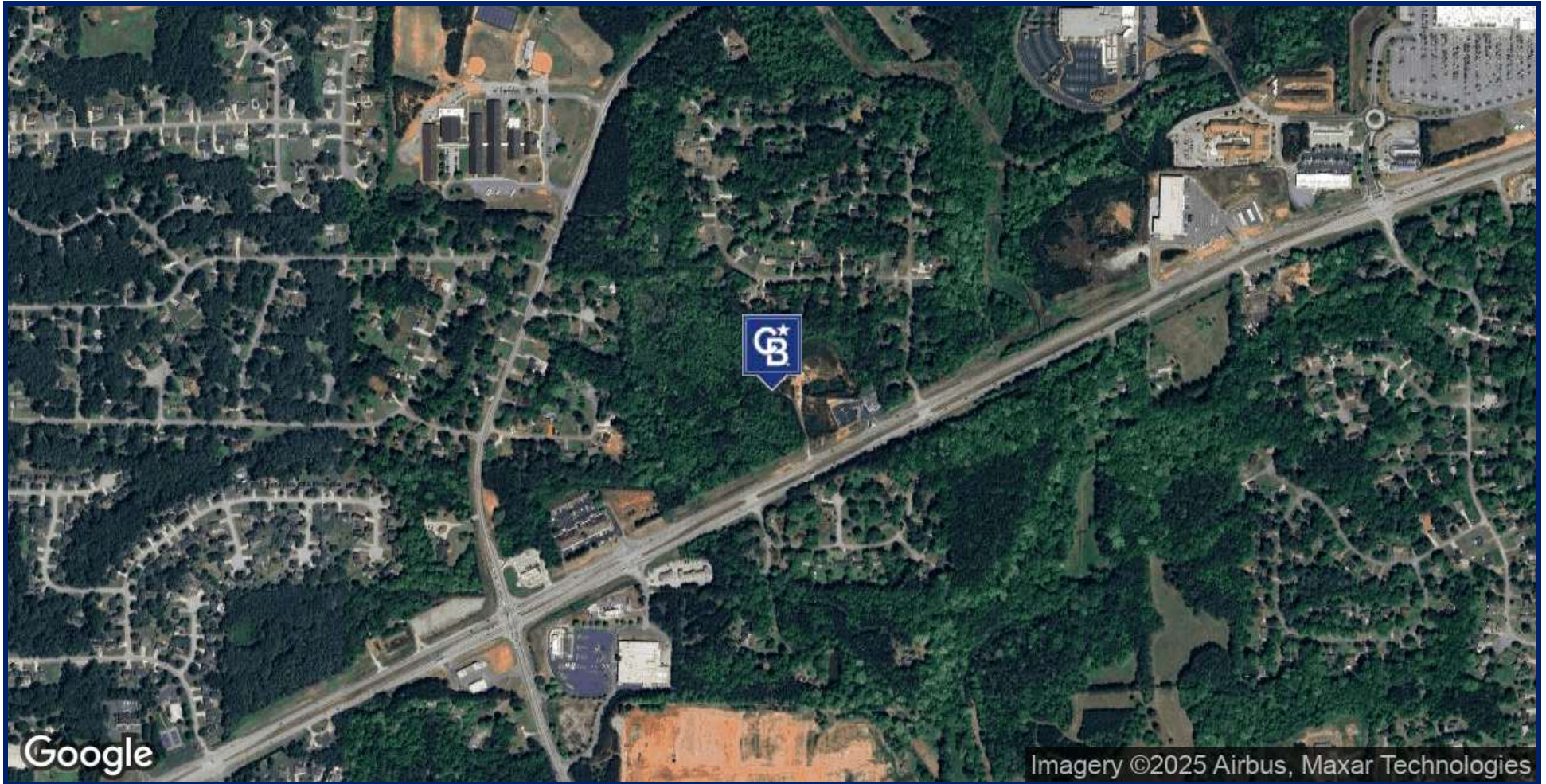


Tony Morris
(404) 218-8267



AERIAL MAP

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157

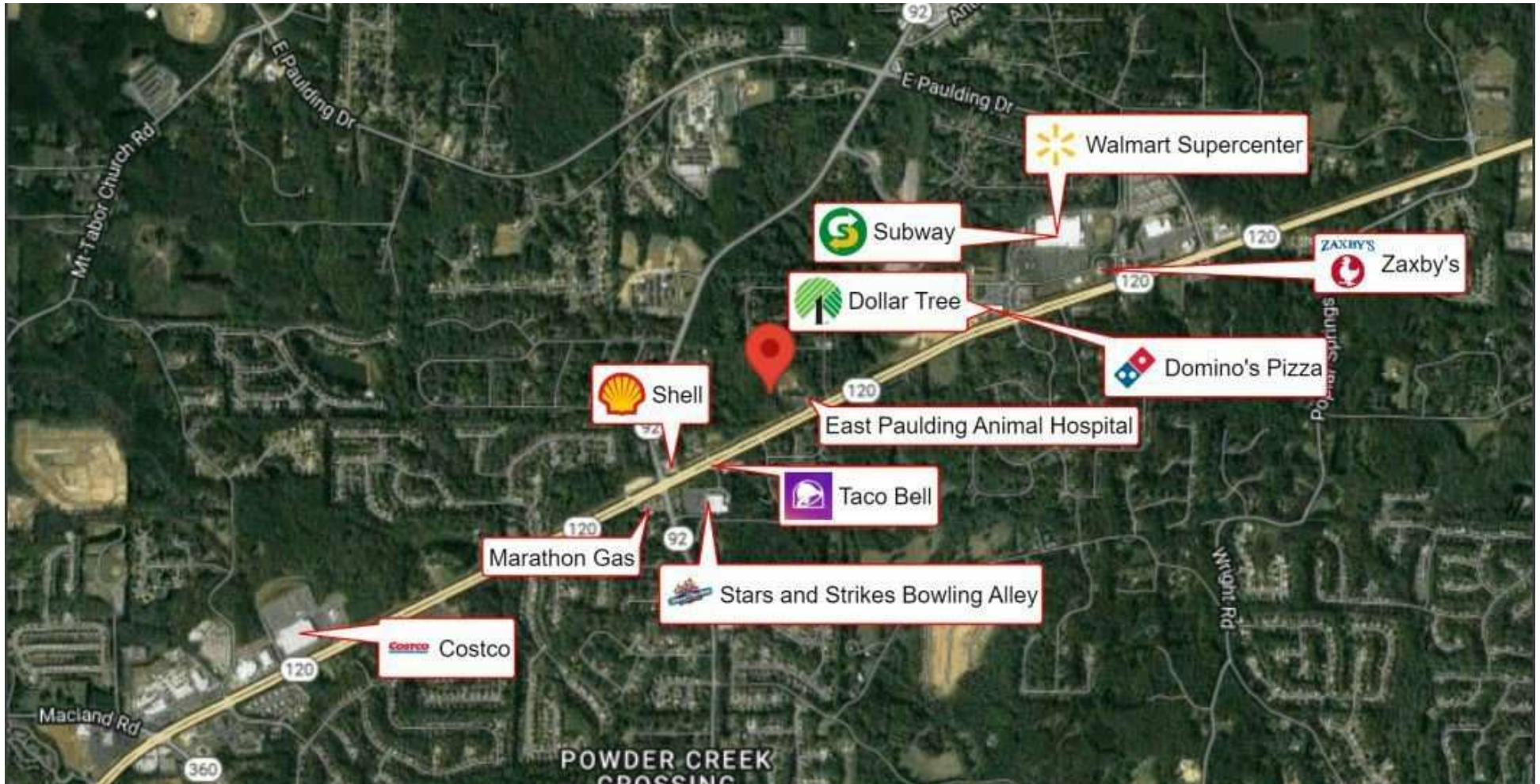


Tony Morris
(404) 218-8267



RETAIL MAP

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



Tony Morris
(404) 218-8267



DEMOGRAPHICS

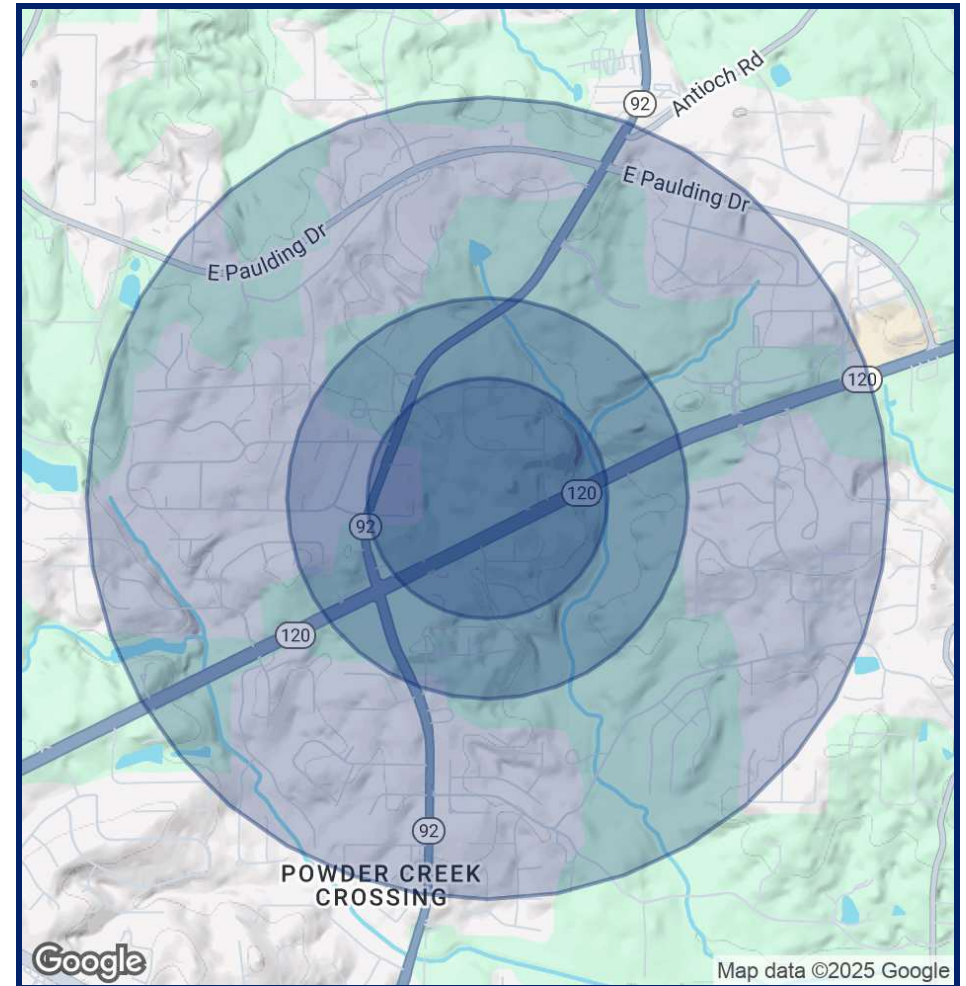
2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	392	988	4,422
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	340	1,536
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$131,989	\$137,642	\$141,376
Average House Value	\$311,713	\$328,913	\$343,837

Demographics data derived from AlphaMap



Tony Morris
(404) 218-8267



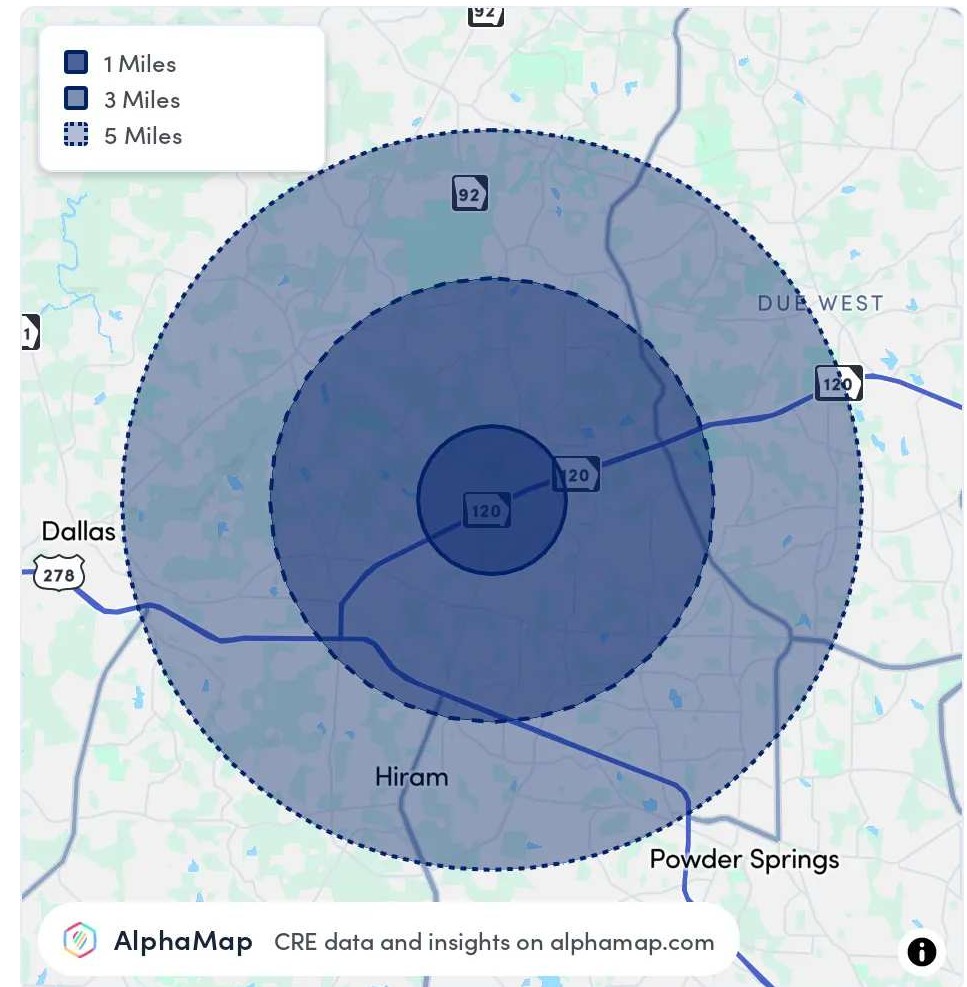
AREA ANALYTICS

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,422	36,933	93,520
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,536	12,822	32,017
Persons per HH	2.9	2.9	2.9
Average HH Income	\$141,376	\$143,819	\$141,365
Average House Value	\$343,837	\$397,396	\$409,415
Per Capita Income	\$48,750	\$49,592	\$48,746

Map and demographics data derived from AlphaMap



Tony Morris
(404) 218-8267



MARKET SUMMARY - DALLAS

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157



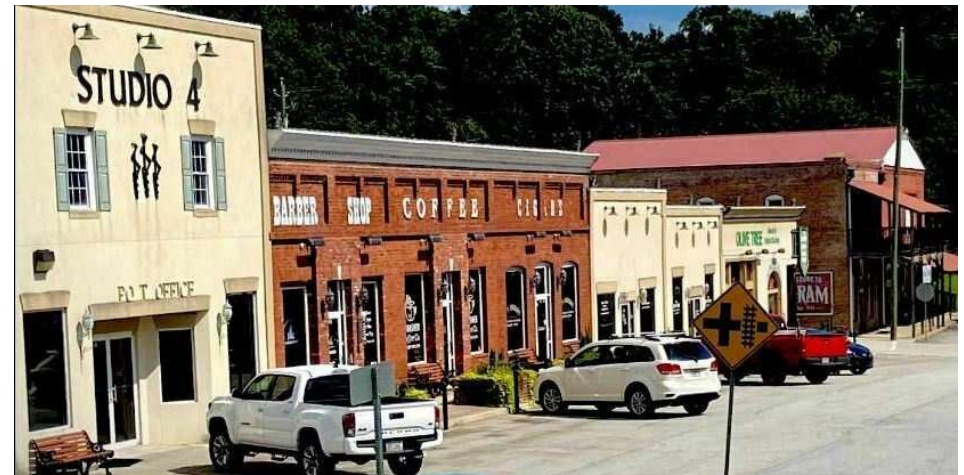
Tony Morris
(404) 218-8267



MARKET SUMMARY - HIRAM

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157



Tony Morris
(404) 218-8267



MARKET SUMMARY - PAULDING COUNTY

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



13th

Largest county in Georgia

2nd

Fastest growing county in Georgia

Paulding County's population has increased at nearly twice the rate as the rest of Georgia over the past 10 years, and projections show that it will grow by 56% over the next 15 years.

184,147

Population

36

Average Age

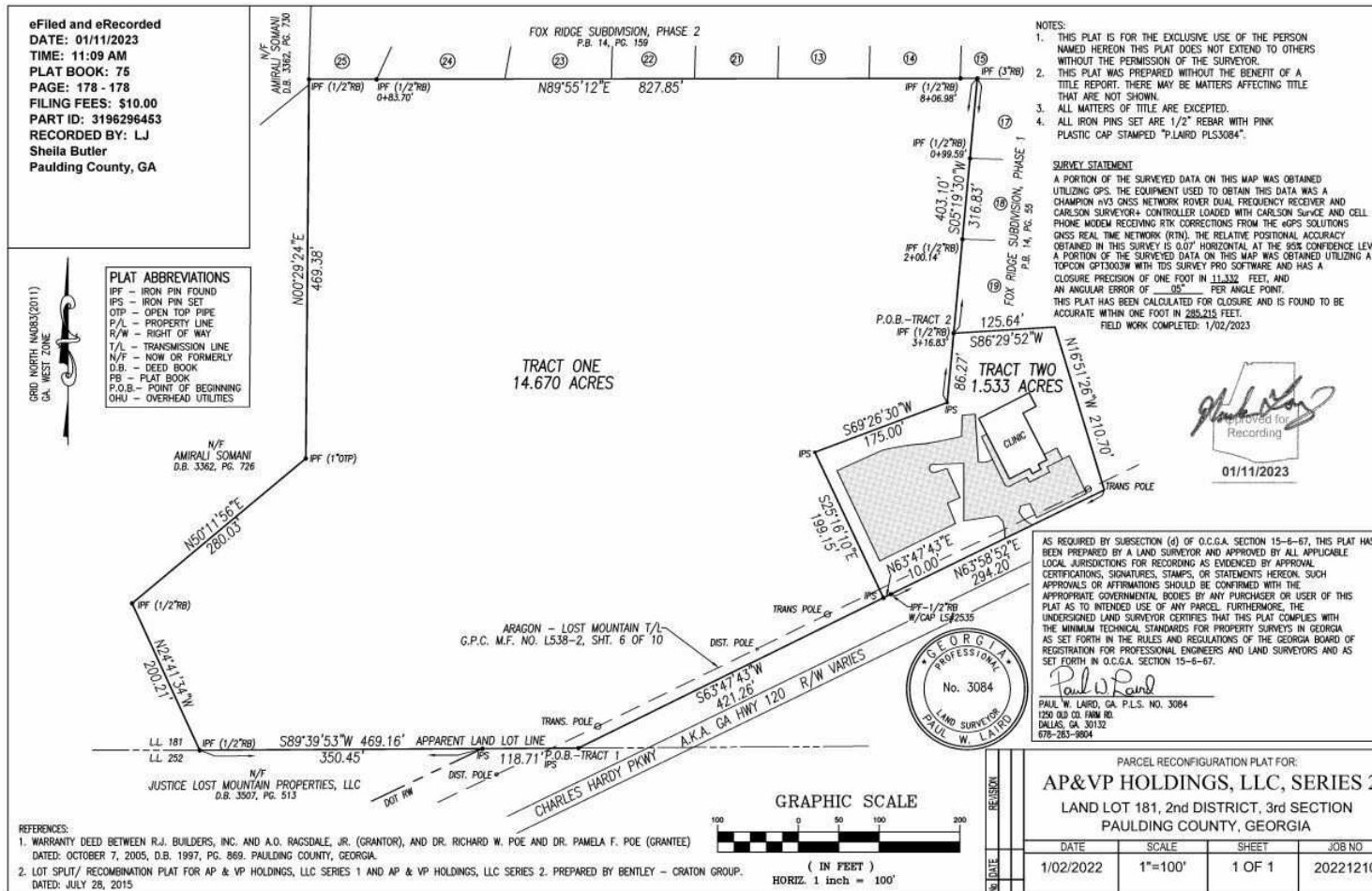


Tony Morris
(404) 218-8267



SURVEY

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



Tony Morris
(404) 218-8267



SEWER MAP

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157



Tony Morris
(404) 218-8267



TOPO MAP

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157



Tony Morris
(404) 218-8267



B-1 ZONING PERMITTED USES

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157

PERMITTED USES:

- A. Accessory Retail Sales and Services
- B. Ambulatory Health Care Services except Outpatient Care Centers
- C. Art Dealers
- D. Clothing and Clothing Accessories Retailers
- E. Coin-operated Laundries
- F. Commercial Banking
- G. Copy Shops
- H. Diet and Weight Reducing Centers
- I. Dry Cleaning and Laundry Services (except Coin-operated)
- J. Electric Vehicle Charging Stations
- K. Event Venues (Ord. 23-07, 6/13/23)
- L. Finance and Insurance Offices
- M. Fitness and Recreational Sports Centers
- N. Florists
- O. Food and Beverage Retailers (excluding Beer, Wine and Distilled Spirits Retailers) (Ord. 23-07, 6/13/23)
- P. Food Services and Drinking Places (excluding Bars)
- Q. Gift and Souvenir Retailers
- R. Golf Courses
- S. Hair, Nail, Skin Care, Tanning Salons and Ear Piercing Services
- T. Health and Personal Care Retailers
- U. Hospitals excluding Psychiatric and Substance Abuse Hospitals
- V. Hotels and Motels
- W. Kidney Dialysis Centers
- X. Miscellaneous Store Retailers as identified in NAICS Code 453998
- Y. Motion Picture Theaters (excluding Drive-in Theaters)
- Z. Museums, Historical Sites and Similar Institutions

PERMITTED USES CONTINUED:

- AA. Newspaper Publishers
- BB. Office Supplies and Stationary Retailers
- CC. Offices of Real Estate Agents and Brokers
- DD. Parcel Delivery Lockers
- EE. Parking Lots and Garages
- FF. Personal and Household Goods Repair and Maintenance
- GG. Pet and Pet Supplies Retailers
- HH. Pet Care (except Veterinary) Services
- II. Photofinishing Laboratories
- JJ. Private Mail Centers
- KK. Professional, Scientific and Technical Services
- LL. Public Administration
- MM. Public Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools
- NN. Public Utilities
- OO. Re-upholstery and Furniture Repair
- PP. Schools and Instruction, other as identified in NAICS Code 6116
- QQ. Sound Recording Studios
- RR. Specialty Food Retailers (Ord. 24-02, 02/13/24)
- SS. Supermarkets and other Grocery Retailers (except Convenience Retailers) (Ord. 24-02, 02/13/24)
- TT. Theater Companies and Dinner Theaters
- UU. Used Merchandise Stores except Flea Markets

Tony Morris

(404) 218-8267



COLDWELL BANKER
COMMERCIAL
REALTY

B-1 ZONING SPECIAL USES

2957 CHARLES HARDY PKWY

2957 Charles Hardy Pkwy Dallas, GA 30157

SPECIAL EXCEPTION USES:

- A. Accessory Structures and Uses
- B. Adult Day Centers
- C. Ambulance Service
- D. Assisted Living Community
- E. Auto Broker Office
- F. Automotive Parts, Accessories, and Tire Stores
- G. Automotive Body, Paint, and Interior Repair and Maintenance
- H. Beer, Wine and Distilled Spirits Retailers (Ord. 23-04, 3/14/23)
- I. Boarding Services, Pet
- J. Breweries and Distilleries (Ord. 23-04, 3/14/23)
- K. Car Washes
- L. Charitable Organization Collection Receptacles
- M. Child Care Learning Center
- N. Civic and Social Organizations
- O. Electronics and Appliance Stores
- P. Emission Inspection Station
- Q. Fuel Pumps accessory to Supermarkets and/or General Merchandise Retailers (Ord. 24-02, 02/13/24)
- R. Funeral Homes and Funeral Services
- S. General Merchandise Retailers
- T. Hardware Retailers
- U. Intermediate Care Home
- V. Massage Therapy
- W. Nursing Home
- X. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools
- Y. Recycling Centers

Tony Morris

(404) 218-8267

SPECIAL EXCEPTION USES CONTINUED:

- Z. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- AA. Rental and Leasing Services (non-automotive)
- BB. Shared Workspaces/Coworking Spaces including limited (no more than 15% of gross floor space) food and beverage sales (excluding Sexually Oriented Businesses)
- CC. Small Cell Wireless Facilities
- DD. Sporting Goods, Hobby, Musical Instrument and Book Retailers
- EE. Temporary Uses

SPECIAL PERMIT USES:

- A. Cemeteries
- B. Dormitories
- C. Gasoline Stations with Convenience Stores (Ord. 24-02, 02/13/24)
- D. Private Elementary and Secondary Schools, Junior Colleges, Colleges, Universities and Professional Schools, Business Schools, Computer and Management Training and Technical and Trade Schools two acres and over
- E. Telecommunication Towers
- F. Tobacco, Electronic Cigarette, and other Smoking Supplies Storesxt here...



LAND FOR SALE

2957 CHARLES HARDY PKWY
2957 Charles Hardy Pkwy Dallas, GA 30157

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Tony Morris
(404) 218-8267

