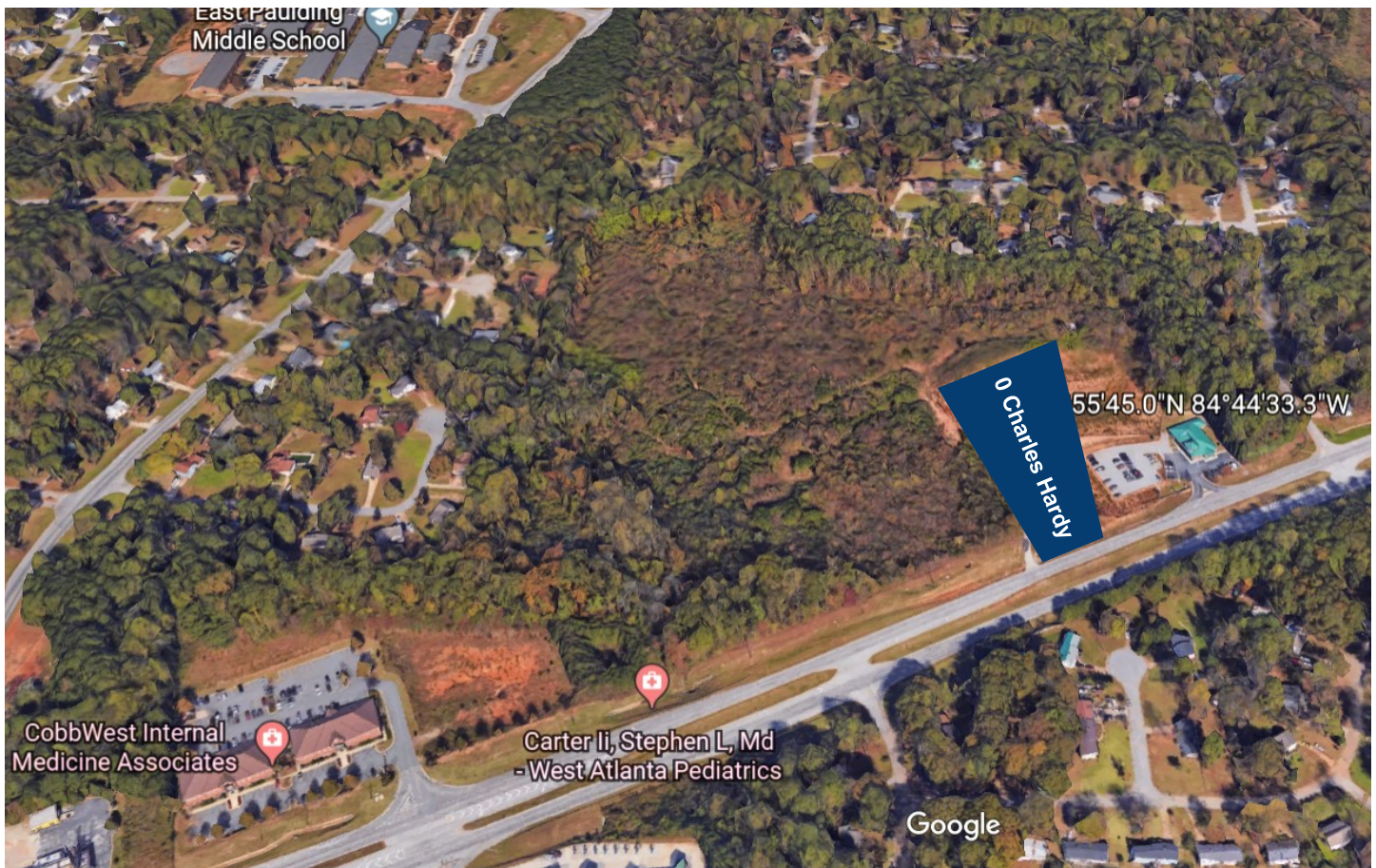




B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



Offering Memorandum

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

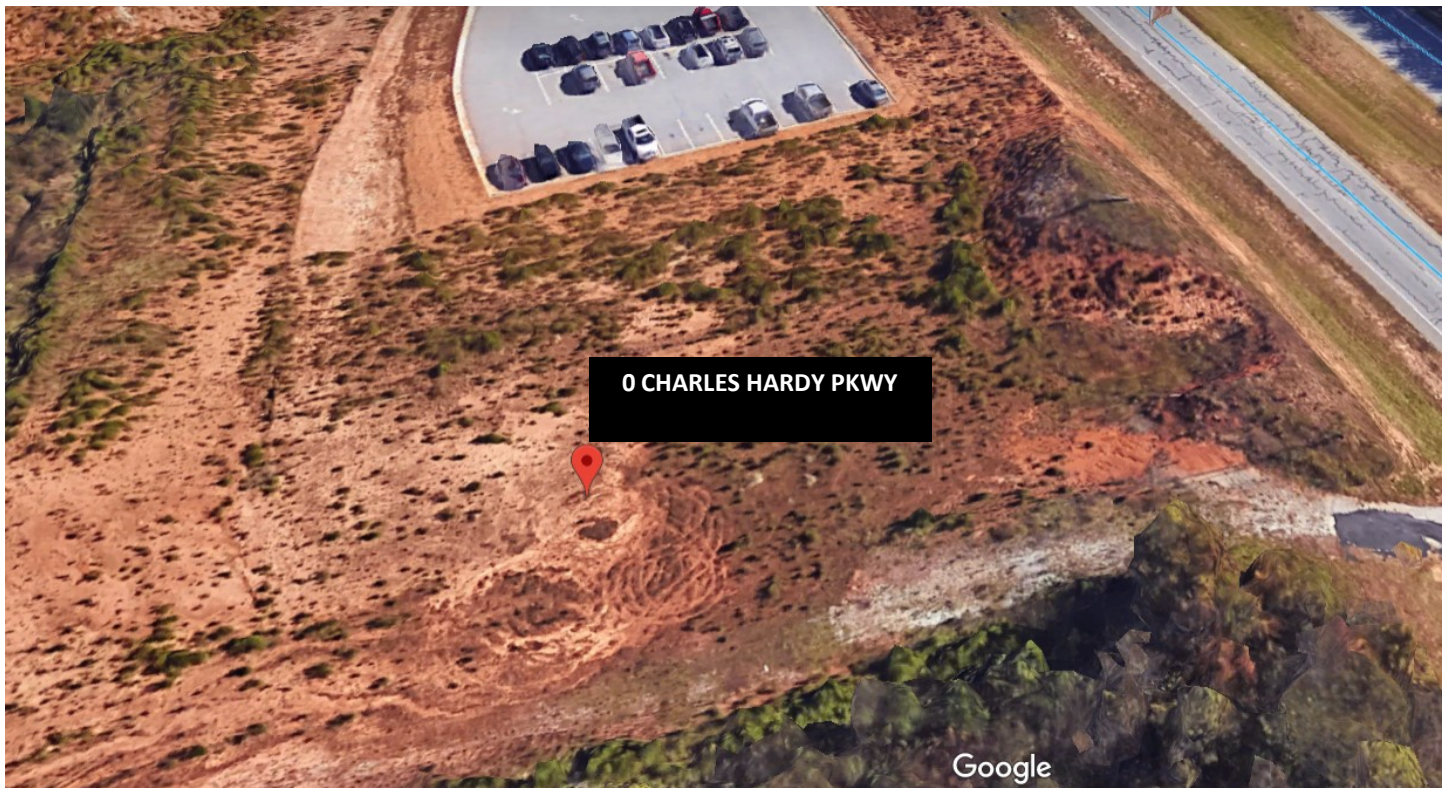
Mobile: (678) 414-2420
Email: russmorgan1@gmail.com





B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



**Commercial Lot
Priced at \$1,738,000**

Great location with sewer available. Located in a growing area.

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com



B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



List Price:	\$1,738,000	Status:	Active
MLS ID:	8247671	Town:	Dallas
County:	Paulding	Area:	Paul
Zip:	30157	Property Type:	Commercial
Property Sub Type:	Commercial	Acres:	13.381
Taxes:	16,315	Sale Includes:	Land Only
Acreage Source:	Owner/Seller	Tax Year:	2017
Utilities Available:	Cable Tv, Electricity, High Speed Internet, Sewer Available, Telephone, Water	Cooling:	Other (See Remarks)
Directions:	HWY 120 W FROM MARIETTA TO 1 MILE PAST COBB PAULDING LINE. THE PROPERTY IS ON THE RIGHT PAST WAL-MART.	Heating Type:	Other (See Remarks)
Land Lot:	181	Business Type:	Land/Lot Only
Frontage Type:	State Highway		

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com

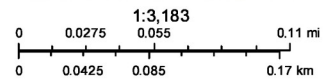


B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



August 20, 2015



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the

2015

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



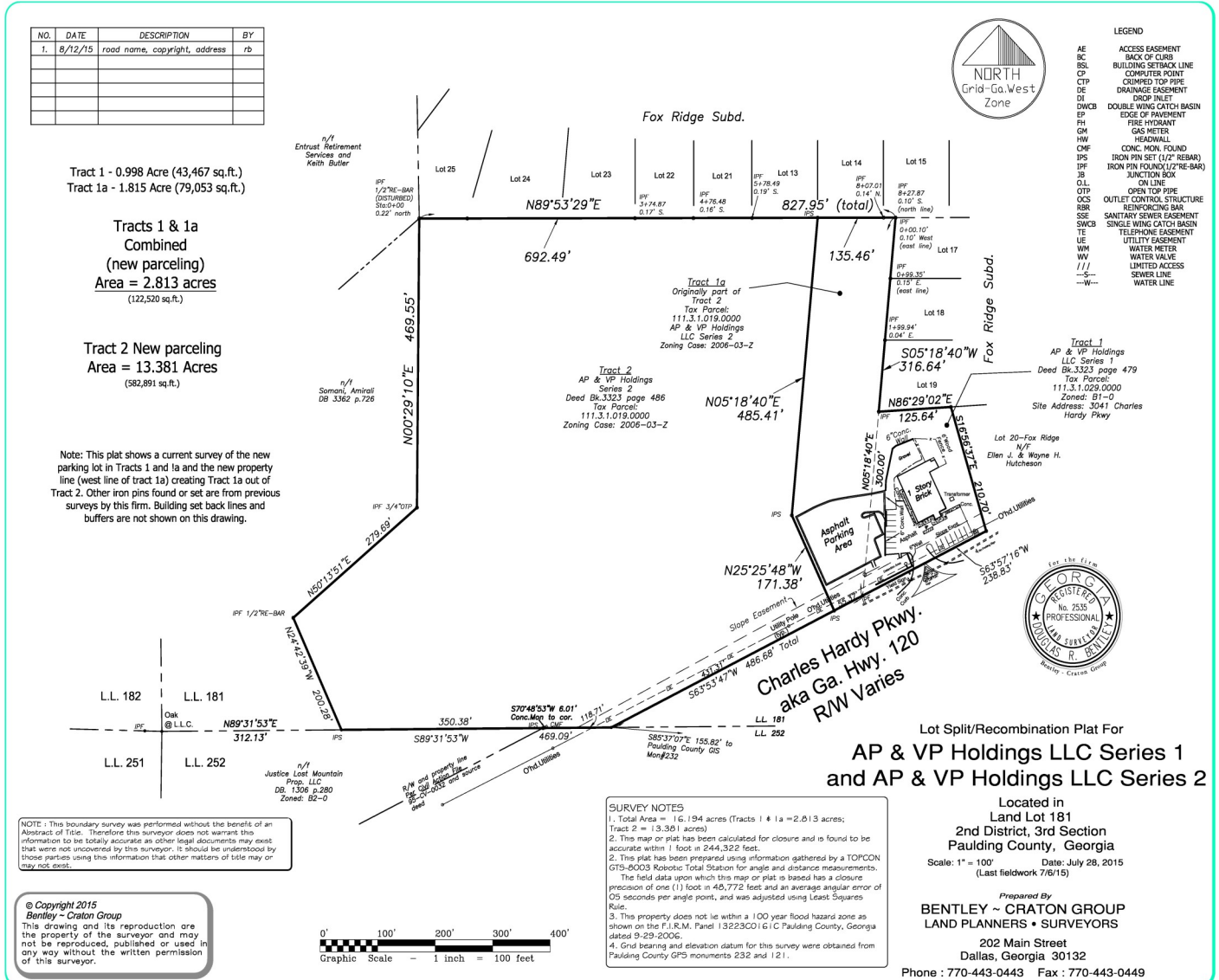
Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com



B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com



B-1 Zoned Commercial Site - 13.38 Acres

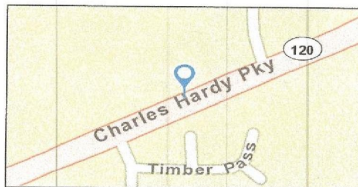
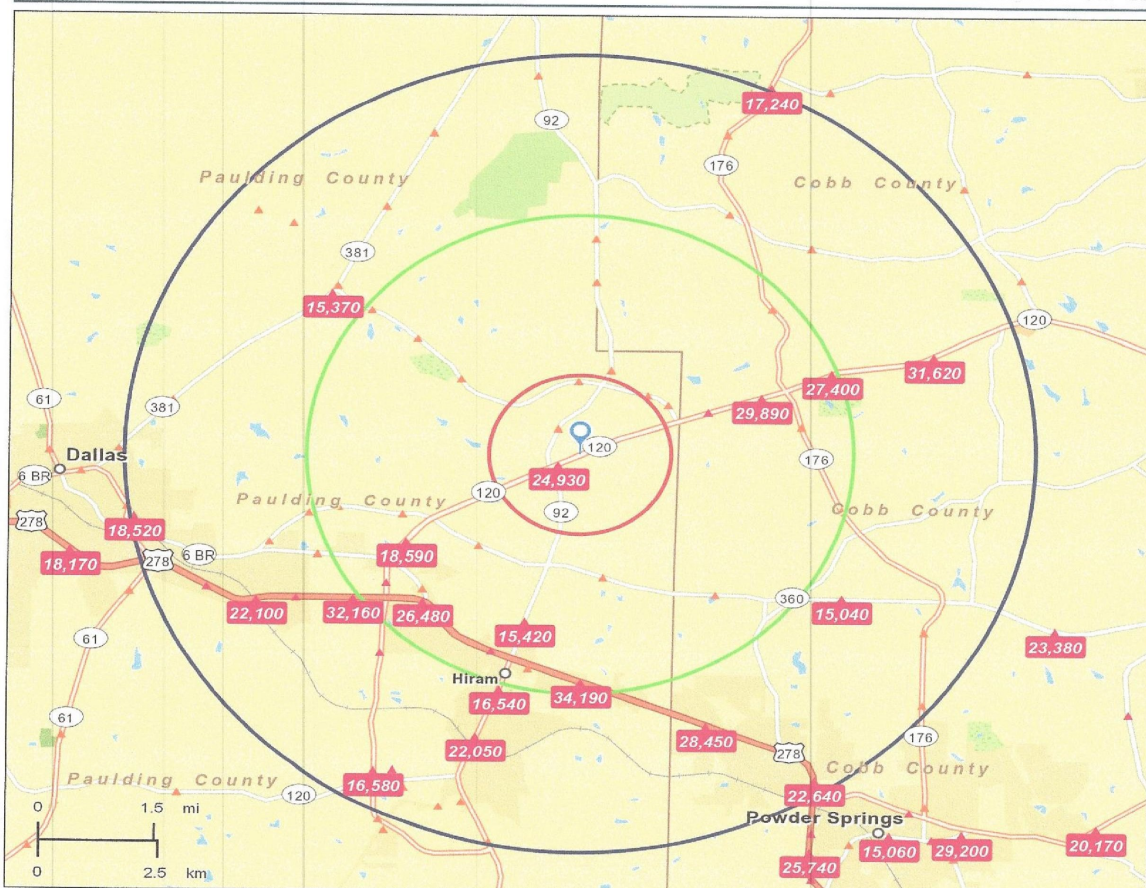
0 Charles Hardy Parkway, Dallas

C2C Realty Advisors

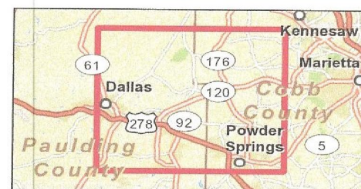
Traffic Count Map

3041 Charles Hardy Pky, Dallas, Georgia, 30157
3041 Charles Hardy Pky, Dallas, Georgia, 30157
Ring: 1, 3, 5 Miles

Latitude: 33.92867
Longitude: -84.74221



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

Made with Esri Business Analyst

June 30, 2015

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com





B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



Executive Summary

3041 Charles Hardy Pky, Dallas, Georgia, 30157
Rings: 1, 3, 5 mile radii

Latitude: 33.92867
Longitude: -84.74221

Population	1 mile	3 miles	5 miles
2000 Population	1,981	20,729	53,720
2010 Population	3,234	30,621	79,216
2015 Population	3,340	32,306	83,500
2020 Population	3,436	34,111	88,511
2000-2010 Annual Rate	5.02%	3.98%	3.96%
2010-2015 Annual Rate	0.62%	1.03%	1.01%
2015-2020 Annual Rate	0.57%	1.09%	1.17%
2015 Male Population	49.3%	48.4%	48.6%
2015 Female Population	50.7%	51.6%	51.4%
2015 Median Age	36.5	37.6	37.5

In the identified area, the current year population is 83,500. In 2010, the Census count in the area was 79,216. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 88,511 representing a change of 1.17% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	75.1%	76.6%	74.7%
2015 Black Alone	17.6%	17.6%	19.5%
2015 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2015 Asian Alone	1.5%	1.5%	1.7%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	2.4%	1.6%	1.6%
2015 Two or More Races	3.0%	2.3%	2.3%
2015 Hispanic Origin (Any Race)	5.6%	5.3%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	694	6,815	17,698
2010 Households	1,117	10,407	26,816
2015 Total Households	1,149	10,969	28,248
2020 Total Households	1,182	11,599	29,955
2000-2010 Annual Rate	4.87%	4.32%	4.24%
2010-2015 Annual Rate	0.54%	1.01%	1.00%
2015-2020 Annual Rate	0.57%	1.12%	1.18%
2015 Average Household Size	2.91	2.94	2.94

The household count in this area has changed from 26,816 in 2010 to 28,248 in the current year, a change of 1.00% annually. The five-year projection of households is 29,955, a change of 1.18% annually from the current year total. Average household size is currently 2.94, compared to 2.94 in the year 2010. The number of families in the current year is 22,664 in the specified area.

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com





B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas



Executive Summary

3041 Charles Hardy Pky, Dallas, Georgia, 30157
Rings: 1, 3, 5 mile radii

Latitude: 33.92867
Longitude: -84.74221

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$69,216	\$72,489	\$73,787
2020 Median Household Income	\$76,839	\$80,682	\$82,711
2015-2020 Annual Rate	2.11%	2.16%	2.31%
Average Household Income			
2015 Average Household Income	\$73,294	\$86,764	\$92,250
2020 Average Household Income	\$81,223	\$97,440	\$104,337
2015-2020 Annual Rate	2.08%	2.35%	2.49%
Per Capita Income			
2015 Per Capita Income	\$24,517	\$29,553	\$31,205
2020 Per Capita Income	\$27,155	\$33,251	\$35,312
2015-2020 Annual Rate	2.06%	2.39%	2.50%

Current median household income is \$73,787 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$82,711 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$92,250 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$104,337 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$31,205 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$35,312 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	727	7,096	18,448
2000 Owner Occupied Housing Units	623	6,139	15,904
2000 Renter Occupied Housing Units	71	676	1,794
2000 Vacant Housing Units	33	281	750
2010 Total Housing Units	1,194	11,130	28,908
2010 Owner Occupied Housing Units	995	8,807	22,513
2010 Renter Occupied Housing Units	122	1,600	4,303
2010 Vacant Housing Units	77	723	2,092
2015 Total Housing Units	1,226	11,756	30,375
2015 Owner Occupied Housing Units	993	8,935	22,911
2015 Renter Occupied Housing Units	155	2,035	5,338
2015 Vacant Housing Units	77	787	2,127
2020 Total Housing Units	1,283	12,576	32,467
2020 Owner Occupied Housing Units	1,017	9,415	24,267
2020 Renter Occupied Housing Units	164	2,185	5,688
2020 Vacant Housing Units	101	977	2,512

Currently, 75.4% of the 30,375 housing units in the area are owner occupied; 17.6%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 28,908 housing units in the area - 77.9% owner occupied, 14.9% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 2.22%. Median home value in the area is \$190,952, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.83% annually to \$230,458.

All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com





B-1 Zoned Commercial Site - 13.38 Acres

0 Charles Hardy Parkway, Dallas

Dallas, Georgia

Dallas is located in the Atlanta metro area in the heart of Paulding County. It serves as the county seat of Paulding County, and is located approximately 30 miles northwest of downtown Atlanta. Dallas was incorporated on February 8, 1854. The City was named under George M. Dallas of Pennsylvania, who served as Vice President under President James K. Polk.

The City of Dallas has retained the charm of simpler times, with a vibrant downtown friendly community, strong on southern hospitality. Out visitors love to make this their starting point to ride the Silver Comet Trail, a rails-to-trail paved path taking cyclists all the way to the Alabama state line in one direction, and to Atlanta in the other.

With a quaint, historic downtown, visitors can enjoy shopping and be entertained at the renovated Dallas Theater. Our town has one of the best preserved Civil War trenches in the county.



All information contained herein is believed to be accurate but not warranted.

Atlanta Communities West Cobb

3405 Dallas Highway
Marietta, GA 30064
770-240-2004



Russ Morgan

Mobile: (678) 414-2420
Email: russmorgan1@gmail.com

