

LAND FOR SALE

45 ACRES NEBO ROAD

0 Nebo Road, Dallas, GA 30132



OFFERING SUMMARY

SALE PRICE:	\$899,000
LOT SIZE:	45 Acres
ZONING:	Agricultural
MARKET:	Paulding County
SUBMARKET:	Dallas

PROPERTY OVERVIEW

Development Opportunity in Fast Growing Paulding County. 45 acres on Nebo Road would be great for a residential development opportunity. Located next door to Nebo Elementary School and near South Paulding Middle School. Ingles grocery store is minutes away and approximately 1/2 mile to Creekside Golf and Country Club. Approximately 1.5 miles to Hwy 61 and approximately 5 miles to Hwy 92, Bill Carruth Pkwy and shopping/dining/retail including a public library and Wellstar Paulding Hospital is 7 miles away. All utilities available.

PROPERTY HIGHLIGHTS

- Residential Development Opportunity in Paulding County
- Convenient to Highway 61, Highway 92, Shopping, Restaurants and Medical
- All Utilities Available

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

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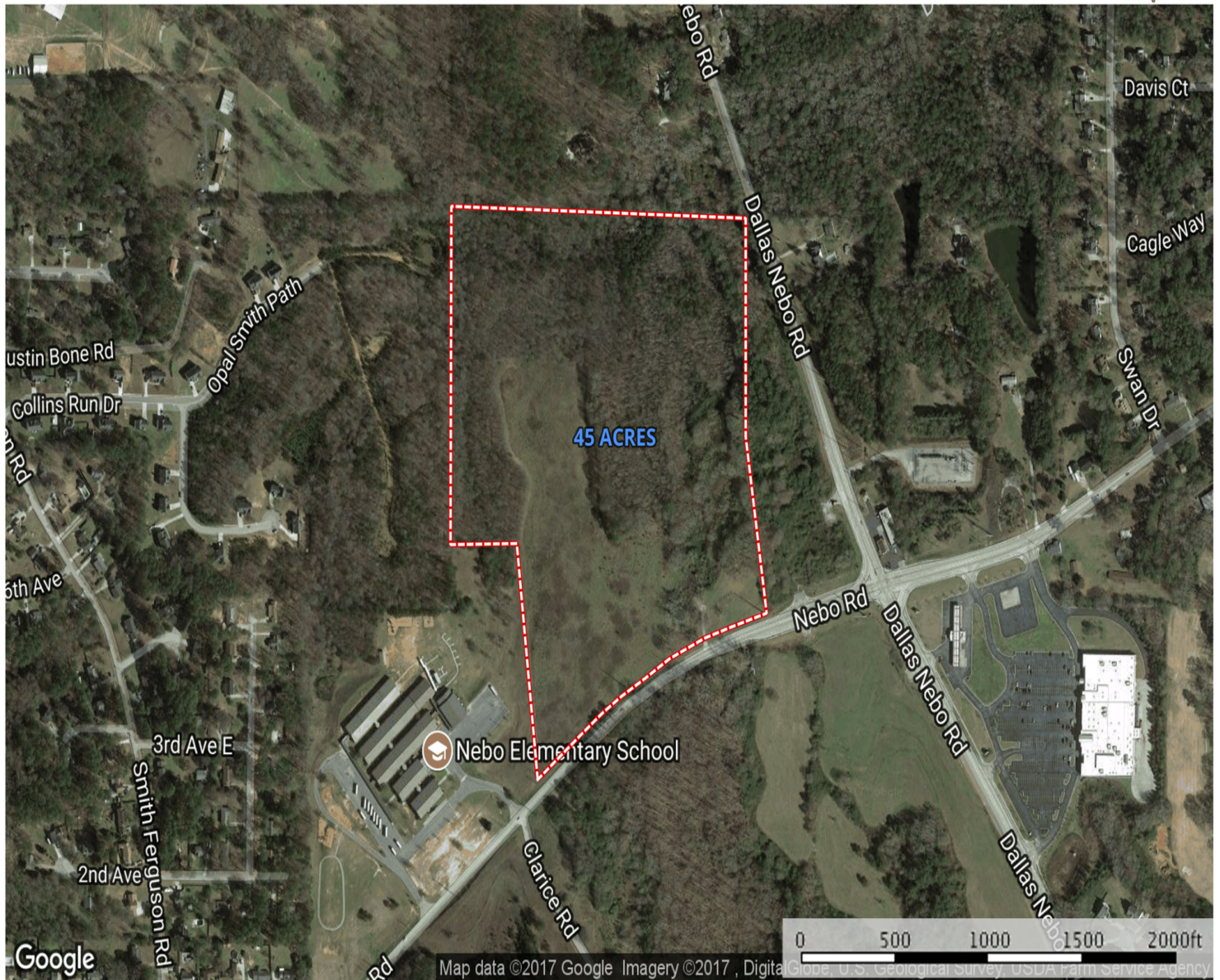
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45 acres Nebo Road

Paulding County, Georgia, 45 AC +/-



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708 Highway 293

Emerson, Ga. 30137



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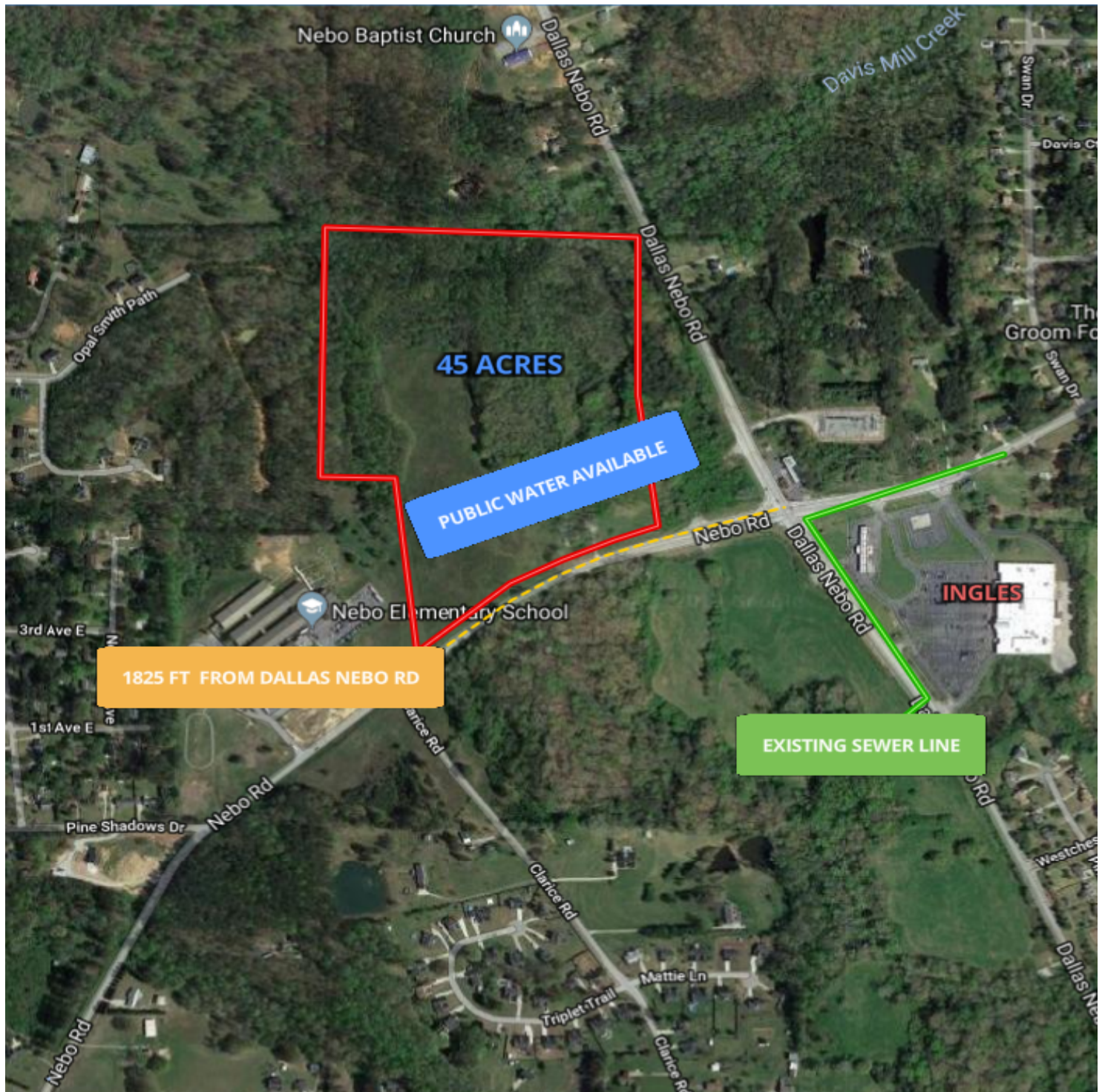
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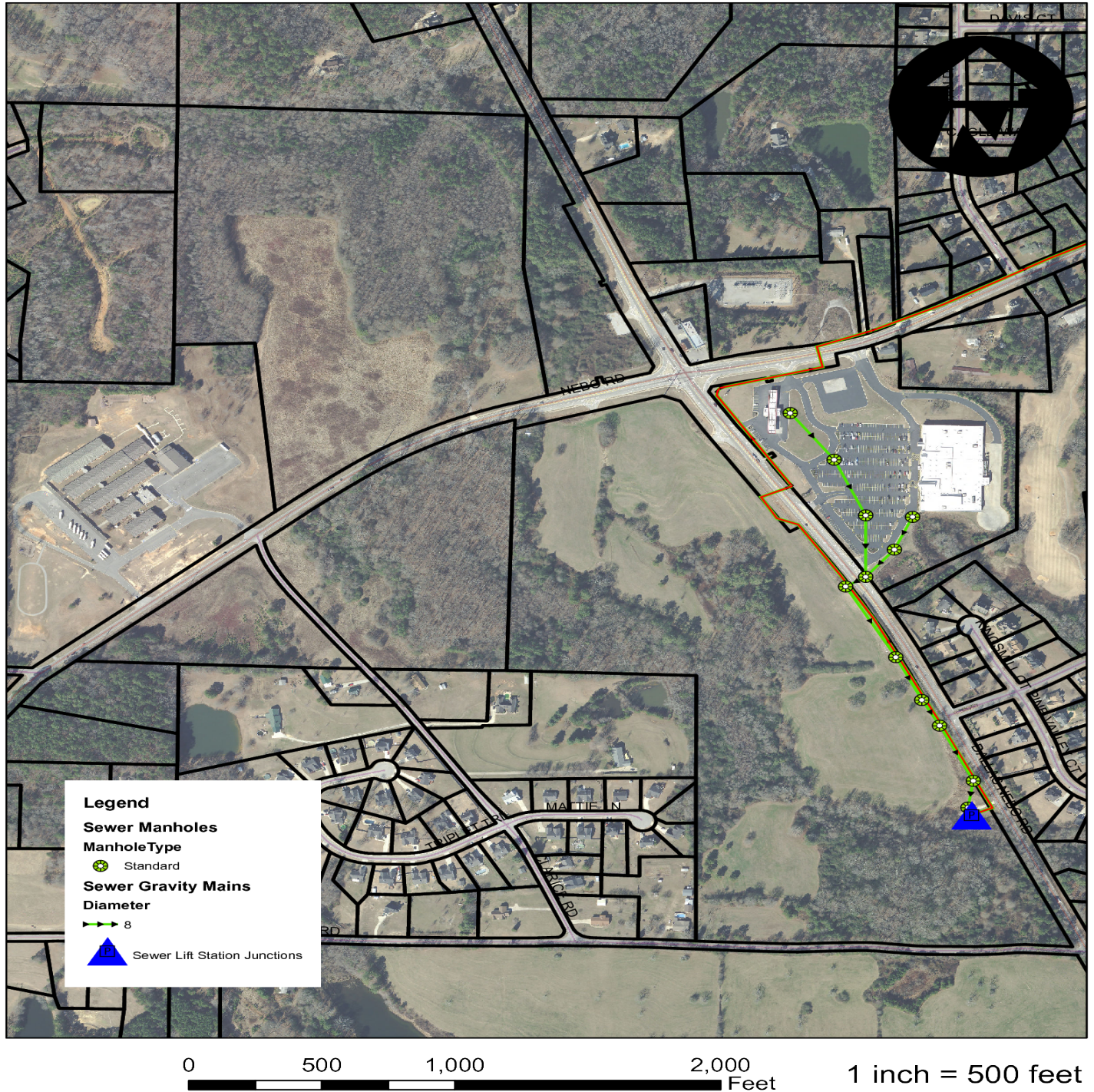
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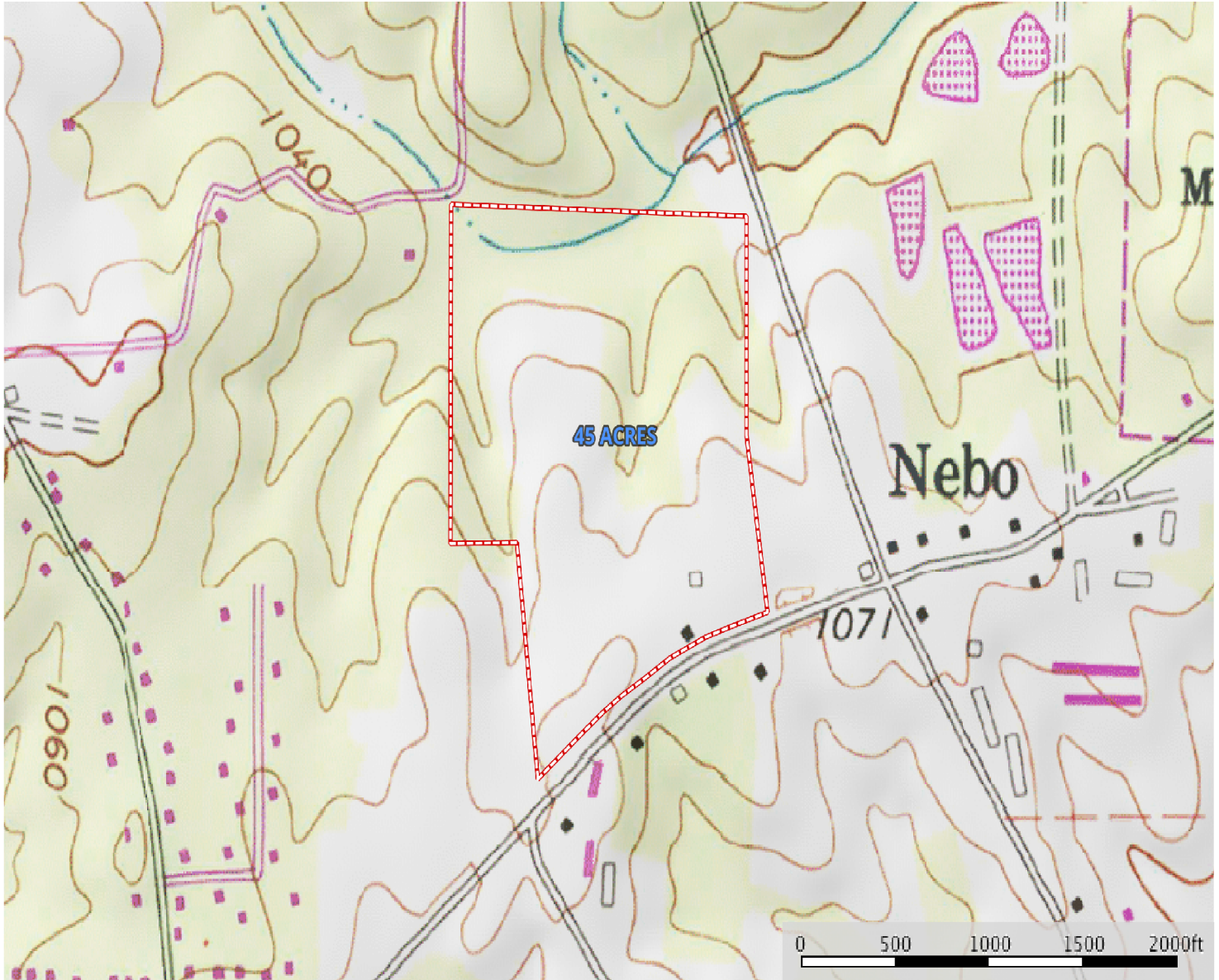
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45 acres Nebo Road

Paulding County, Georgia, 45 AC +/-



Boundary

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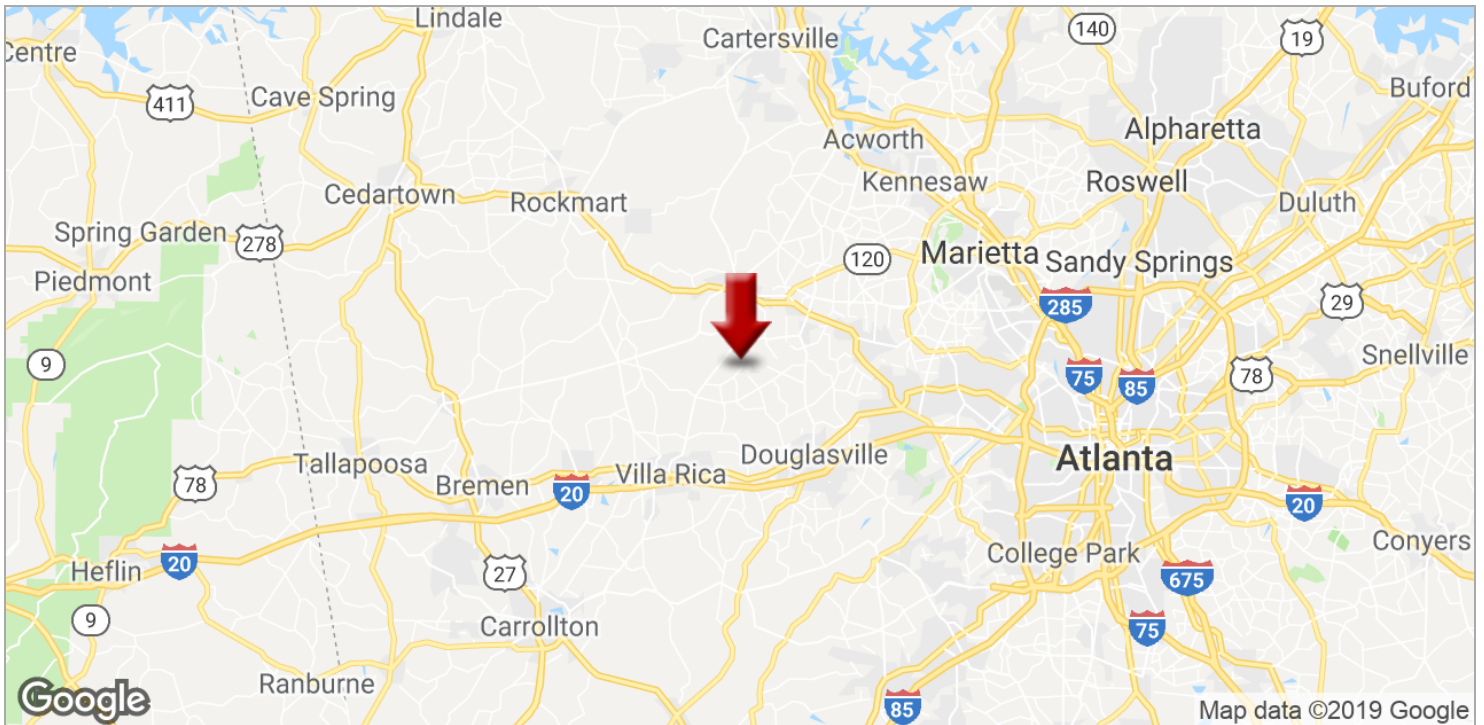
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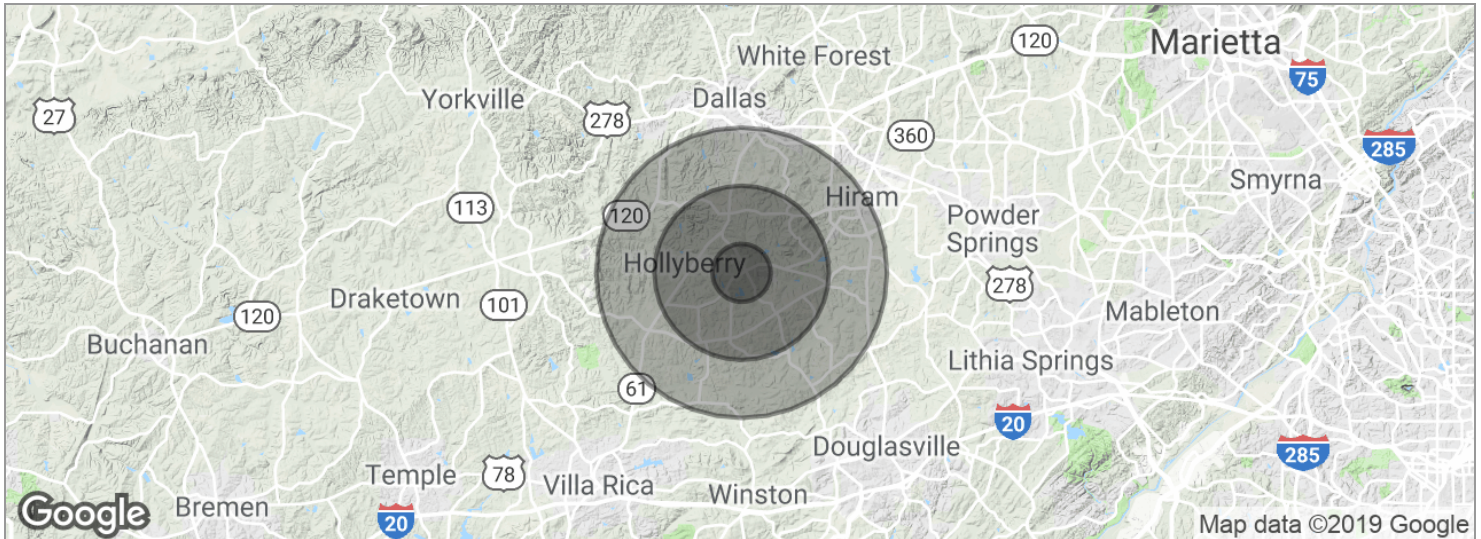
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,542	23,337	53,625
Median age	32.4	32.3	32.3
Median age (male)	31.6	31.6	31.6
Median age (Female)	32.7	32.5	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	820	7,577	17,661
# of persons per HH	3.1	3.1	3.0
Average HH income	\$64,165	\$65,579	\$66,747
Average house value	\$151,965	\$152,159	\$158,102

* Demographic data derived from 2010 US Census

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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