



# Development Opportunity

DALLAS, GA 30157

PRICE: \$799,000

1404 Ridge Road

**MIKE GARRETT, ALC**

Associate, RLI

(678) 540-4300

[mike@garrettlandbrokers.com](mailto:mike@garrettlandbrokers.com)

339795, GA



## PROPERTY DESCRIPTION

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157



### Development Opportunity

45 +/- acres with Ranch home on the front part and wooded acreage in the rear of the parcel. Great property for Residential Development with Great Schools nearby as well as shopping and dining. Conveniently located to Hwy 61 and Hwy 92.



## PROPERTY PHOTOS

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157



MIKE GARRETT, ALC  
(678) 540-4300  
[mike@garrettlandbrokers.com](mailto:mike@garrettlandbrokers.com)



# AERIAL

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157



MIKE GARRETT, ALC  
(678) 540-4300  
mike@garrettlandbrokers.com



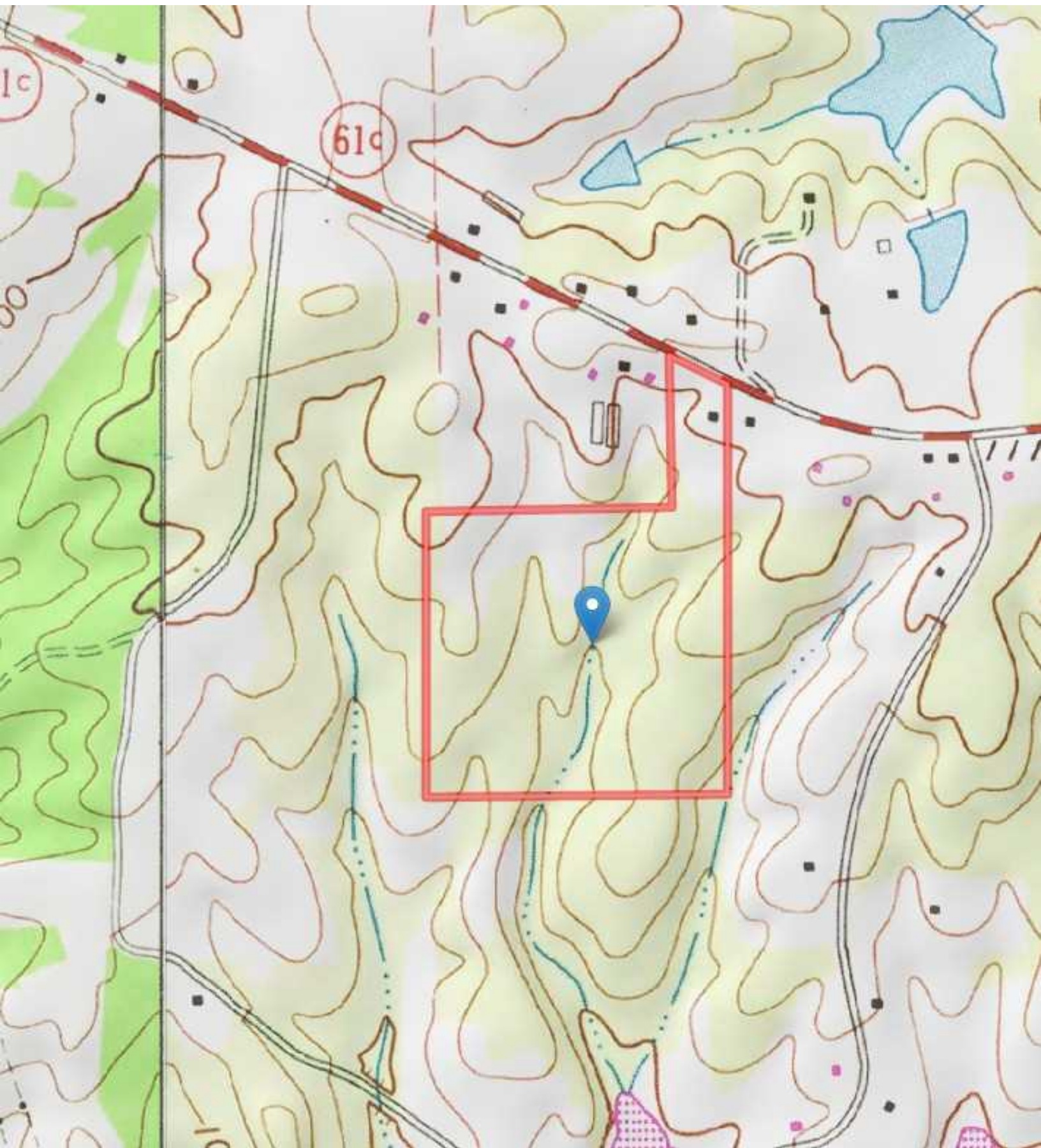
**PROPERTY DIMENSIONS**  
Development Opportunity  
1404 Ridge Road | Dallas, GA 30157





# TOPO

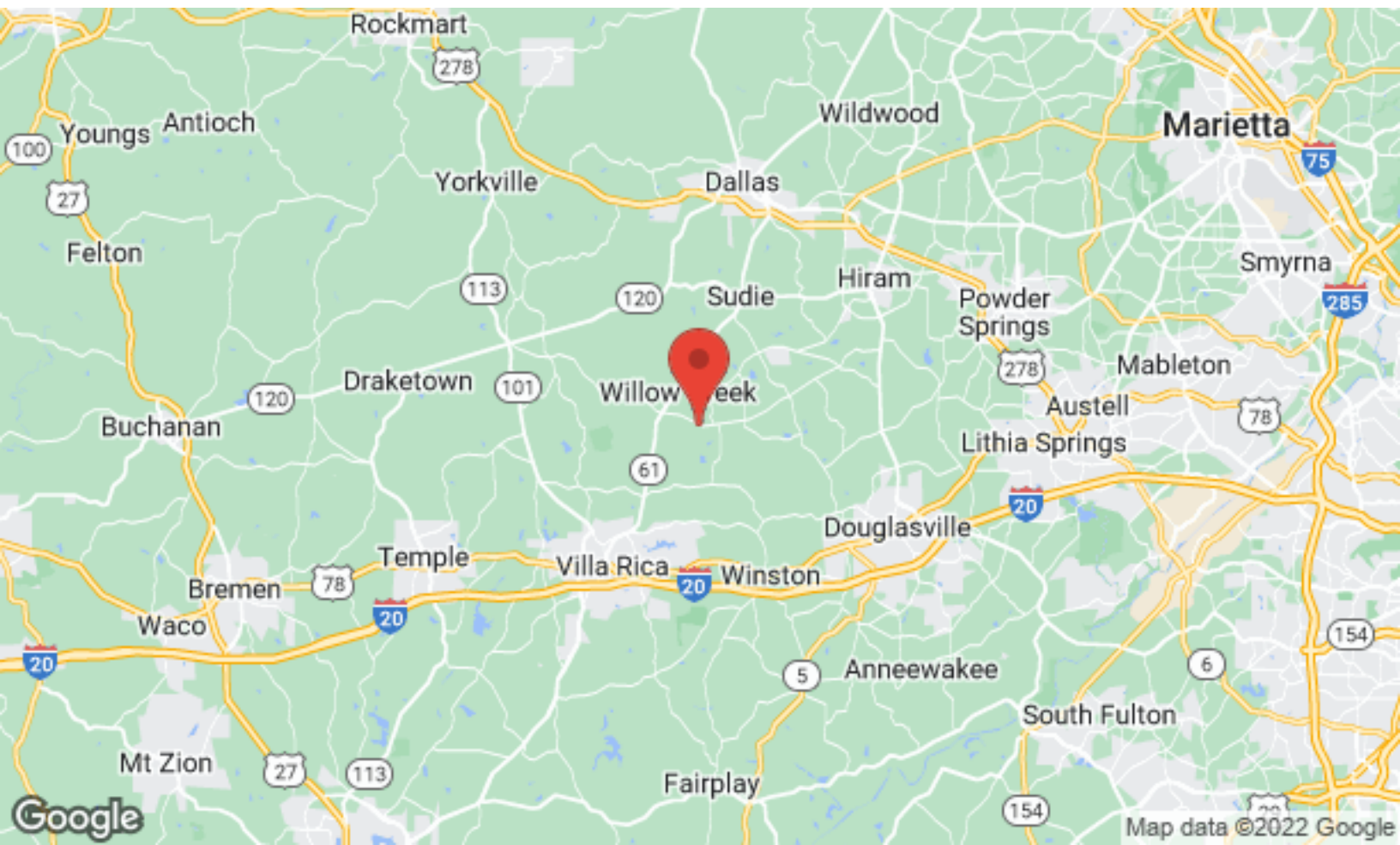
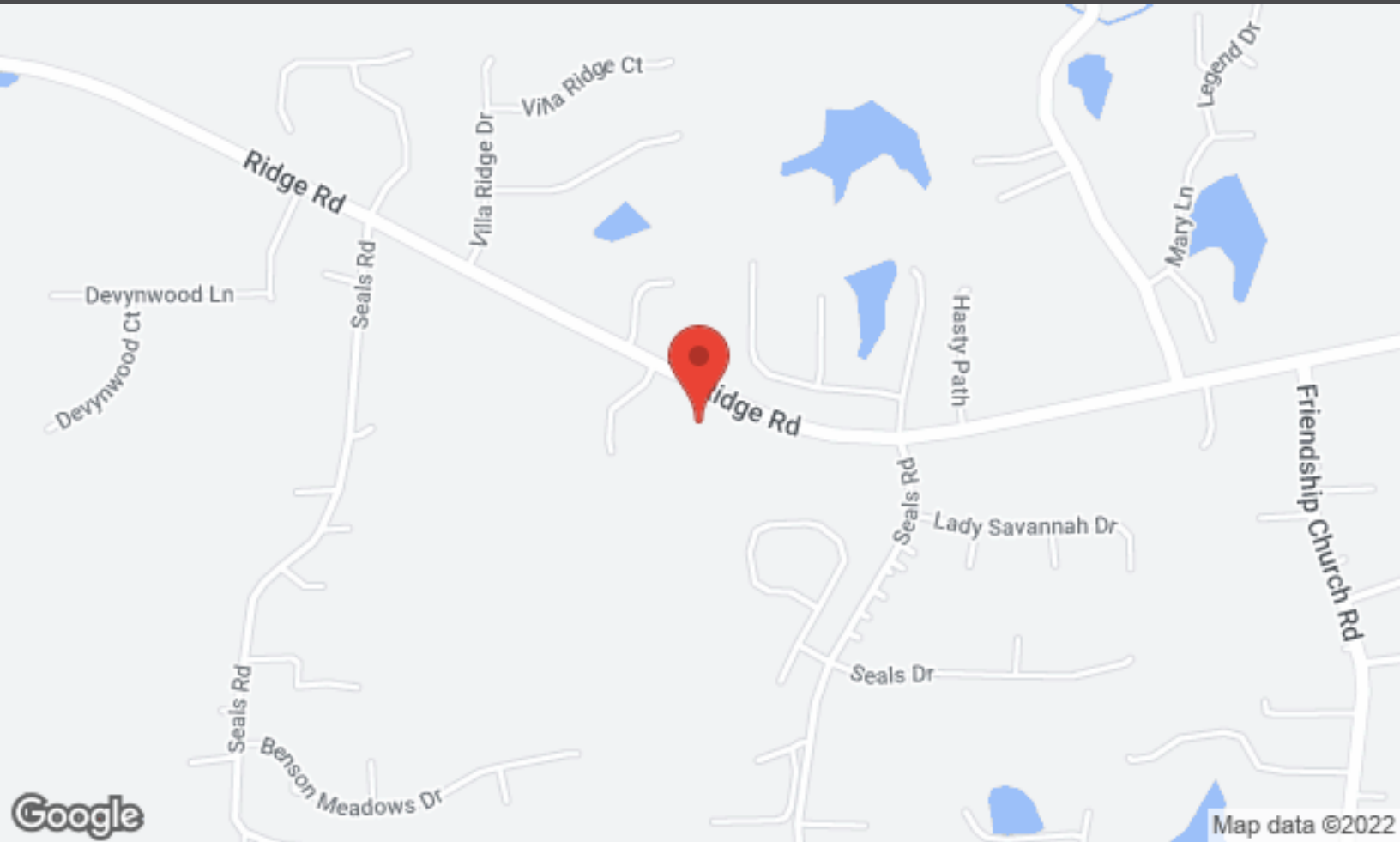
Development Opportunity  
1404 Ridge Road | Dallas, GA 30157



MIKE GARRETT, ALC  
(678) 540-4300  
[mike@garrettlandbrokers.com](mailto:mike@garrettlandbrokers.com)

## LOCATION MAPS

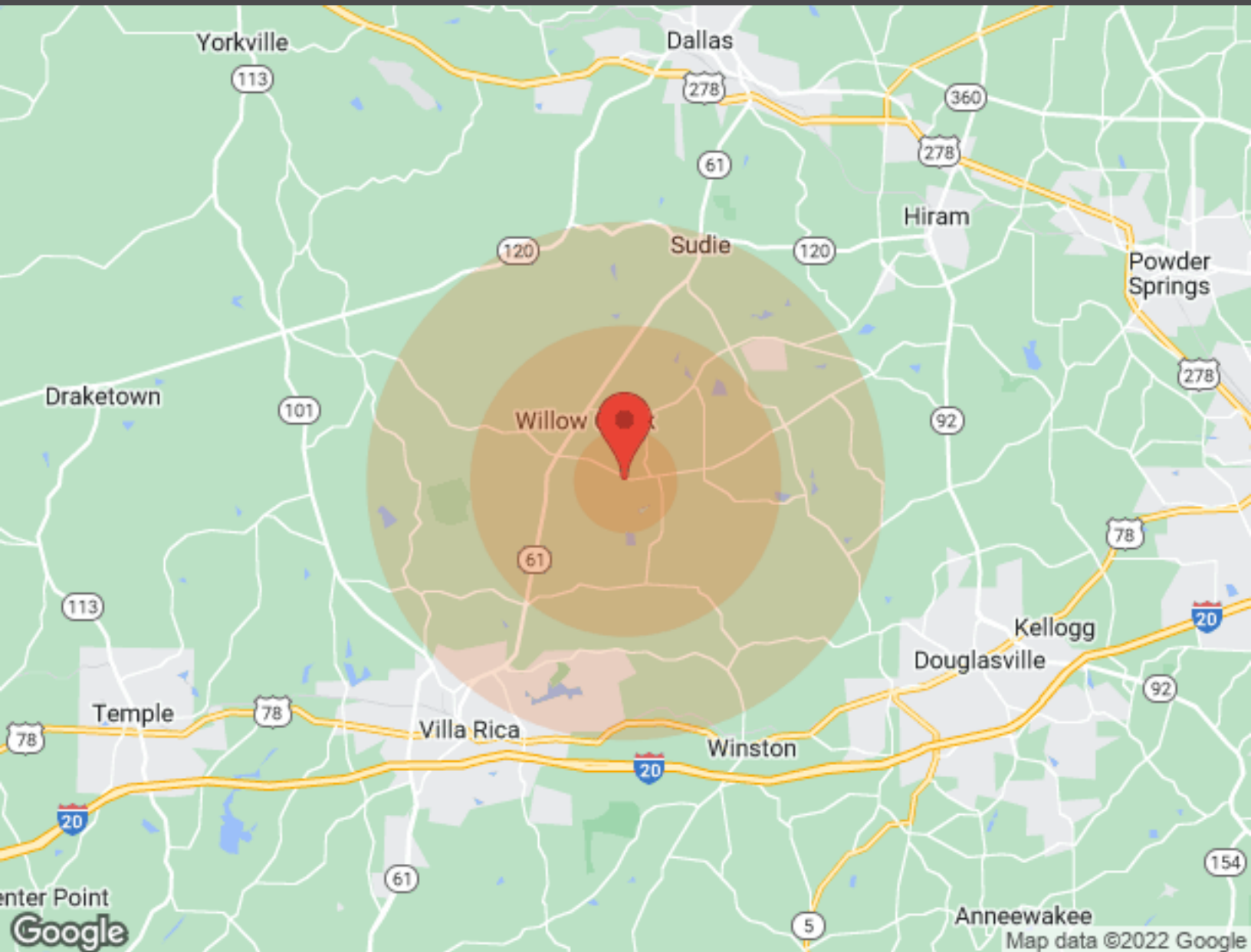
Development Opportunity  
1404 Ridge Road | Dallas, GA 30157





# DEMOGRAPHICS

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 2,592  | 8,845   | 19,588  |
| Female           | 2,421  | 8,682   | 18,897  |
| Total Population | 5,013  | 17,527  | 38,485  |
| Age              | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14        | 1,070  | 4,249   | 8,982   |
| Ages 15-24       | 768    | 2,801   | 6,091   |
| Ages 55-64       | 556    | 1,729   | 4,066   |
| Ages 65+         | 533    | 1,674   | 4,067   |
| Race             | 1 Mile | 3 Miles | 5 Miles |
| White            | 4,421  | 13,524  | 29,005  |
| Black            | 492    | 3,263   | 7,716   |
| Am In/AK Nat     | 2      | 11      | 25      |
| Hawaiian         | N/A    | N/A     | N/A     |
| Hispanic         | 145    | 781     | 1,892   |
| Multi-Racial     | 188    | 1,356   | 3,000   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$60,631 | \$63,912 | \$65,452 |
| < \$15,000          | 70       | 284      | 755      |
| \$15,000-\$24,999   | 177      | 472      | 929      |
| \$25,000-\$34,999   | 228      | 509      | 1,075    |
| \$35,000-\$49,999   | 172      | 757      | 1,651    |
| \$50,000-\$74,999   | 552      | 1,581    | 3,561    |
| \$75,000-\$99,999   | 190      | 1,312    | 2,365    |
| \$10,000-\$149,999  | 209      | 593      | 1,815    |
| \$150,000-\$199,999 | 34       | 61       | 226      |
| > \$200,000         | 29       | 50       | 299      |
| Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Total Units         | 1,736    | 5,804    | 13,509   |
| Occupied            | 1,606    | 5,395    | 12,379   |
| Owner Occupied      | 1,331    | 4,706    | 10,549   |
| Renter Occupied     | 275      | 689      | 1,830    |
| Vacant              | 130      | 409      | 1,130    |



## WHAT IS AN ALC?

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157

### What is an ALC?



- ▶ An **Accredited Land Consultant (ALC)** is certified by the REALTORS® Land Institute, an affiliate of the National Association of REALTORS®, as part of an elite group of the most accomplished, most experienced, and highest performing land real estate experts across the country.
- ▶ The **ALC Designation** is a sign of integrity, expertise, and experience as a land real estate professional.





## WHY USE AN ALC?

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157

# Why Use an ALC?

### ► Expertise

- ALCs are required to complete 104 ALC Credit Hours of LANDU Education courses. RLI's Land University (LANDU) is an unparalleled land real estate education program that offers top-notch educational courses and webinars for land professionals. Land is a unique real estate specialty that requires the kind of specialized professional education which can only be found at LANDU.

### ► Experience

- ALCs are required to show a proven track record of success in the field by meeting strict volume requirements that ensure an agent is experienced in land transactions.

### ► Connections

- ALCs are part of a national network of land professionals that bring value to their clients by sharing expertise and connecting their clients with properties.

### ► Integrity

- ALCs must adhere to the ALC Code of Conduct and ALCs are all members of the National Association of REALTORS® which requires their members to adhere to a strict Code of Ethics.





## OFFERING MEMO

Development Opportunity  
1404 Ridge Road | Dallas, GA 30157

## OFFERING MEMORANDUM

### 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, ALC  
Garrett Land Brokers  
119 Felton Drive  
Rockmart, GA 30153  
Direct: 678-540-4300  
Email: [info@garrettlandbrokers.com](mailto:info@garrettlandbrokers.com)  
[www.GarrettLandBrokers.com](http://www.GarrettLandBrokers.com)





## Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

**PRESENTED BY:**

Mike Garrett, Associate, ALC  
Garrett Land Brokers  
O: 678-540-4300  
C: 770-846-7702  
[info@garrettlandbrokers.com](mailto:info@garrettlandbrokers.com)

**Associated with:**

KW Signature Partners  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and e property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.