

An aerial photograph of a large, wooded property. The majority of the land is covered in dense green trees. In the lower portion of the image, there is a large, dark-colored house with a grey roof, surrounded by a well-maintained lawn and several trees. To the right of the house, there is a large, open green field. The overall scene is a mix of natural forest and developed residential space.

Development Opportunity

DALLAS, GA 30157

PRICE: \$1,000,000

1404 Ridge Road

MIKE GARRETT, ALC

Associate, RLI

(678) 540-4300

mike@garrettlandbrokers.com

339795, GA

PROPERTY DESCRIPTION

Development Opportunity
1404 Ridge Road | Dallas, GA 30157



Development Opportunity

45 +/- acres with a home on the front part and wooded acreage in the rear of the parcel. The home is a 3 bedroom 2 bath Brick Ranch with unfinished basement and the rear deck overlooks the private heavily wooded "back 40". Great opportunity to build a dream home in the middle of the woods and rent out the front home for extra income or use as a Residential Development. Great Paulding County Schools are nearby as well as shopping and dining. Conveniently located to Hwy 61 and Hwy 92 and near Dallas and Hiram for every convenience. This property is Zoned A-1 (Agricultural) in Paulding County.

PROPERTY PHOTOS

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AERIAL

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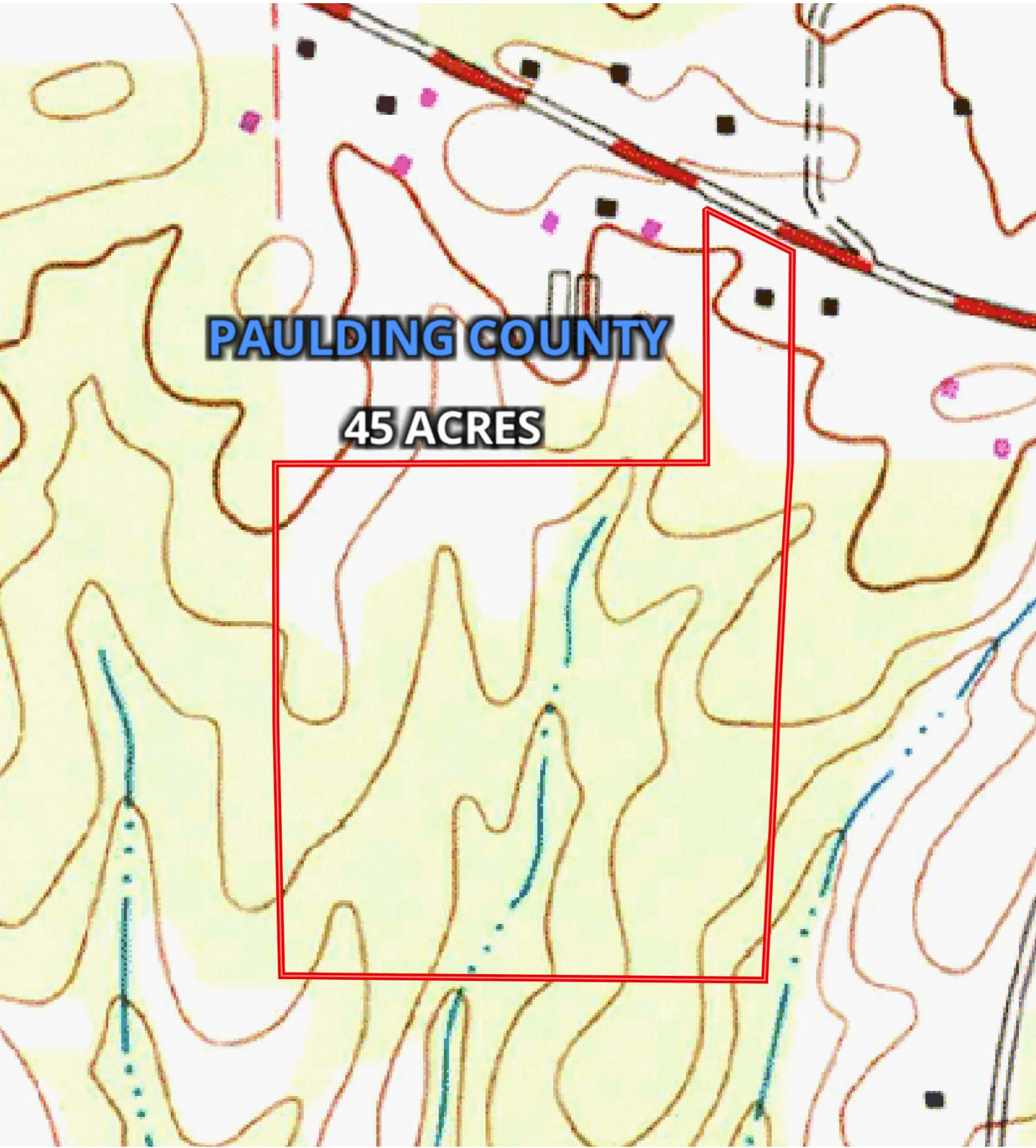
PROPERTY DIMENSIONS

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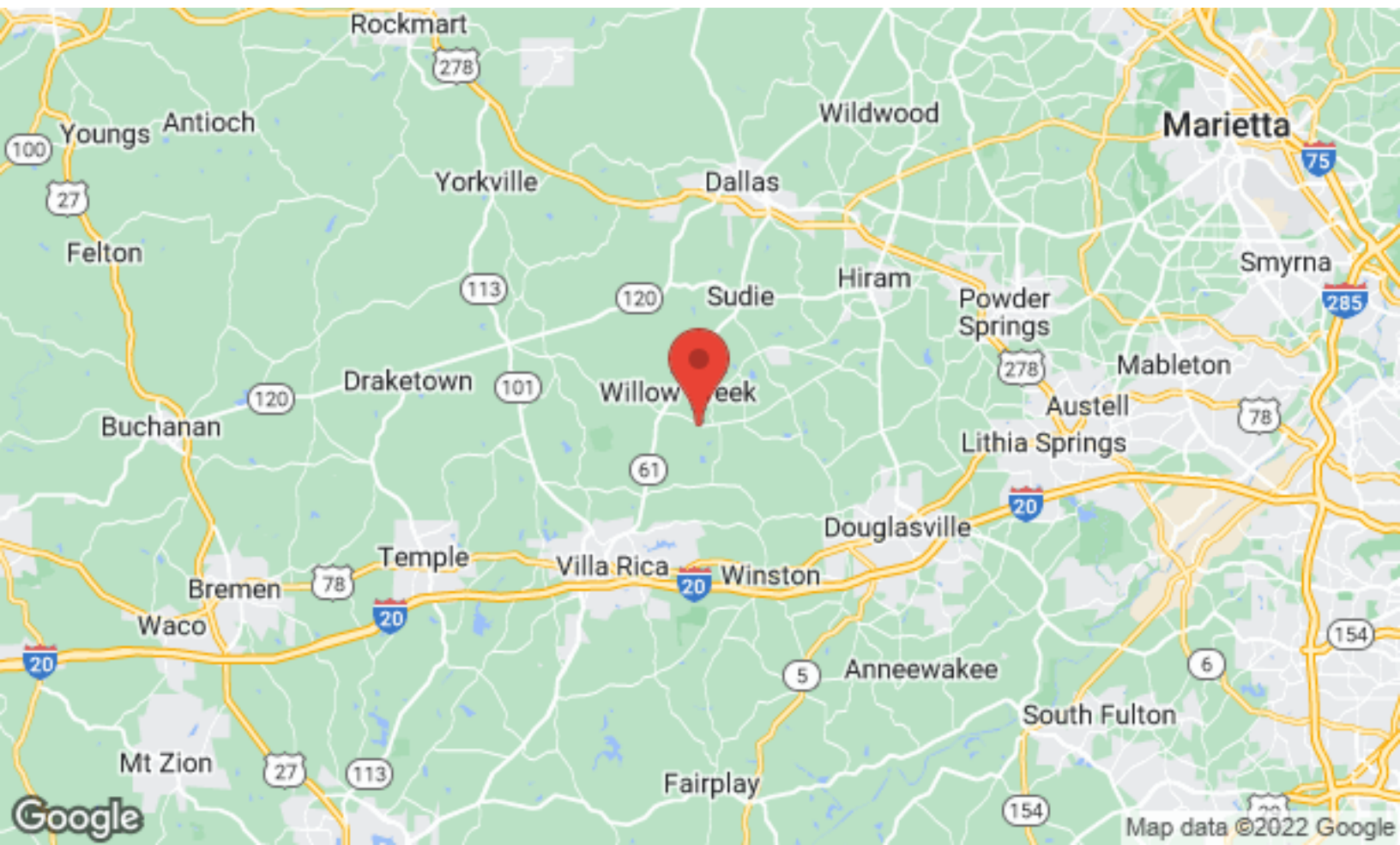
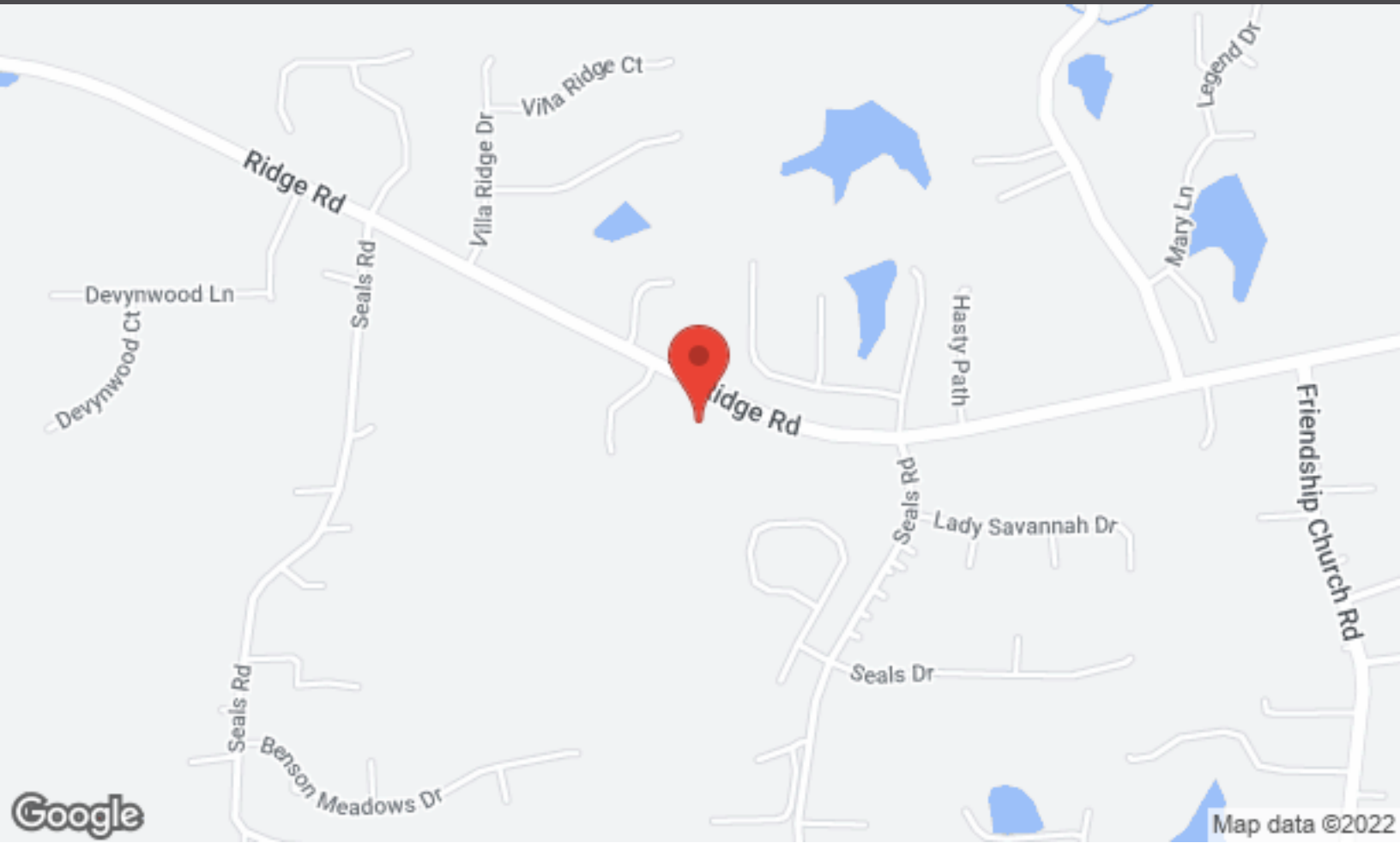


PAULDING COUNTY

45 ACRES

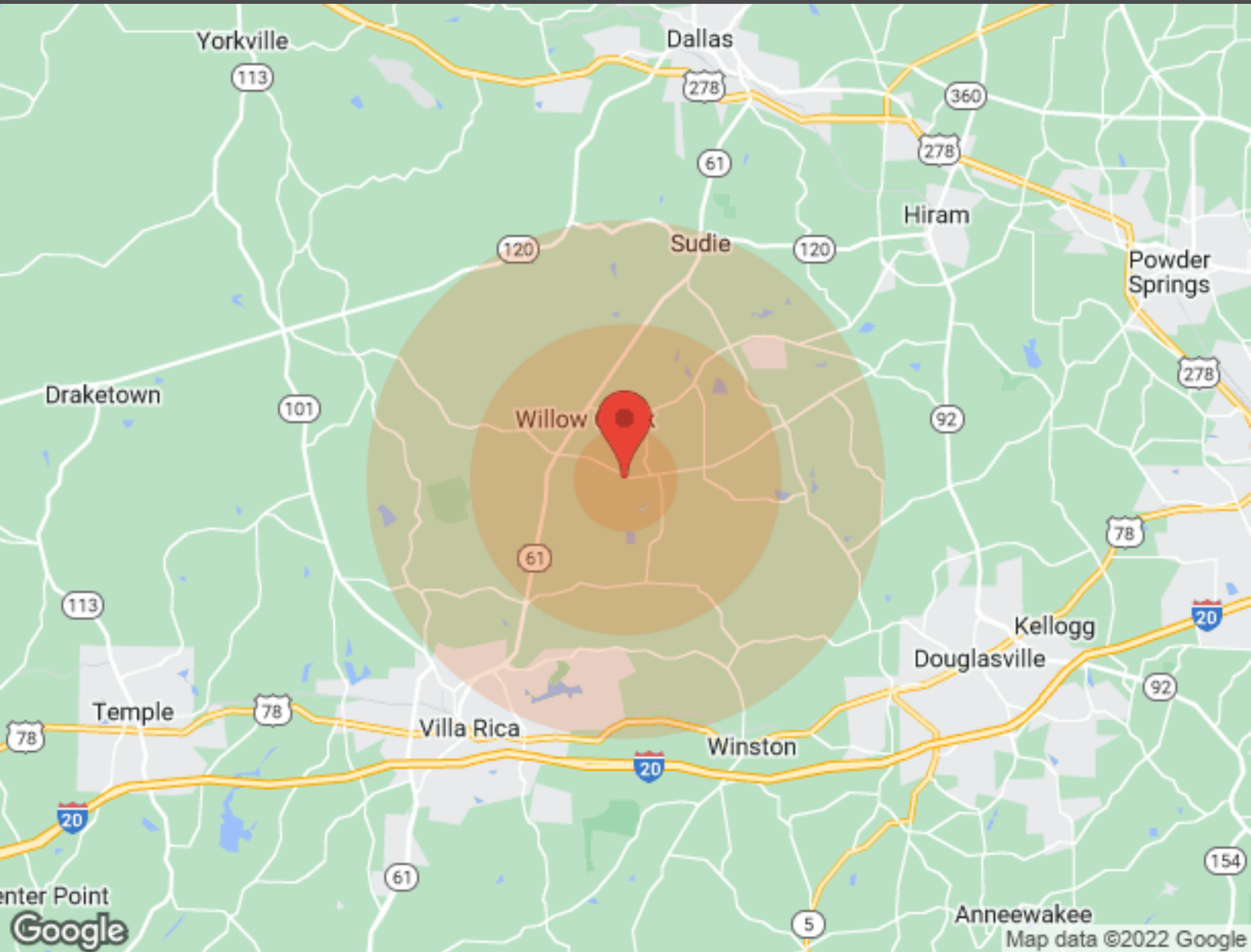
LOCATION MAPS

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DEMOGRAPHICS

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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
\$100,000-\$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?

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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?

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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

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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
www.GarrettLandBrokers.com



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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:

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