

FOR SALE

+/- 17 ACRES



Macland Road, Dallas, GA 30132

Zoned for R-55 (Active Adult Residential) | APIN #578

+/- 1.6 miles to Wellstar Paulding Medical Center

+/- 2.1 miles to ATL Film Studios

Frontage on Macland Road, Bobo Road, and Wheelan School Road

List Price: \$1,300,000

This information is subject to the Identification of the Parties, Disclaimer, and Confidentiality statements on the second page of this document. If you do not have such a page, call 770-256-8669 and a replacement page will be provided.

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Commercial Realty Services of West Georgia | www.westgeorgiacommercial.com

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The contents of this Offering Memorandum are strictly confidential as defined in the confidentiality agreement executed by the recipient of this Offering Memorandum. Commercial Realty Services of West Georgia (Broker) has been engaged as the exclusive agent and representative of the Owner. No contracts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel, or related entities.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agree to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's due diligence for which the purchaser shall be fully and solely responsible.

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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PROPERTY SURVEY

COMMERCIAL

Realty Services
of West Georgia

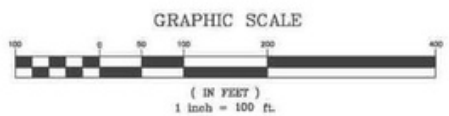


LINE	LENGTH	BEARING
L1	50.75	S29°56'18"E
L2	31.74	S49°13'08"E
L3	93.82	S57°51'08"E
L4	150.13	S49°28'36"E
L5	42.50	S45°37'48"E
L6	77.43	S42°48'00"E
L7	83.86	S44°30'41"E
L8	97.14	S82°34'24"E
L9	57.14	S87°35'58"E
L10	53.54	S87°59'30"E
L11	53.54	S39°42'16"E
L12	63.42	S47°13'14"E
L13	6.86	S92°35'29"E

LEGEND	
IP	IRON PIN FOUND
PS	IRON PIN SET
RS	REBAR
OTF	OPEN TOP PIPE
CTP	CHAMP TOP PIPE
CLF	CHAIN LINK FENCE
LL	LAND LOT LINE
P/POLE	POWER POLE
GW	GUY WIRE
FI	FIRE HYDRANT
S/POLE	SERVICE POLE
WM	WATER MAIN
SS	SANITARY SEWER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
WM	WATER METER
GV	GATE VALVE
CMP	CORROGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
MH	MANHOLE
SNCB	SINGLE RING CATCH BASIN
DWCB	DOUBLE RING CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
R/W	RIGHT-OF-WAY
D A	DRAINAGE AREA
C D	CROSS DRAIN
ELV.	ELEVATION
B M	BENCH MARK
B L	BUILDING LINE
P L	PROPERTY LINE
D E	CONCRETE MONUMENT FOUND
D E	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P O B	POINT OF BEGINNING

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "AE & X" ON COMMUNITY PANEL 1322300142 B OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED NOV. 8, 1999

TECHNICAL DATA
TRAVERSE PRECISION - 1" = 40,822'
ANGLE ADJUSTMENT - 4" PER ANGLE
TRAVERSE ADJUSTMENT - COMPASS RULE
PLAT PRECISION -
EQUIPMENT - SOKKIA SET 2-100



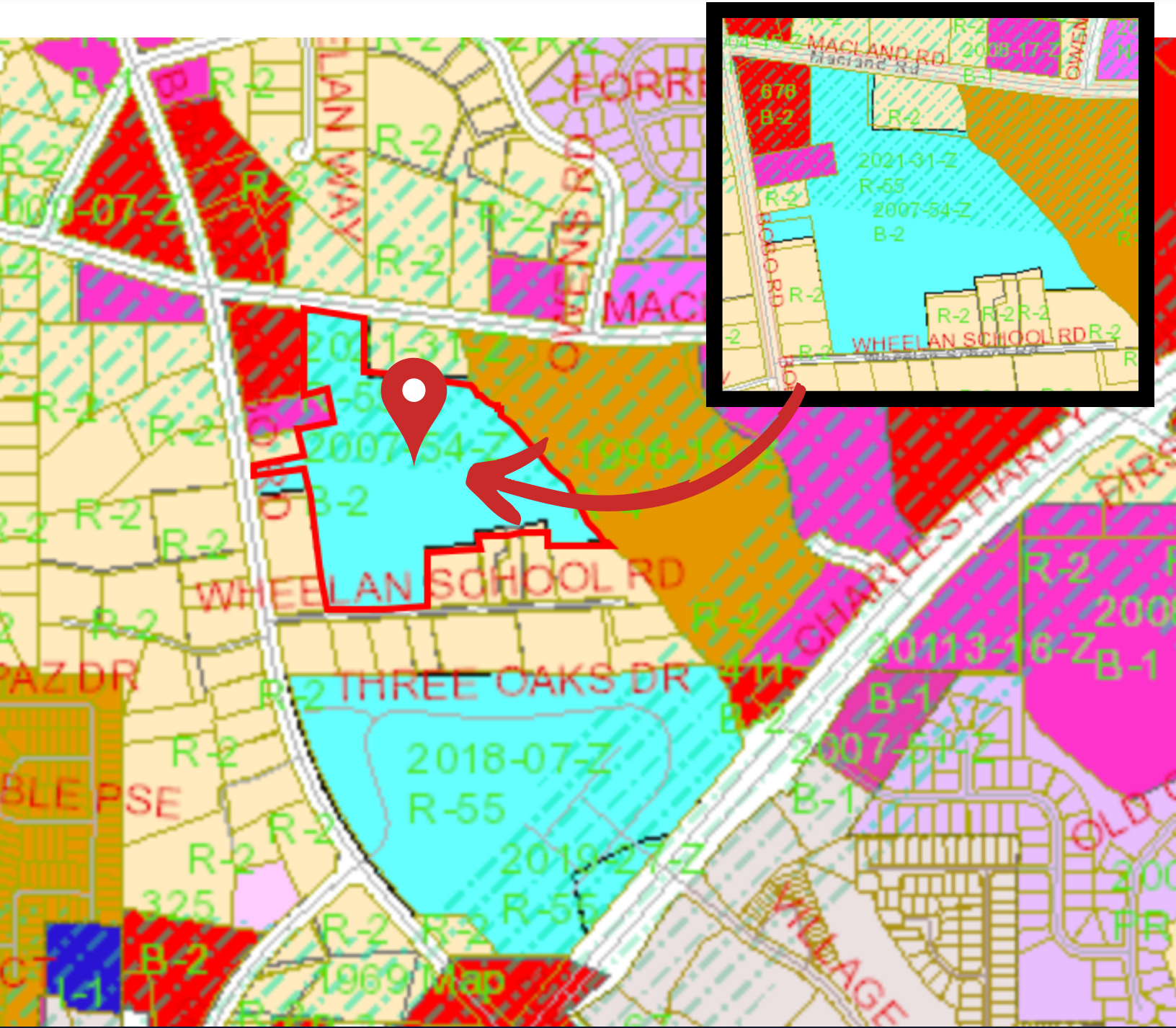
SURVEY REFERENCE
1) PLAT OF SURVEY FOR W.C. ATCHESON PREPARED BY RONNIE L. RAY AND DATED 1/8/1987
2) AS-BUILT SURVEY FOR PARK CREEK-OLD MILL, L.P. PREPARED BY CARLTON RAKESTRAW

AREA
TRACT I - 1.052 AC
TRACT II - 0.577 AC
TRACT III - 15.388 AC
TOTAL - 17.017 ACRES

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ZONING MAP



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DALLAS, GA



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 of Dallas has retained the charm of simpler times, with a vibrant downtown friendly community, strong on southern hospitality.

<https://www.dallasga.gov/community>

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