

LAND FOR SALE

POWDER SPRINGS FLINT HILL CORNER PARCEL

000 Flint Hill Road, Powder Springs, GA 30127



SALE PRICE:	\$295,000
PRICE PER ACRE:	\$98,465
LOT SIZE:	3.0 Acres
APN #:	19091-000-130
ZONING:	General Commercial
MARKET:	Metro Atlanta
SUB MARKET:	West Cobb
CROSS STREETS:	Powder Springs And Flint Hill

PROPERTY OVERVIEW

Commercial acreage on Powder Springs road just outside city limits. Zoning provides for a number of commercial uses. Gradually sloping lot slightly below street level

PROPERTY FEATURES

- 3 acre corner parcel with access from both roads
- High traffic count artery
- General Commercial Zoning

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

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



Cobb County Georgia Online Mapping



0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 960

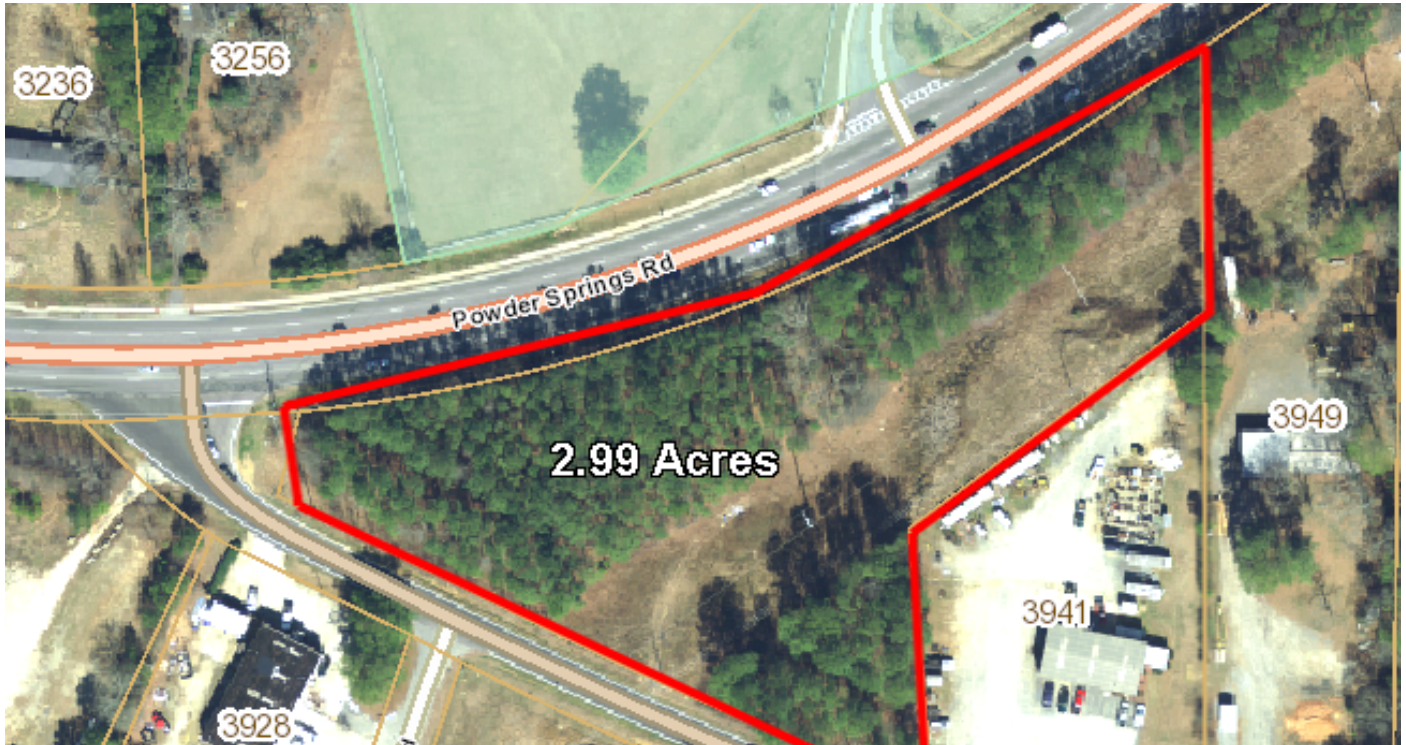


topo map on flint hill

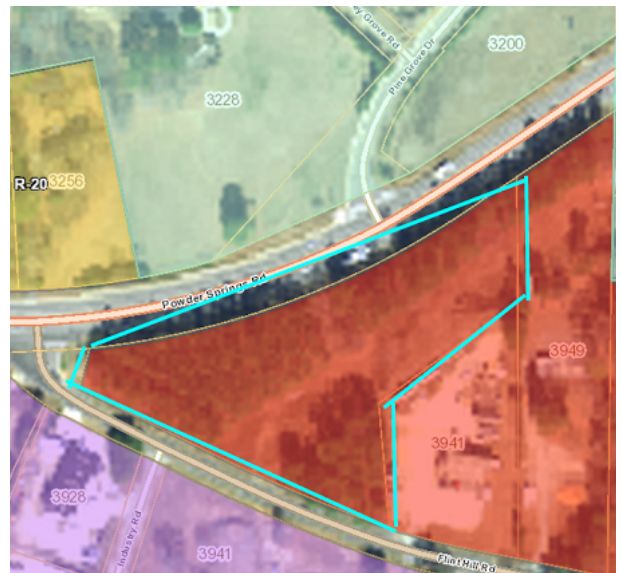
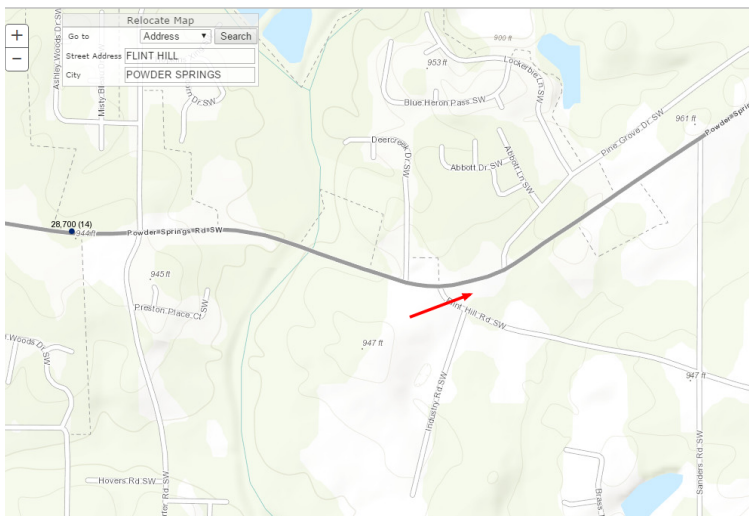
LAND FOR SALE

POWDER SPRINGS FLINT HILL CORNER PARCEL

000 Flint Hill Road, Powder Springs, GA 30127



Counts in Georgia



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

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

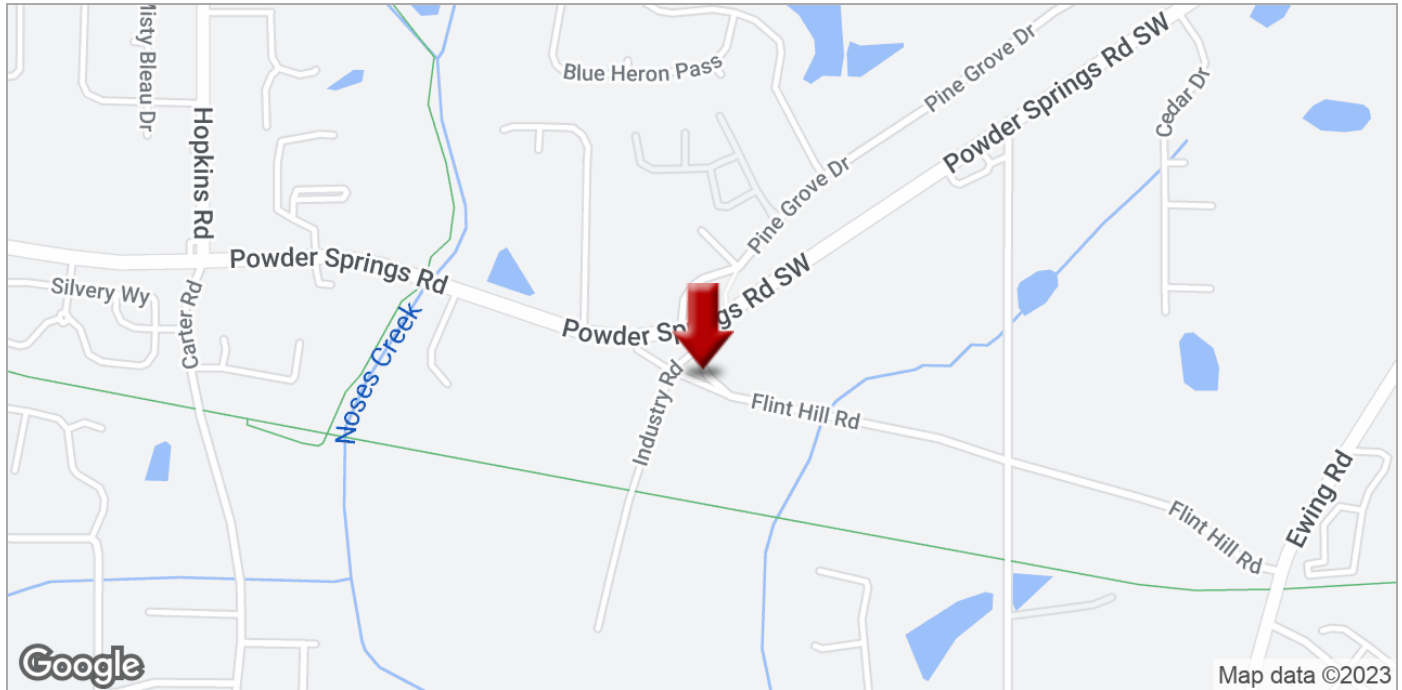
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

POWDER SPRINGS FLINT HILL CORNER PARCEL

000 Flint Hill Road, Powder Springs, GA 30127



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

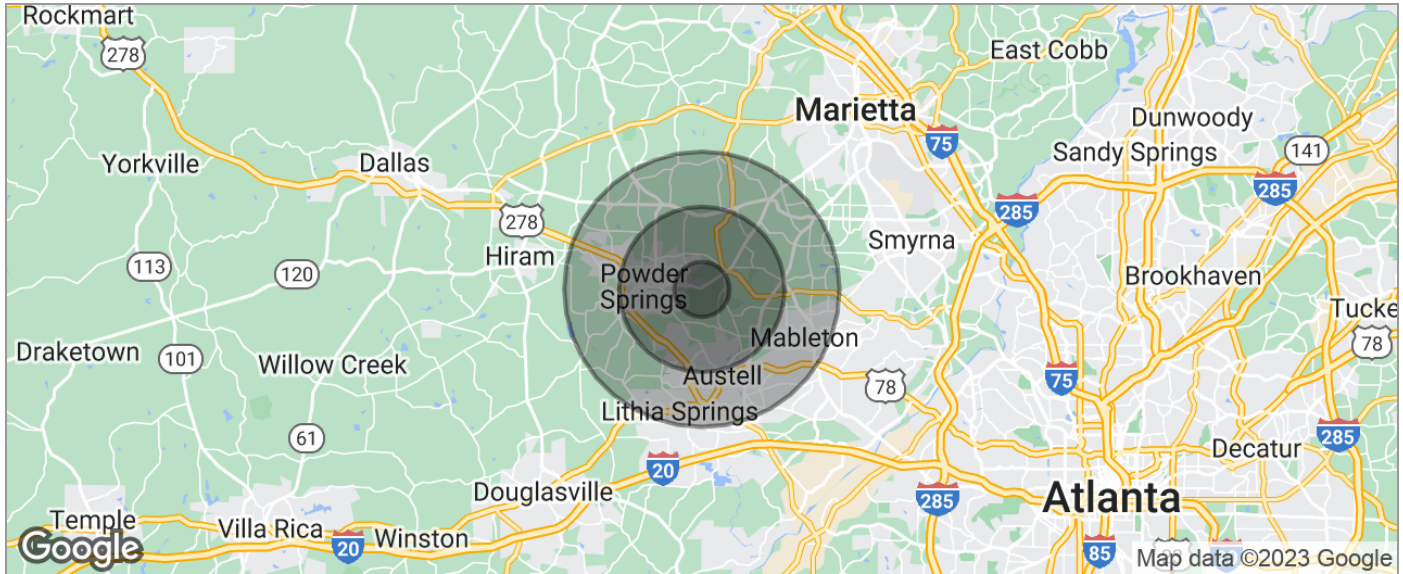
JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

POWDER SPRINGS FLINT HILL CORNER PARCEL

000 Flint Hill Road, Powder Springs, GA 30127



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,430	45,623	122,289
MEDIAN AGE	38.1	35.6	35.9
MEDIAN AGE (MALE)	35.7	33.3	34.5
MEDIAN AGE (FEMALE)	39.2	37.6	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,003	16,256	43,310
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$63,109	\$65,428	\$69,798
AVERAGE HOUSE VALUE	\$144,163	\$182,739	\$200,369
RACE	1 MILE	3 MILES	5 MILES
% WHITE	36.3%	40.7%	46.6%
% BLACK	55.5%	49.9%	44.1%
% ASIAN	1.5%	1.8%	1.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	4.9%	5.9%	5.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	13.3%	11.5%	12.0%

* Demographic data derived from 2020 ACS - US Census

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

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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 they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com