



Premium Residential Land For Sale

1380 BEAUMONT DRIVE, KENNESAW, GA



OFFERING MEMORANDUM

KW COMMERCIAL

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PRESENTED BY:

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KENNESAW, GA

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Property Description



SALE PRICE:	\$877,900
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PRICE PER ACRE:	\$162,574
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TOTAL ACRES:	5.4 Acres
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ZONING:	R-20
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APN:	20-0240-0-099-0
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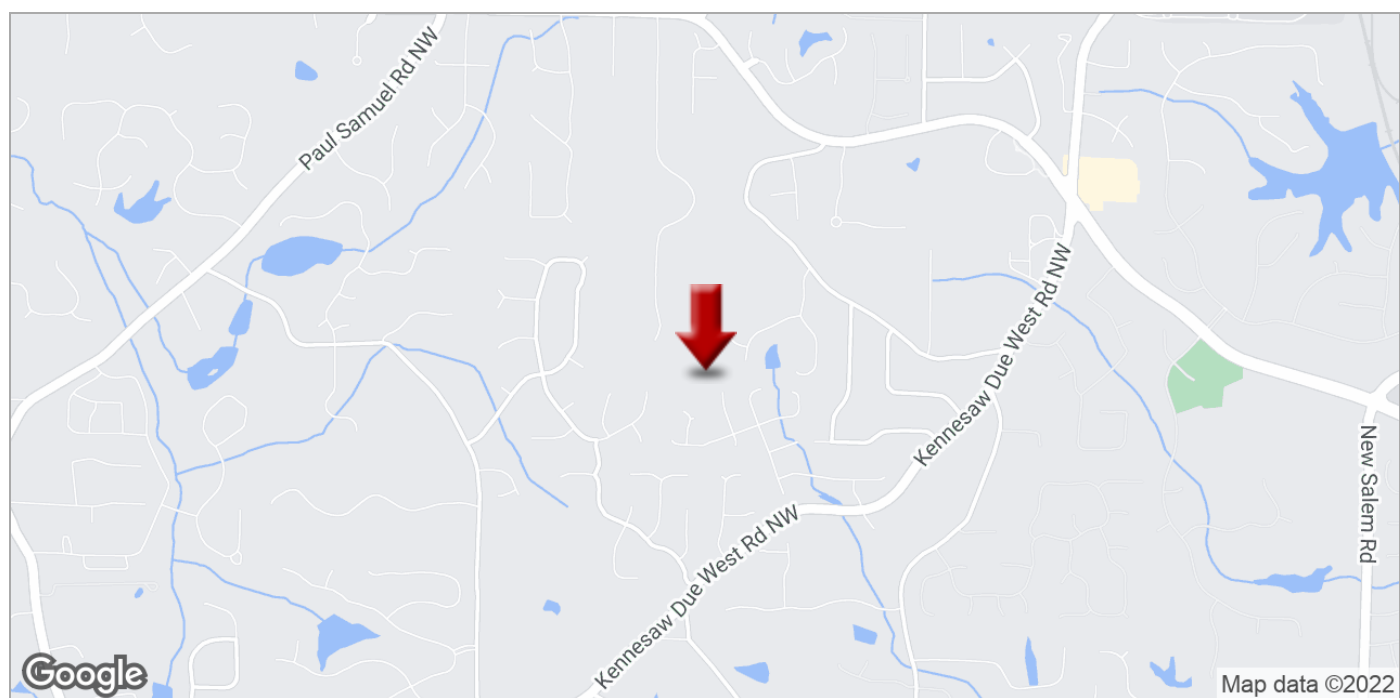
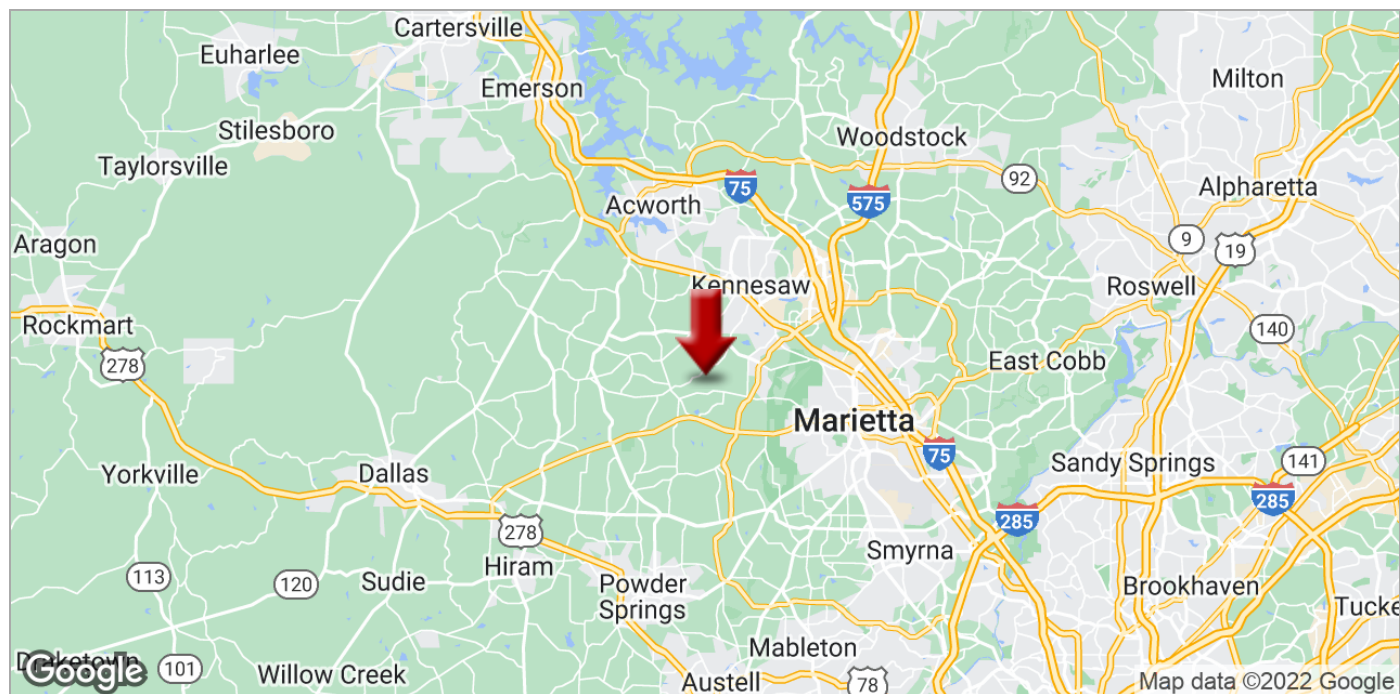
PROPERTY LOCATION

1380 Beaumont Drive
Kennesaw, GA 30152

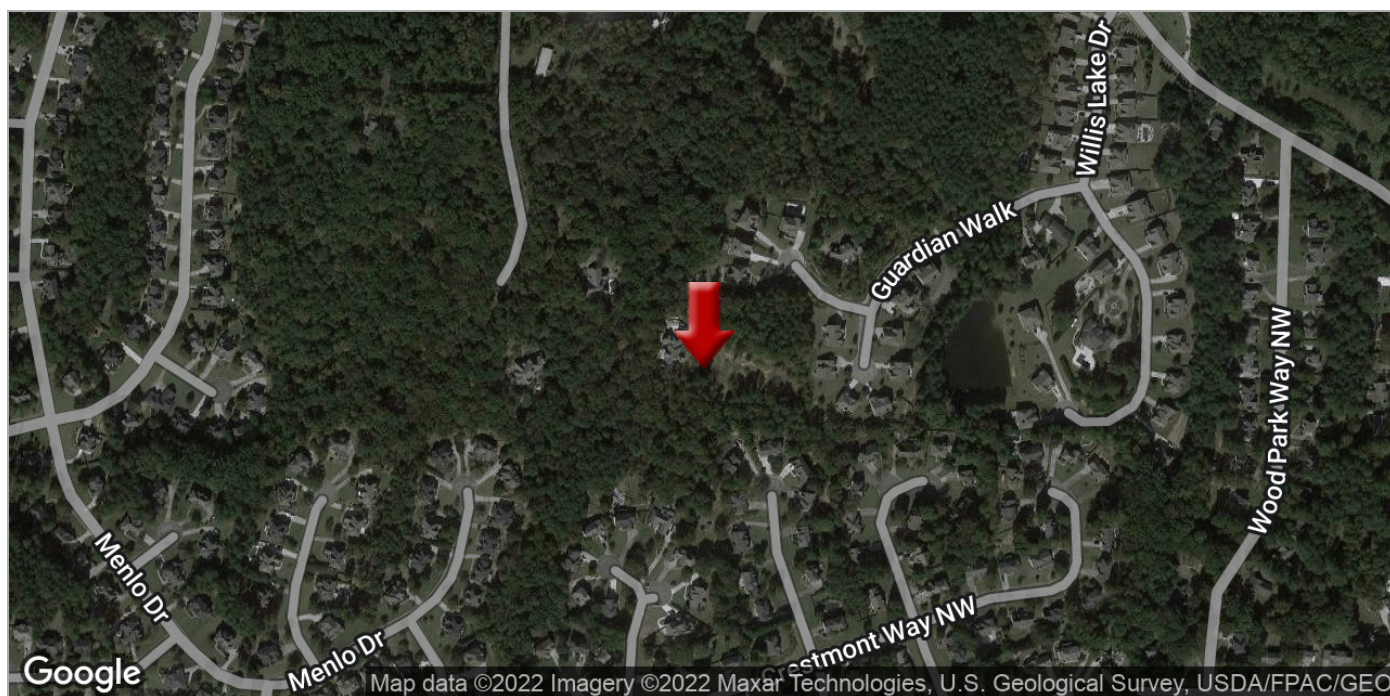
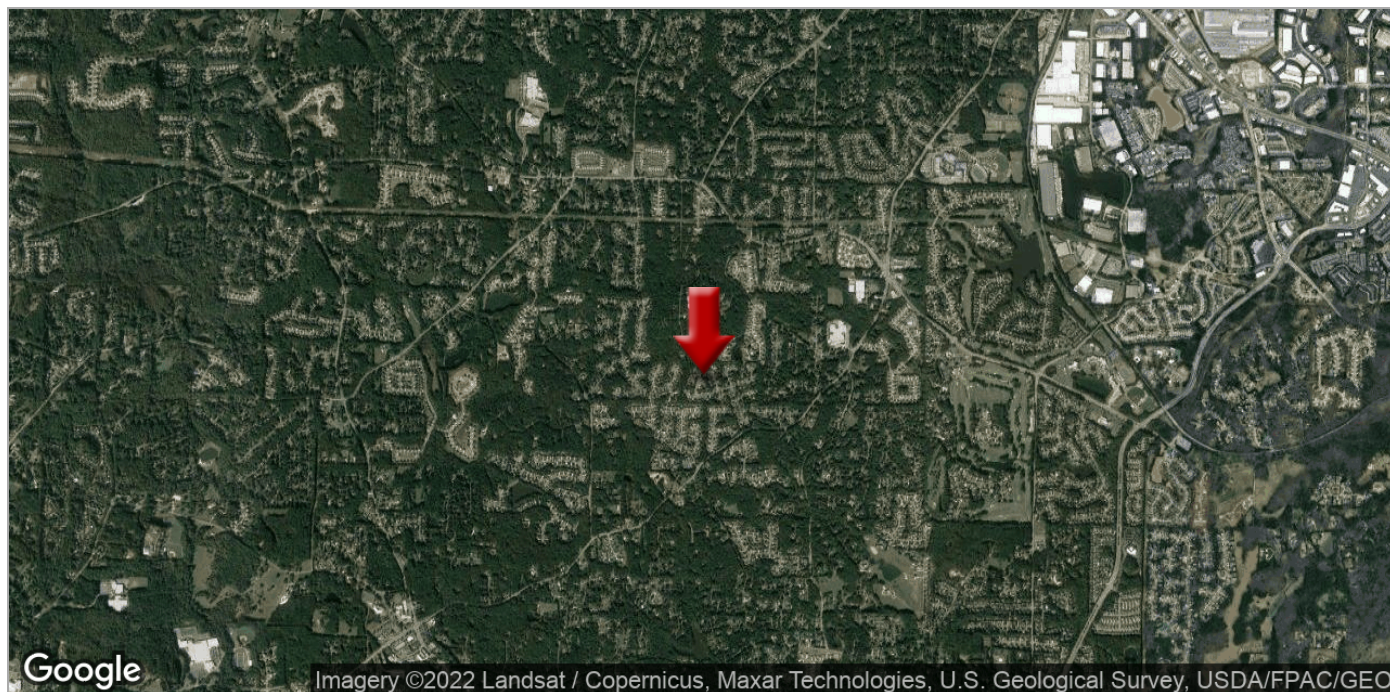
This opportunity consists of 5.4 acres of undeveloped land for an exclusive residential development of 2 to 3 Custom Estate Homes. The property sits at a unique elevation, offering spectacular views of Kennesaw Mountain.

- CONSIDERABLE VALUE-ADD
- Zoning/Entitlements already in place
- All utilities available - Public sewer on site
- Close proximity to Marietta Country Club
- MOU in place with Owners of 1390 Beaumont Dr to establish ingress & egress off Beaumont Dr.

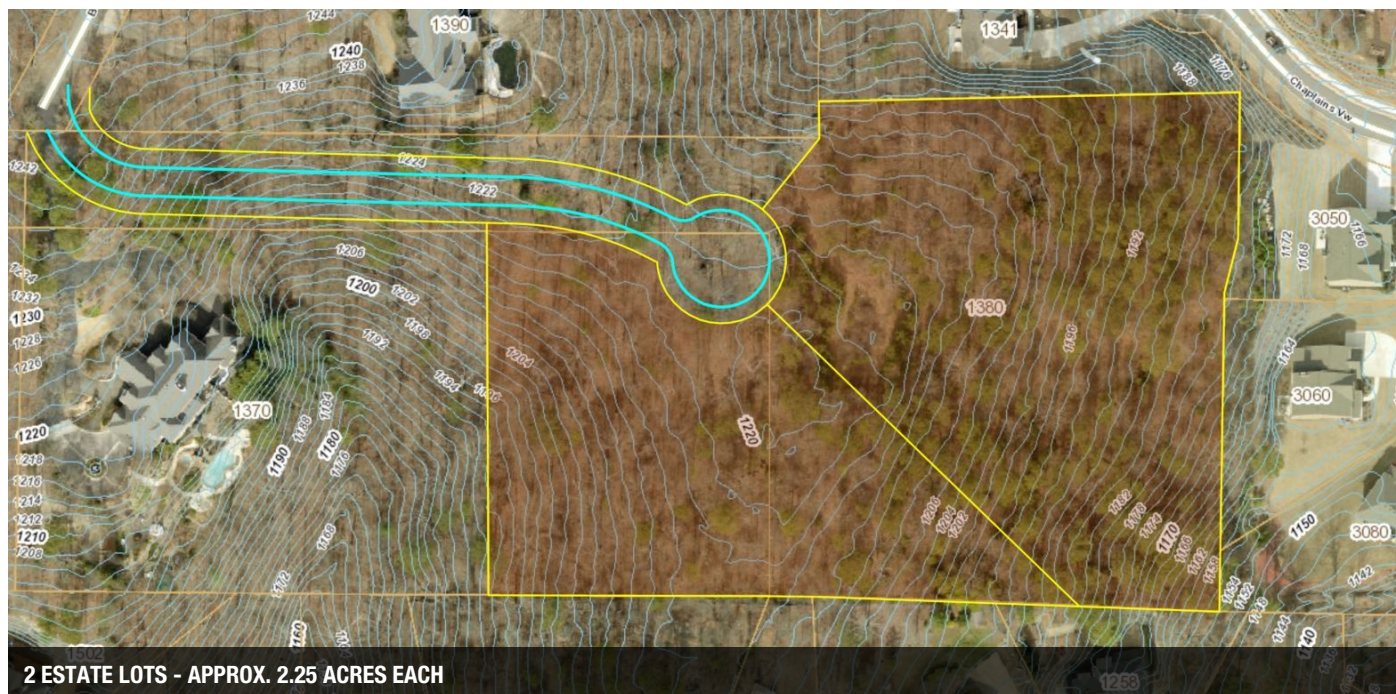
Location Maps



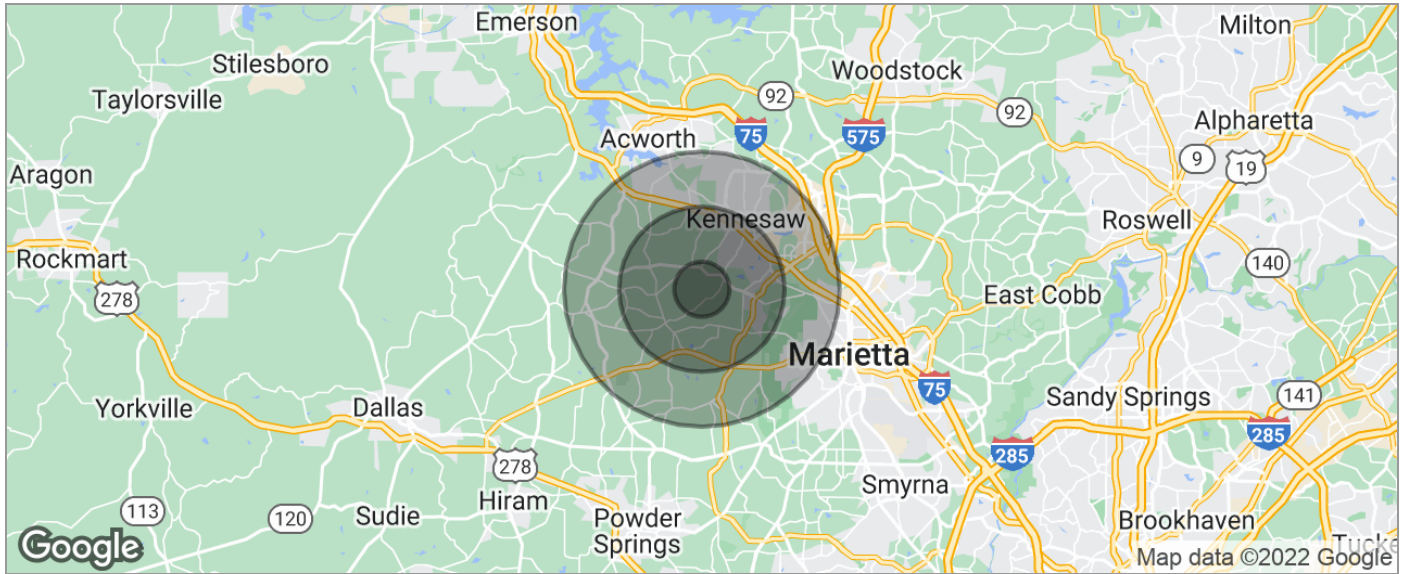
Aerial Maps



Land Development Options



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,774	48,824	120,548
MEDIAN AGE	39.6	37.3	36.5
MEDIAN AGE (MALE)	38.8	35.9	35.4
MEDIAN AGE (FEMALE)	40.4	38.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,648	17,243	42,963
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$120,239	\$108,607	\$99,783
AVERAGE HOUSE VALUE	\$397,391	\$369,650	\$330,966
RACE	1 MILE	3 MILES	5 MILES
% WHITE	77.1%	78.9%	75.3%
% BLACK	15.6%	13.9%	15.8%
% ASIAN	5.4%	4.1%	4.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.5%	0.4%
% OTHER	0.5%	1.4%	2.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.2%	8.1%	7.7%

* Demographic data derived from 2010 US Census