

COBB COUNTY DEVELOPMENT LAND FOR SALE

SUITABLE FOR RESIDENTIAL OR SENIOR LIVING COMMUNITY

3950 Hiram Lithia Springs Road, Powder Springs, GA 30127



OFFERING SUMMARY

SALE PRICE:	\$65,000 / acre (+/- \$2,703,675)
LOT SIZE:	41.5+/- Acres
ZONING:	R-30 SFR, 30 SF lot size

PROPERTY OVERVIEW

Features 5 acre lake, partially wooded, gentle rolling topography, small pond, country fields and frontage on Morris Road with ingress easement on Hiram Lithia Springs Road. Property also includes historic barn and 3,900 sq. ft. home.

Great investor opportunity for redevelopment into residential neighborhood or senior living community.

PROPERTY HIGHLIGHTS

- 41.5+/- Acres with potential to add adjacent parcels
- Zoned R-30 single-family residential, 30,000 square foot lot size
- Located in Cobb County school district - Powder Springs Elementary; Cooper Middle and McEachern High
- All utilities to property (water, electric, and gas)
- NOTE: Property Tours by Advance Request, Agent must be Present

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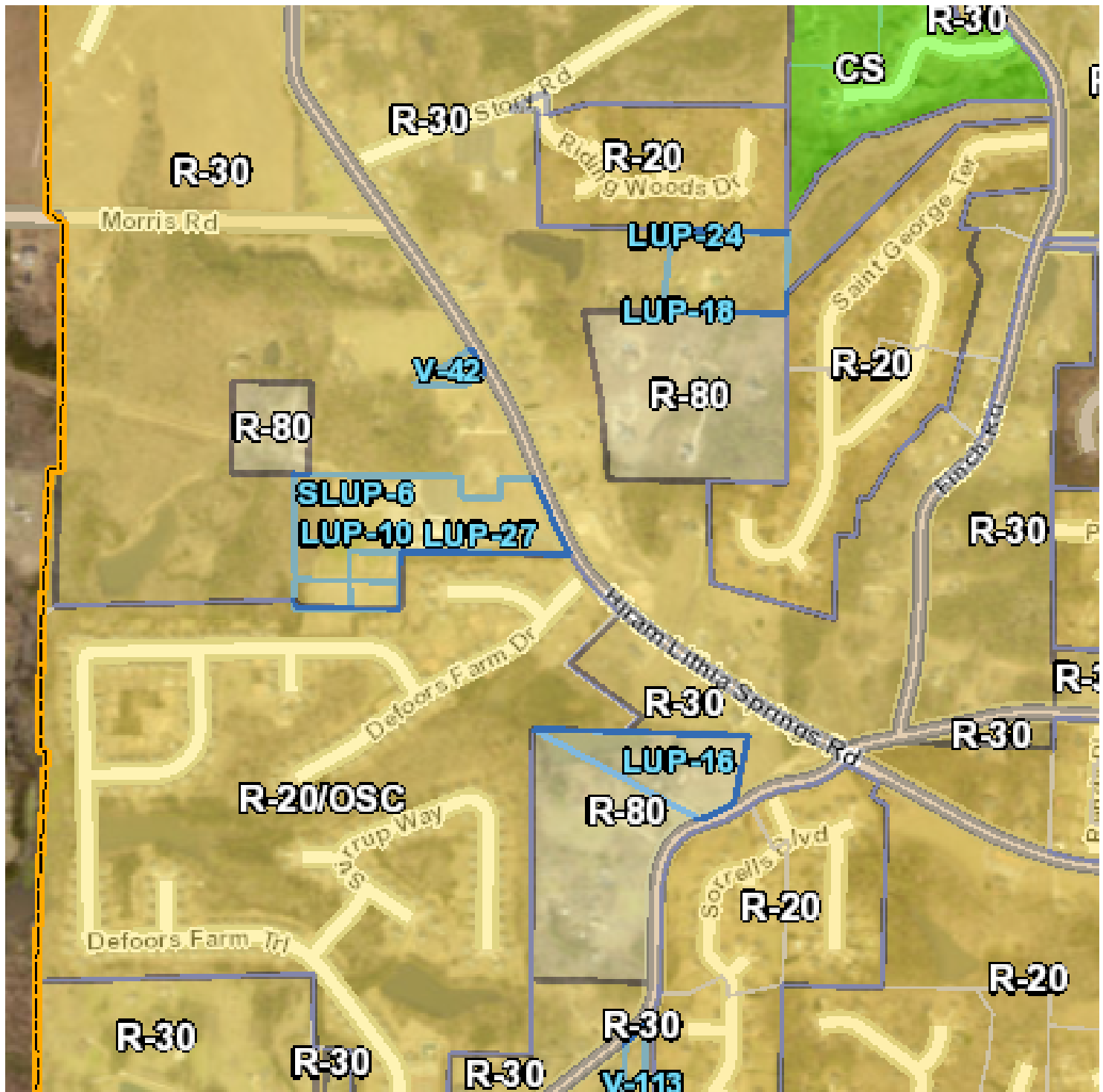
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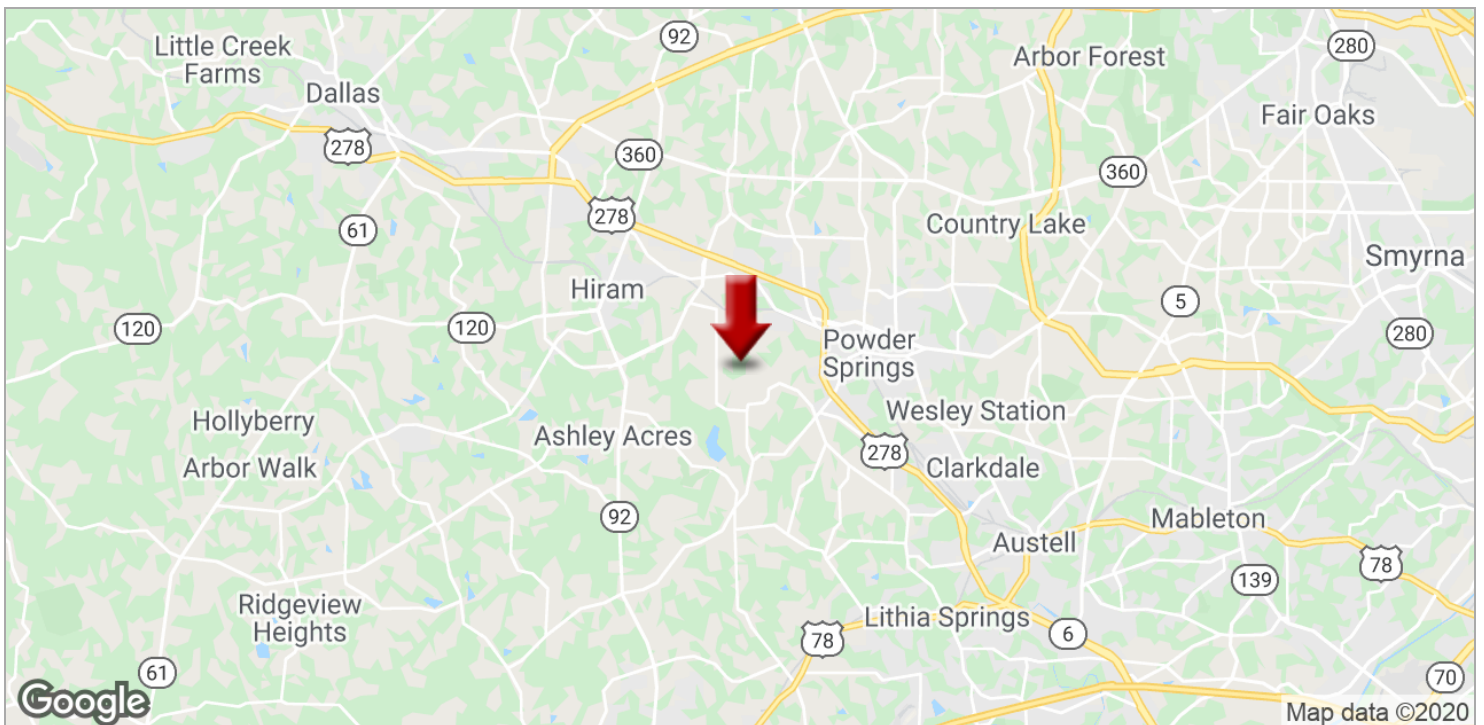
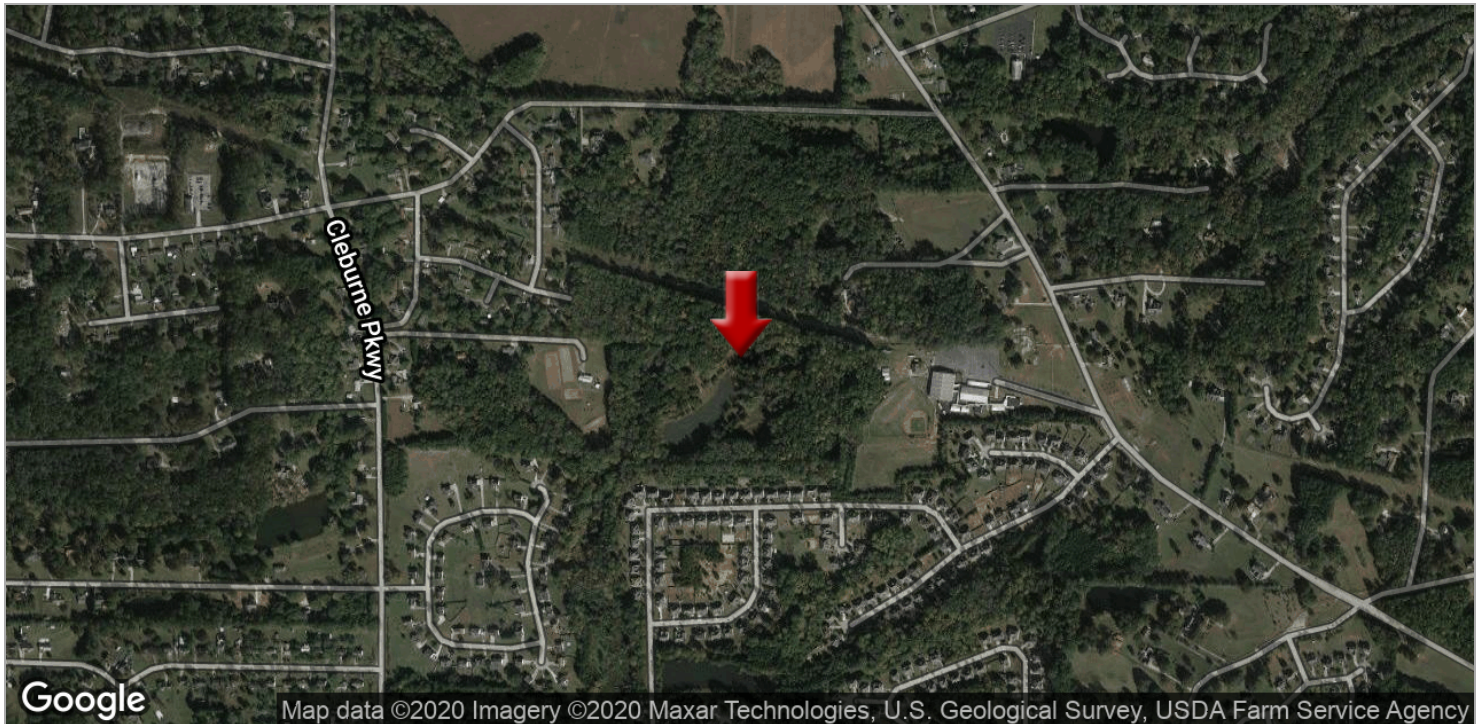
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,298	79,827	355,860
Median age	36.1	35.2	35.2
Median age (male)	34.6	34.2	34.2
Median age (Female)	38.1	36.0	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,179	27,955	124,074
# of persons per HH	2.8	2.9	2.9
Average HH income	\$71,272	\$71,524	\$73,705
Average house value	\$190,011	\$191,087	\$213,414
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.0%	6.1%	7.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	54.2%	59.6%	61.5%
Black	38.9%	34.9%	32.3%
Asian	0.2%	1.1%	1.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.6%	0.3%	0.2%
Other	3.3%	2.7%	3.1%

* Demographic data derived from 2010 US Census

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