

35.46 Acres
ON OLD ACWORTH RD
DALLAS | PAULDING COUNTY | GEORGIA

EXCLUSIVE OFFERING

ACKERMAN GABLE
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **35.46 acres on Old Acworth Rd in Dallas (Paulding County), Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Gable Land Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Gable Land Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



JOHN SPEROS
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



KYLE GABLE
Broker
Gable Land Co.

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. SPEROS
Vice President
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





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The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale the **35.46 acres located on Old Acworth Rd** in Paulding County.

Old Acworth Road offers the following attributes:

- Just over half a mile from Downtown Dallas, offering an array of retail, dining and entertainment.
- Located in Paulding County, the 5th best-selling county in Metro Atlanta for new Single Family Detached ("SFD") house sales.
- The property is currently zoned R-1, but has potential to rezone to R-2 in order to achieve a higher density.
- Sewer is located on the property and will gravity flow to the existing manholes. Capacity will need to be verified.
- There are no existing structures, and the majority of the site is wooded.
- There is a creek/stream that bisects the property, which is where the sanitary sewer line is located.
- Next door to the property, Lennar has purchased and plans to build 611 single-family detached homes, ranging from 40' wide to 60' wide lots.

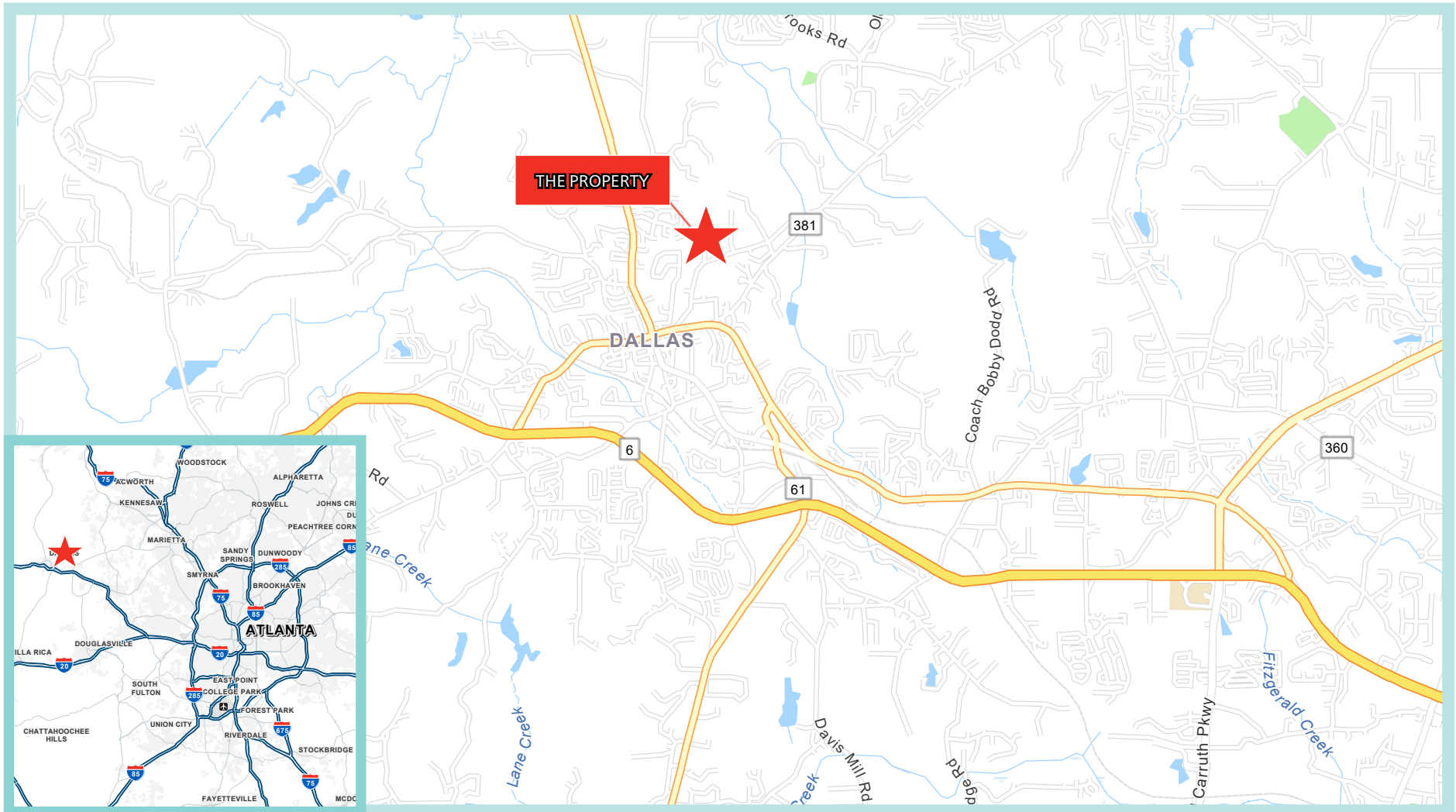
Old Acworth Road is an opportunity to achieve a foothold in the Paulding County housing market.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



The Property

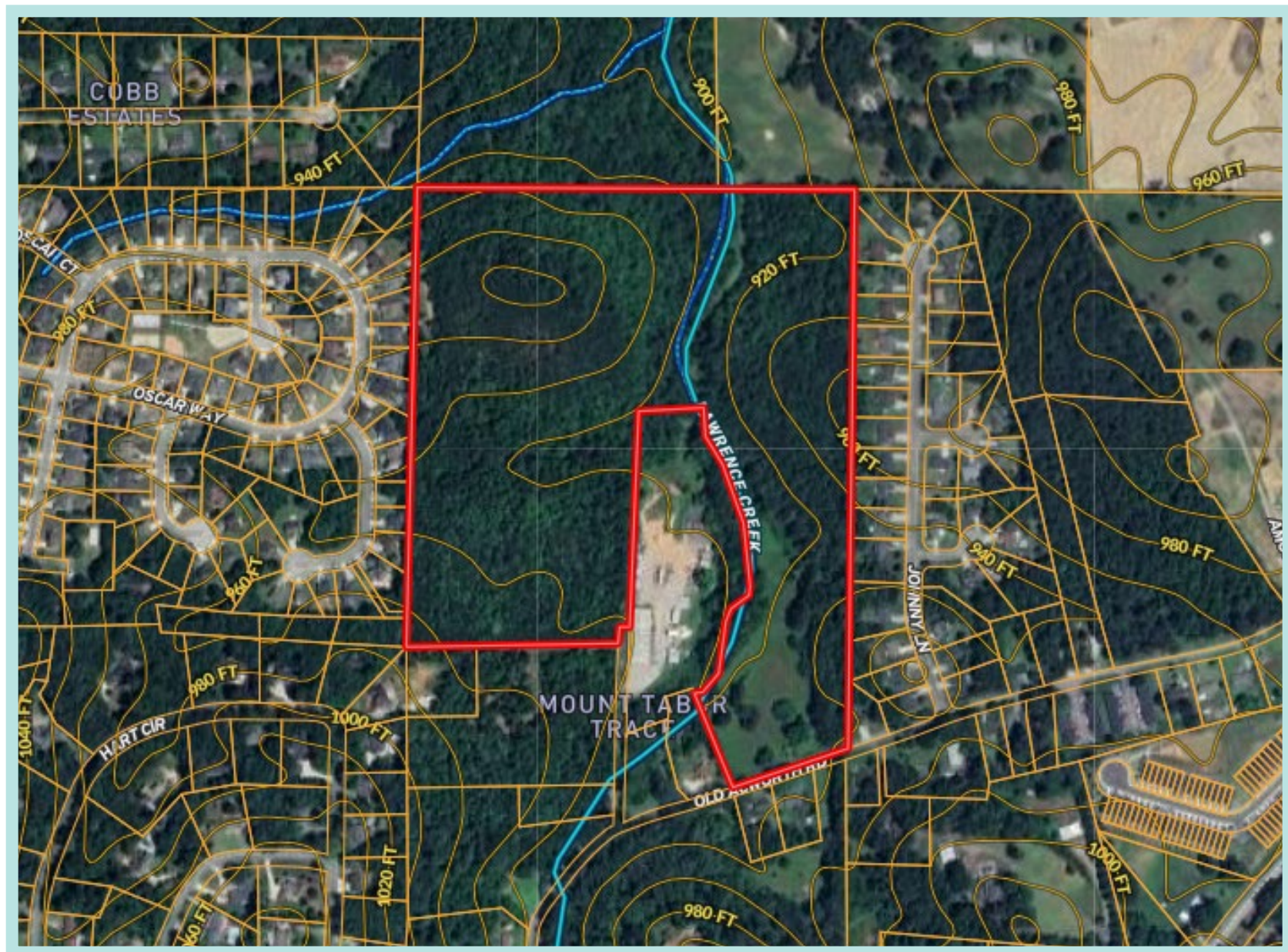
The Property is located at 322 Old Acworth Road in Dallas, Paulding County, GA. The parcel ID is 116.2.3.003.0000



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



ZONING

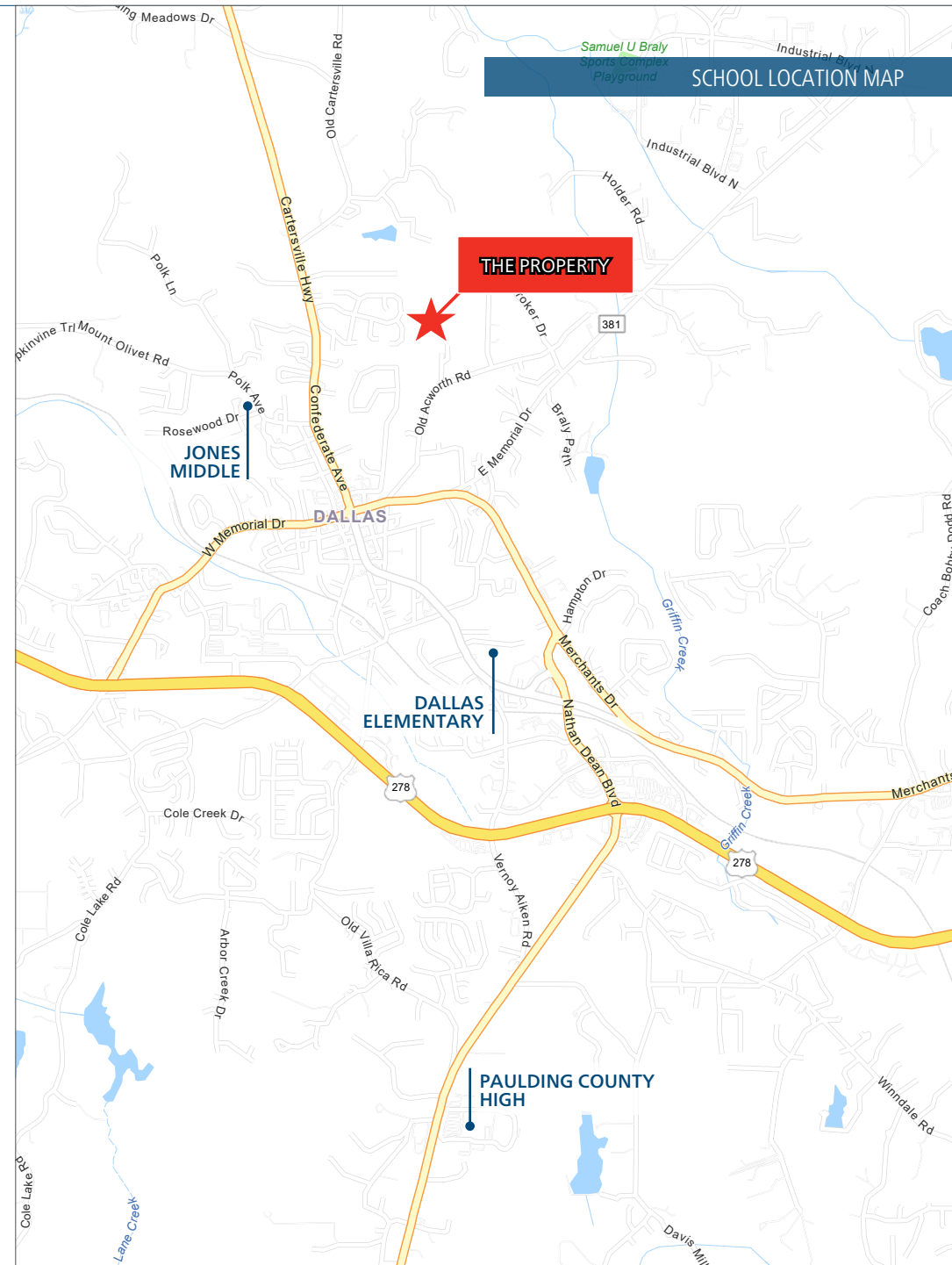
The Property is currently zoned R-1 in the City of Dallas which allows minimum lot size of 15,000 SF and lot width of 90'. There is a potential to rezone to R-2 to achieve more density.

UTILITIES

The Property is served by domestic water. Sanitary sewer is located on site (Sewer Map is available in Support Information). Capacity will need to be verified.

SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Dallas Elementary	1.7 Miles
MIDDLE SCHOOL	
Jones Middle	1.3 Miles
HIGH SCHOOL	
Paulding County High	3.8 Miles



The Market

Atlanta boasts a robust economy, playing host to a staggering 17 Fortune 500 companies, including household names like **Coca-Cola, Delta Air Lines, and The Home Depot**. This concentration of industry giants fosters innovation and economic growth, creating a dynamic environment for businesses of all sizes. Furthermore, Atlanta consistently ranks among the top 10 cities for the lowest cost of doing business in the US, offering a significant competitive advantage for companies looking to establish or expand their operations.

The **fastest-growing metro area in the Southeast**, Atlanta attracts a diverse population with a thriving job market. The city offers a compelling value proposition with a relatively affordable cost of living, making it attractive for renters and homebuyers. Vibrant neighborhoods cater to diverse preferences, from bustling downtowns to charming suburbs.

Metro Atlanta is a haven for tourists. **World-class attractions**, a thriving arts and culture scene, and easy access to stunning natural beauty make Atlanta an unforgettable destination.

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FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#3

METRO IN THE US FOR
POPULATION GROWTH

#5

MOVE-IN DESTINATION
IN THE COUNTRY



The Property is located in Paulding County, Georgia, and is served by the city of Dallas' thriving amenities. As the metro Atlanta housing market continues to grow, the metro counties, including Paulding County, will continue to grow with it.

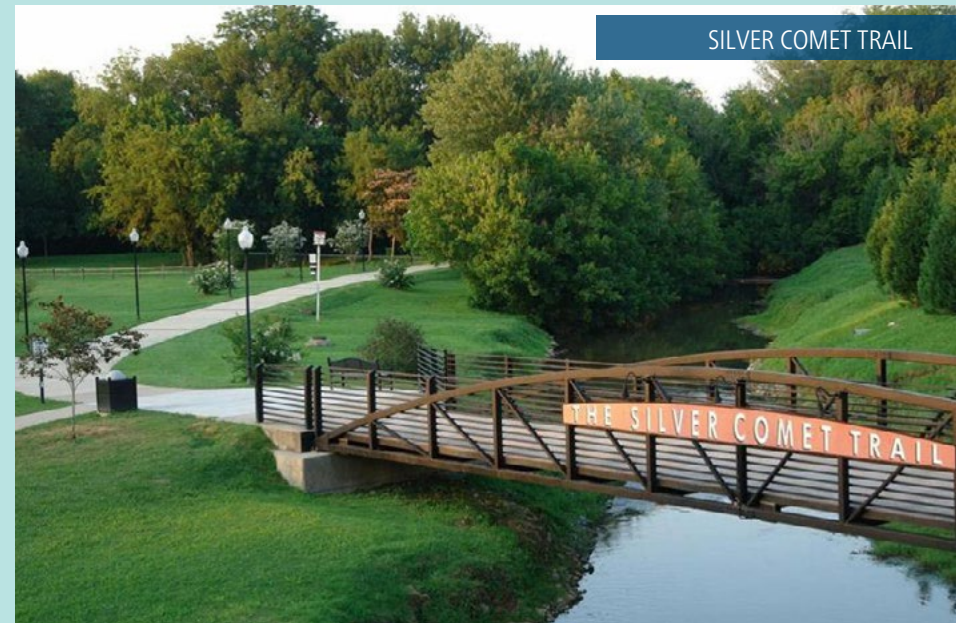
Below are just some of the highlights for the area:

- **Downtown Dallas** is located just north of Highway 278 and has thriving retail with an old-town feel and a plaza centered around the Historic Town Square.
- **The Silver Comet Trail** bisects Paulding County. This trail is 61.5 miles long and has a 12-foot, concrete, multi-use, car-free trail that extends from Cobb County (I-285) to Polk County (Georgia/Alabama state line). Counting its continuation with the Chief Ladiga Trail in Alabama to the west, the Silver Comet Trail is now the longest paved trail in the United States. The Silver Comet and Chief Ladiga connect from Smyrna, Georgia to Anniston, Alabama.
- **Paulding Forest** is located in western Paulding County. The WMA is 25,707 acres and is available for seasonal hunting, camping, hiking, picnicking, canoing, and other recreational uses.

With all of the surrounding amenities, convenient access to the interstate, a strong job market, and a thriving city, **Old Acworth Rd** is an excellent opportunity for a builder to establish a presence in this market.



DOWNTOWN DALLAS



SILVER COMET TRAIL

PAULDING COUNTY DETACHED HOUSING AND LOT ANALYSIS

The Paulding County housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2022-3Q25 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2022	7%	1,329	\$415,000
2023	7%	1,113	\$424,000
2024	7%	1,112	\$396,000
3Q25	8%	821	\$413,000

Below are the highlights for this market through 3Q25:

- Annual starts of 899.
- Annual closings of 960.
- Based on the annual starts, there is a 46.3 months supply of VDLs.
- Based on the annual closings, there is a 6.6 months supply of houses.

PAULDING COUNTY HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

The Paulding County High School housing market continues to experience strong growth for both new and resale SFD houses. The new construction SFD housing sales data from 2022 - 3Q25 is as shown below:

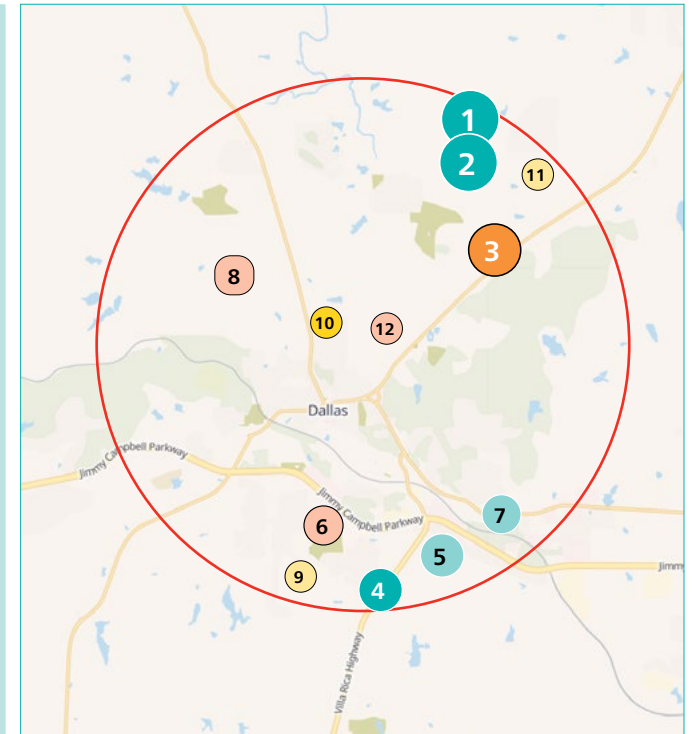
YEAR	%TOTAL PAULDING COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2022	17%	222	\$356,000
2023	20%	220	\$374,000
2024	18%	196	\$386,000
3Q25	13%	104	\$385,000



With the continued decreasing supply of VDLs and houses located in Paulding County and the Paulding County High School market, we believe the property can fill the immediate and future needs for housing in this market.

2.5-MILE RADIUS NEW DETACHED CLOSINGS (1/1/2024 - 6/30/2025)

	SUBDIVISION	CLOSINGS	MARKET SHARE	MINIMUM PRICE	MAXIMUM PRICE	AVG PRICE
	AGGREGATE	274		\$299,900	\$579,298	\$407,772
1	Park at Ansleigh Farms	66	24.09%	\$399,900	\$562,465	\$467,300
2	Creekside Landing	64	23.36%	\$353,400	\$520,670	\$425,938
3	Oakwood	50	18.25%	\$338,990	\$394,990	\$357,124
4	Laurel Farms 55	28	10.22%	\$302,990	\$579,298	\$417,092
5	Silver Trace Commons	27	9.85%	\$342,180	\$395,095	\$366,401
6	Oakleigh Glen	14	5.11%	\$332,490	\$369,725	\$348,635
7	Sage Woods	13	4.74%	\$349,990	\$461,629	\$404,633
8	Polk Lane	5	1.82%	\$299,900	\$339,900	\$316,200
9	Wychester Station	3	1.09%	\$354,900	\$377,000	\$365,600
10	Atcheson Park	2	0.73%	\$353,000	\$353,000	\$353,000
11	Silver Oak	1	0.36%	\$360,000	\$360,000	\$360,000
12	Osborne Farm	1	0.36%	\$315,000	\$315,000	\$315,000



Proposal Requirements

The 35.46 acres in Paulding County are offered at a price of **\$2,500,000 or \$70,501 per acre.**

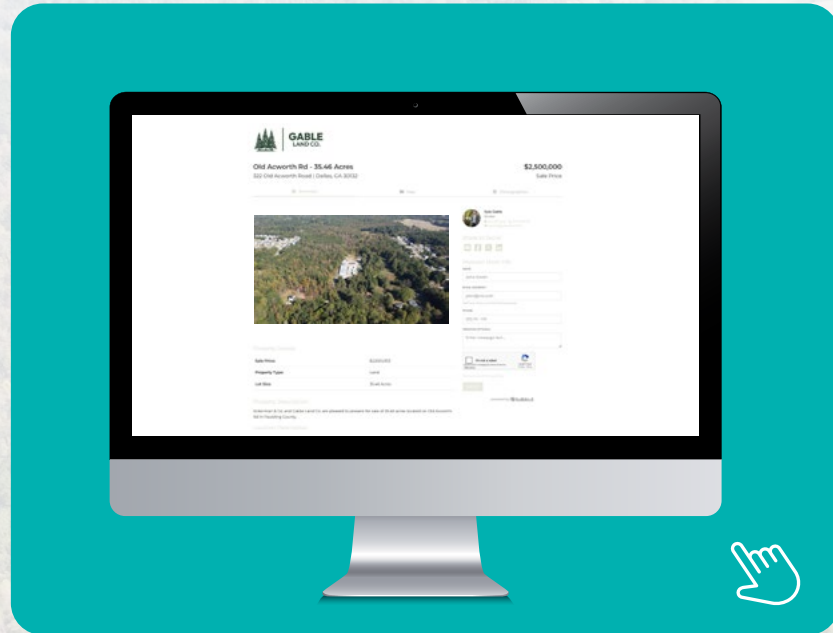
Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

We are available to discuss the project and address any questions at your convenience.

Support Information

Below are files that are related to **Old Acworth Road** and may be downloaded.* Click the link to open the files.



*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Gable Land Advisory Group (AGLAG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



JOHN SPEROS

Senior Vice President
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Mobile: 404.578.7033

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