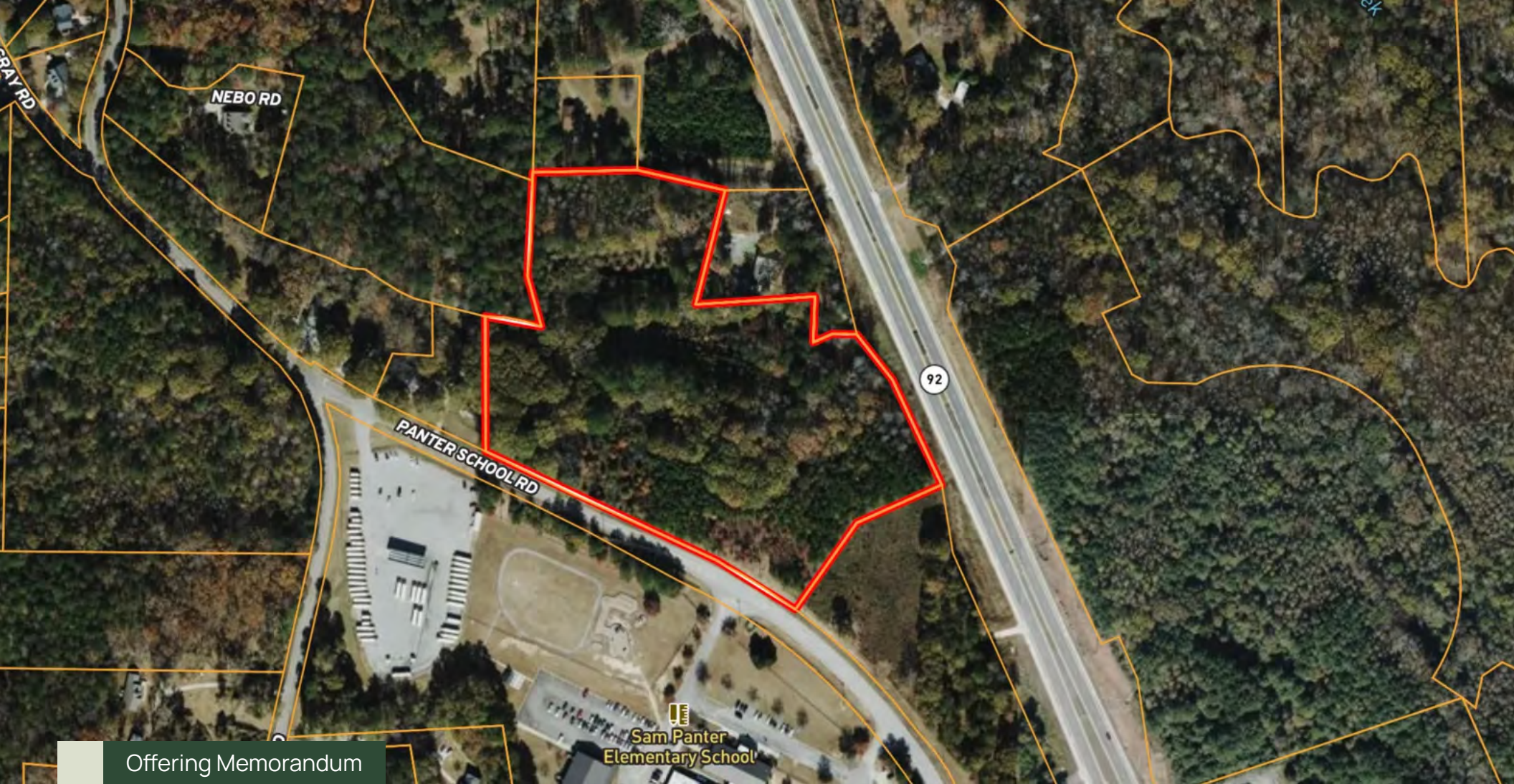




Offering Memorandum

HIRAM DOUGLASVILLE HWY - 11.82 ACRES

Hiram Douglasville Hwy, Hiram, GA 30141

CHRIS RENTZ

Associate Broker
crentz@gableland.com
404.702.7193



GABLI
LAND CO

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gable Land Co. in compliance with all applicable fair housing and equal opportunity laws.

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THE OPPORTUNITY

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PROPERTY DESCRIPTION

Gable Land Co. is pleased to present for sale 11.82 Acres on Hiram Douglasville Highway in Paulding County, GA.

PROPERTY HIGHLIGHTS

- 11.82± acres in a rapidly expanding growth corridor.
- Approximately 370 feet of frontage on Hiram Douglasville Highway.
- Approximately 750 feet of frontage on Panter School Road, creating excellent secondary access.
- Strong visibility and accessibility for future commercial development.
- 7,880 Average Annual Daily Traffic Count (AADT)
- Favorable potential for commercial rezoning.
- County water and electrical service available.
- Convenient access to the City of Hiram, Douglasville, Dallas, and the surrounding residential population.
- The Silver Comet Trail, a 61.5-mile paved rail-trail built on the former Seaboard Air Line corridor, passes through Hiram approximately two miles north of the property.



OFFERING SUMMARY

Sale Price:	\$1,100,000
Acreage	11.82
\$/Acre	\$93,063

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	152	682
Total Population	96	425	2,154
Average HH Income	\$103,024	\$99,994	\$97,715

Property Website

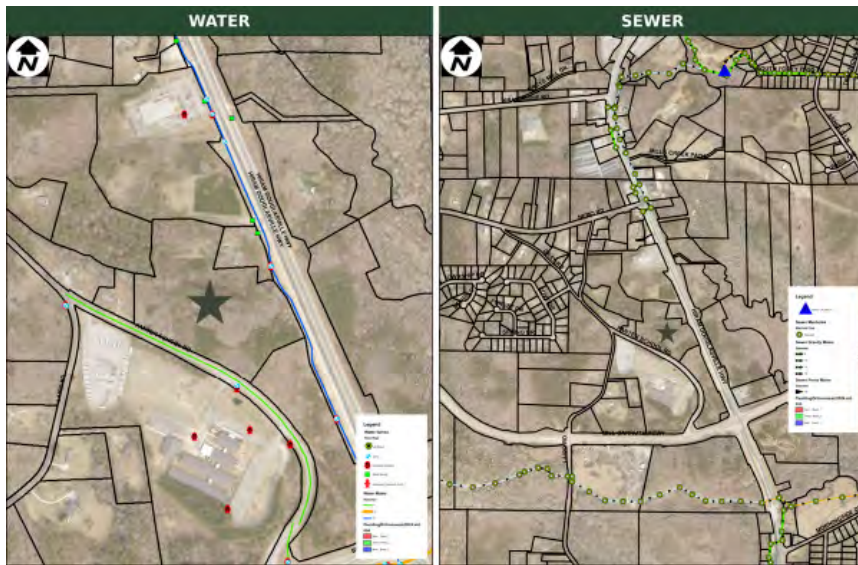
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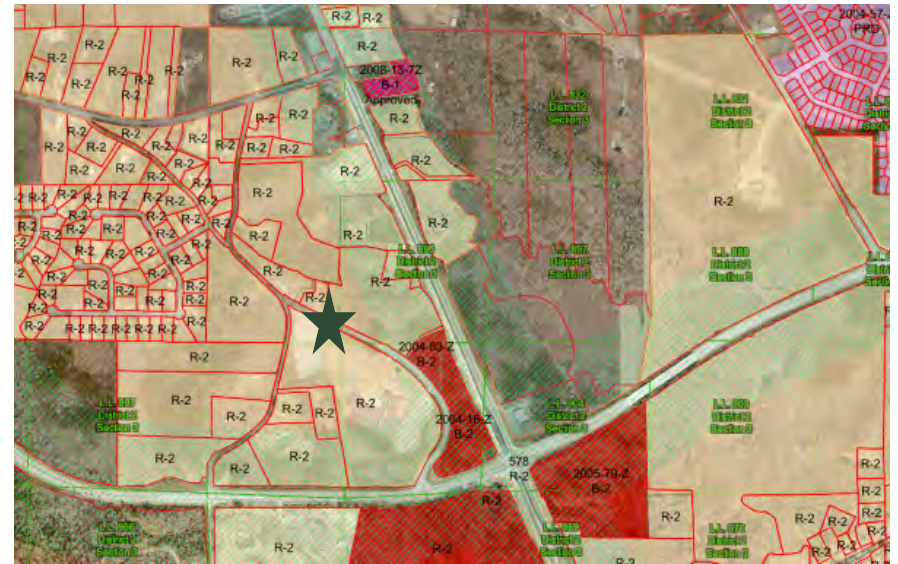
PROPERTY DETAILS: UTILITIES & ZONING

Hiram Douglasville Hwy - 11.82 Acres • • • Hiram Douglasville Hwy Hiram, GA 301



UTILITIES

- Water provided by Paulding County Water System.
- Power provided by GreyStone Power Corporation.
- High Speed Internet Available.
- Sanitary Sewer is not currently available; however, alternative wastewater solutions may be considered depending on the proposed use and applicable approvals.



ENTITLEMENTS (ZONING)

- Currently, this property is zoned R-2 (Suburban Residential District).
- The property offers potential for future rezoning to B-1 General Business or B-2 Heavy Business.

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PROPERTY DETAILS: SCHOOLS

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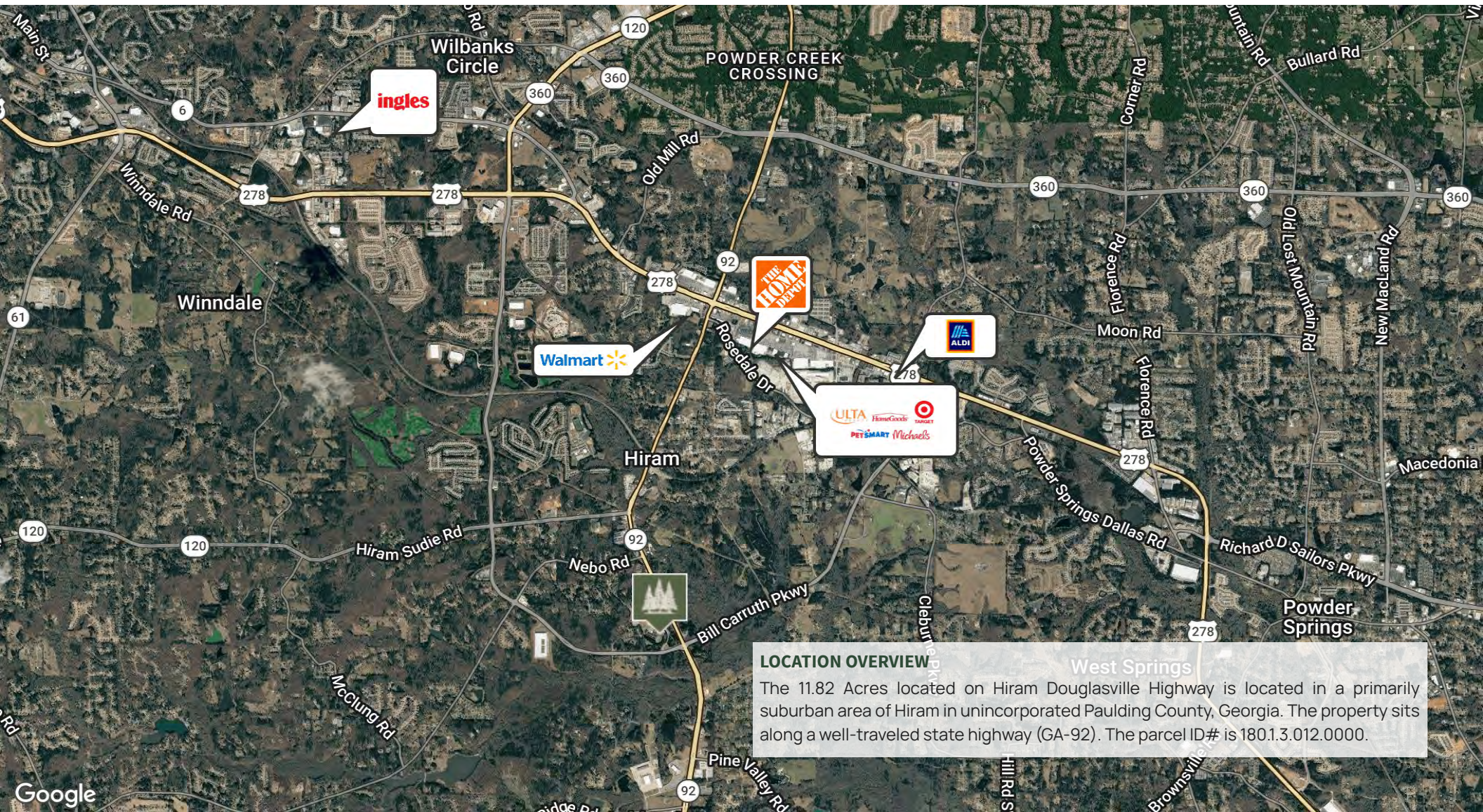
SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
SAM D. PANTER ELEMENTARY	0.2 MI
MIDDLE SCHOOL	
J.A. DOBBINS MIDDLE	2.0 MI
HIGH SCHOOL	
HIRAM HIGH	1.3 MI

CHRIS RENTZ
Associate Broker
crentz@gableland.com
404.702.7193



LOCATION MAP

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LOCATION OVERVIEW

The 11.82 Acres located on Hiram Douglasville Highway is located in a primarily suburban area of Hiram in unincorporated Paulding County, Georgia. The property sits along a well-traveled state highway (GA-92). The parcel ID# is 180.1.3.012.0000.

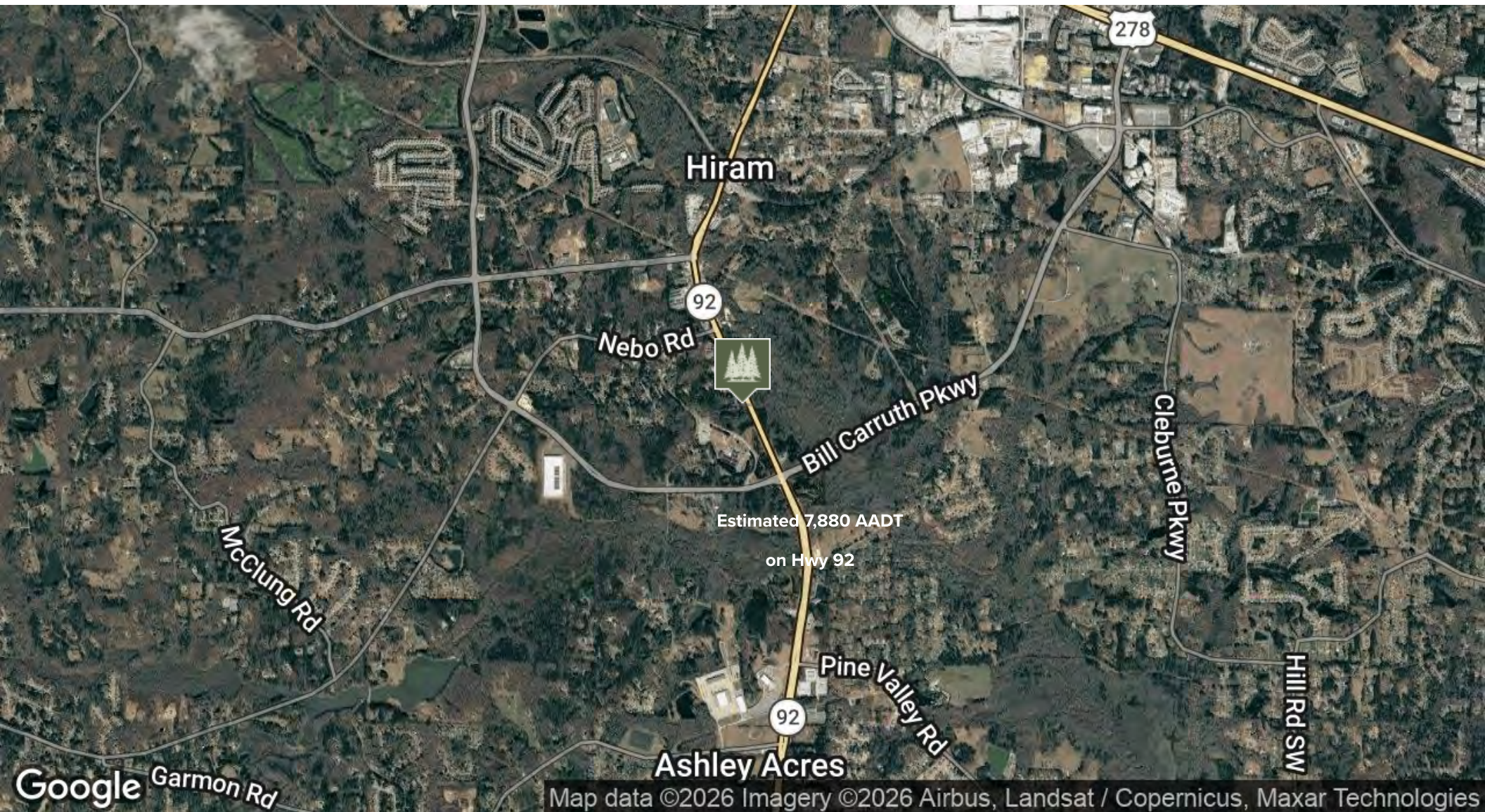
CHRIS RENTZ

Associate Broker
crentz@gableland.com
404.702.7193



AERIAL MAP

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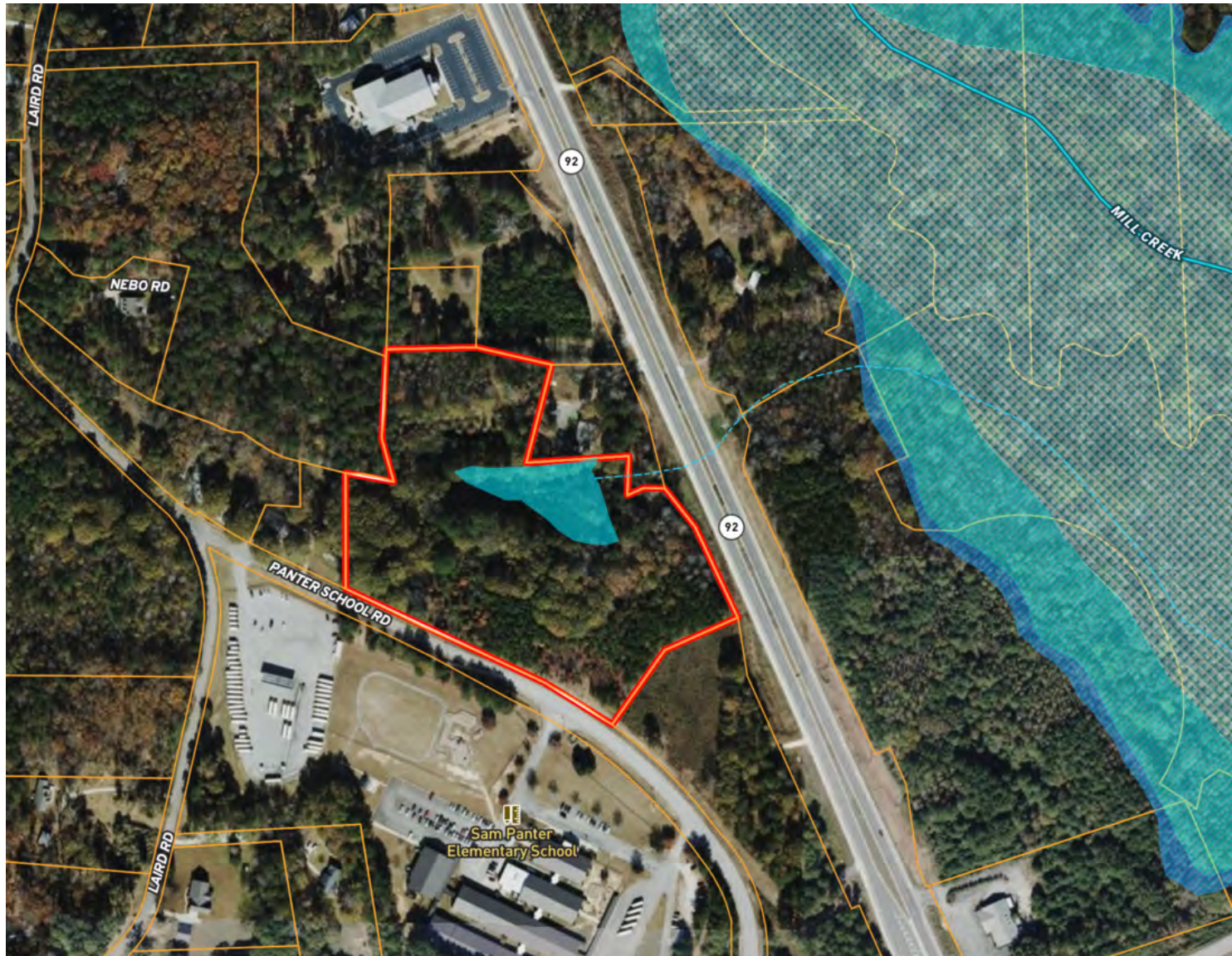
CHRIS RENTZ

Associate Broker
crentz@gableland.com
404.702.7193



TOPOGRAPHY

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CHRIS RENTZ

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PROPERTY PHOTOS

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THE MARKET: METRO ATLANTA

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#1

FORTUNE
500/100
COMPANIES IN
ALTANTA

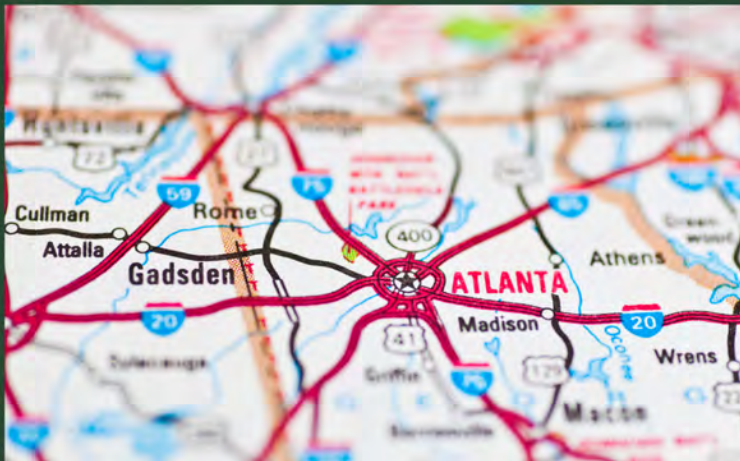
#1

STATE FOR
DOING
BUSINESS 10
YEARS IN A ROW

METRO ATLANTA

METRO IN THE
US FOR
POPULATION
GROWTH #3

MOVE-IN
DESTINATION IN
THE COUNTRY #5



METRO ATLANTA HIGHLIGHTS

Metro Atlanta is the Southeast's growth capital – a thriving hub where global corporations, fast-growing companies, and new residents converge. With a powerful business climate, steady population growth, and an affordable cost of living, the region continues to attract employers, investors, and homebuyers alike. Atlanta combines economic strength with cultural energy, making it one of the nation's most dynamic metros.

Metro Atlanta stands out as the economic engine of the Southeast, home to a remarkable cluster of Fortune 500 headquarters such as Coca-Cola, Delta Air Lines, and The Home Depot. This concentration of top-tier companies drives innovation, attracts talent, and sustains a vibrant business ecosystem.

The region consistently earns recognition as one of the most competitive places to operate, ranking among the nation's leaders for business-friendly environments thanks to low costs and pro-growth policies. Companies seeking expansion find Atlanta offers a compelling combination of workforce depth, strategic infrastructure, and affordability.

Population growth is surging, fueled by the area's reputation as a top destination for new residents. With an expanding job market and a relatively affordable cost of living compared to peer metros, Atlanta appeals to both renters and homebuyers across a wide range of demographics.

Beyond business, Atlanta is a hub for culture and lifestyle. From world-class sports venues and entertainment to thriving neighborhoods and access to natural beauty, the metro provides an unmatched quality of life that continues to attract both employers and individuals.

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MARKET DATA: COUNTY HIGHLIGHTS

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PAULDING COUNTY HIGHLIGHTS

Paulding 278 Business Corridor connects directly to I-20 and Hartsfield-Jackson Atlanta International Airport.

WellStar Paulding Hospital broke ground in 2025 on a \$300M expansion including an eight-story, 56-bed medical tower.

Interroll expanded its Paulding campus in 2026 to more than 200 jobs.

Hiram Area Attractions and Destinations

- **Silver Comet Trail** — 61.5-mile paved trail running from the Atlanta area through Paulding County toward the Georgia-Alabama line; Hiram trailhead on Seaboard Avenue
- **Hiram Pavilion** — Open-air retail center on Jimmy Lee Smith Parkway with a mix of shopping, dining, and services
- **Hiram Crossing** — Retail center at US-278 and GA-92, within the area's primary commercial corridor
- **Olde Town Hiram** — Historic downtown with local businesses, restaurants, and community events
- **Hiram Rosenwald School Museum** — Community landmark on Hiram Douglasville Highway
- **Ben Hill Strickland Sr. Memorial Park** — Recreation area with outdoor activity access
- **Silver Comet side trails** — Mountain-biking routes connected to the main trail
- **Family entertainment** — Outrageous Mini Golf Family Fun Center and Sparkles Family Fun Center



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crentz@gableland.com
404.702.7193





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Associate Broker

crentz@gableland.com

Direct: 404.702.7193

PROFESSIONAL BACKGROUND

Chris is a University of West Georgia graduate and former educator who entered commercial real estate after obtaining his real estate sales license in 2012. He became a member of the National Association of Realtors® in 2014 and remains active in several industry organizations.

Chris has completed more than 140 real estate transactions, representing clients across a broad range of industries and backgrounds. His experience includes office and retail centers, industrial warehouses, acreage and farm properties, and residential assets. He works closely with clients to develop tailored transaction strategies aligned with their objectives, understanding that each property and transaction is unique. Chris is known for his disciplined approach, responsiveness, and commitment to client outcomes.

Chris is active in local chambers of commerce, zoning boards, and his church, and is involved in community partnerships focused on education, leadership development, and foundation work.

MEMBERSHIPS

Atlanta Board of Realtors, Atlanta Commercial Board, Birmingham Association of Realtors

Gable Land Co.
224 Senoia Rd,
Fairburn, GA 30213
770.225.0718

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Associate Broker
crentz@gableland.com
404.702.7193

