



Offering Memorandum

WYNCHESTER STATION - 12 SFD LOTS

Shawnee Trail Dallas, GA 30157

CHRIS RENTZ

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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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PROPERTY DESCRIPTION

Gable Land Co. is pleased to present 12 single-family residential lots within Wynchester Station in Dallas, Paulding County, Georgia.

PROPERTY HIGHLIGHTS

- 12 single-family residential lots ranging from 0.5 to 1.83 acres; 8 fronting Shawnee Trail and 4 on Santa Cruz Court.
- Located within Wynchester Station, an existing 32-lot residential development.
- Surrounding homes with effective build dates of 2007–2008, with newer construction completed in 2023–2024.
- Approximately \$334,000 average home sale price within the community.
- Less than 1 mile to the Tara Drummond Trail Head of the Silver Comet Trail, a 61.5-mile paved rail-trail extending through Cobb, Paulding, and Polk Counties.
- Less than 2 miles to Downtown Dallas and its retail, restaurants, entertainment, and services.
- Convenient access to schools, parks, grocery, and major transportation corridors.
- Multiple-lot acquisition opportunity within an active residential community.



OFFERING SUMMARY		
Sale Price:		\$839,980
Lots		12
\$/Lot		\$69,998

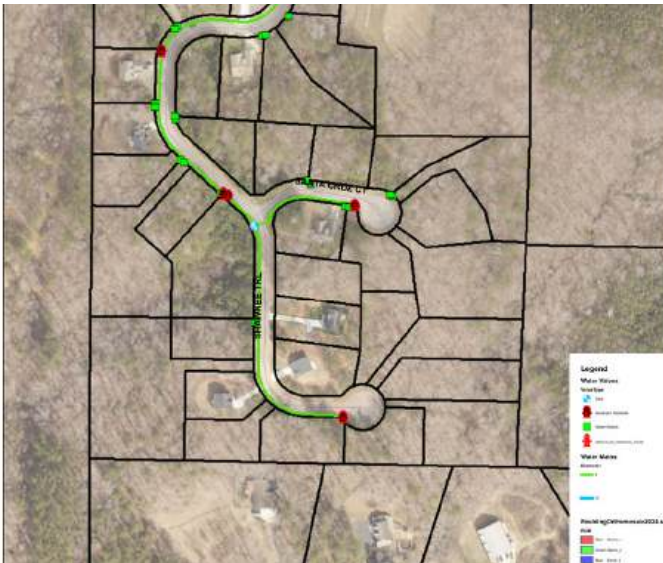
Property Website

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PROPERTY DETAILS: UTILITIES & ZONING

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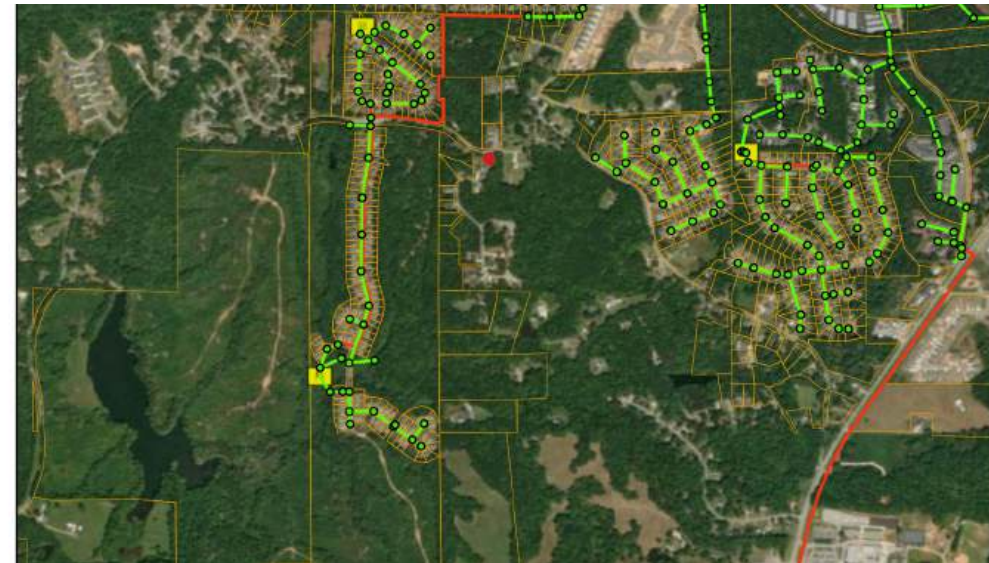


1 inch = 200 feet
0 100 200 400 Feet

Disclaimer: The information contained herein has been compiled from recorded deeds, plats, tax maps, surveys, and other public records, but may not reflect exact field conditions. Information is intended to be used for general locations only.

UTILITIES

- Paulding County Water System
- Sewer: Dallas Sewer District via the City of Dallas
- Maps are available upon request



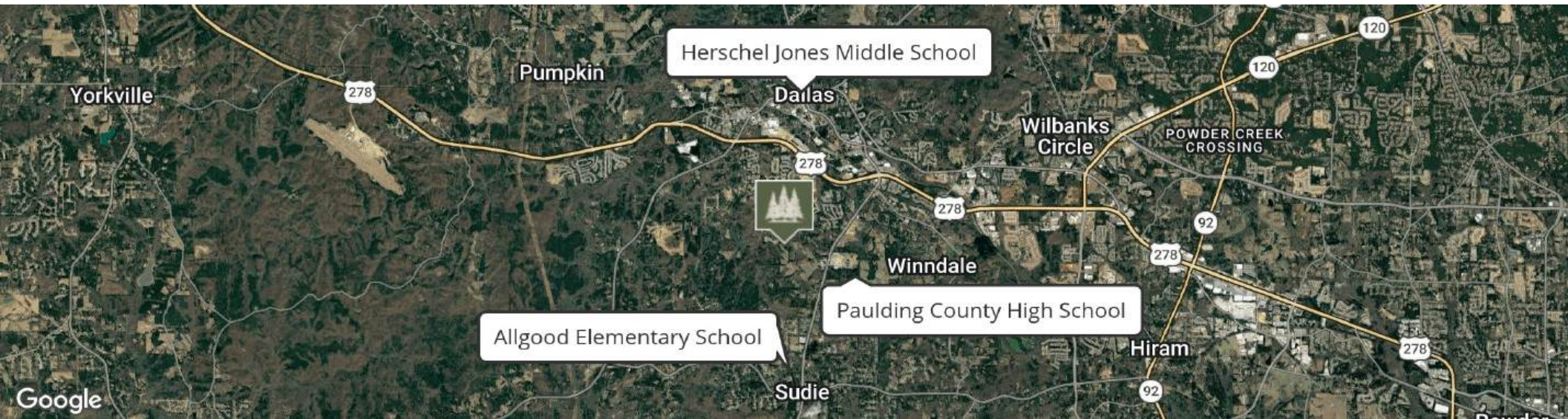
ENTITLEMENTS (ZONING)

- Zoning R2 in Paulding County- R2 zoning in Paulding County, GA designates land for suburban low-density, single-family residential use
- Setbacks: 35 ft front, 15 ft side (25 ft on a corner lot), 25 ft rear, 30 ft minimum road frontage

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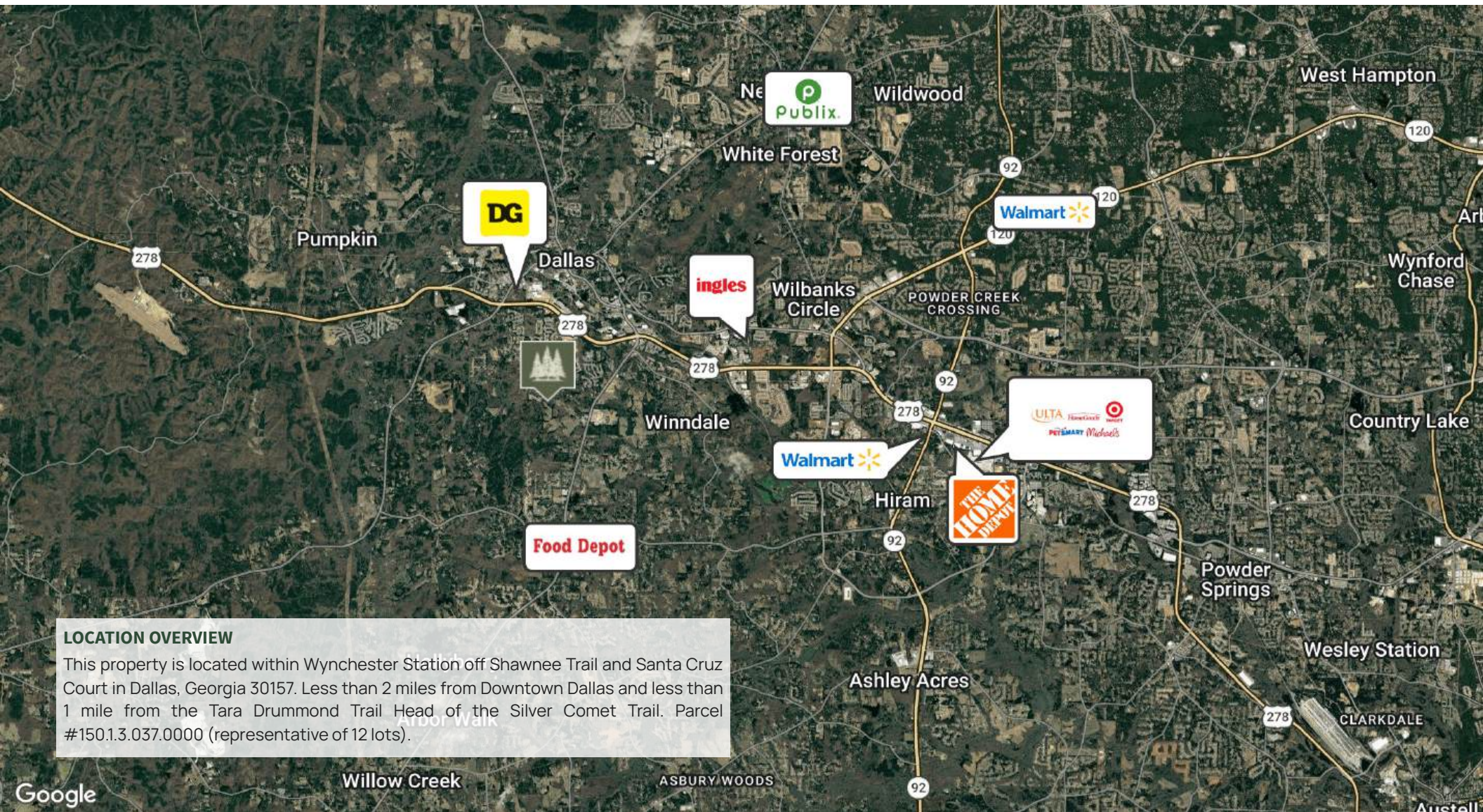


SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
ALLGOOD	1.9 MI
MIDDLE SCHOOL	
HERSCHEL JONES	1.8 MI
HIGH SCHOOL	
PAULDING COUNTY	1 MI

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LOCATION MAP

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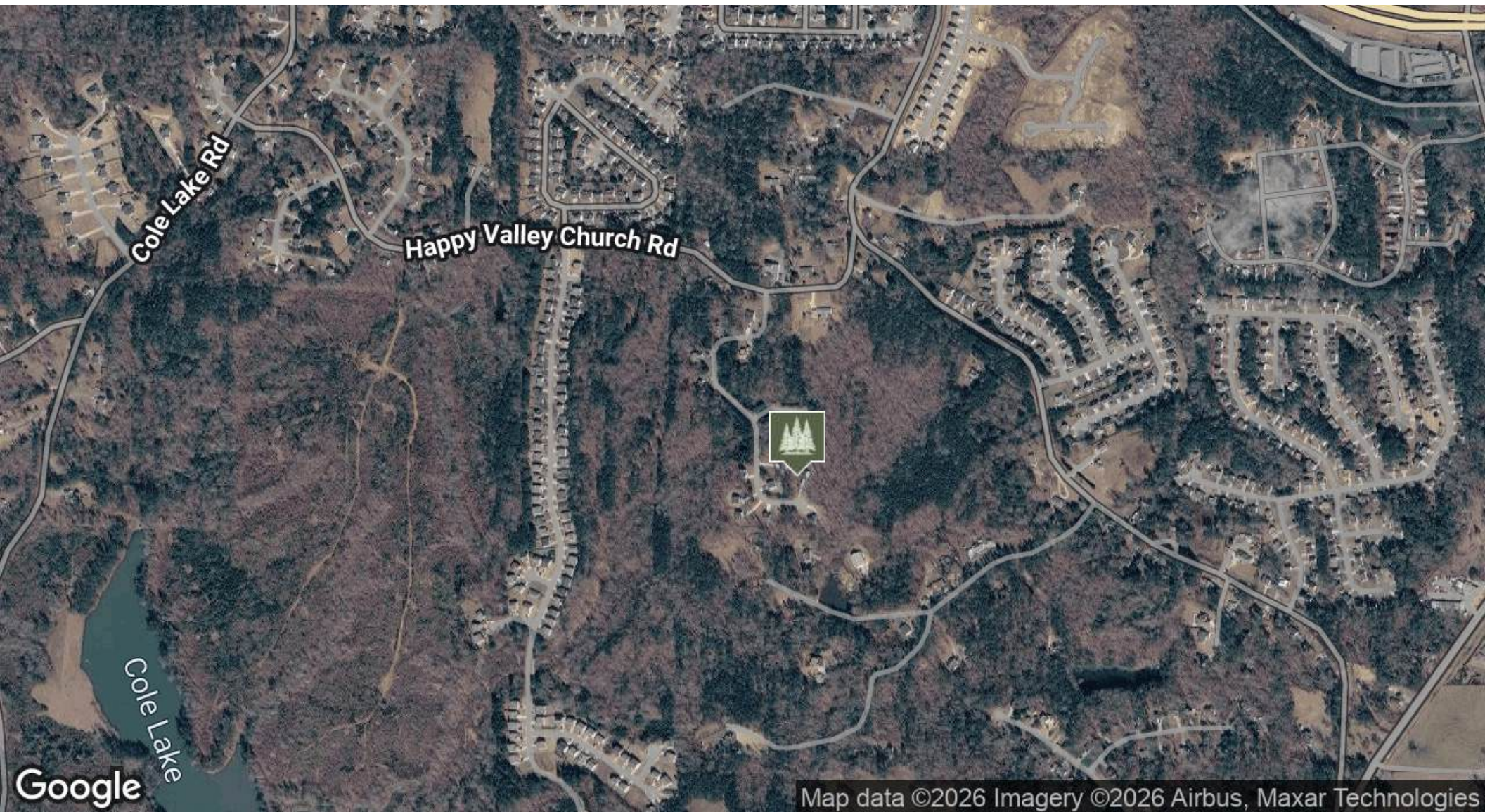
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AERIAL MAP

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LOT MAP

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PROPERTY PHOTOS

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#1

FORTUNE
500/100
COMPANIES IN
ATLANTA

#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

Wynchester Station sits off Happy Valley Church Road in Dallas, the county seat of Paulding County, less than two miles from the downtown square and roughly a mile from the Villa Rica Highway (GA-61) corridor. US-278 and Jimmy Campbell Parkway run east-west approximately three miles north of the community, carrying traffic toward Hiram and the I-20 corridor to the southeast and toward Rockmart to the west. The immediate area follows a consistent pattern of detached single-family subdivisions on wooded, rolling terrain, with larger-acreage residential tracts filling the gaps between them.

Silver Comet Trail — The Tara Drummond Trail Head sits less than one mile from the community. The trail runs 61.5 miles from Smyrna through Cobb, Paulding, and Polk counties to the Alabama state line, where it connects to the Chief Ladiga Trail. Paulding County holds a substantial share of the corridor, and trailhead proximity is a recognized amenity in the local residential market.

Downtown Dallas — Less than two miles away. The square is anchored by the historic Paulding County Courthouse and surrounded by retail, restaurants, and county government offices. The city runs a schedule of festivals, farmers markets, and outdoor events on and around the square through the year.

High Shoals Falls — A county park in Dallas featuring a roughly 30-foot waterfall on a tributary of Raccoon Creek, reached by a short out-and-back trail with parking and picnic areas. One of the few waterfalls in the west metro area.

Historical Sites — Pickett's Mill Battlefield Historic Site, one of the best-preserved Civil War battlefields in the state, is located in Dallas. The Paulding County Historical Society and the restored Dallas Theater sit near the downtown square.

Growth and Employment Base — Paulding County has been among the faster-growing counties in metro Atlanta by population, driven by housing affordability relative to Cobb and Douglas counties and by commuter access to the northwest metro job centers. Local employment is concentrated in healthcare, education, retail, and county government.



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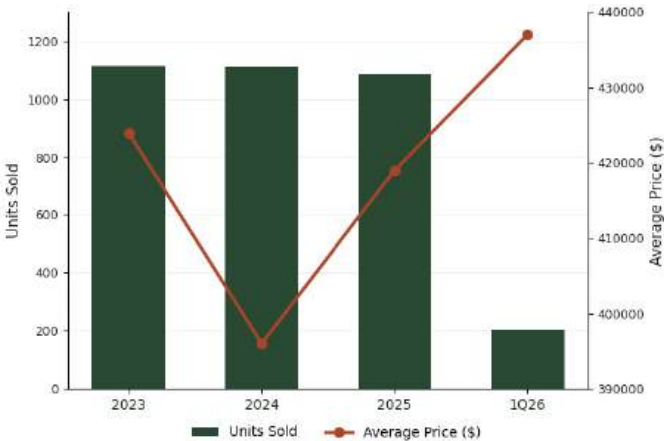
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MARKET DATA: COUNTY HOUSING/LOT ANALYSIS

Wynchester Station - 12 SFD Lots ••• Shawnee Trail Dallas, GA 30

Paulding County Detached Housing — Units Sold & Average Price



Year	Units Sold	% of Total MSA	Average Price
2023	1,113	7%	\$424,000
2024	1,112	7%	\$396,000
2025	1,087	8%	\$419,000
1Q26	203	7%	\$437,000

PAULDING COUNTY DETACHED HOUSING AND LOT ANALYSIS

Lot Analysis 1Q26

- Annual starts of 872.
- Annual closings of 928.
- Based on the annual starts, there is a 52.3-month supply of VDLs.
- Based on the annual closings, there is a 5.9-month of houses.

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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

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