



Offering Memorandum

WILLIAM'S FARM - 29.94 ACRES

Old County Farm Road, Dallas, GA 30132

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GABLE
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 proud to present for sale 29.94 Acres located on Old County Farm Road in Paulding County, Georgia.

PROPERTY HIGHLIGHTS

- Excellent location in central Paulding County, approximately 3 miles north of Downtown Dallas which offers an array of retail, dining and entertainment.
- Approximately 3 miles from the Picketts Mill Battlefield State Historic Site, a 765 acre park that contains hiking trails, event facility, visitor center and more.
- Paulding County is the 5th best county for new detached sales in Metro Atlanta. The average new home price is \$438,000.
- Located in the East Paulding High School district. This district is in the top 15 of all high school districts in Metro Atlanta for detached sales. The average new home price is \$441,000.
- The Property potentially has access to sewer, in which case there is a shot at rezoning to a higher density like R-3 or others as shown on the "zoning" page.



OFFERING SUMMARY

Sale Price:	\$2,000,000
Acres:	29.94
\$/Acre	\$66,800

[Property Website & Due Diligence](#)

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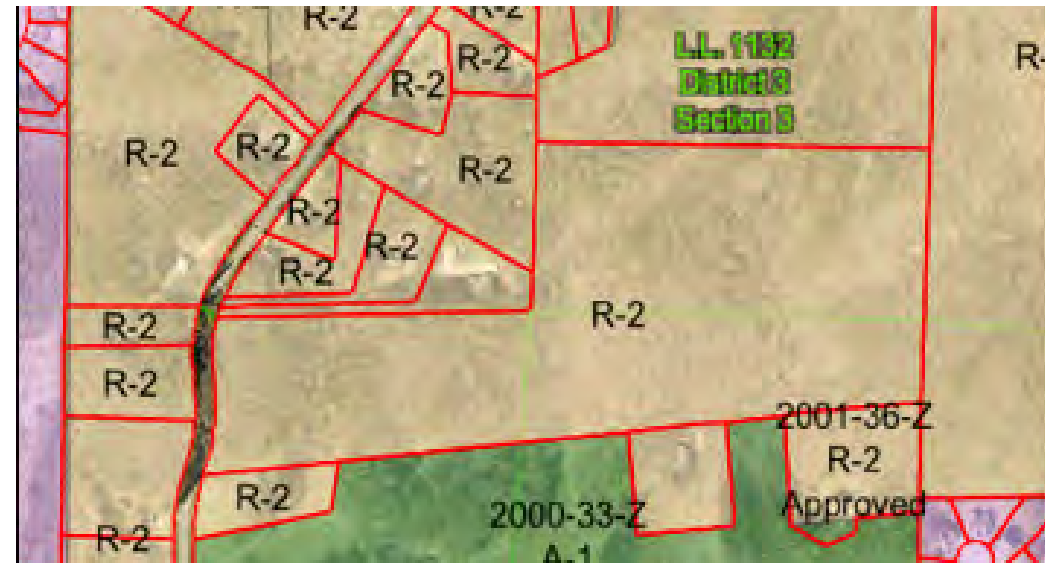
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PROPERTY DETAILS: UTILITIES & ZONING

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UTILITIES

- There is a domestic water line in the right-of-way of Old County Farm Rd.
- There is no sanitary sewer located onsite, but there is a gravity flow sewer to the south of the property. It will need to be verified if the site will gravity flow to the existing manholes. Additionally, easements would be required to access sewer if that is an option. Capacity will need to be verified.

ENTITLEMENTS (ZONING)

- Current Zoning: R-2 (Suburban Residential District)
- Minimum Lot Size: 21,780 SF / 20,000 SF (septic/sewer)
- Minimum Lot Width: 100'
- Front Setback: 35'
- Side Setback: 15'
- Rear Setback: 25'
- Character Area (Future Land Use): Community Residential
- Appropriate Zoning Districts: R-2 (Suburban Residential), R-3 (Sewered Suburban Residential), MHP (Manufactured Home Park), R-55 (Active Adult Residential), LRO (Low Rise Office), O-I (Office-Institutional).

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PROPERTY DETAILS: SCHOOLS

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SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
ABNEY ELEMENTARY	1.4 MI
MIDDLE SCHOOL	
MOSES MIDDLE	0.5 MI
HIGH SCHOOL	
EAST PAULDING	5.4 MI

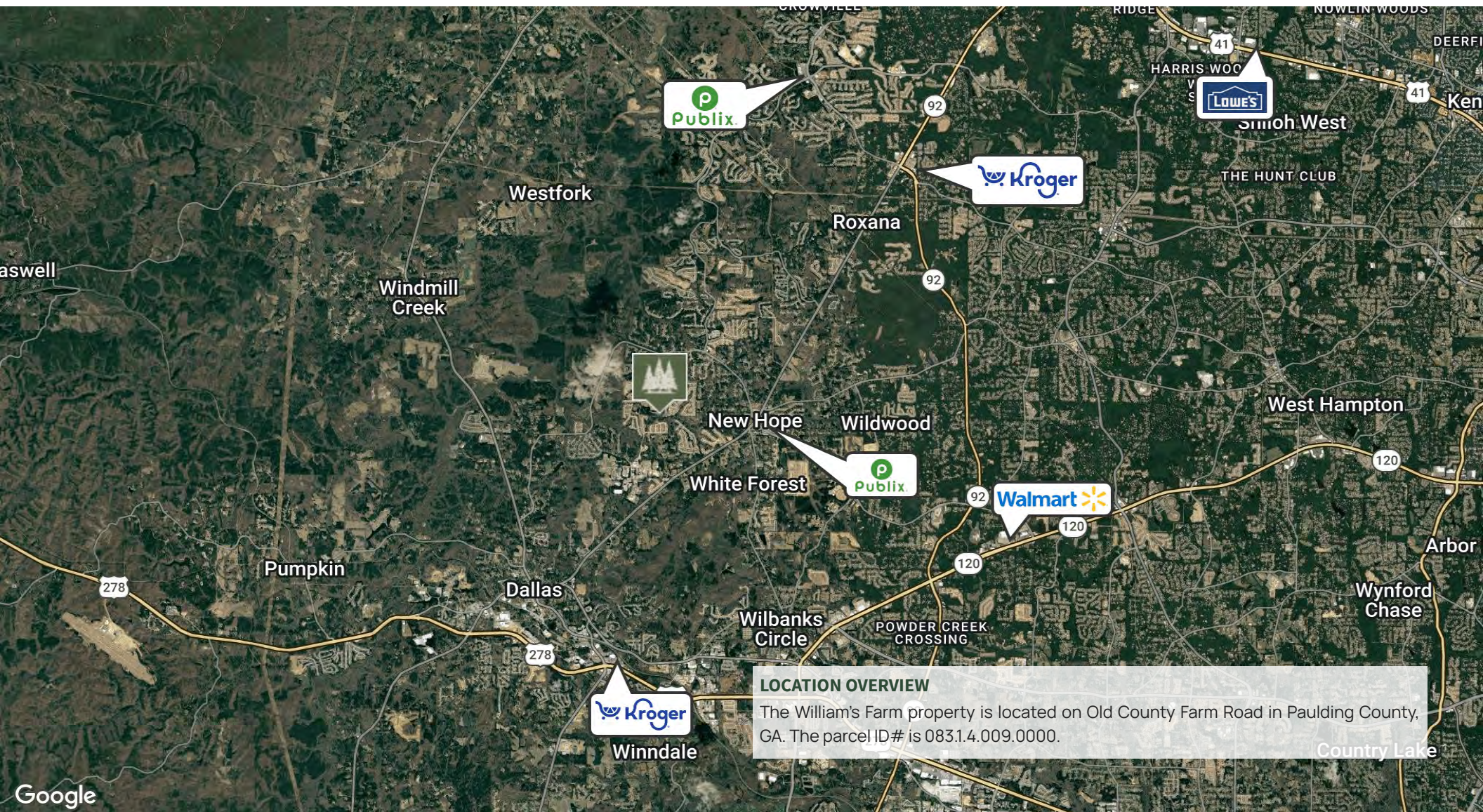
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LOCATION MAP

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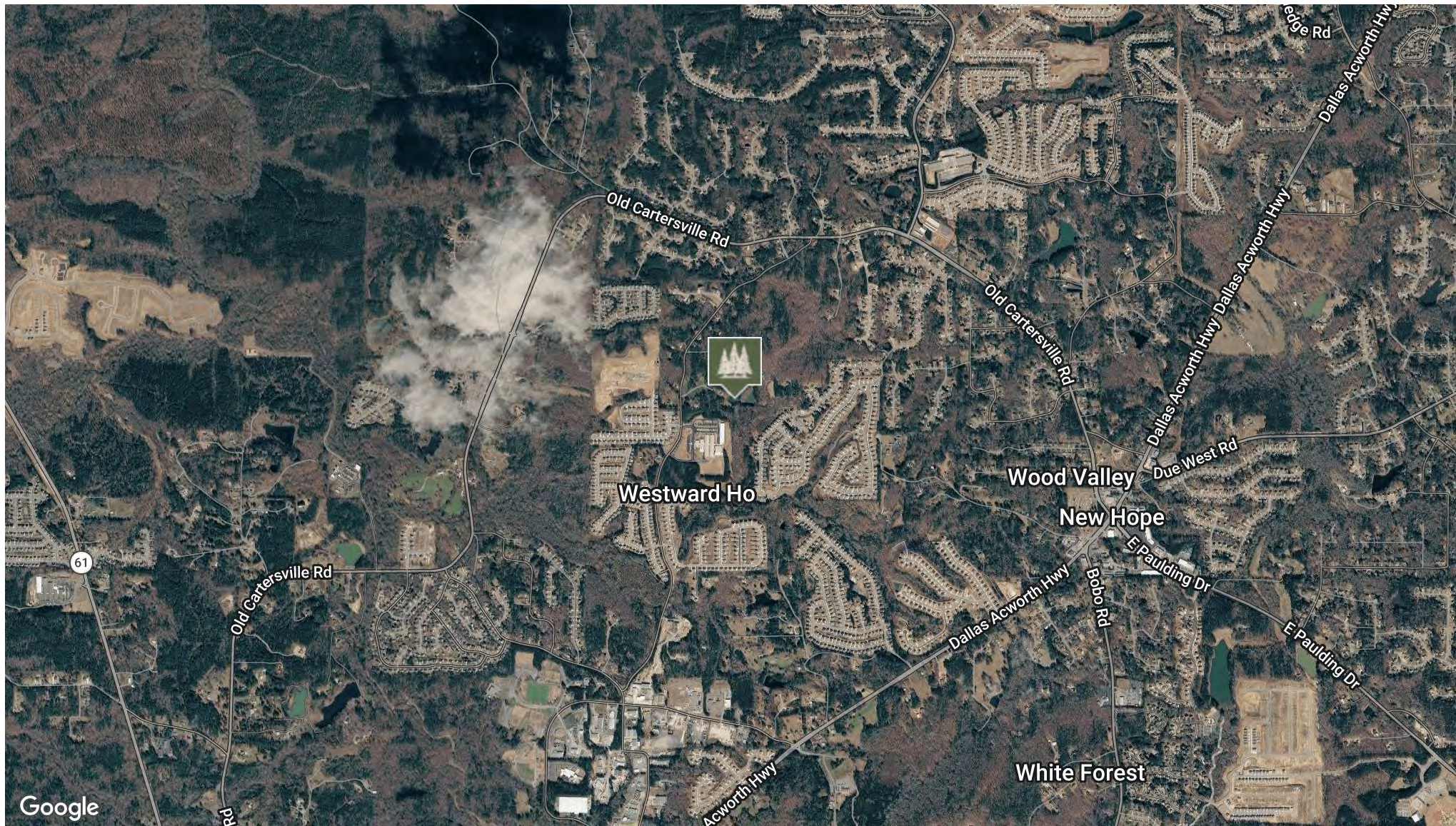
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AERIAL MAP

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TOPOGRAPHY

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PROPERTY PHOTOS

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#1

FORTUNE
500/100
COMPANIES IN
ALTANTA

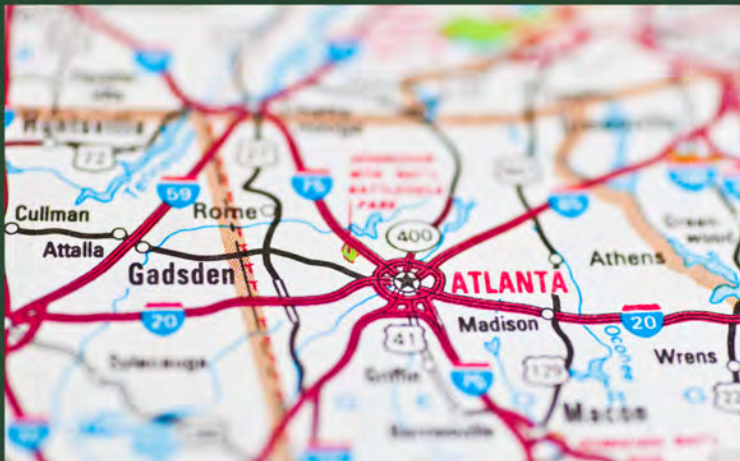
#1

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

Old County Farm Rd is located in Paulding County, Georgia, and is served by the city of Dallas. As the metro Atlanta housing market continues to grow, surrounding counties, including Paulding County, are seeing growth alongside it. County highlights include:

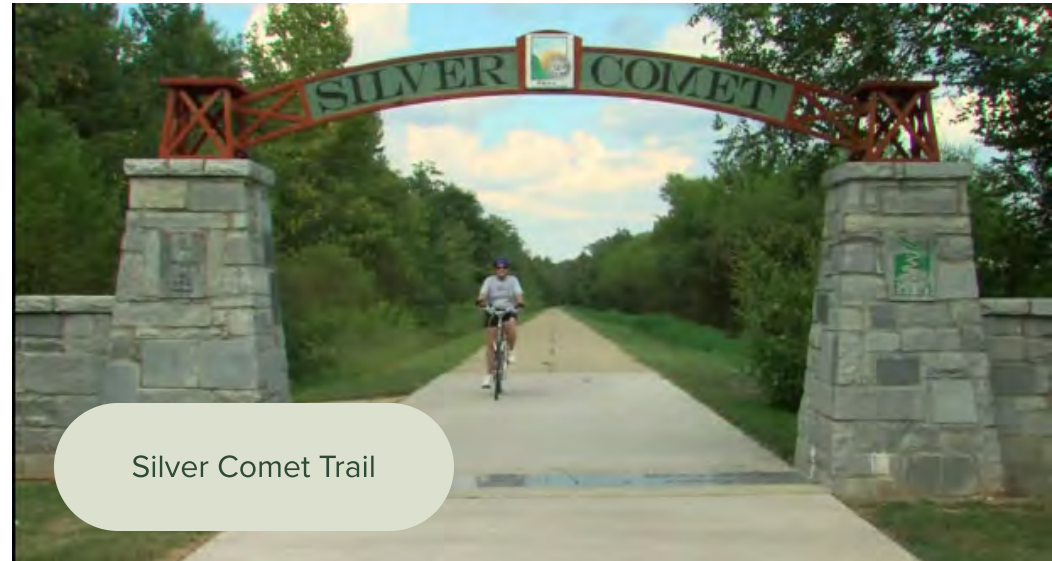
- **Downtown Dallas** is located just north of Highway 278 and features retail centered around the Historic Town Square
- The **Silver Comet Trail** bisects Paulding County. The trail is 61.5 miles long, with a 12-foot concrete multi-use path extending from Cobb County (I-285) to Polk County (Georgia/Alabama state line). Including its continuation as the Chief Ladiga Trail in Alabama, it is the longest paved trail in the United States, connecting Smyrna, Georgia to Anniston, Alabama.
- **Paulding Forest Wildlife Management Area** is located in western Paulding County. The WMA spans 25,707 acres and is available for seasonal hunting, camping, hiking, picnicking, canoeing, and other recreational uses.

With interstate access and a growing job market, Paulding County offers strong surrounding infrastructure for development.

Downtown Dallas



Silver Comet Trail



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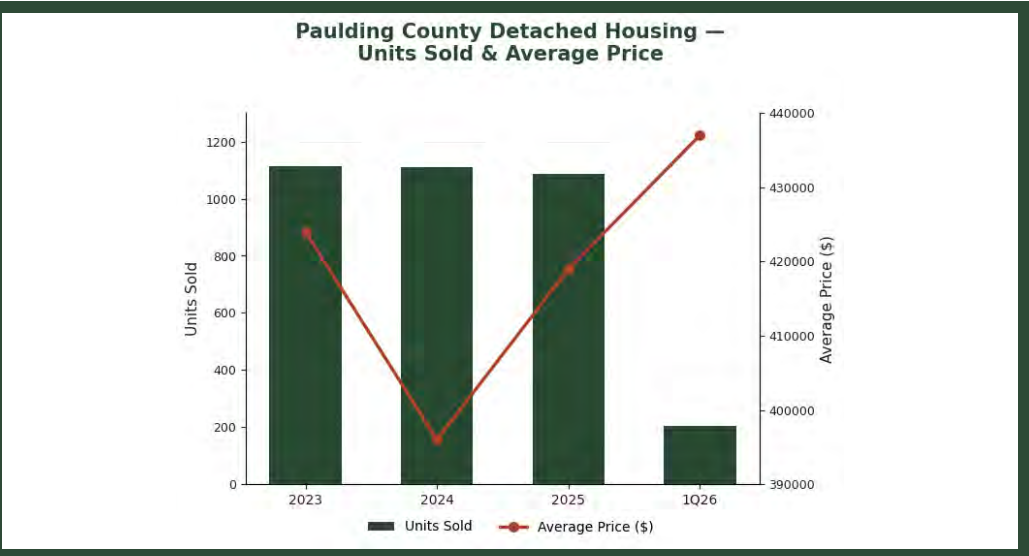
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MARKET DATA: COUNTY HOUSING/LOT ANALYSIS

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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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MARKET DATA: HIGH SCHOOL DISTRICT

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Year	Units Sold	% of Total Paulding	Average Price
2023	322	29%	\$424,000
2024	263	24%	\$438,000
2025	249	23%	\$457,000
1Q26	81	40%	\$440,000



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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

JT Speros is a commercial real estate agent specializing in the sale and disposition of raw land and development sites, with a focus on residential development opportunities, primarily representing sellers. Since 2020, JT has successfully facilitated the sale of more than \$350 million in land and lots, providing clients with a proven track record of delivering results in a competitive and constantly evolving market.

JT combines extensive market knowledge and data-driven analysis with a highly targeted, aggressive marketing strategy designed to create maximum exposure and generate meaningful competition among qualified buyers. His approach goes well beyond simply bringing a property to market—JT takes a hands-on role throughout every stage of the transaction, from evaluating market conditions and positioning an asset for sale to identifying and engaging prospective developers, investors, and end users.

By leveraging detailed market intelligence, an extensive network of industry relationships, and a deep understanding of land values and residential development trends, JT works to uncover the highest and best value for each property he represents. His commitment to preparation, strategic marketing, and hands-on execution allows him to navigate complex land transactions while maintaining a clear focus on his clients' objectives.

MEMBERSHIPS

Atlanta Commercial Board of Realtors, Million Dollar Club

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PROFESSIONAL BACKGROUND

The Gable Land Team is led by Kyle Gable, who brings nearly 20 years of experience in land brokerage throughout the Metropolitan Atlanta area and the Southeast. Kyle specializes in the evaluation and sale of undeveloped and developed land for commercial, residential, multifamily, timber, and redevelopment uses.

Kyle has represented both buyers and sellers and has extensive experience assembling land parcels to maximize overall property value. With a background in real estate appraisal, he provides in-depth market research and analytical insight to help clients navigate complex property and entitlement considerations. During the recession, Kyle exclusively represented numerous financial institutions—including Synovus Bank, SunTrust Bank, Bank of America, Regions Bank, and GMAC ResCap—in the disposition of bank-owned land assets across Metro Atlanta. As the market recovered, he transitioned back to advising private landowners and developers across all land categories.

Recognitions include the National Association of Realtors "30 Under 30" (2011) and Professional Builder magazine's "40 Under 40" (2020). Since 2010, Kyle has closed transactions totaling more than 6,000 developed lots and 23,000+ acres, with aggregate value exceeding half a billion dollars across the southeastern United States. He puts in the work—and the results are proof.

MEMBERSHIPS

Atlanta Commercial Board of Realtors, Realtors Land Institute, Georgia Forestry Association, Quail Forever

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