



CARTERSVILLE HWY

34± Acres
ON CARTERSVILLE HWY
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 **34± acres on Cartersville Hwy in 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:



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The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **34± acres located on Cartersville Hwy** in Paulding County.

Cartersville Highway offers the following attributes:

- Located in Paulding County, the 5th best-selling county in Metro Atlanta for new Single Family Detached (“SFD”) house sales.
- Approximately eight miles from Downtown Dallas, offering an array of retail, dining and entertainment.
- Located about 8 miles from Paulding Forest WMA. Paulding Forest Wildlife Management Area is located in Paulding and Polk counties. This 25,707-acre property offers hunting opportunities for deer, bear, turkey, and small game. The WMA also offers hiking, fishing, and camping.
- Frontage on both Cartersville Highway and Dabbs Bridge Road.
- Zoned R-2 in Paulding County, shortening the deal cycle to eliminate the zoning process. Minimum lot size on septic for this zoning category is 21,780 square feet.
- The property is two parcels, but the owners plan to keep the house and some land on the Cartersville Highway frontage, leaving approximately 34 acres for development. There is also a stream that bisects a part of the property, but will need to be determined if it is actual wet weather.

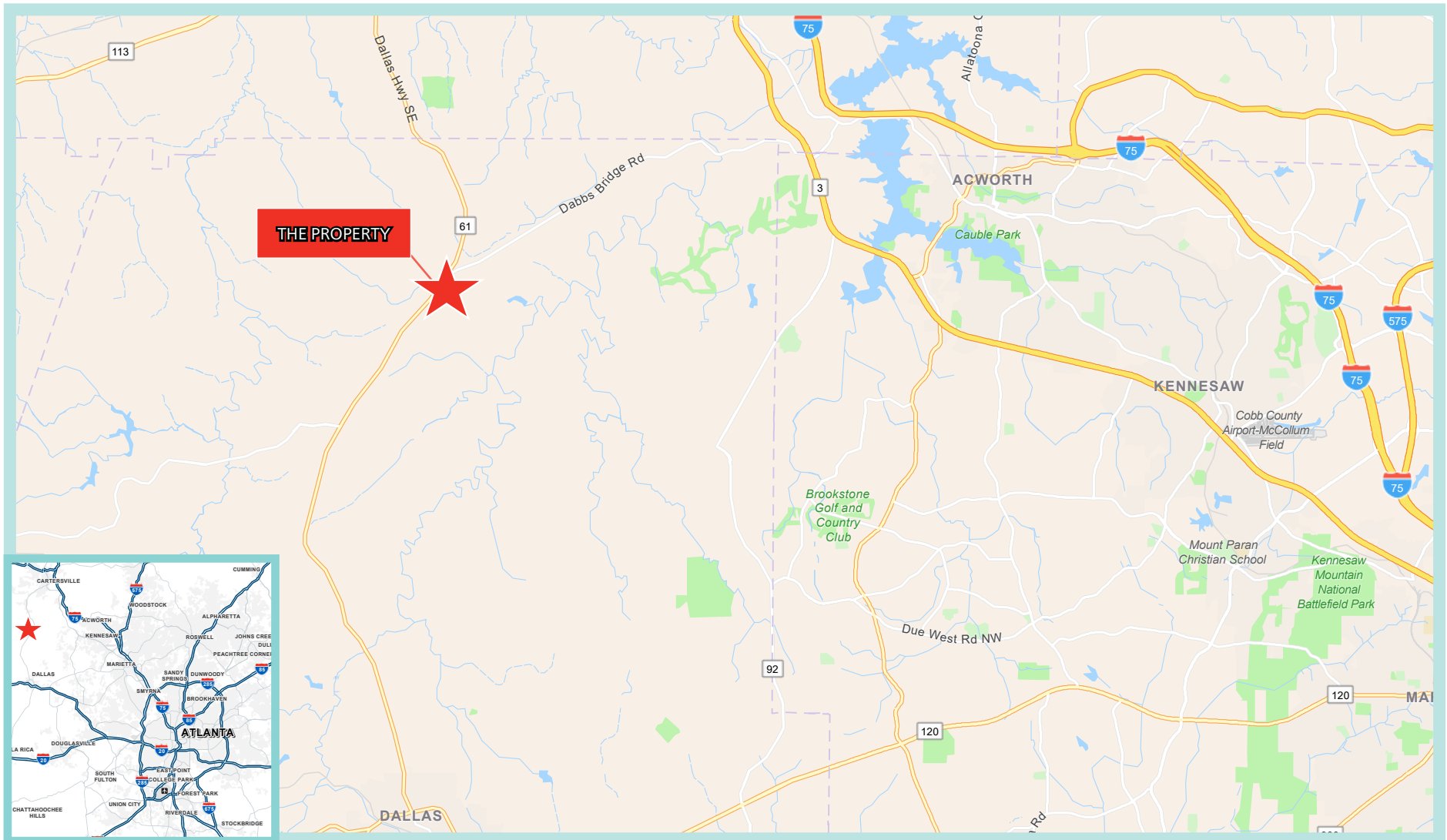
Cartersville Highway is an opportunity to achieve a foothold in the Paulding County housing market.

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

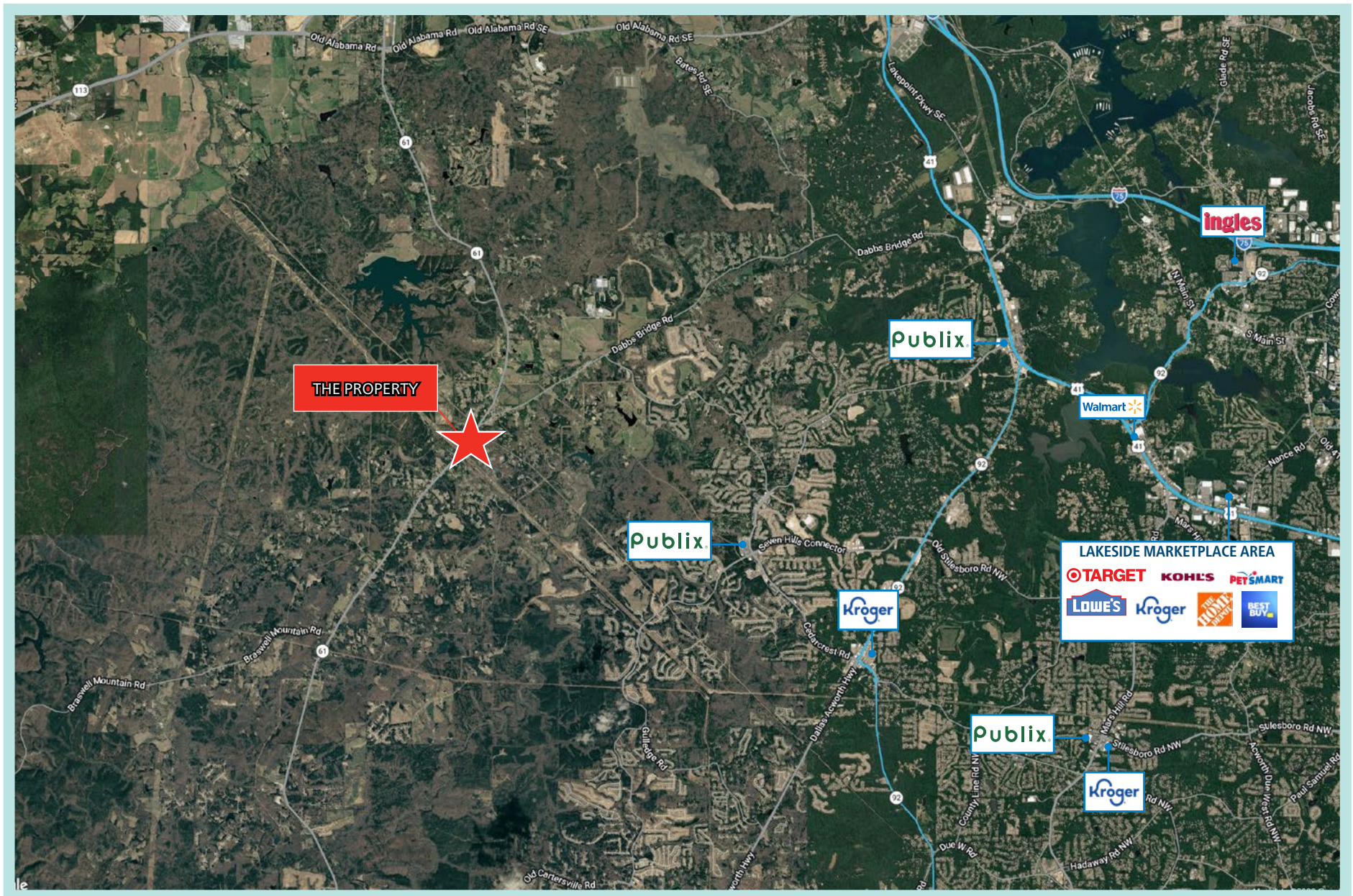


The Property

The Property is located at 9694 Cartersville Hwy, Dallas, GA 30132. The parcel IDs are 028.1.3.010.0000 and 028.1.4.004.0000.



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



TOPOGRAPHY WITH HYDROLOGY



ZONING

The Property is currently zoned R-2 in Paulding County, GA with the following development standards:

Minimum Lot Size:21,780 SF

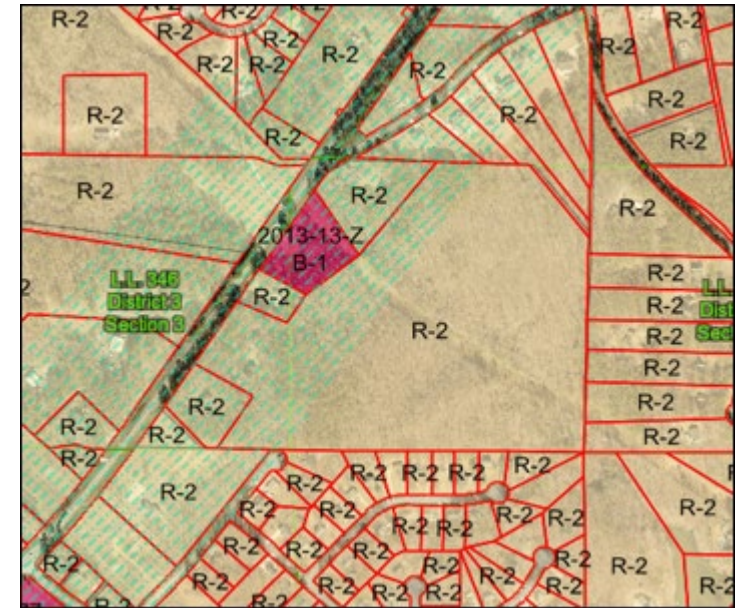
Minimum Lot Width: 100'

Front Setback:35'

Side Setback: 15'

Rear Setback:25'

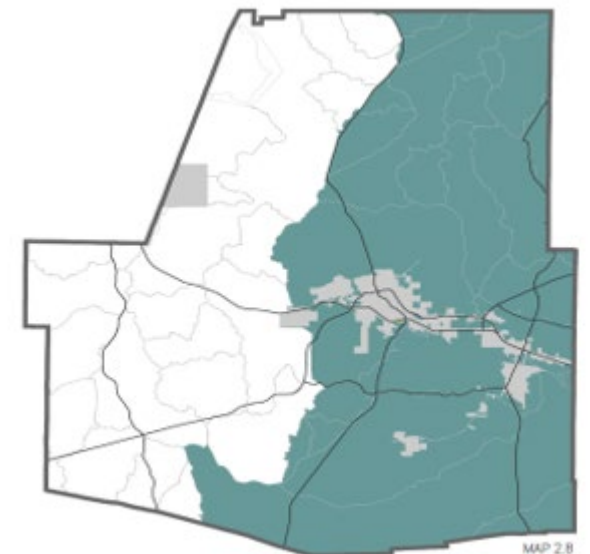
ZONING MAP



UTILITIES

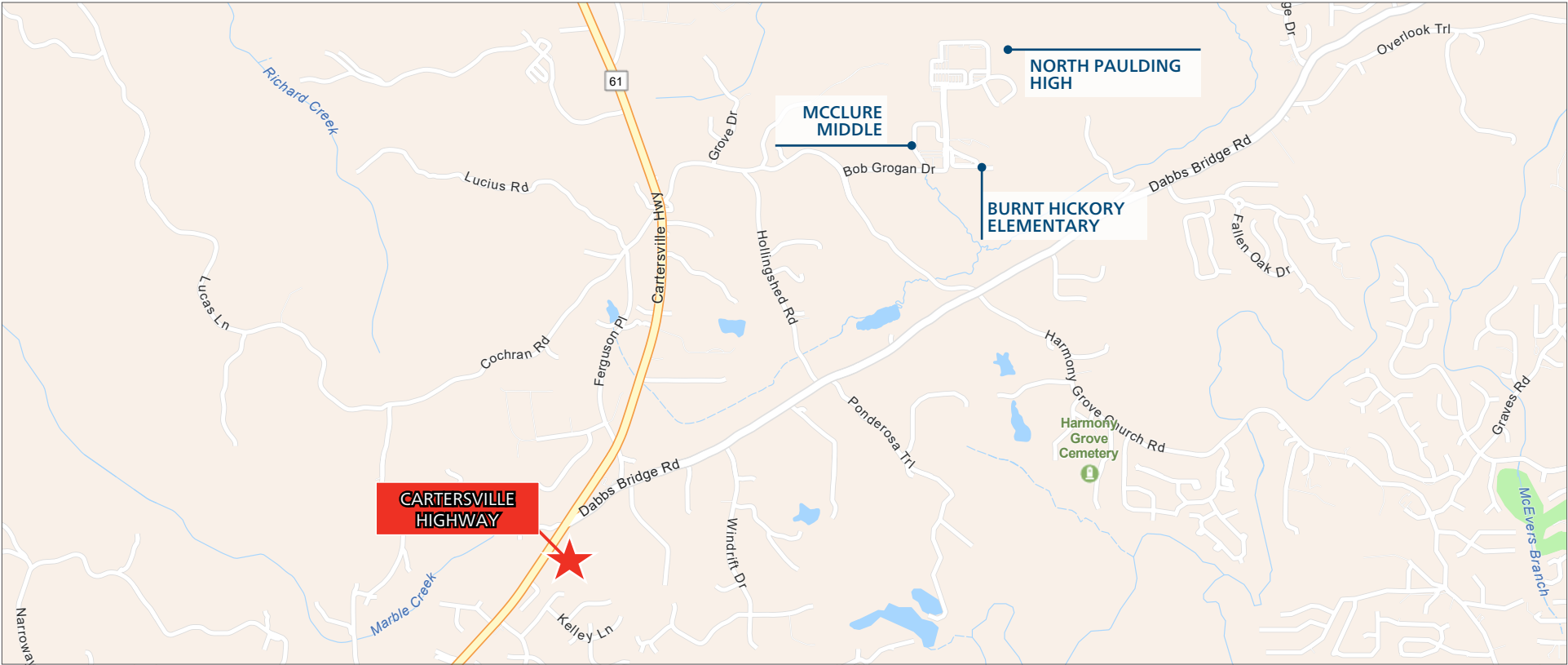
The Property is served by domestic water in the right of way of Cartersville Highway. The Property doesn't have available sewer, but is within the city sewer service area and part of the West Dallas Basin. Extension of the city's sewer system along Pumpkinvine Creek would supply service to this property.

FUTURE LAND USE



SCHOOLS

SCHOOL	DISTANCE IN MILES
ELEMENTARY SCHOOL	
Burnt Hickory Elementary	2.7 Miles
MIDDLE SCHOOL	
McClure Middle	2.8 Miles
HIGH SCHOOL	
North Paulding High	2.9 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.

31

FORTUNE 500/100
COMPANIES IN ATLANTA

200+

INC 5000 FASTEST GROWING
COMPANIES IN THE US

#1

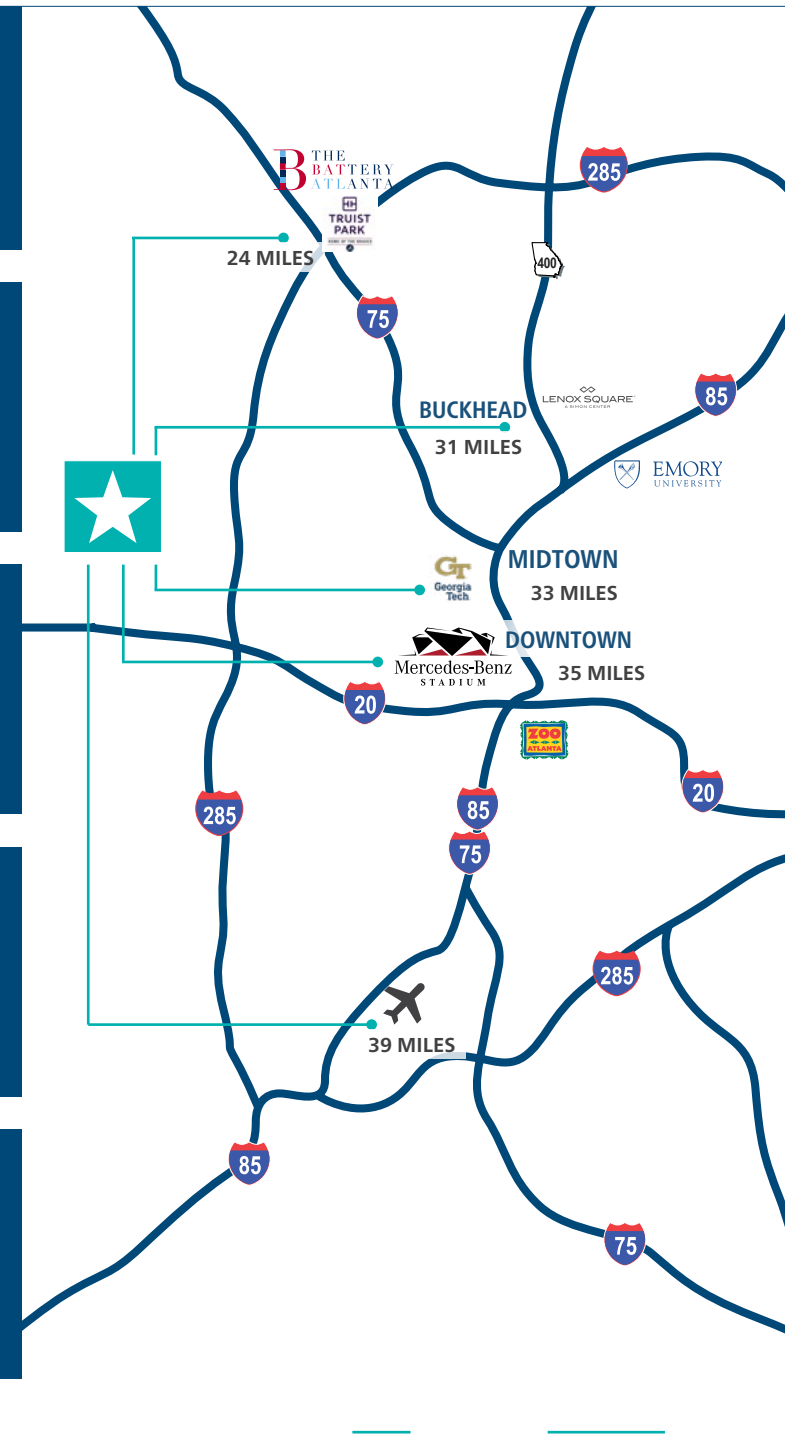
STATE FOR DOING BUSINESS
10 YEARS IN A ROW

#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.

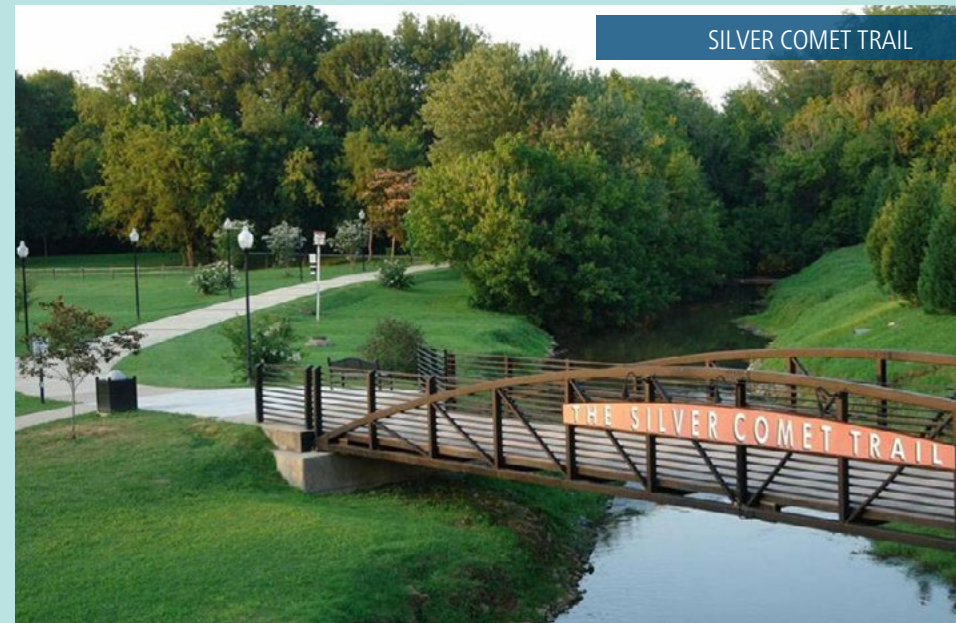
Below are just some of the highlights for the area:

- **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, **Cartersville Hwy** 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 2023-1Q26 is as shown below:

YEAR	%TOTAL METRO ATLANTA SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2023	7%	1,113	\$424,000
2024	7%	1,112	\$396,000
2025	8%	1,051	\$417,000
1Q26	7%	203	\$437,000

Below are the highlights for this market through 1Q26:

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

NORTH PAULDING 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 2023 - 1Q26 is as shown below:

YEAR	%TOTAL PAULDING COUNTY SFD NEW SALES	# OF SALES	AVERAGE SALES PRICE
2023	30%	331	\$487,000
2024	34%	379	\$457,000
2025	46%	505	\$416,000
1Q26	33%	67	\$433,000



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

Proposal Requirements

The 34± acres in Paulding County are offered at a price of **\$1,500,000 or \$44,118 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 **Cartersville Highway** 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:



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