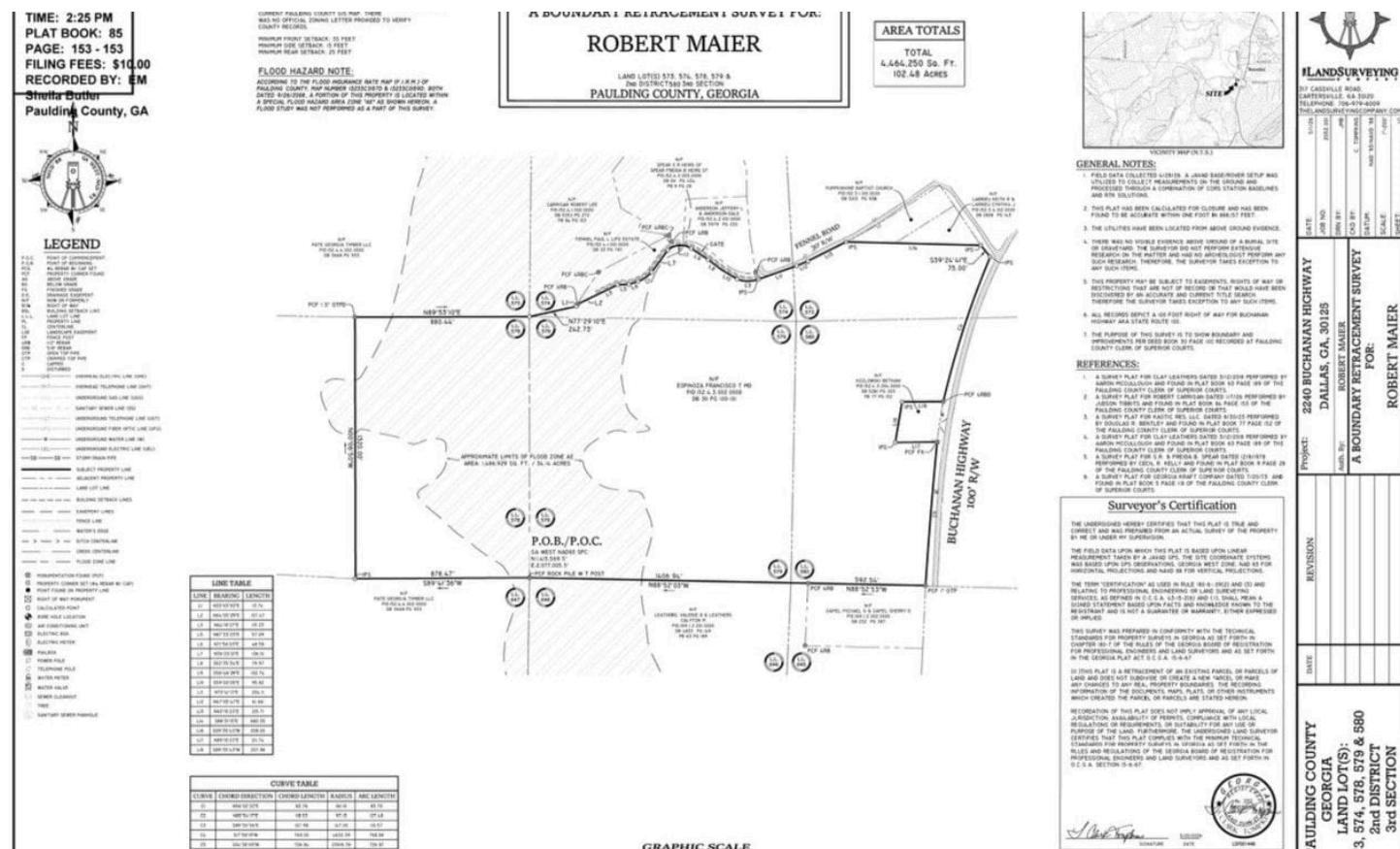
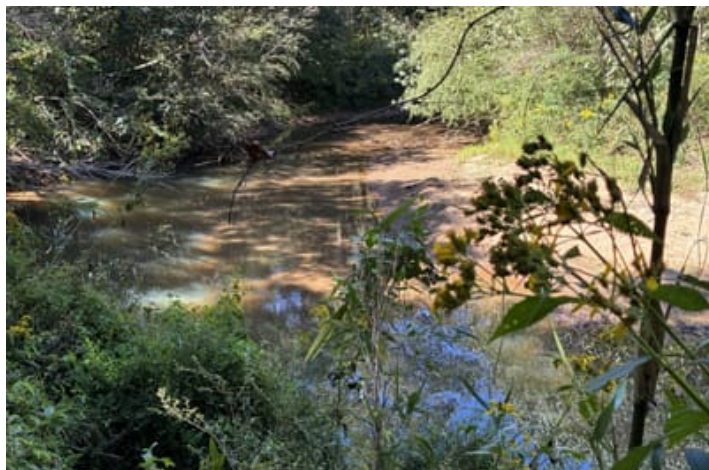


2240 Buchanan Highway, Dallas, Georgia 30157
2240 Buchanan Highway
Dallas, GA 30157

\$1,100,000
102.4± Acres
Paulding County



MORE INFO ONLINE:

<https://www.garrettlandcompany.com/>

2240 Buchanan Highway, Dallas, Georgia 30157
Dallas, GA / Paulding County

SUMMARY

Address

2240 Buchanan Highway

City, State Zip

Dallas, GA 30157

County

Paulding County

Type

Timberland, Undeveloped Land

Latitude / Longitude

33.892080 / -84.883861

Taxes (Annually)

\$10,060.99

Acreage

102.4

Price

\$1,100,000

Property Website

www.garrettlandcompany.com



PROPERTY DESCRIPTION

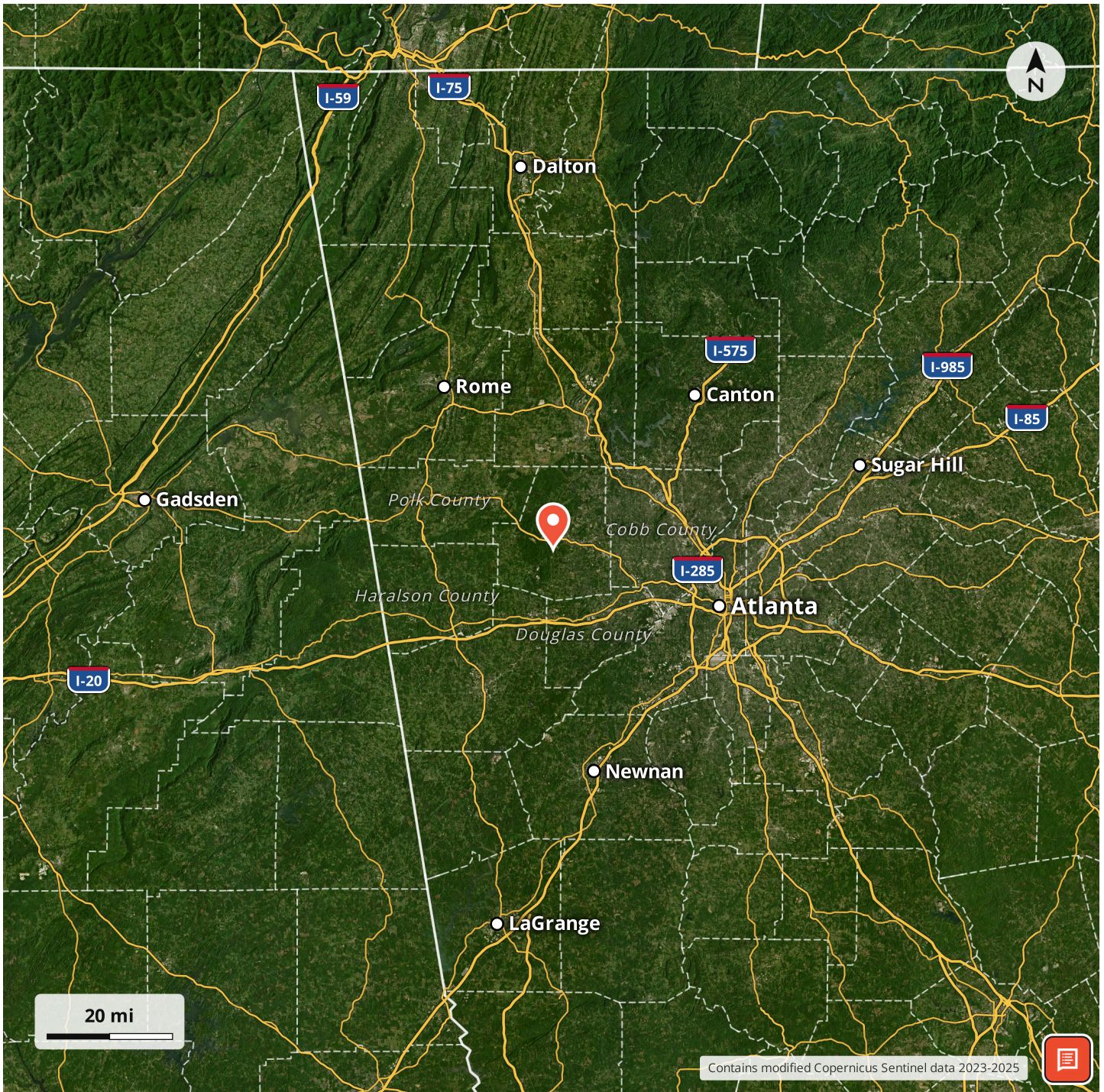
Attention Builders OR Estate planners! Review this outstanding development opportunity for sale 2.2 miles west of Dallas in Paulding County. At 102.4 acres, it is one of the larger contiguous tracts left in the county. It features beautiful rolling topography, perennial stream frontage, paved road frontage, and access to county water. Located between Dallas and Union, the property benefits from its ease of access to many surrounding retailers, restaurants, and amenities. The tract has over 1500' of Hwy 120 Road Frontage as well as over 460' of frontage on Fennel Road. The location of this property is an exceptional investment or estate lot development opportunity. Property Features: 102 +/- Acres Zoned R-2 in Paulding County. Excellent potential for subdivision, located in the path of growth, county water along Buchanan Highway and Fennel Road. As you peruse the property, take notice of the rolling topography, generationally well stewarded mixed timber, and ample potential building sites throughout the property. Additionally, recently recorded boundary survey and mulched trails throughout the property are highlighted as recent benefits. Marvelous location with easy access to Hwy 278, Hwy 113, Hwy 101, and I-20. There is an older home built in 1951 on the property however current owner has not been inside and wants everyone to be careful around the dwelling.



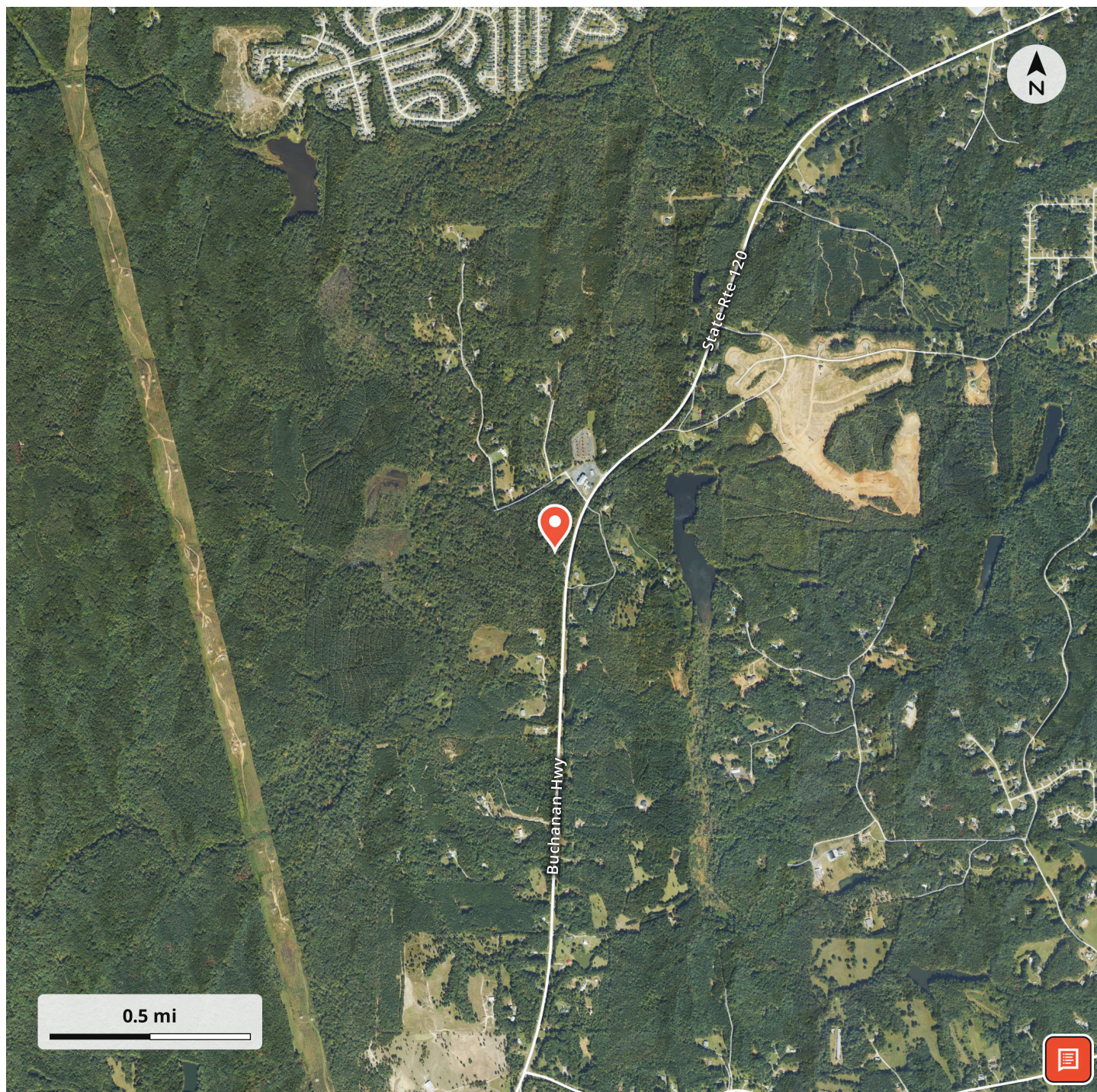
2240 Buchanan Highway, Dallas, Georgia 30157
Dallas, GA / Paulding County



Regional Map

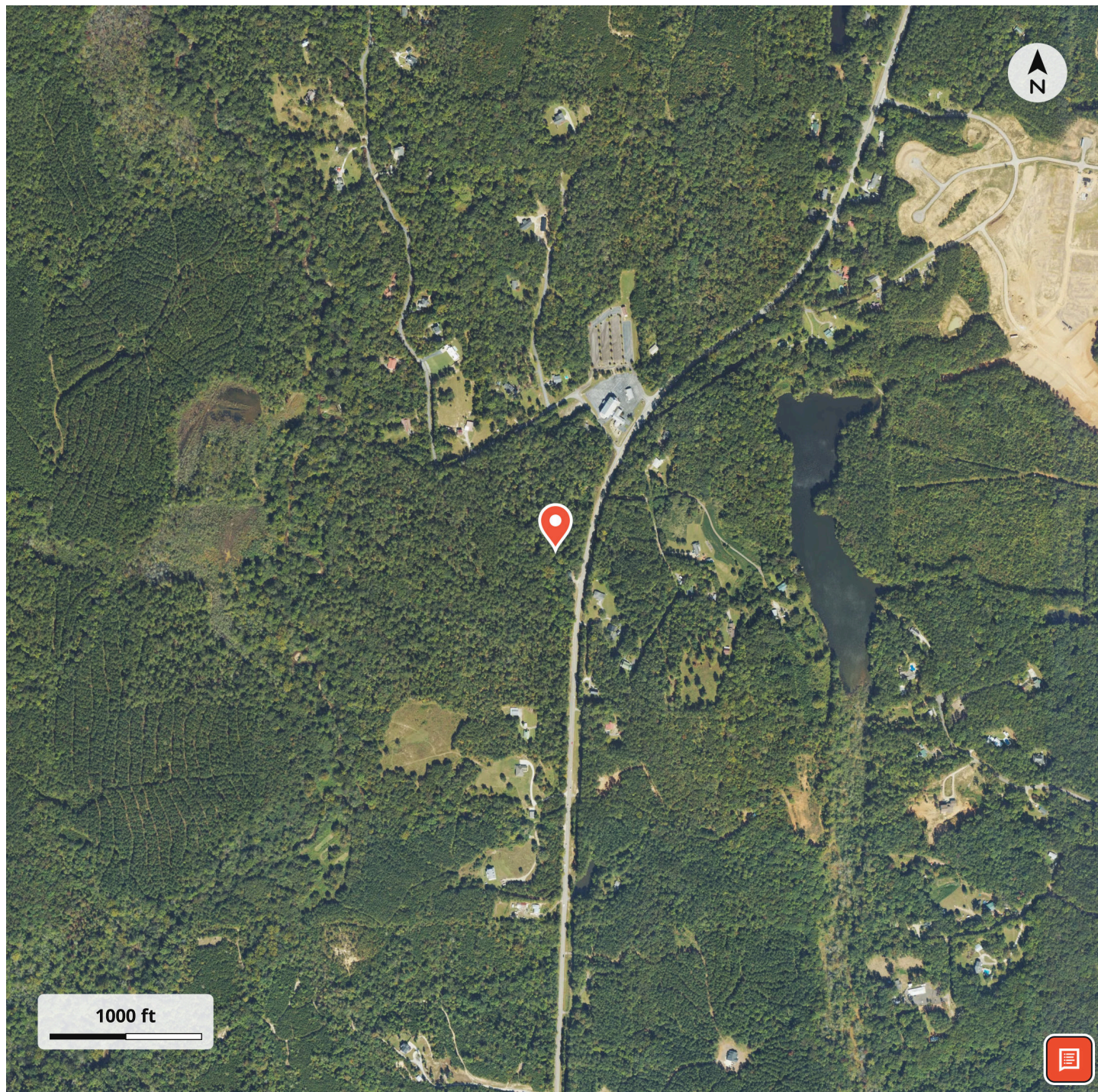


Locator Map



2240 Buchanan Highway, Dallas, Georgia 30157
Dallas, GA / Paulding County

Aerial Map



2240 Buchanan Highway, Dallas, Georgia 30157
Dallas, GA / Paulding County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lamar Farr

Mobile

(770) 548-2102

Email

lamar@garrettlandcompany.com

Address

39 Elmwood Place NE

City / State / Zip

Cartersville, GA 30121

NOTES



MORE INFO ONLINE:

<https://www.garrettlandcompany.com/>

[illegible]

<https://www.garrettlandcompany.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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