

FOR SALE

+/- 40.56 Acres RAW LAND FOR SALE 64 - 78 Future Lots

Paulding County, Georgia

Harper Southeastern Properties, Inc. Post Office Box 5074 Marietta, Ga. 30061 www.harpersoutheast.com

Exclusive Listing Broker:

Colby Henson Office (404) 386-0322 Facsimile (770) 424-2263 Email: colby@hseproperties.com



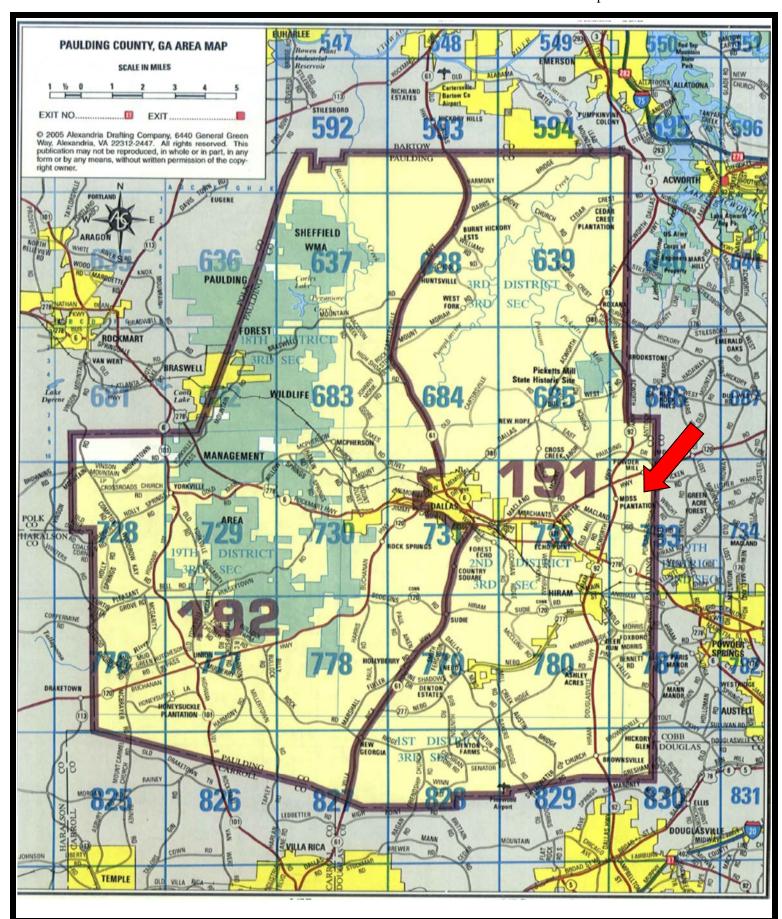
Property Description

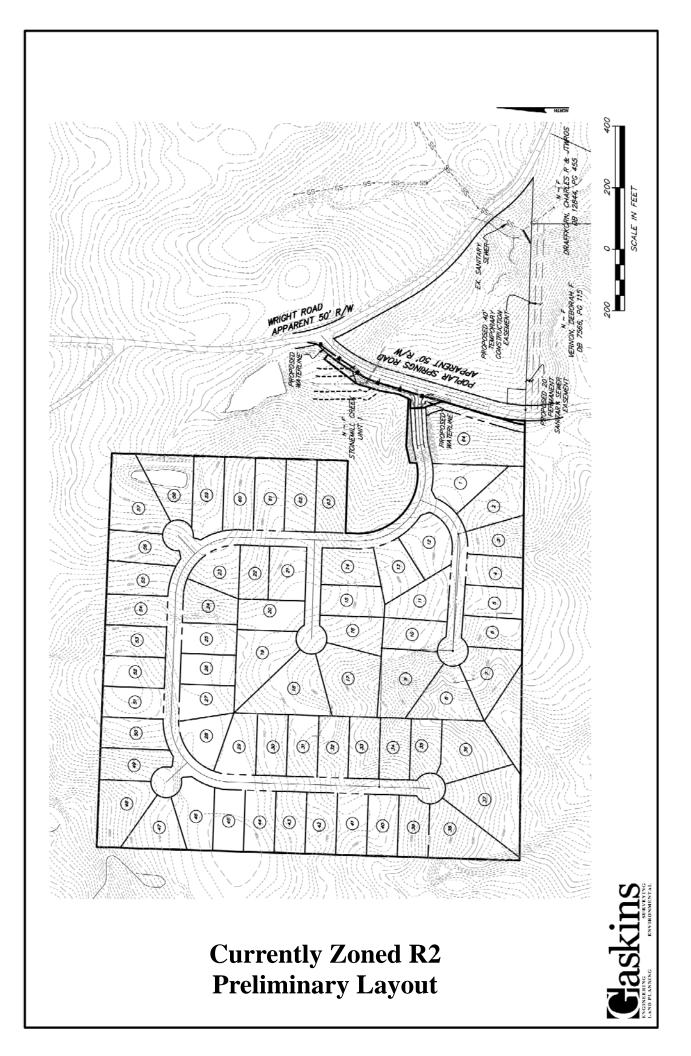
+/-40.56 Acres Raw Land

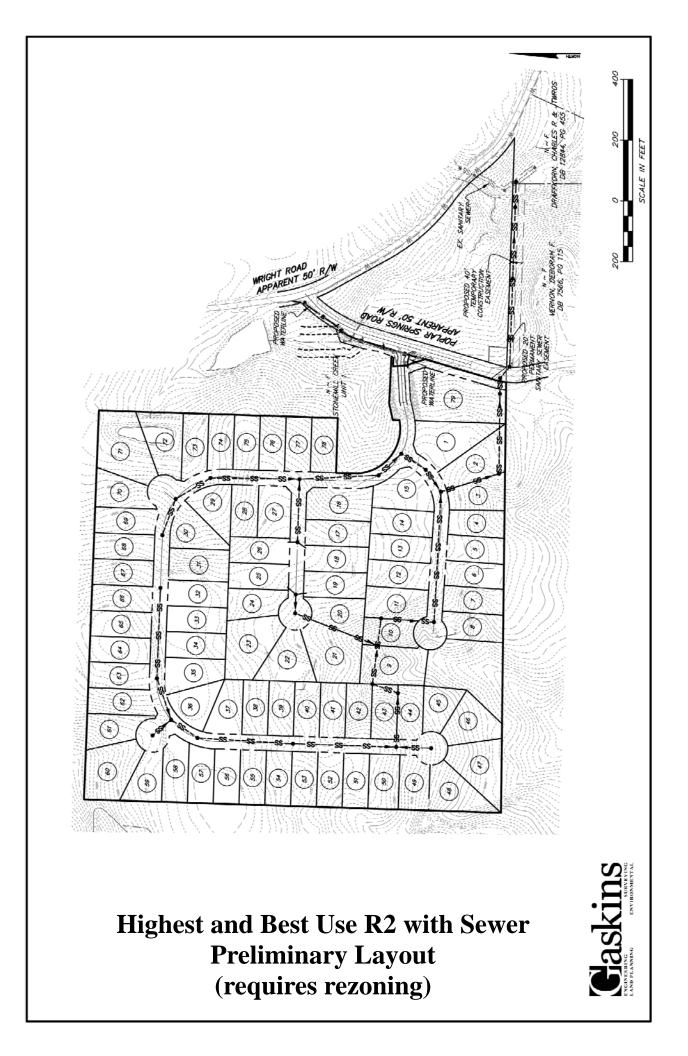
Location:	Well located just south of Dallas Highway off Poplar Springs / Wright Road, located in Land Lots 293, 19th District, 2nd Section, Paulding County, Georgia, and Land Lot 292, 19th District, 2nd Section, Cobb County, Georgia. (Atlanta Suburb).
Topography:	Gentle to slightly rolling topography.
Zoning:	The Subject Property is currently zoned R2, Paulding County, Georgia, with a lot yield of approximately 64 lots. The highest and best use would be to rezone the property to R2 w/Sewer, Paulding County, Georgia, with a lot yield of approximately 78 lots.
Status:	This property lies on the Cobb County and Paulding County border with ease of access to Dallas Highway shopping, retail, restaurants and parks.
Amenities:	No amenities required.
Utilities:	All utilities are available including an intergovernmental agreement for sewer/water access into Cobb County. The system development fees for the access to Cobb sewer is \$5,600 and water meter fees with deposit are approximately \$575 per lot. These fees are processed through the Cobb County system.
Schools:	McGarity Elementary, Ritch Middle, East Paulding High
Price:	\$2,400,000
Contacts:	Colby Henson 404-386-0322 colby@hseproperties.com

Harper Southeastern Properties (HSP) has no reason to doubt the accuracy of the information contained herein, but we do not guarantee it. HSP disclaims all expressed or implied responsibilities for omissions, errors, environmental conditions, and compliance with applicable laws. Suitability for intended use or any other matter is the responsibility of purchaser. Prospective purchasers agree to independently obtain and analyze all material information. Property to be sold in its "<u>AS-IS/WHERE-IS</u>" condition, with all present and future faults or defects, and without any representation or warranty of HSP.

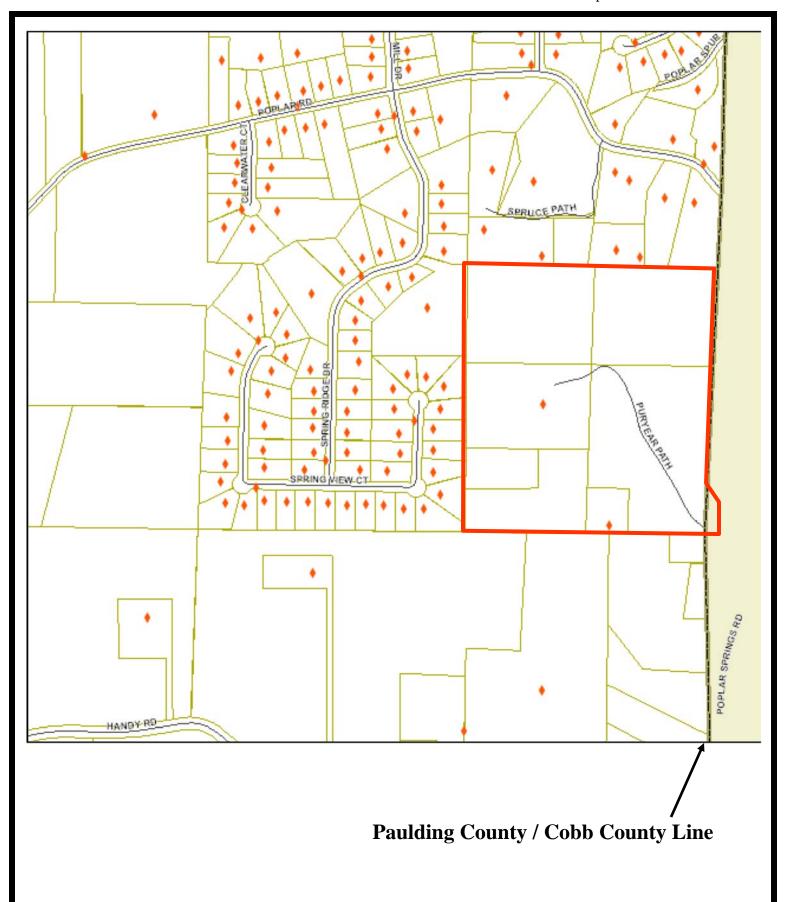
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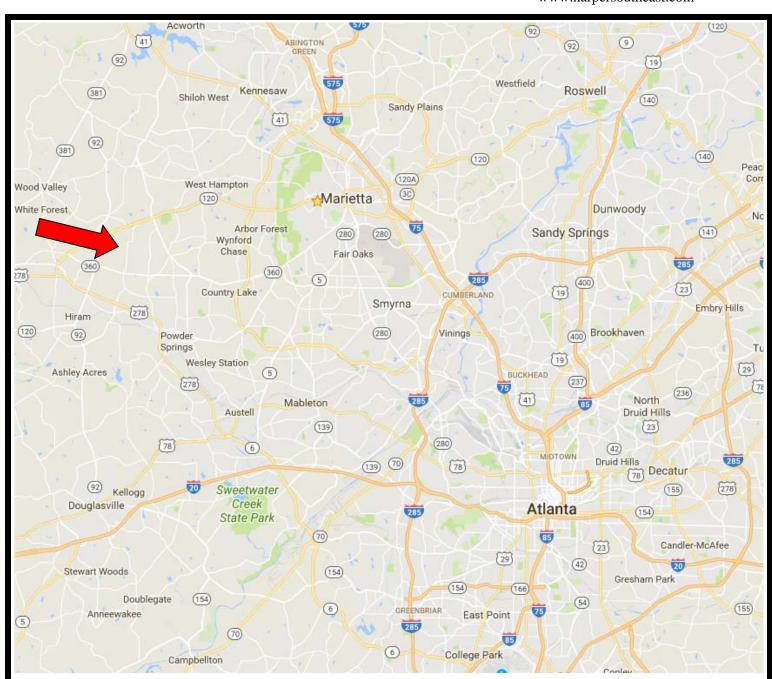








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