
HARPER

SOUTHEASTERN PROPERTIES

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

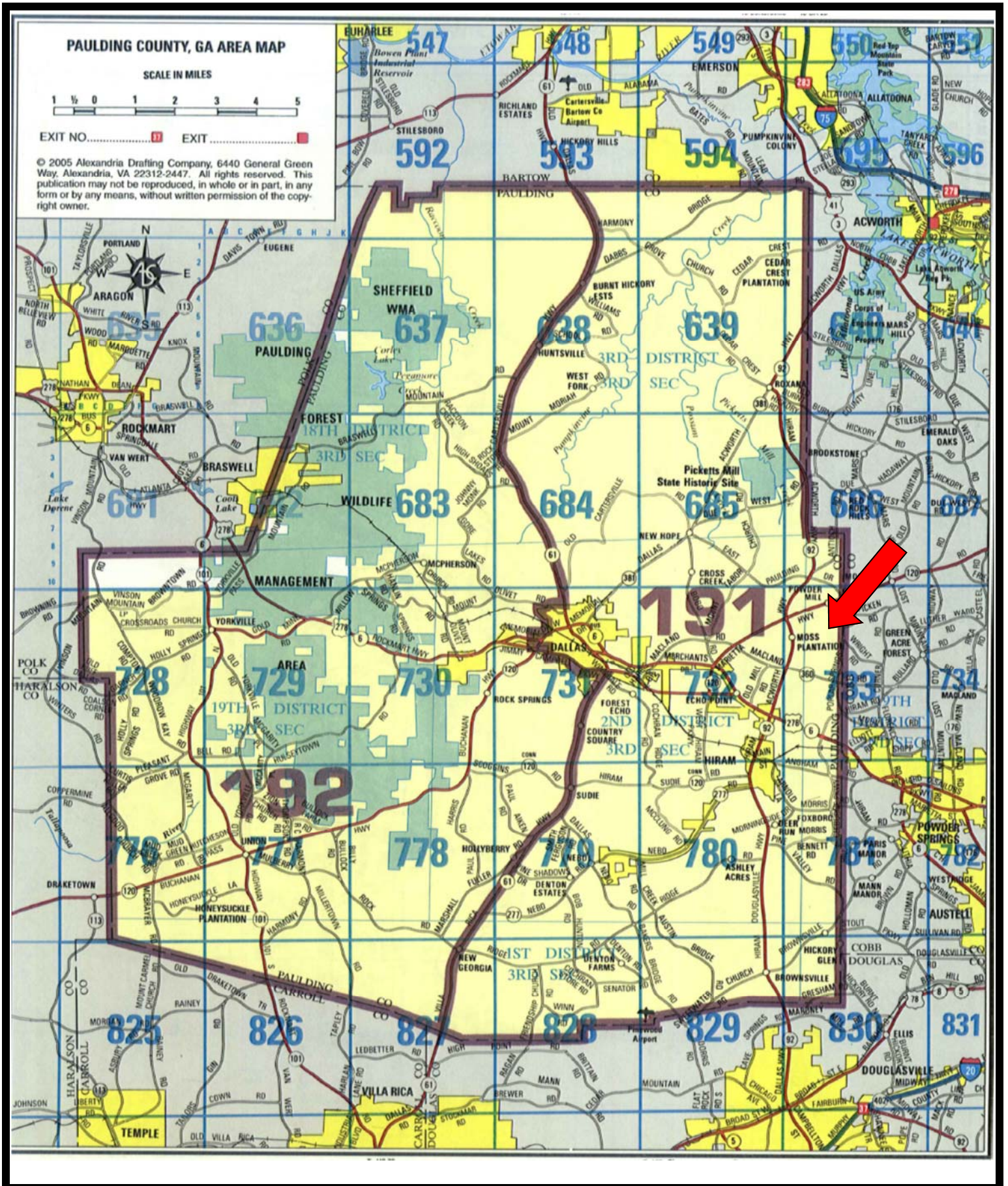
Facsimile (770) 424-2263

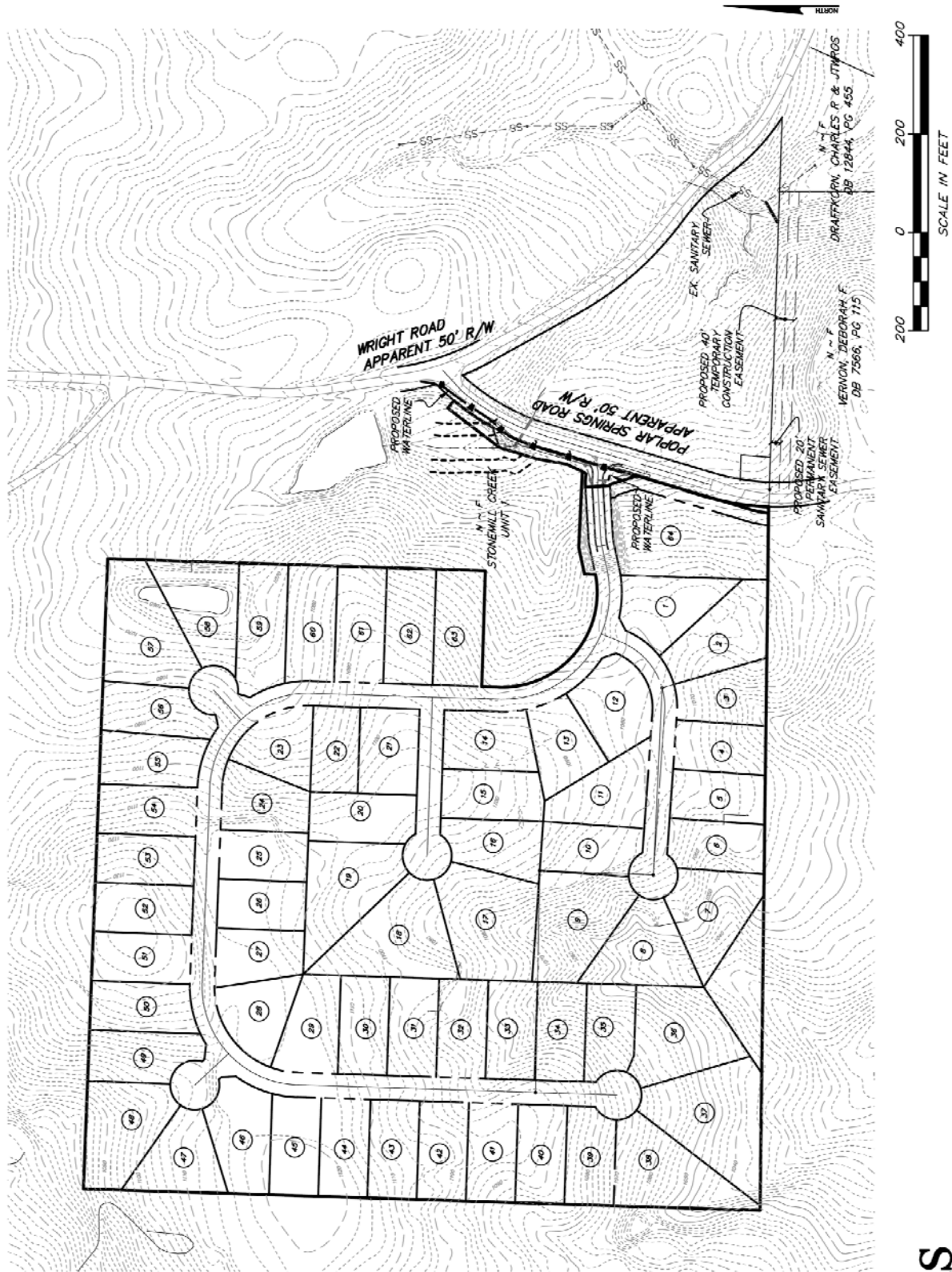
Email: colby@hseproperties.com

Property Description

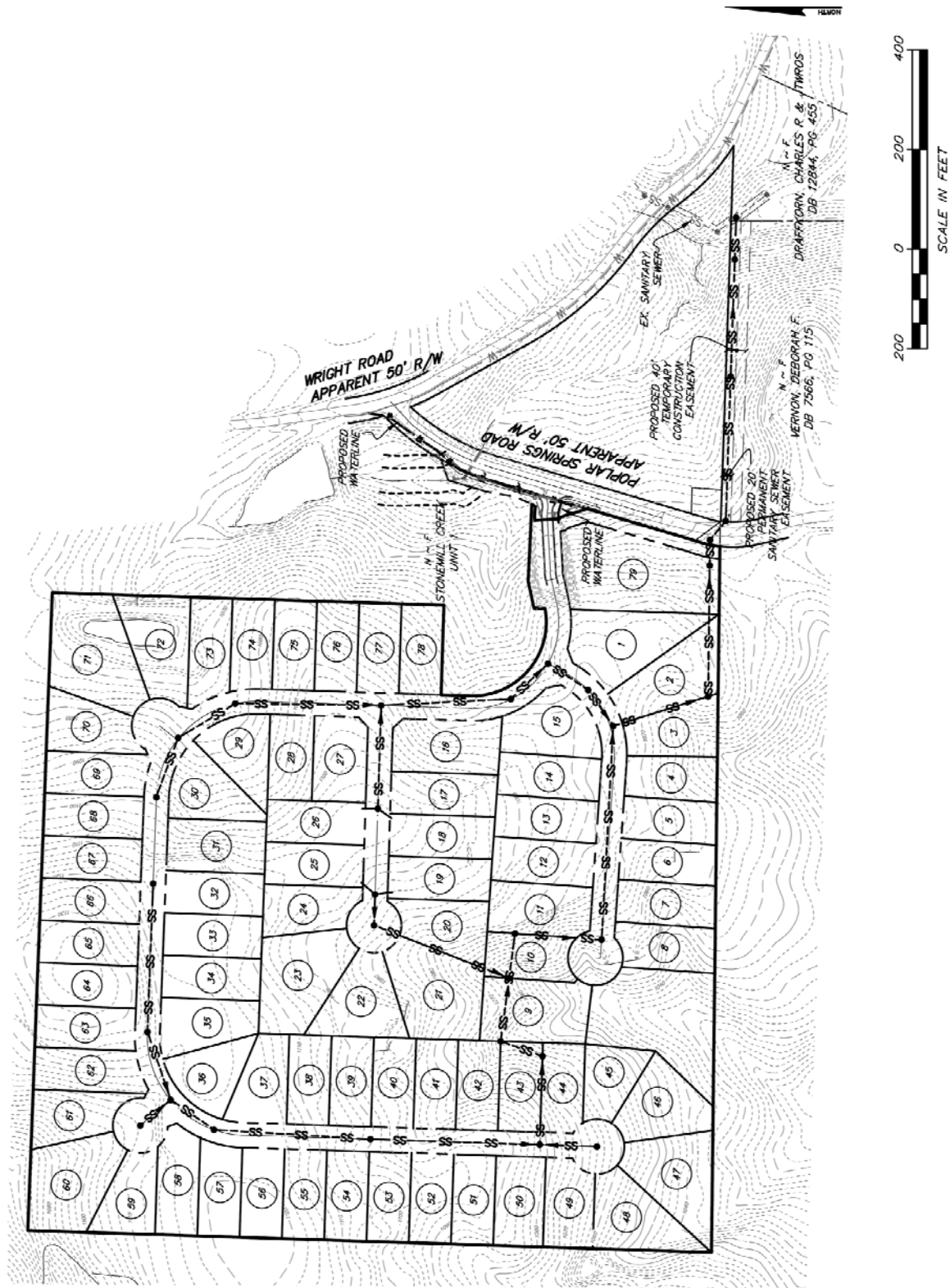
+/-40.56 Acres Raw Land

- 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

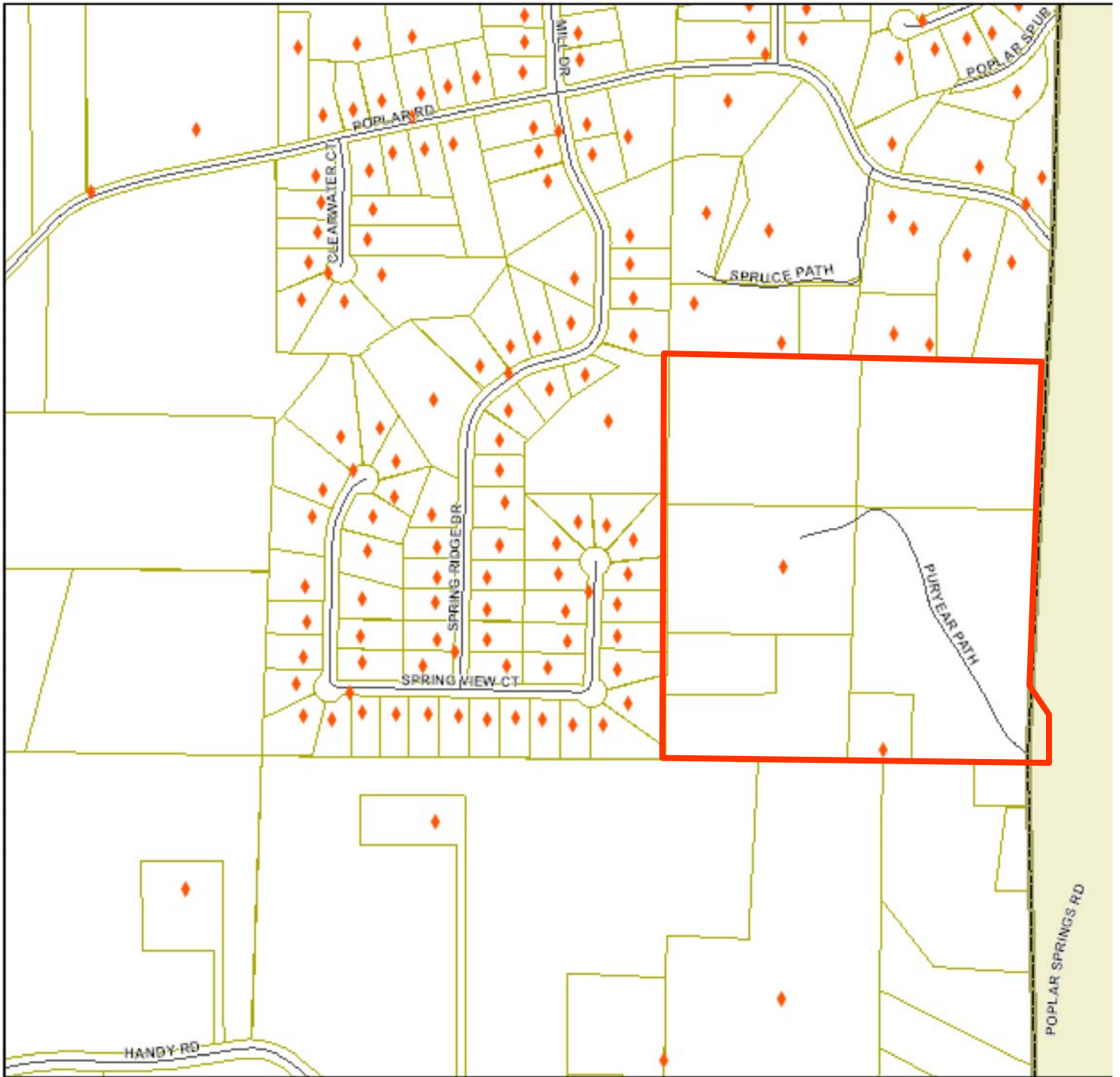




Currently Zoned R2
Preliminary Layout



**Highest and Best Use R2 with Sewer
Preliminary Layout
(requires rezoning)**



Paulding County / Cobb County Line

