

An aerial photograph showing a large, dense wooded area. A multi-lane road runs diagonally from the bottom right towards the center. To the left of the road is a large, irregularly shaped lot covered in trees. In the background, there are several buildings, including a large white industrial-style building, a smaller building with a red roof, and a parking lot. The scene is captured from a high angle, showing the layout of the land and surrounding infrastructure.

0 CHARLES HARDY PARKWAY

listed by AMY MOLLOHAN & CO.

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20 Acre Assemblage Available/ Prime +/- 6-Acre Development Opportunity in Paulding County (Zoned B-2)

500+ Feet of Road Frontage Sanitary Sewer Available

This exceptional +/-6-acre parcel is strategically located between two major retail giants—Costco and Walmart—making it a prime spot for commercial development in Paulding County. Zoned B-2, this property offers immense potential for a variety of businesses, including retail, restaurants, offices, or service-based enterprises.

With excellent visibility and access to high-traffic roads, this land provides the perfect opportunity to tap into the area's growing consumer base. Its proximity to established national retailers ensures high foot traffic and easy access for future customers or clients.

KEY FEATURES:

- +/- 6 Acres of prime commercial land
- Zoned B-2 (B-1), perfect for retail, office, or service-based businesses
- Sandwiched between Costco and Walmart
- High visibility and easy access to major highways
- Automotive uses allowed
- Located in a fast-growing commercial area of Paulding County
- Surrounded by well-established businesses and residential communities

**SEIZE THIS RARE OPPORTUNITY TO DEVELOP IN ONE OF THE MOST SOUGHT-AFTER AREAS IN PAULDING COUNTY.
CONTACT US TODAY FOR MORE DETAILS OR TO SCHEDULE A SITE VISIT!**

PAULDING COUNTY

+/- 6 acre parcel



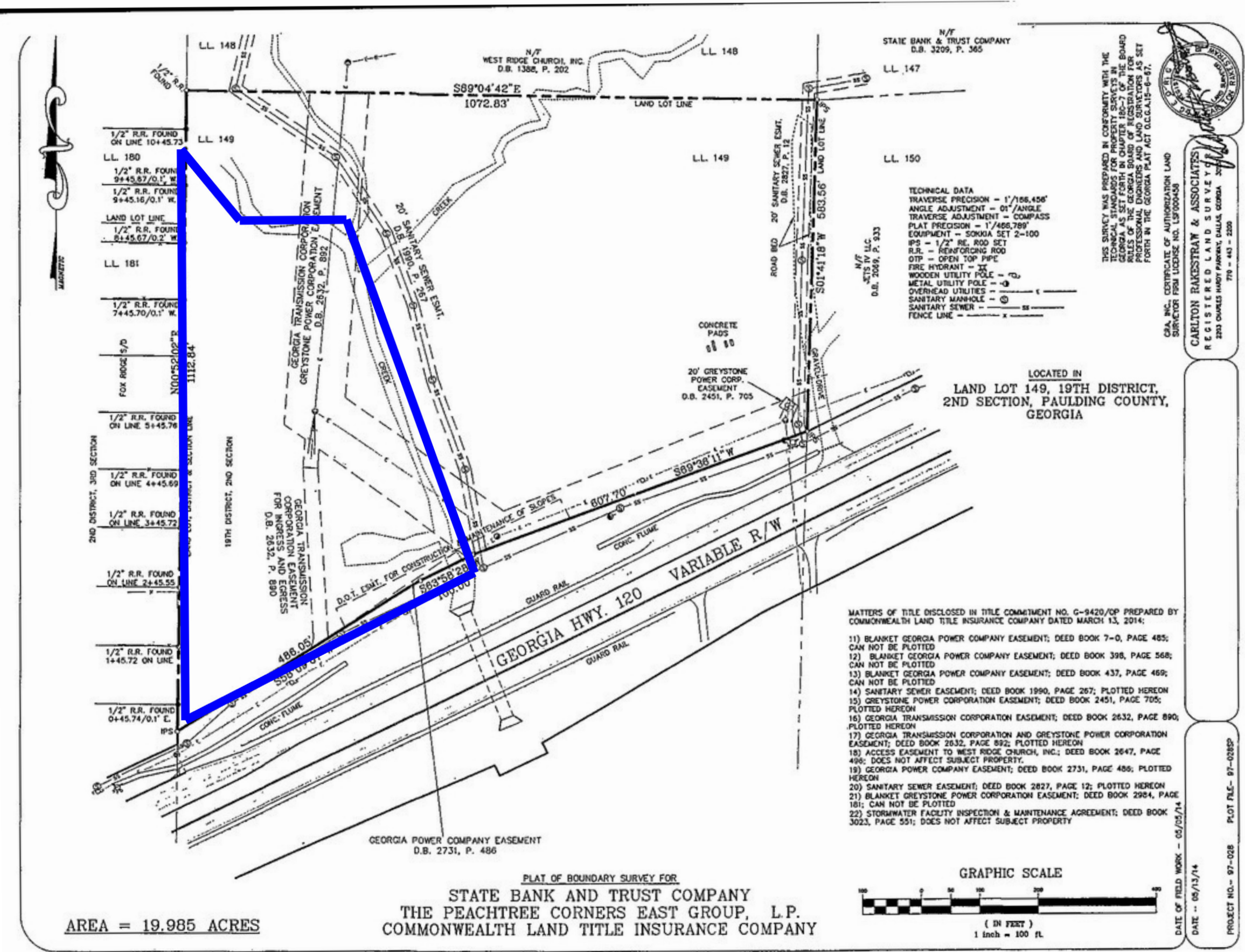
Paulding County

B-1 with B-2 Highway Business District Additions

The B-1 District is composed of certain lands and structures in the County used primarily ot provide for the retailing of goods and the furnishing of selected services to surrounding neighborhoods. Regulations within this district are intended to permit and encourage full development of necessary commercial use and at the same time protect nearby residential properties from possible adverse effects of such commercial activity. Any building or premises used for any of the permitted uses shall have not more than forty percent (40%) of the total floor area of the building or premises devoted to storage or industry purposes incidental ot the primary use.

HIGHWAY BUSINESS DISTRICT

Within the B-2 district, the following uses are permitted provided all activities are carried on entirely within an enclosed building and any outdoor storage of materials, supplies, inventory, accessories, etc., is within a designated area enclosed by a six (6) foot high opaque privacy fence unless otherwise stated herein. All uses permitted in the "B-1" district, assembly halls, athletic and health clubs, indoor auction galleries, including furnishings and art memorabilia, automobile, boat, motorcycle, all-terrain (ATV) sales and service facilities, automobile, truck, and trailer lease and rental facilities (principal or accessory), automotive paint and body repair shops, automobile repair facilities, automotive upholstery shops, building lumber and supply establishments provided the entire storage area is enclosed within a solid wall or fence of at least six (6) feet in height, commercial indoor recreation uses; commercial outdoor recreation uses; indoor amusement enterprises, including bowling alleys, pool halls, or the like, equipment rental, sales, or service, provided the storage of equipment areas are enclosed within a solid wall or fence at least six feet in height, exterminating facilities (insect and/or rodent), Farm and garden supply stores; farm equipment sales and repair facilities, farmers markets (fully enclosed), film developing and printing facilities, full service gasoline stations provided said facility shall not be located adjacent to a residential zoning district, manufacture of pottery or other ceramic products, using only previous pulverized clay, manufacture of clocks, watches, musical instruments, and novelties, Printing, publishing, and lithography establishments, provided that no more than fifty (50%) percent of total gross floor area will be used for storage, telecommunications towers and antennas subject to requirements of adopted ordinance.





Walmart DOLLAR TREE

Mister MURPHY CAR WASH ZAXBY'S RaceTrac

Auto Zone EXOTIC ENVY REPTILES

Publix SUPER MARKETS

United Community CHINA FUN

ups CHASE PAPA JOHN'S

Wendy's

Walgreens

SHERWIN WILLIAMS

McDonald's

ExtraSpace Storage

PAULDING CHRYSLER DODGE JEEP RAM

HARDY FAMILY AUTOMOTIVE GROUP

COSTCO WHOLESALE

Marathon

Shell

TACO BELL

Waffle House

MARTIN'S Fresh Tastes Best

Stars and Strikes GETAWAY-PLAY

DRIVEMAX

Charles Hardy Pkwy

Charles Hardy Pkwy

Macland Rd

120

120

120

120





Amy Mollohan

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