

Commercial Land For Sale

+/- 3.19 acres | Macland Road
Hiram, Georgia 30141



SLT

Real Estate

Brokerage Disclaimer and Conditions



SLT Real Estate Georgia LLC has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by SLT Real Estate Georgia LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of SLT Real Estate Georgia LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

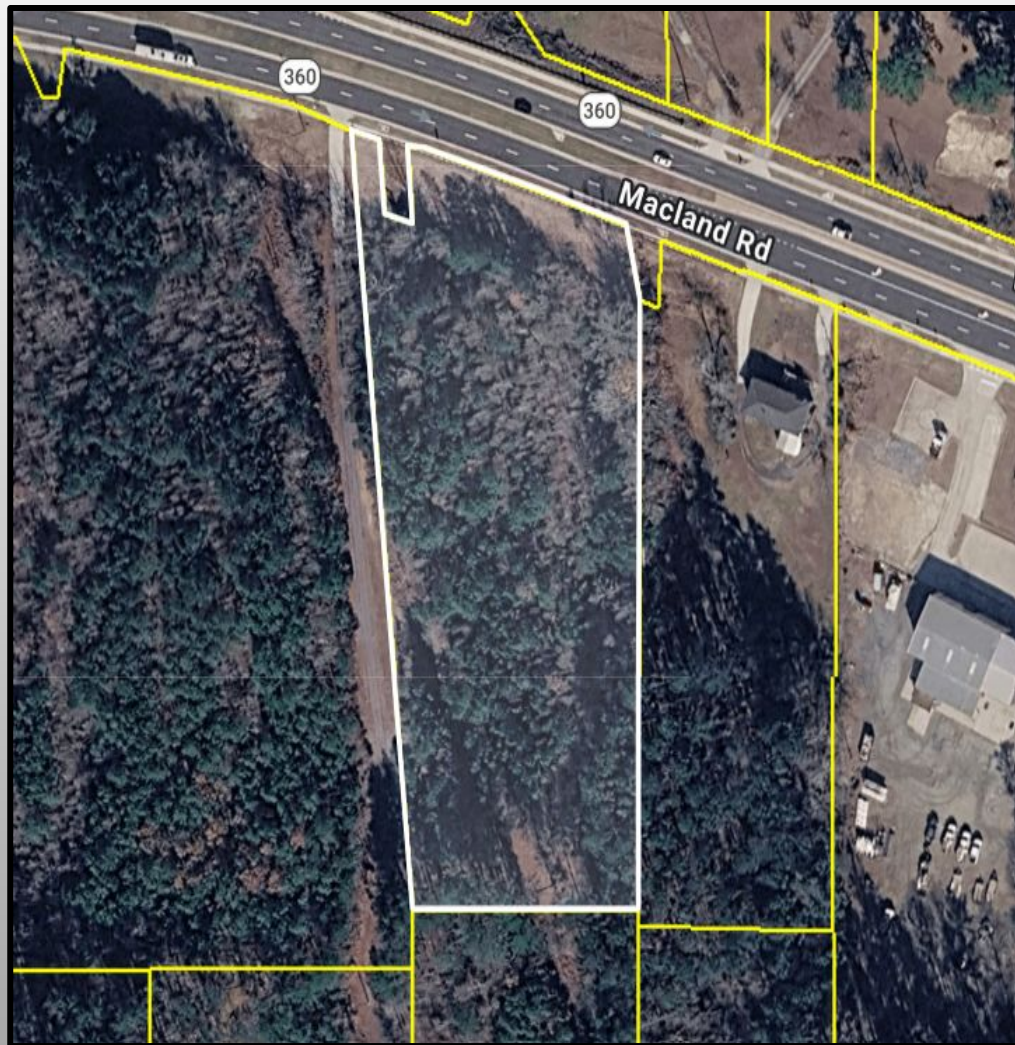
EXECUTIVE SUMMARY

This 3.19-acre commercial parcel sits on Macland Road in unincorporated Paulding County, Georgia, carrying a B-1 General Business zoning designation. The site is raw, unimproved land with full corridor utilities available — electricity, natural gas, water, cable, and telephone — making it well-positioned for development without significant infrastructure lead time.

Macland Road is a signalized, high-traffic corridor recording an average annual daily traffic count of approximately 14,750 to 21,000 vehicles per day in the immediate vicinity. The road was recently widening to four lanes toward Marietta/Smyrna — a public infrastructure investment that reflects the corridor's growing commercial importance and is expected to further increase traffic volume and land values. Macland Road connects directly to I-75 near Truist Park in Marietta/Cobb County, positioning this parcel at the intersection of two high-growth suburban markets near the Paulding/Cobb County line.

The immediate trade area includes a Starbucks and Publix within approximately two miles, along with WellStar Paulding Hospital nearby — anchors that reflect the neighborhood's established retail and healthcare-service demand. Paulding County ranks among the fastest-growing counties in Metro Atlanta, driven by sustained residential expansion that has generated strong absorption of neighborhood-serving commercial uses including quick-service restaurants, medical and dental offices, urgent care facilities, childcare centers, and financial services.

B-1 zoning permits a wide range of by-right commercial uses, including general retail, restaurants with drive-through service, medical and professional offices, daycare centers, and automotive sales. Fuel stations and car washes are permissible with the applicable Special Use Permit or Special Exception. At 3.19 acres, the parcel is large enough to accommodate multiple pad sites or a small inline retail center, offering flexibility for a single-user development or a multi-tenant configuration.





PROPERTY INFORMATION

ADDRESS	00 Macland Road Hiram, Georgia 30141
COUNTY	Paulding
PARCEL ID	145.2.1.002.0000
ACRES	+/- 3.19 acres
ZONING	Commercial B1
Agricultural Restrictions	None
Road Frontage Amount	Approx 250 feet
Road Frontage Name	Macland Road
Occupancy Status	Vacant Land
Building on property	No
Water on Property	Small stream NE corner
Utilities Available	Public water, Electric
Best Use	Retail/Business

DEMOGRAPHICS

POPULATION:

1 MILE	3,753
3 MILE	37,433
5 MILE	97,344

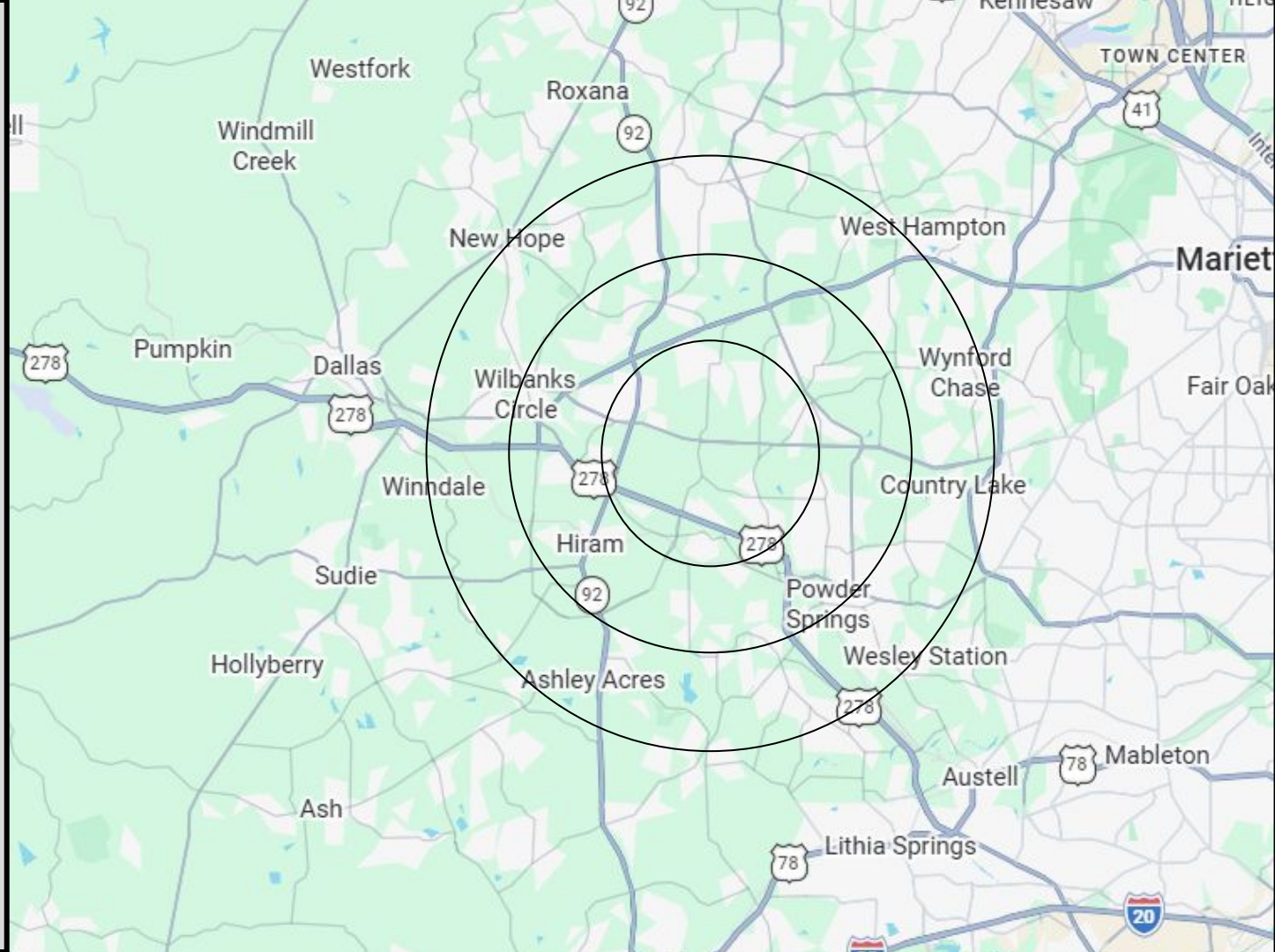
HOUSEHOLDS:

1 MILE	1,345
3 MILE	13,460
5 MILE	33,957

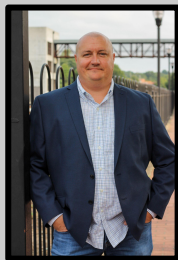
AVERAGE HH INCOME:

1 MILE	\$133,370
3 MILE	\$115,929
5 MILE	\$121,779

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EXCLUSIVELY LISTED BY



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