



# HIGHLAND PAVILION WAY

HIRAM, GA 30141

MEDICAL OFFICE BUILDING DEVELOPMENT SITES FOR SALE



OFFERING MEMORANDUM PREPARED BY:

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# EXECUTIVE SUMMARY

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## EXECUTIVE SUMMARY

The Highland Pavilion Way Assemblage (the "Assemblage") is a fantastic development opportunity in Hiram, Georgia, a high-growth area of Paulding County, located in the northwestern sector of the Atlanta MSA.

This property is comprised of 10.91 contiguous acres along Hwy-278 (Jimmy Lee Smith Pkwy), just east of WellStar Paulding Hospital, the premier healthcare destination in Paulding. The Assemblage offers City of Hiram B-2 (Highway Business District) zoning, a permissive commercial zoning designation which offers a multitude of uses. The Assemblage benefits from pre-existing infrastructure work including roads, grading, and sewer.

Given the proximity to the busy hospital and recent, ongoing development in the immediate surrounds, the Assemblage offers developers substantial upside in a prime metro Atlanta location.



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# PROPERTY OVERVIEW

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## GENERAL INFORMATION



**SALE PRICE:** \$2,050,000.00

**ACREAGE:** 10.91

**DEBT STRUCTURE:** Free and Clear

**SALE PRICE / AC:** Call for Information

**ZONING:** B-2, Highway Business District  
(City of Hiram)

**PARCEL NUMBERS:**  
 147.2.3.005.0000  
 147.2.3.006.0000  
 147.2.3.007.0000  
 147.2.3.008.0000  
 146.1.4.030.0000  
 146.1.4.031.0000  
 146.1.4.034.0000 (Road)

**LAND CONDITION:** Graded / Infrastructure (Sewer, Road)

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# NEARBY AMENITIES



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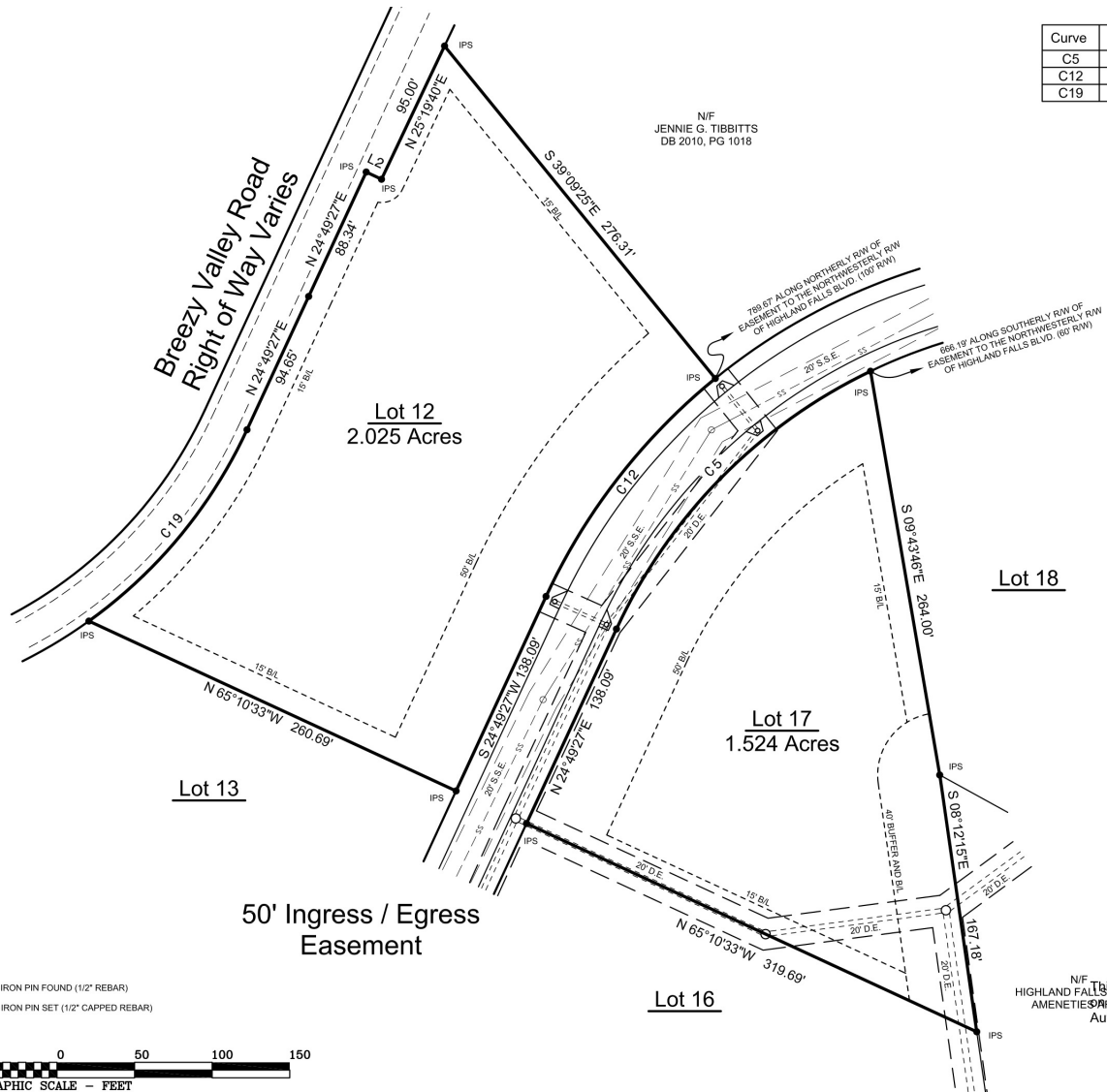
# NEARBY MEDICAL PROPERTIES



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# AERIAL MAP



Curve	Radius	Length	Chord	Chord Bear.
C5	345.00'	237.92'	233.23'	N 44° 34' 49" E
C12	395.00'	179.38'	177.84'	S 37° 50' 01" W
C19	314.39'	161.73'	159.95'	N 39° 33' 39" E

Course	Bearing	Distance
L2	S 64° 40' 20" E	10.89'

**SURVEYOR'S NOTES:**

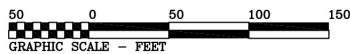
- The field data on which this plat or map is based has a closure of one foot in 27,044 feet and an angular error of 00" per angle point and was adjusted using the Least Squares Method.
- This plat or map has been calculated for closure and is accurate within one foot in 100,000+ feet.
- The field work for this property was completed on April 8, 2009.
- The linear and angular measurements shown on this plat were obtained by a field survey using a Nikon DTM-520 Total Station.
- The bearings shown on this plat were obtained from field angles based on a magnetic bearing.
- This plat has been prepared without the benefit of a current title report. Easements or other encumbrances may exist on public record but not shown hereon.
- This property is subject to all easements and rights-of-way shown and easements and rights-of-way not shown, recorded and unrecorded.
- The location and size of underground utilities shown hereon is based on above ground appearances, available design plans and visible markings made by the Underground Protection Service. The surveyor does not certify as to the accuracy of the information concerning the underground utilities shown hereon. Call the Utilities Protection Center at 1-800-292-7411 or 770-623-4344 prior to any land disturbing activities.
- This plat or map has been prepared for the exclusive use for the person(s) or entities named hereon.
- No provisions have been secured for delineation or location of state and/or local stream bank buffers that may exist on subject property.
- No provisions have been secured for delineation or location of wetlands that may exist on subject property.
- Under 17 U.S.C. § 102, it is illegal to reproduce any "original pictorial and graphic works of authorship fixed in any tangible medium of expression." Under § 101, "pictorial and graphic works" include "works of fine, graphic, and applied art, photographs, prints and art reproductions, maps, globes, charts, diagrams, models, and technical drawings, including architectural plans."

In my professional opinion, this plat or map and the survey on which it is based is made in (a) accordance with the minimum standard detail requirements for the State of Georgia and (b) pursuant to the accuracy standards as adopted by the State of Georgia and in effect on the date of this survey.

This document originally issued and sealed by Dean C. Olson, RLS No. 2806, HIGHLAND FALLS, GA, on April 9, 2009. This media should not be considered a certified document. Authority O.C.G.A. 43-15-33.

Dean C. Olson  
Georgia Registered Land Surveyor  
No. 2806

IPF - IRON PIN FOUND (1/2" REBAR)  
IPS - IRON PIN SET (1/2" CAPPED REBAR)



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# AERIAL MAP

Breezy Valley Road  
Right of Way Varies

IPF - IRON PIN FOUND (1/2" REBAR)  
IPS - IRON PIN SET (1/2" CAPPED REBAR)

Curve	Radius	Length	Chord	Chord Bear.
C6	25.00'	22.39'	21.65'	S 00°50'05" E
C7	55.00'	54.50'	52.30'	S 01°53'46" W
C8	55.00'	97.53'	85.25'	N 81°05'20" E
C9	55.00'	66.67'	62.66'	S 13°23'03" E
C10	55.00'	52.61'	50.62'	S 48°44'28" W
C11	25.00'	22.39'	21.65'	S 50°28'59" W
C20	314.39'	129.88'	128.96'	N 66°07'56" E

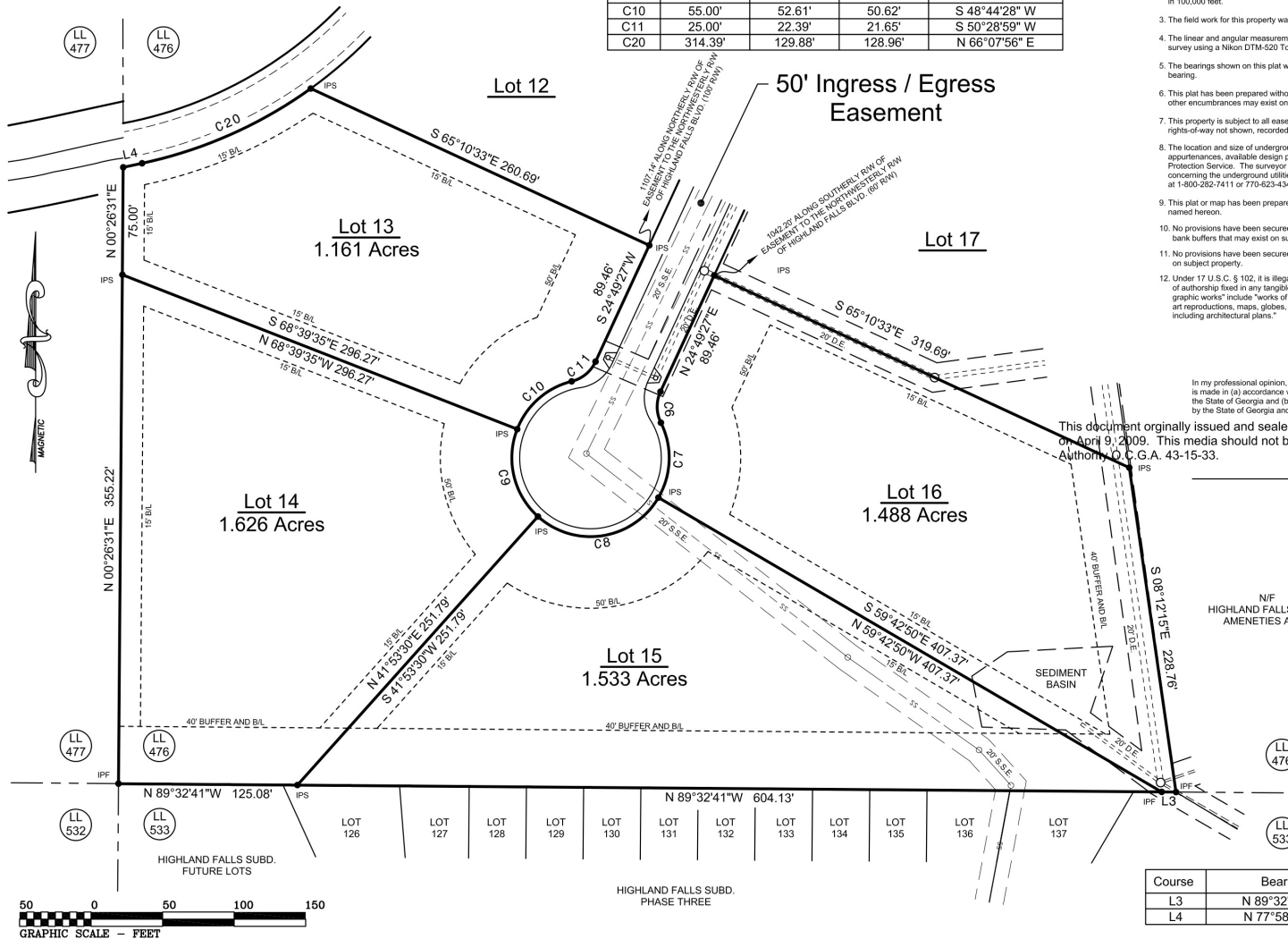
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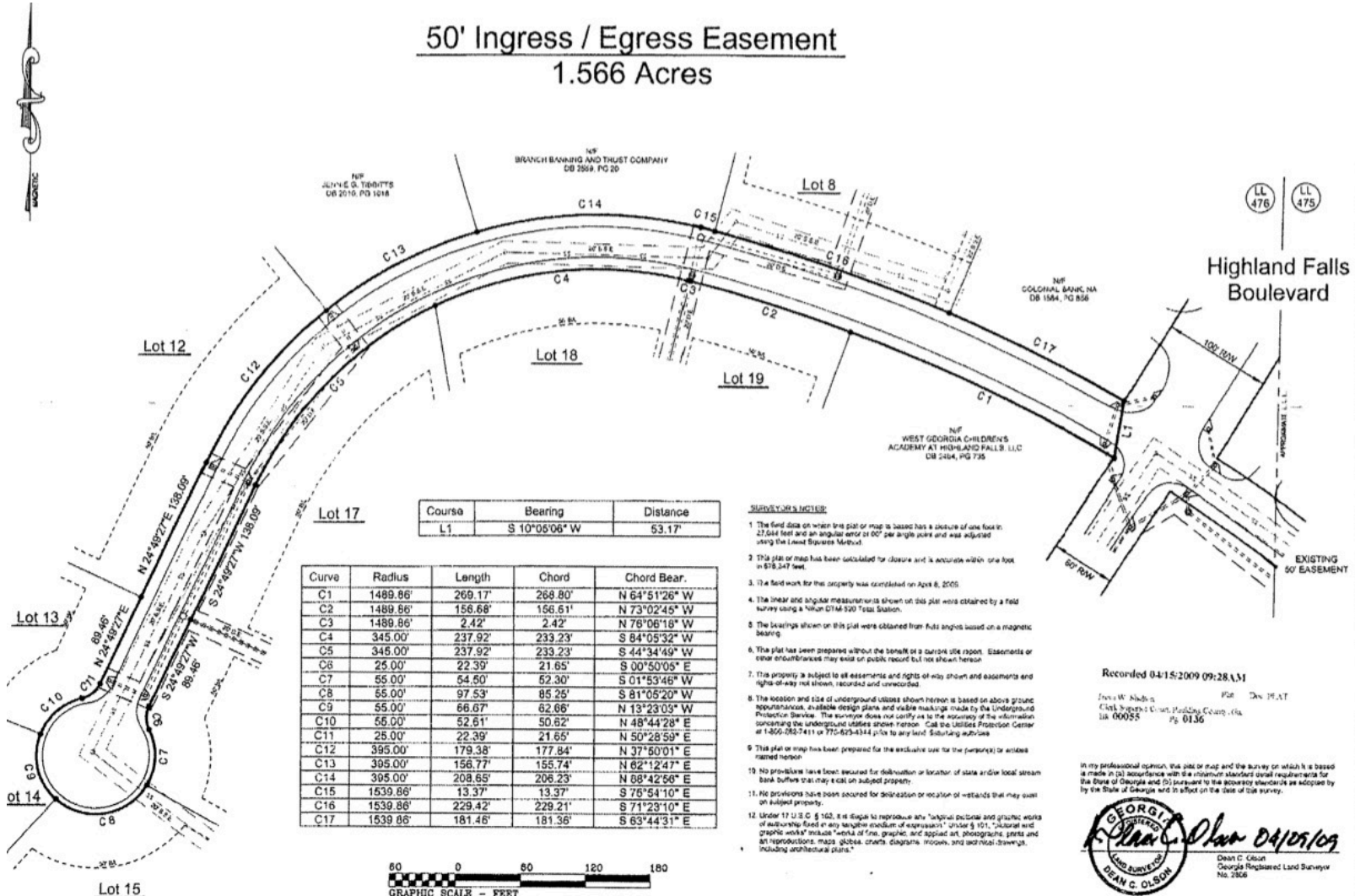


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50' Ingress / Egress Easement  
1.566 Acres



Course	Bearing	Distance
L1	S 10°05'06" W	53.17'

Curve	Radius	Length	Chord	Chord Bear.
C1	1489.86'	269.17'	268.80'	N 64°51'26" W
C2	1489.86'	156.66'	156.61'	N 73°02'45" W
C3	1489.86'	2.42'	2.42'	N 76°06'18" W
C4	345.00'	237.92'	233.23'	S 84°05'32" W
C5	345.00'	237.92'	233.23'	S 44°34'49" W
C6	25.00'	22.39'	21.65'	S 00°50'05" E
C7	55.00'	54.60'	52.30'	S 01°53'46" W
C8	55.00'	97.53'	85.25'	S 81°05'20" W
C9	55.00'	66.67'	62.66'	N 13°23'03" W
C10	55.00'	52.61'	50.62'	N 48°44'28" E
C11	25.00'	22.39'	21.65'	N 50°28'59" E
C12	395.00'	179.38'	177.84'	N 37°50'01" E
C13	395.00'	156.77'	155.74'	N 62°12'47" E
C14	395.00'	208.85'	206.23'	N 86°42'56" E
C15	1539.86'	13.37'	13.37'	S 76°54'10" E
C16	1539.86'	229.42'	229.21'	S 71°23'10" E
C17	1539.86'	181.46'	181.36'	S 63°44'31" E

**SURVEYOR'S NOTICE:**

- The field data on which this plat or map is based has a closure of one foot in 23,644 feet and an angular error of 00" per angle point and was adjusted using the Least Squares Method.
- This plat or map has been calculated for closure and is accurate within one foot in 619,347 feet.
- The field work for this property was completed on April 8, 2009.
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Recorded 04-15-2009 09:28AM

Debra W. Smith, PLS FOR THE PLAT  
Civil Survey Unit, Macon County, GA  
LA 06055 Pg. 0136

In my professional opinion, this plat or map and the survey on which it is based is made in (a) accordance with the minimum standards of practice for the State of Georgia and (b) pursuant to the powers and duties as conferred by the State of Georgia and in effect on the date of this survey.





# MARKET OVERVIEW

# CITY OF HIRAM



## TRANSIT

HWY 278	0 Miles
SR 120	0.5 Miles
I-20	10 Miles
I-75	14 Miles
I-285	16 Miles

## CITIES

Dallas	3 Miles
Powder Springs	5 Miles
Marietta	10 Miles
Vinings	16 Miles
Buckhead	20 Miles
Midtown Atlanta	22 Miles

## ATTRACTIONS

The Avenue West Cobb	7 Miles
Kennesaw Mountain National Park	10 Miles
Six Flags Over Georgia	15 Miles
Atlanta Braves Truist Park	16 Miles
Georgia Aquarium	21 Miles



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## CITY OF HIRAM

Located in the foothills of the Appalachians just northwest of the city of Atlanta, Paulding County was once devoted to agriculture. At the start of the 21st century, Paulding began to see the substantial growth of industrial and commercial activities, which led to the establishment of Paulding Northwest Atlanta Airport in 2008, the first jet-capable airport built in Georgia in over 30 years. Since 2000, Paulding County has grown from 80,000 to over 160,000 people, the majority of which are recent transplants. Hiram and nearby county seat Dallas, the two highest-growth locales in the county, saw their populations more than double from 2000-2010. Since 2010, Hiram's population continued its impressive trajectory, buoyed by new infrastructure, good schools, available jobs, and substantial quality of life advantages. Paulding is now the second fastest growing county in Georgia, trailing only Gwinnett County, thanks in no small part to a growing presence of aerospace, medical, advanced manufacturing, and professional service businesses.

The city of Hiram is located 25 miles northwest of downtown Atlanta, making it part of the Atlanta MSA. State Highways 92 and 120 pass through the community, connecting the city to

Cobb, Douglas, and Carroll Counties. With quaint downtown shopping and a full array of national retailers within a three-mile radius, Hiram functions as the primary commercial center of Paulding County.

Several major developments in and around Hiram over the last few years highlight the city's growth and importance within the region. Examples include WellStar Paulding Hospital, the 300,000 SF LEED Silver facility which functions as the healthcare center of the county, the Hiram/Dallas Costco, which opened in 2021 to the busiest opening of any Costco in the state of Georgia, and Greystone Power's new 260,000 SF corporate headquarters, which delivered in 2021. Other projects include a 130,000 SF manufacturing expansion at its Hiram plant by Interroll, a leading supply chain and e-commerce provider, as well as the \$215MM Richland Creek Reservoir, designed to act as an independent water supply for a county expected to double in population over the next 25 years. Notably, a new Holiday Inn Express is slated to be built just to the west of the Assemblage in order to accommodate growing hospital demand.



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# DEMOGRAPHICS

RADIUS	2 MILES	3 MILES	5 MILES
Population 2027 Projection	22,627	39,805	105,296
Population 2022 Estimate	19,029	33,601	91,353
Population 2010 Census	14,403	26,396	73,972
2022-2027 Population Growth %	32.12%	27.30%	23.50%
2010-2027 Population Growth %	57.10%	50.80%	42.35%
Households 2027 Projection	8,348	14,468	36,612
Households 2022 Estimate	7,022	12,211	31,695
Households 2010 Census	5,342	9,618	25,618
2022-2027 Household Growth %	18.88%	18.48%	15.51%
2010-2027 Household Growth %	56.27%	50.43%	42.92%
2022 Average Household Income	\$74,907	\$75,201	\$84,945
2022 Total Consumer Spending	\$212M	\$373M	\$1.06B

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# FINANCIAL SUMMARY

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# SALES COMPS

**Criteria**  
 - Sold in 2022 of later  
 - Dallas, Hiram, or Powder Springs  
 - 1 Acre to 15 Acres  
 - Sold for Land Value

PROPERTY ADDRESS	CITY	COUNTY	SALE DATE	SITE ACREAGE	SALE PRICE	PRICE PER ACRE
 420 BUTLER INDUSTRIAL DR	HIRAM	PAULDING	7/1/23	6.60	\$1,325,000	\$461,673
 HIGHWAY 278	DALLAS	PAULDING	5/5/23	4.40	\$1,200,000	\$272,727
 JIMMY LEE SMITH PKWY	HIRAM	PAULDING	1/27/23	11.64	\$1,450,000	\$124,570
 HWY 278 & CLEBURNE PKY	HIRAM	PAULDING	11/9/22	2.62	\$550,000	\$209,923
 4975 HILL RD	POWDER SPRINGS	PAULDING	9/22/22	11.98	\$2,332,000	\$194,657
 0 JIMMY LEE PKY	HIRAM	PAULDING	8/15/22	4.35	\$1,587,750	\$365,000
 1 PALISADES PKY	DALLAS	PAULDING	8/12/22	14.76	\$2,888,331	\$195,686
 4550 BROWNSVILLE RD	POWDER SPRINGS	PAULDING	7/27/22	1.35	\$570,000	\$452,380
 0 ROSEDALE DR	HIRAM	PAULDING	6/21/22	5.63	\$1,850,000	\$328,596
 2400 HIRAM ACWORTH HWY	DALLAS	PAULDING	3/26/22	1.18	\$500,000	\$423,728
AVERAGE (WEIGHTED)				6.451	\$1,425,308	\$220,944
SUBJECT				10.91	TBD	TBD

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## LEGAL DISCLAIMER

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The information contained in this Offering Memorandum (OM) is provided solely to facilitate the prospective purchaser’s own due diligence, for which it shall be fully and solely responsible. The OM is not meant to serve as a substitute for Recipient’s performance of a thorough analysis and “due diligence” investigation of all components of said Property, including but not limited to financial performance, loan details, market conditions, compliance with state and federal laws and regulations, or Property’s physical condition.

The materials contained herein are based on information and sources that are deemed reliable, but no representation or warranty, expressed or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, partners, etc. as to the accuracy or completeness of said information. Seller reserves the right at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason.

Seller and Broker each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and / or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, corrections of errors, change of price or other terms, prior to sale or withdrawal from the market without notice.

Seller shall have no legal obligation or commitment of any kind to any Recipient in performing additional investigations and/or making an offer to purchase the Property, unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller.

Recipient of this Offering Memorandum agrees:

- » The enclosed information is highly confidential and will be held and treated in the strictest of confidence and any physical copy of the OM shall be returned to Broker or Seller promptly upon request;
- » Not to contact employees or tenants of the Property directly or indirectly regarding any aspect of this information without the prior written approval of the Broker or Seller; and
- » No portion of the enclosed information may be copied or otherwise reproduced without the prior written authorization of Broker or Seller.

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**THANK YOU**



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