

OFFERING MEMORANDUM

3.49 ACRE CORNER

B-1: General Business District

2456 Macland Road
Dallas, GA 30157

Presented by:



JOE WEATHERS

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RELATE REALTY

678-389-1079

SUMMARY

\$1,000,000

This 3.49 acre prime commercial corner zoned B1 presents a unique opportunity on the newly 4-laned Macland Road with frontage on both Macland and Ragsdale Roads—just 1,500 ft from Hwy 120 (Charles Hardy Pkwy) and **directly** across the street from P.B. Ritch Middle School. Excellent visibility, multiple access points, and strong traffic counts in a rapidly growing corridor!

Zoned B-1 (General Business District), it allows for a broad mix of commercial uses including fast food, retail strip with end caps, coffee shop, daycare, education, restaurant, medical and professional offices, car wash, and more. Additionally, a gas station with convenience store is a possible user under B-1 through a Special Use Permit. The location and zoning make this property ideal for a wide range of commercial or mixed-use opportunities.



POTENTIAL USES

- Retail
- Daycare
- Car Wash
- Restaurant/Fast Food
- Bank
- Medical Offices
- Professional Offices
- Schools and Instructional

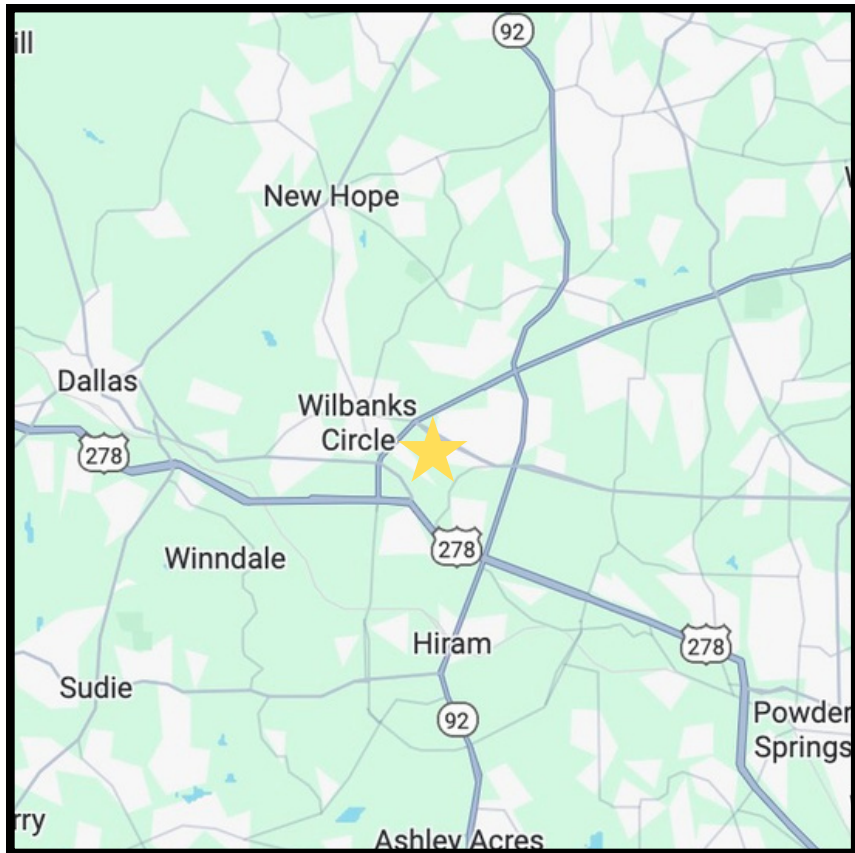
WITH SPECIAL USE PERMIT

- Gas Station
- Convenience Store

LOCATION

2456 Macland Road, Dallas, GA 30157

- 14,750 AADT (Annual Average Daily Traffic)
- Directly across from P.B. Ritch Middle School
- 1,500 ft from Hwy 120 (Charles Hardy Pkwy)
- 1 Mile to Hwy 92
- 1.5 Miles to Hwy 278/Jimmy Lee Smith Pkwy





WATER MAP



SEWER MAP





3.49 ACRES



RAGSDALE ROAD

MACLAND ROAD

P.B. Ritch Middle School



MACLANDS ROAD

3.49 ACRES



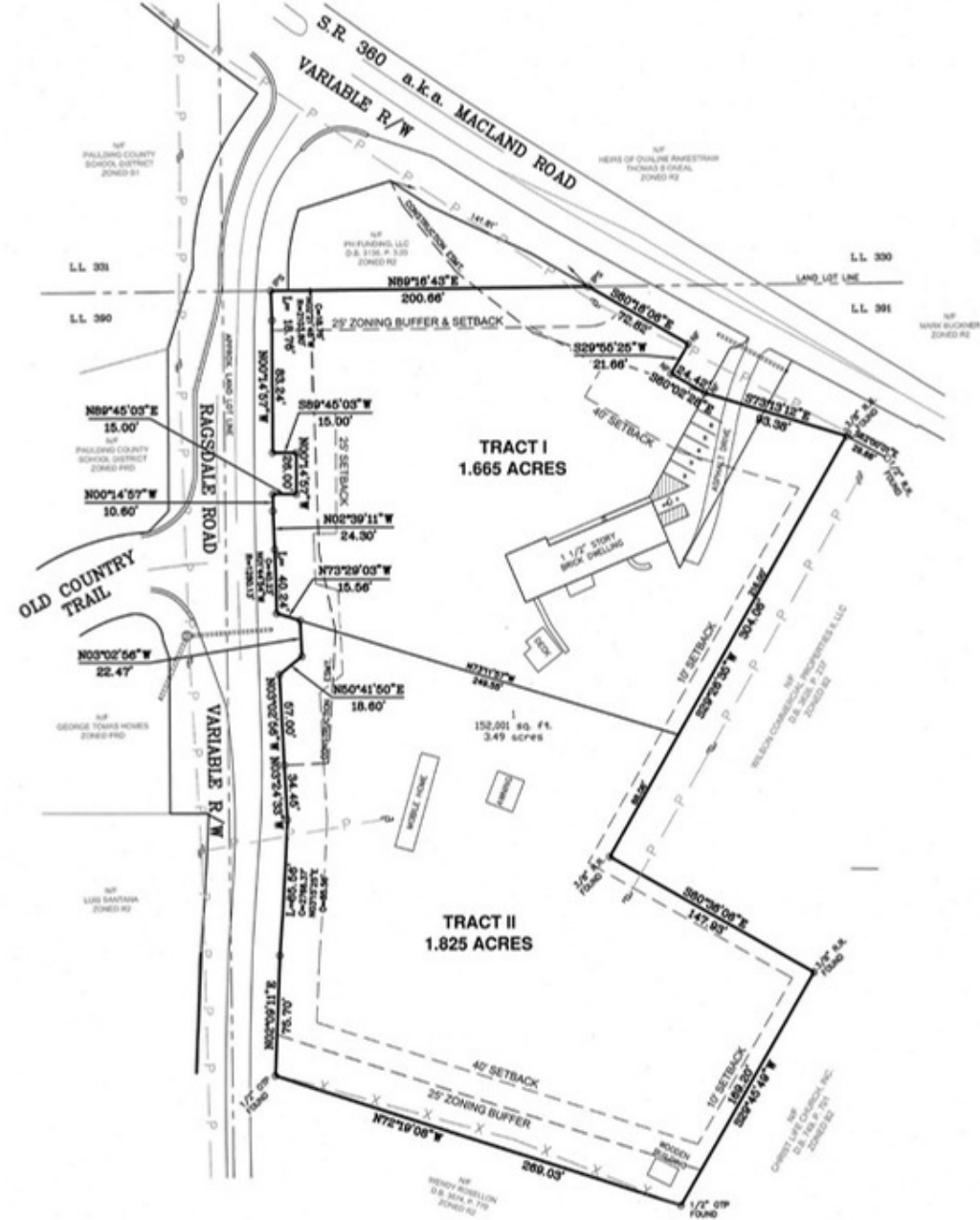
RAGSDALE ROAD



AERIAL



SITE PLAN





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RELATE REALTY

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