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1693 WEST SANDTOWN ROAD SOUTHWEST



## **KW COMMERCIAL WEST COBB**

3375 Dallas Hwy, Suite 100  
Marietta, Ga 30064

## **DAVID MCGINNIS**

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# RESIDENTIAL LAND - R20 6 ACRES

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## Property Summary

Price:	upon request
Lot Size:	10 acres
Zoning:	R20
Home:	3924 sf
Pool	yes

## Property Overview

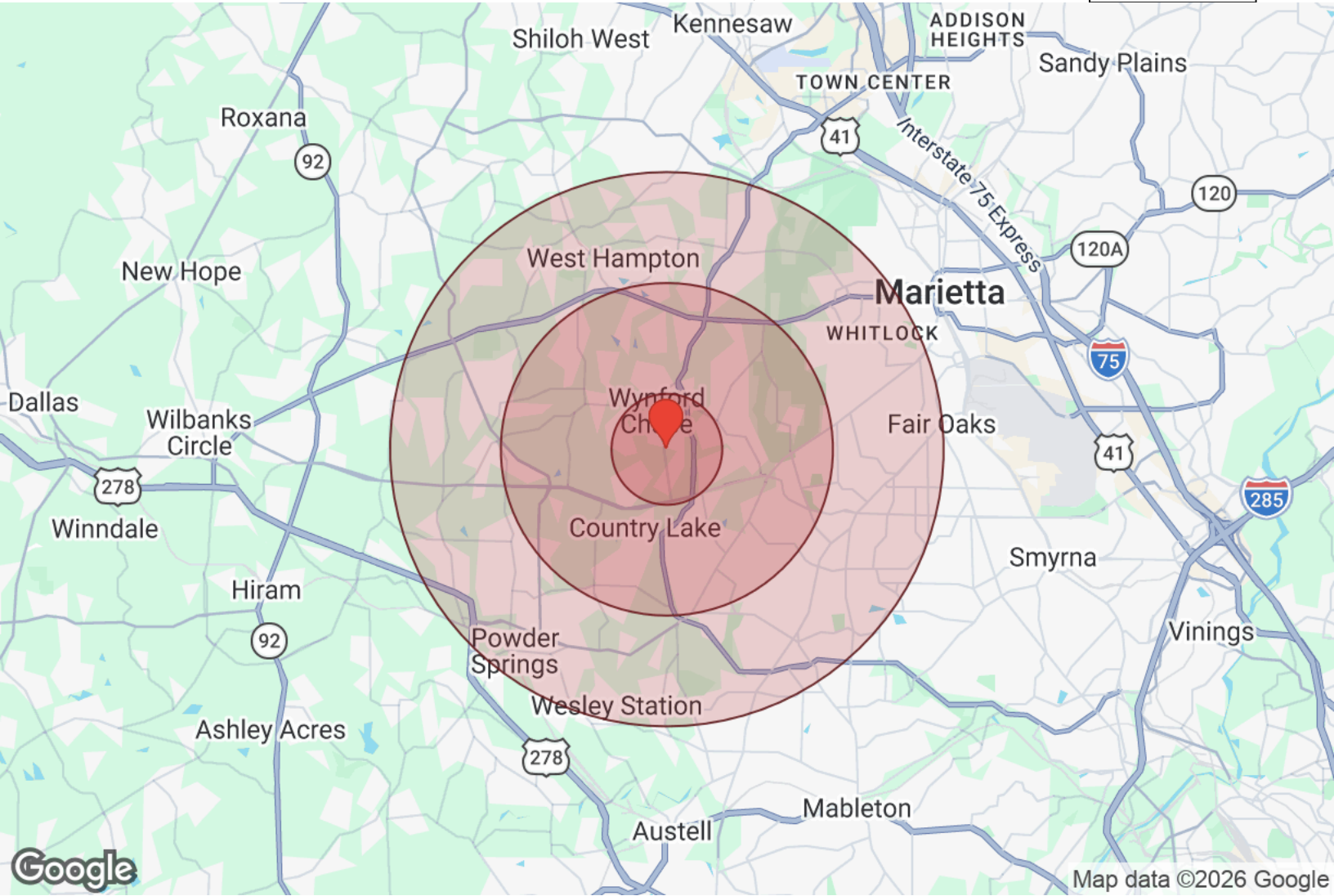
- Approx 10 acres of scenic / buildable land on West Sandtown Rd .
- Recorded 50 ft Sewer Easement via adjacent property.
- Friendly topography sloping toward sewer access.
- Current Zoning is R20.
- Over 500 ft of road frontage on West Sandtown Rd.

## Location Overview

West Cobb / Marietta location in Hillgrove HS school district with great potential for low cost development, horse farm or large estate lot.

# DEMOGRAPHICS & LOCATION

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

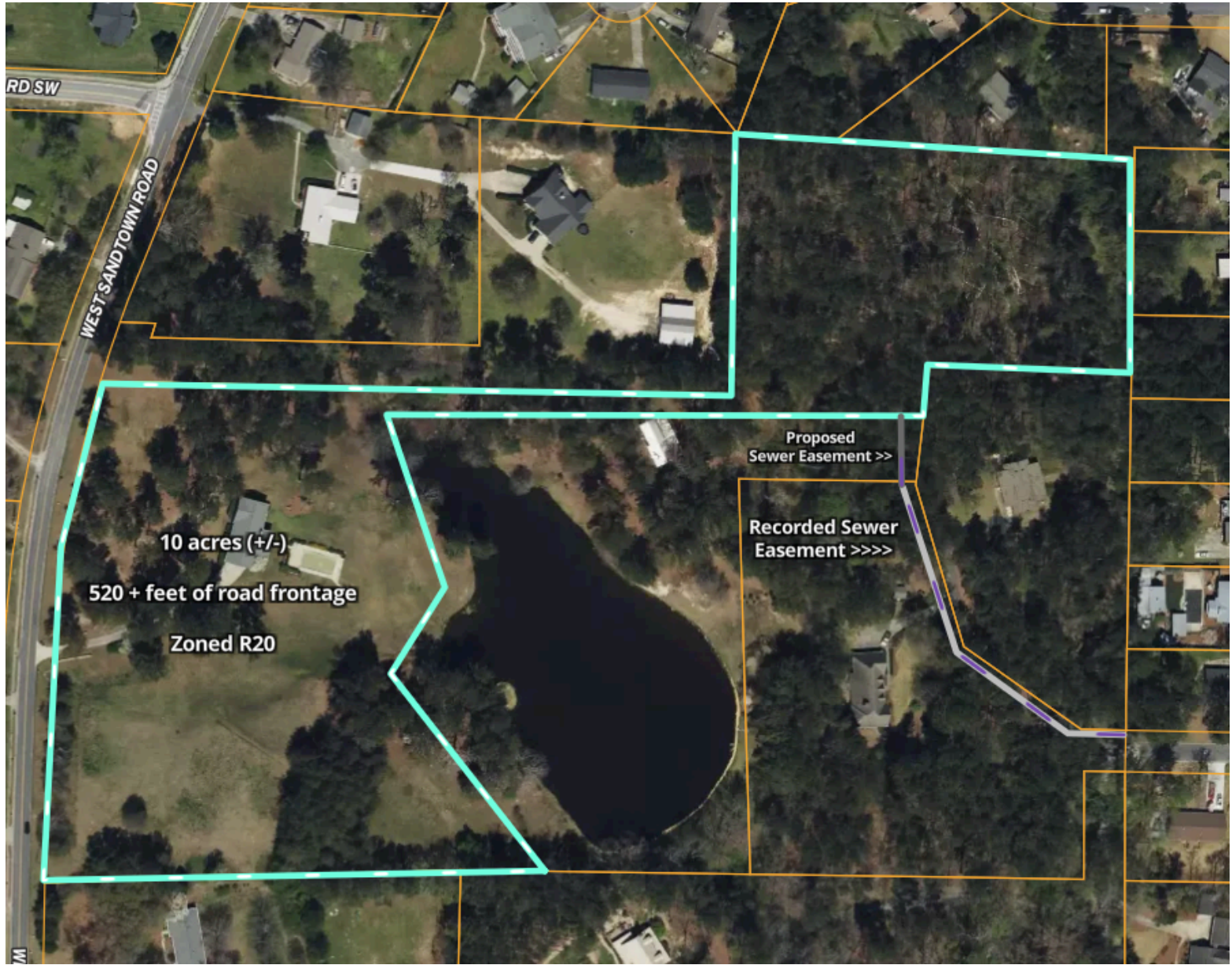
	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	2,977	23,896	77,711	Median	\$113,592	\$118,417	\$100,457
Female	3,179	25,396	81,826	Under \$15k	24	631	3,171
Total Population	6,156	49,292	159,537	\$15k - \$25k	83	775	2,630
				\$25k - \$35k	65	487	2,642
<b>Housing</b>				\$35k - \$50k	110	976	4,208
Total Units	2,116	17,522	59,207	\$50k - \$75k	232	1,944	8,296
Occupied	2,041	16,908	56,969	\$75k - \$100k	259	2,031	7,425
Owner Occupied	1,825	14,045	40,011	\$100k - \$150k	666	4,351	12,117
Renter Occupied	216	2,863	16,958	\$150k - \$200k	298	2,406	7,002
Vacant	75	613	2,237	Over \$200k	302	3,307	9,479
<b>Age</b>							
Ages 0 - 14	1,181	9,209	29,659				
Ages 15 - 24	841	6,511	21,311				
Ages 25 - 54	2,387	19,003	63,639				
Ages 55 - 64	899	6,799	20,813				
Ages 65+	847	7,771	24,116				

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# AVAILABLE TRACT ~ 10 ACRES

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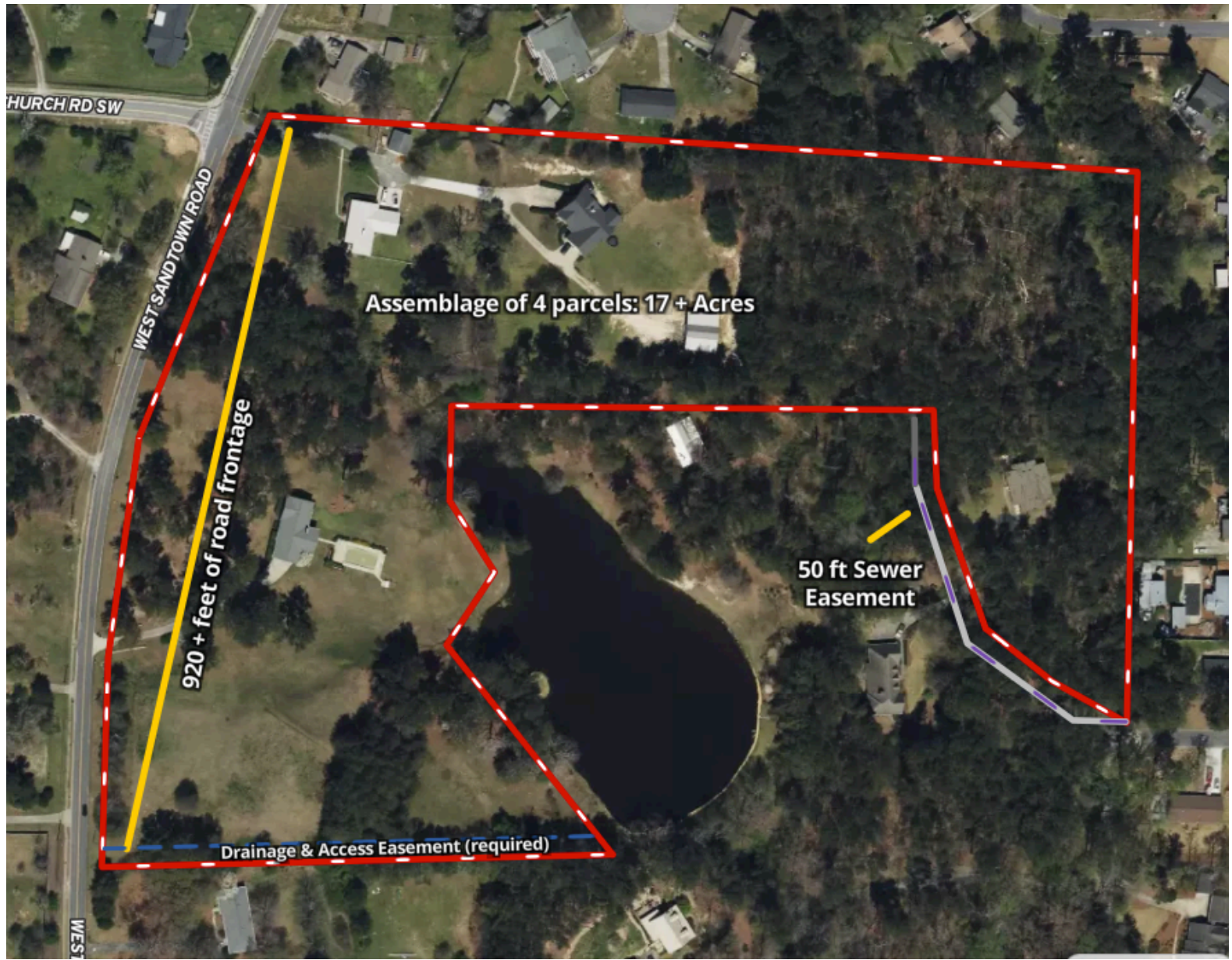


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# ASSEMBLAGE TRACT

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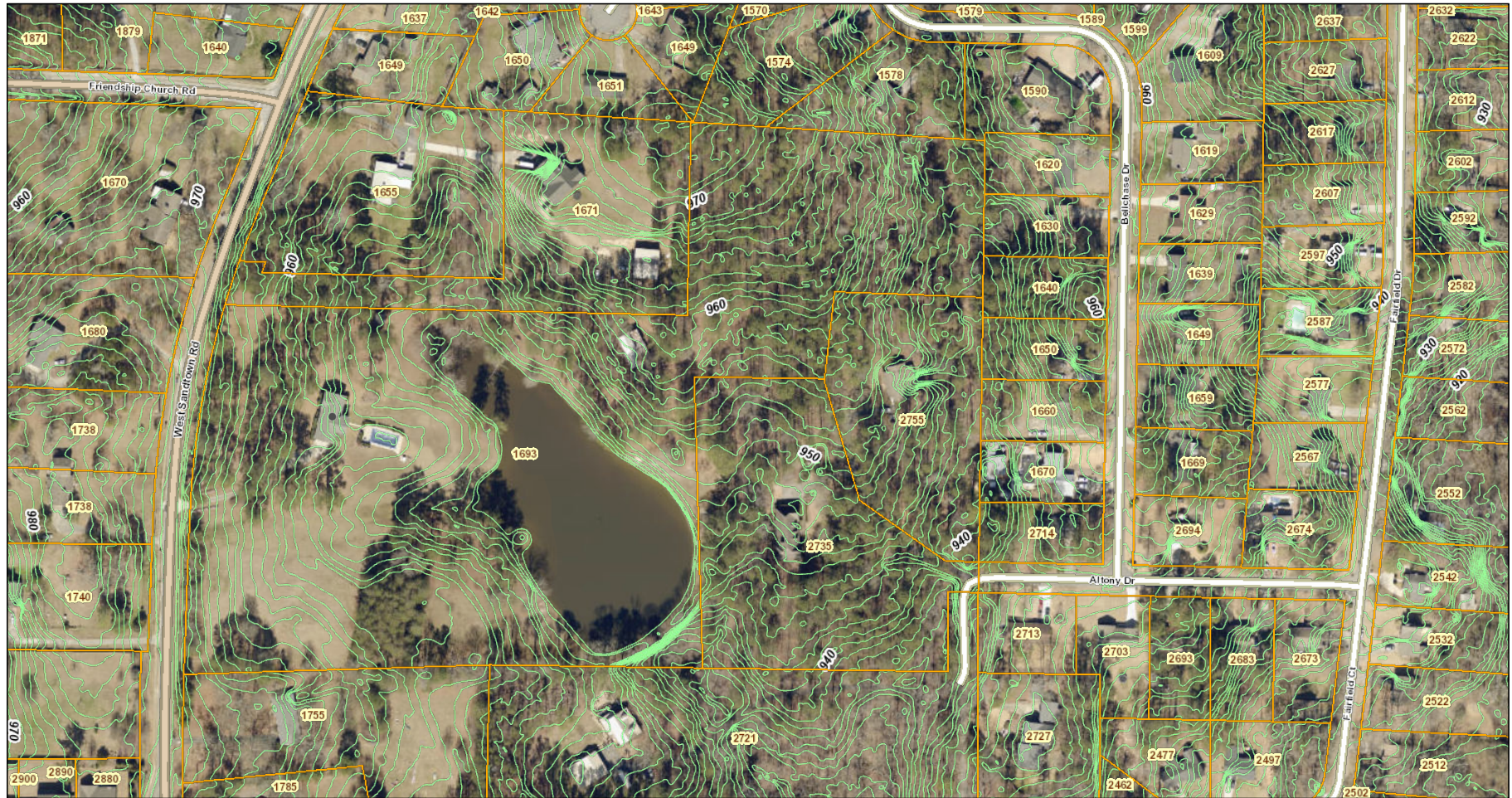
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# CONTOURS

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Cobb County Web Map



1/20/2025, 6:08:06 PM

Commissioner Districts

- District One (NW Cobb): Keli Gambrill
- Cobb Parcels
- Main rail line

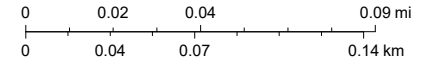
Cobb Roads

- Interstates
- Arterials
- Major Collectors
- Minor Collectors
- Local
- Local-Private
- Ramps
- 1-Foot Contours
- 900 - 1000

ORTHO

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:2,257



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