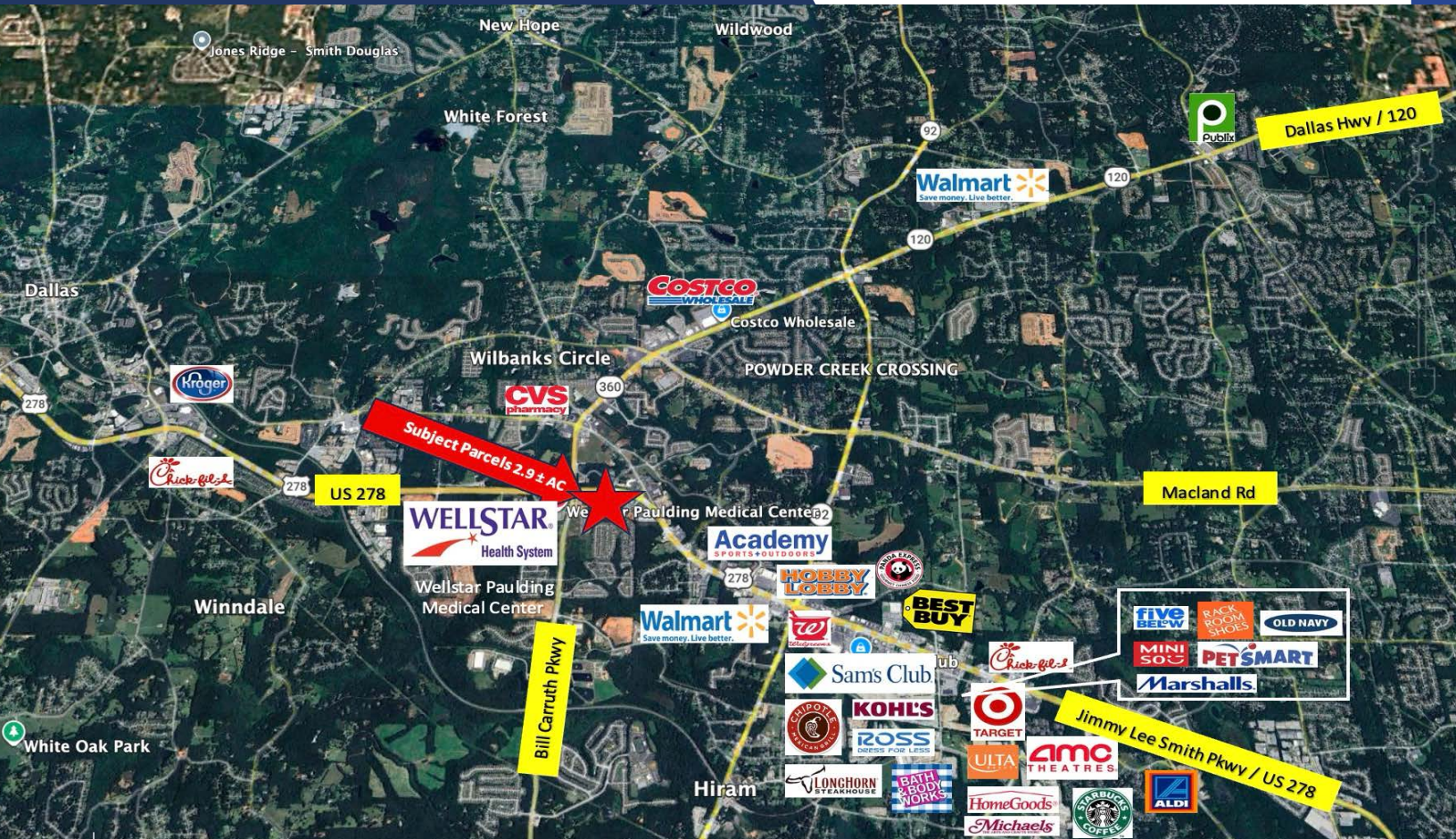




**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Near Wellstar Paulding Hospital | 2.9 ± AC Land Zoned B-2 - HIGHWAY BUSINESS DISTRICT ZONING

PREPARED BY:

**Coldwell Banker Commercial
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Suite #100
Atlanta, GA 30328

FOR SALE (2.9 ± AC Land)

**66 Breezy Valley Rd
Hiram, GA 30141**



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

EXECUTIVE SUMMARY

THE PROPERTY

66 Breezy Valley Road
Hiram, GA 30141

PROPERTY SPECIFICATIONS

Property Type:	Land
Land:	2.9 ± Acres
Zoning:	"B-2" Highway Business District Zoning

PRICE

Sale Price	\$2,250,000 USD
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INVESTMENT HIGHLIGHTS

- Three contiguous parcels, on a block immediately across from Wellstar Paulding Hospital, totaling approximately 2.9 +/- acres
- Approximately 1,000 +/- ft from Wellstar Paulding Hospital, a primary hospital serving Paulding County and its nearby surrounding areas
- Wellstar Paulding Hospital is currently a 112-bed hospital and is planning an additional \$300 million expansion to increase its capacity to 224 beds, with the first phase scheduled for completion by late 2027 and the second by 2029.
- The subject land is on the same side of the road as the hospital when traveling on Jimmy Lee Smith Parkway (US Hwy 278)
- Easy walking distance to the hospital complex
- Paulding County DOT anticipates connecting Breezy Valley Road to Bill Carruth Parkway, creating an additional access point to and from the subject property to the hospital from either Jimmy Lee Smith Parkway (US Hwy 278) or Bill Carruth Parkway (always check with Paulding County DOT on the latest)



- RaceTrack, Christian Automotive, and Texas Roadhouse have already established their presence directly across from the hospital
- A new Holiday Inn hotel is slated for construction immediately adjacent to the subject parcels on the same block across from the hospital
- Ideal for national retail, hotel, quick service restaurant (QSR), or class A medical office desiring to take advantage of the road exposure from a major thoroughfare, Jimmy Lee Smith Parkway (US Hwy 278), and its immediate proximity to the hospital
- Jimmy Lee Smith Parkway (US Hwy 278) serves as a main commercial corridor for the hospital and retailers nearby, including Academy Sports, The Home Depot, Best Buy, Target, Walmart, Sam's Club, Hobby Lobby, PetSmart, Kohl's, Michaels, Marshalls, Ulta, Aldi, Chick-Fil-A, Taco Mac, AMC Hiram, etc...
- Significant presence of national retailers near the hospital along Jimmy Lee Smith Parkway (US Hwy 278)

LOCATION

- 0.2 +/- miles east of the intersection of **Jimmy Lee Smith Parkway (US Hwy 278)** and **Bill Carruth Parkway**
- 24 miles west of the **I-285/I-75** interchange
- 34 miles NW of **Atlanta Hartsfield Jackson International Airport**



2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

MAPS & AERIALS

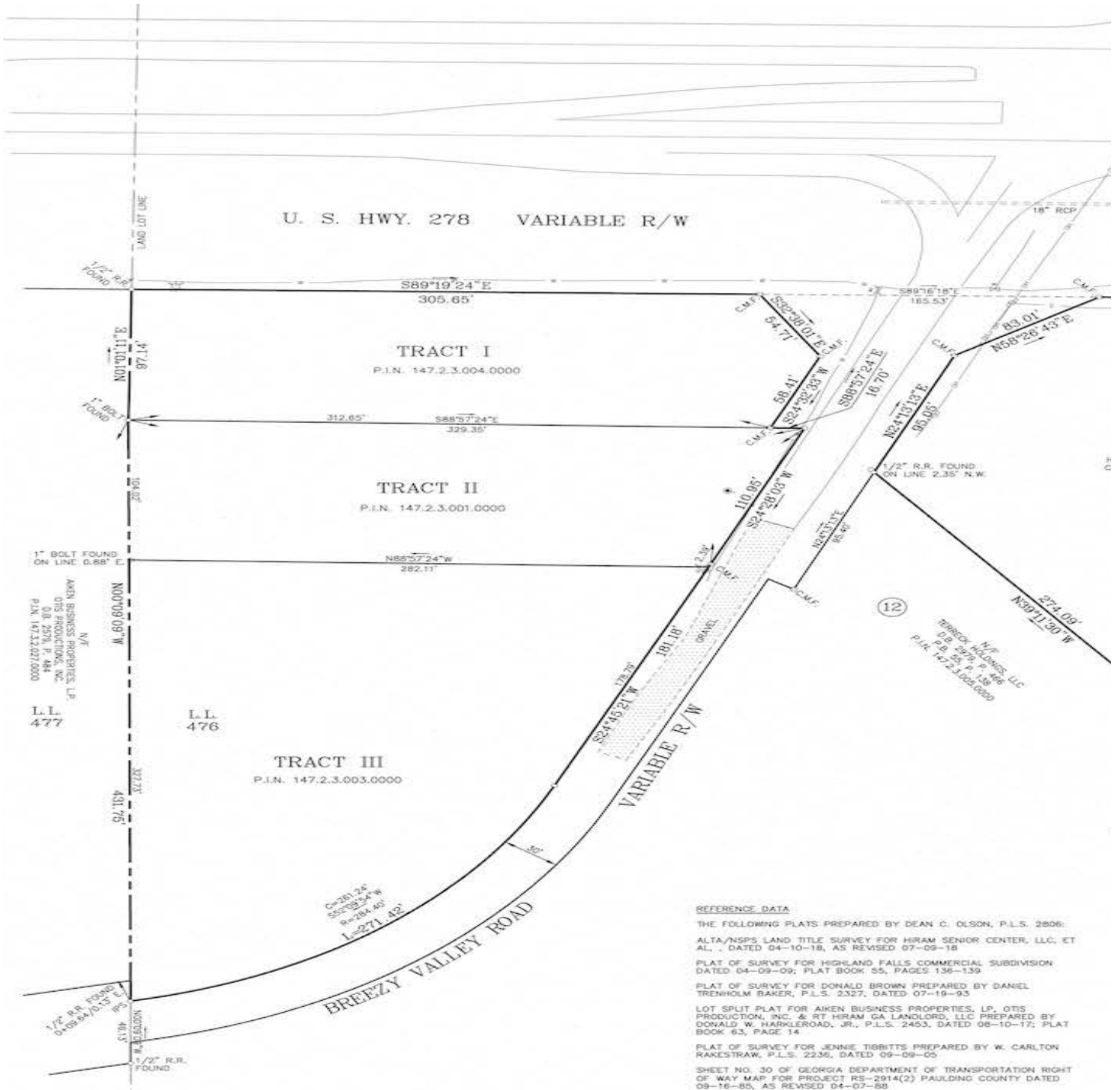


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.



2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

SURVEY



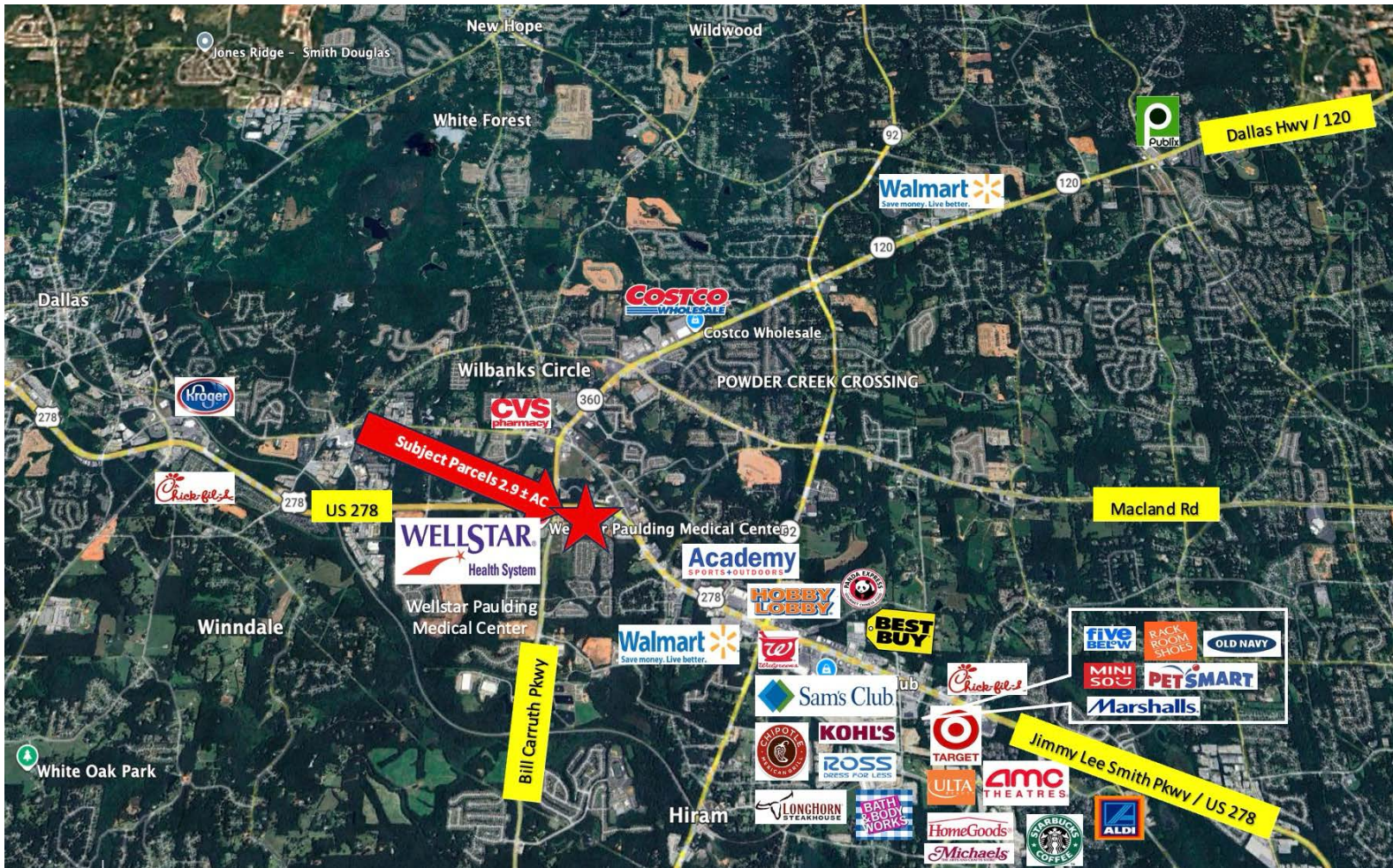
No warranty or representation, expressed or implied, is made regarding the accuracy of the information contained herein. It is your responsibility to independently confirm the accuracy and completeness of all information on this survey.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

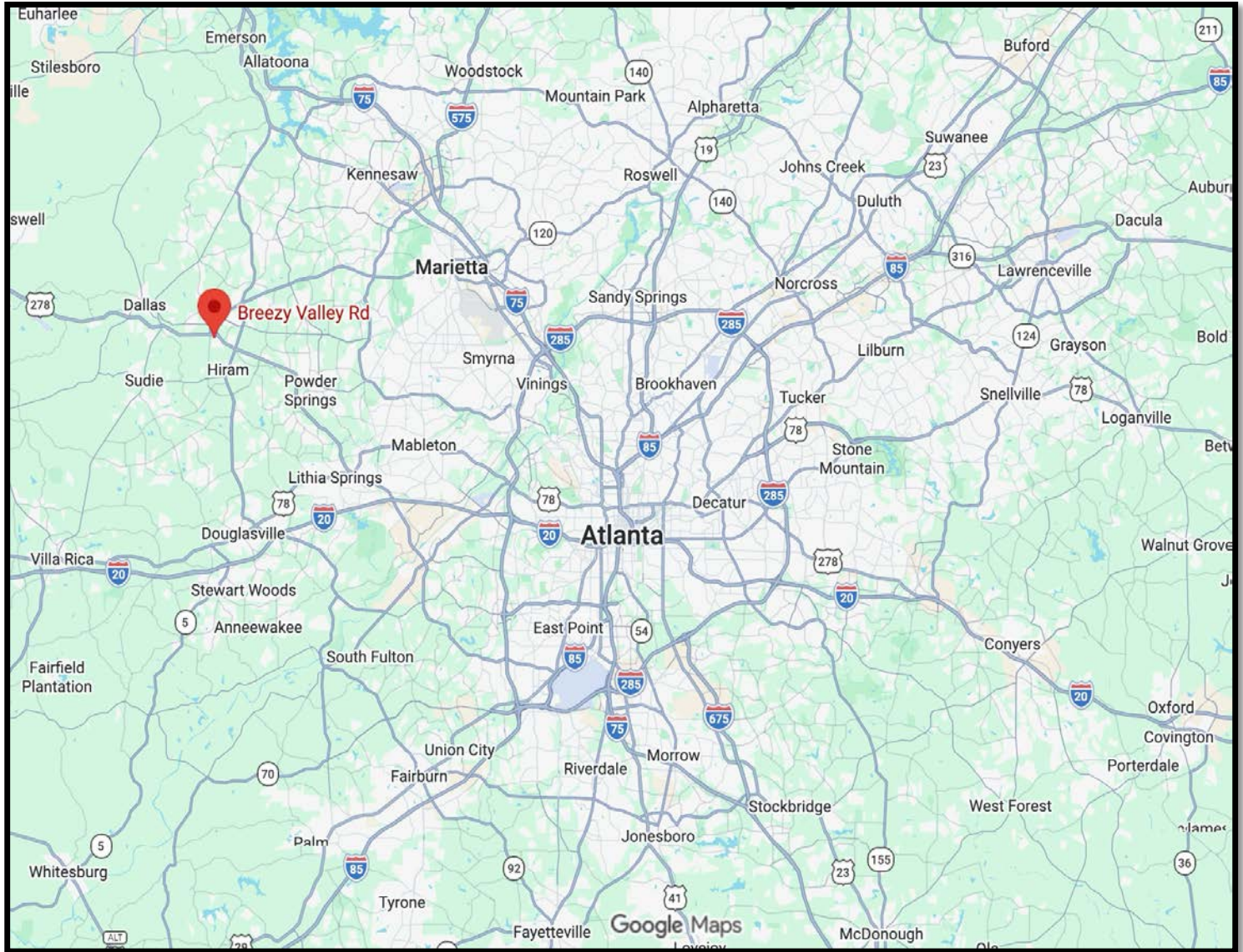
MAPS & AERIALS





2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

MAPS & AERIALS





2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

DEMOGRAPHICS

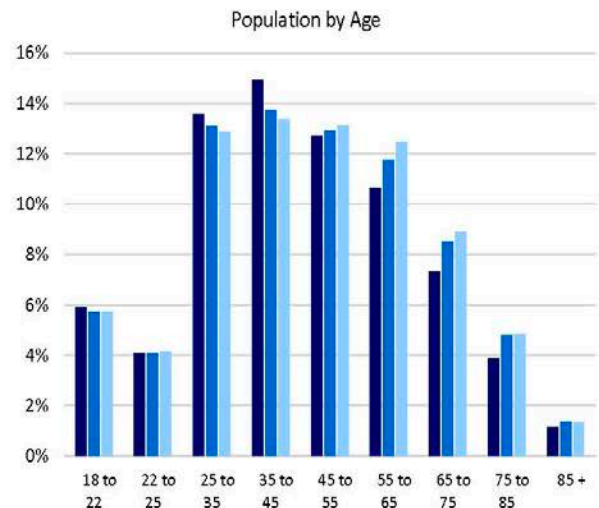
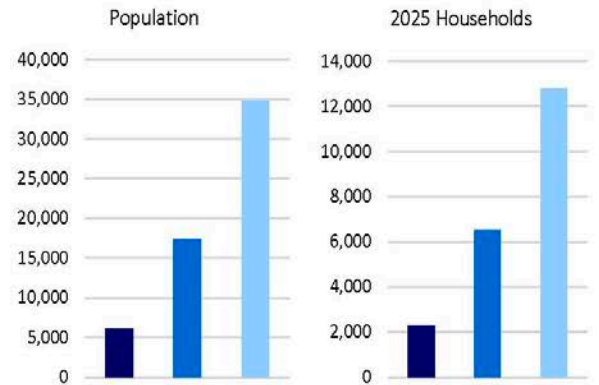
Address 66 Breezy Valley Rd



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	6,088	---	17,327	---	34,875	---
2030 Projected Population	6,757	---	19,259	---	38,858	---
Pop Growth (%)	11.0%	---	11.2%	---	11.4%	---
2025 Households	2,297	---	6,530	---	12,793	---
2030 Projected Households	2,556	---	7,277	---	14,271	---
HH Growth (%)	11.2%	---	11.5%	---	11.6%	---
Census Year						
2010 Population	3,323	---	11,621	---	25,519	---
2020 Population	5,387	---	15,455	---	31,097	---
Pop Growth (%)	62.1%	---	33.0%	---	21.9%	---
2010 Households	1,303	---	4,368	---	9,264	---
2020 Households	2,030	---	5,814	---	11,393	---
HH Growth (%)	55.8%	---	33.1%	---	23.0%	---
Total Population by Age						
Average Age (2025)	36.5		38.2		38.8	
Children (2025)						
0 - 4 Years	390		1,050		2,030	
5 - 9 Years	439		1,130		2,174	
10-13 Years	367		973		1,873	
14-17 Years	376		1,014		1,991	
Adults (2025)						
18 to 22	360	5.9%	994	5.7%	2,000	5.7%
22 to 25	248	4.1%	703	4.1%	1,459	4.2%
25 to 35	825	13.6%	2,269	13.1%	4,492	12.9%
35 to 45	909	14.9%	2,378	13.7%	4,665	13.4%
45 to 55	774	12.7%	2,241	12.9%	4,580	13.1%
55 to 65	647	10.6%	2,032	11.7%	4,355	12.5%
65 to 75	445	7.3%	1,476	8.5%	3,098	8.9%
75 to 85	237	3.9%	830	4.8%	1,686	4.8%
85 +	70	1.1%	238	1.4%	471	1.3%



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2.9 +/- AC | Zoned B-2 | Near Wellstar Paulding Hospital

DEMOGRAPHICS

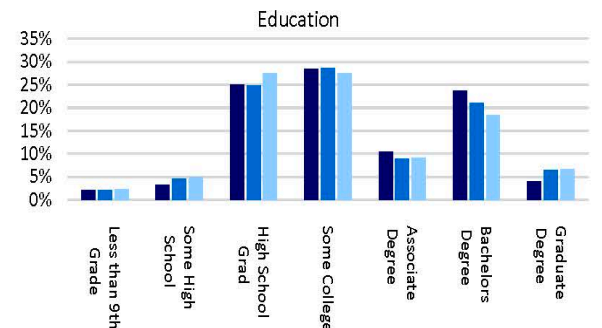
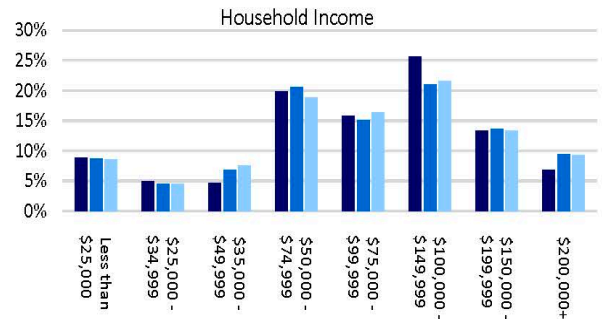
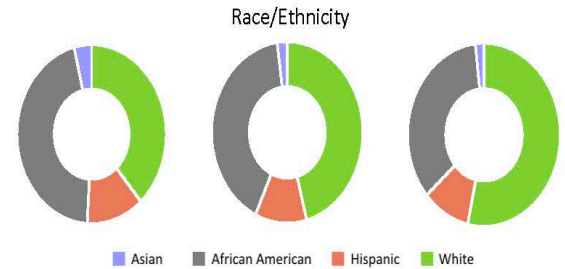
Address 66 Breezy Valley Rd



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	2,174	35.7%	7,378	42.6%	17,431	50.0%
Hispanic	700	11.5%	1,775	10.2%	3,297	9.5%
Black	2,554	41.9%	6,586	38.0%	11,300	32.4%
Asian	214	3.5%	346	2.0%	590	1.7%
Language at Home (2025)						
Spanish	491	8.6%	1,178	7.2%	2,184	6.7%
Asian Language	33	0.6%	69	0.4%	150	0.5%
Ancestry (2025)						
American Indian (ancestry)	31	0.5%	76	0.4%	108	0.3%
Hawaiian (ancestry)	5	0.1%	26	0.2%	46	0.1%
Household Income (2025)						
Per Capita Income	\$39,913	---	\$41,142	---	\$39,902	---
Average HH Income	\$105,764	---	\$109,177	---	\$108,779	---
Median HH Income	\$92,537	---	\$88,496	---	\$90,029	---
Less than \$25,000	205	8.9%	573	8.8%	1,088	8.5%
\$25,000 - \$34,999	113	4.9%	300	4.6%	569	4.5%
\$35,000 - \$49,999	107	4.6%	447	6.9%	965	7.5%
\$50,000 - \$74,999	456	19.9%	1,344	20.6%	2,415	18.9%
\$75,000 - \$99,999	364	15.8%	984	15.1%	2,091	16.3%
\$100,000 - \$149,999	590	25.7%	1,373	21.0%	2,769	21.6%
\$150,000 - \$199,999	307	13.4%	891	13.6%	1,712	13.4%
\$200,000+	156	6.8%	617	9.5%	1,183	9.2%
Education (2025)						
Less than 9th Grade	81	2.1%	253	2.2%	557	2.4%
Some High School	127	3.2%	534	4.7%	1,157	5.0%
High School Grad	976	25.0%	2,846	24.8%	6,437	27.6%
Some College	1,113	28.5%	3,284	28.6%	6,404	27.4%
Associate Degree	410	10.5%	1,023	8.9%	2,139	9.2%
Bachelors Degree	927	23.7%	2,415	21.1%	4,281	18.3%
Graduate Degree	159	4.1%	743	6.5%	1,549	6.6%



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DEMOGRAPHICS

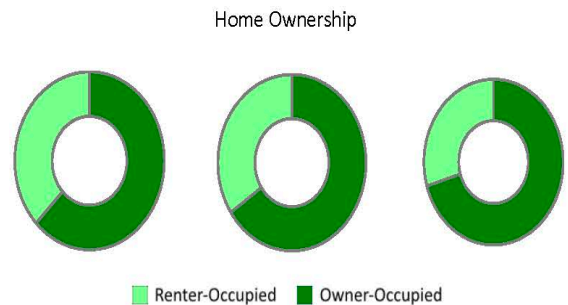
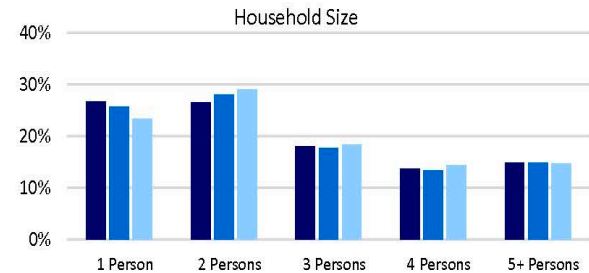
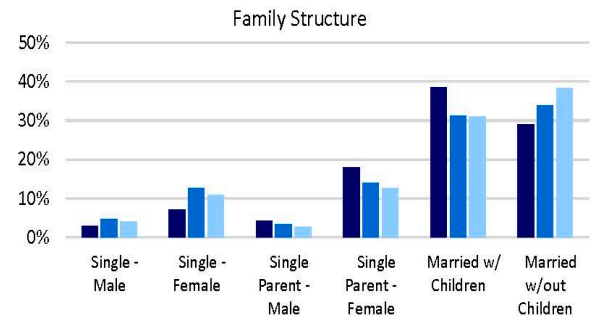
Address 66 Breezy Valley Rd



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Family Structure (2025)	1,583		4,533		9,175	
Single - Male	46	2.9%	212	4.7%	381	4.1%
Single - Female	114	7.2%	578	12.7%	997	10.9%
Single Parent - Male	68	4.3%	158	3.5%	253	2.8%
Single Parent - Female	286	18.1%	635	14.0%	1,169	12.7%
Married w/ Children	610	38.6%	1,415	31.2%	2,853	31.1%
Married w/out Children	458	28.9%	1,535	33.9%	3,523	38.4%
Household Size (2025)						
1 Person	614	26.7%	1,684	25.8%	3,004	23.5%
2 Persons	610	26.5%	1,829	28.0%	3,713	29.0%
3 Persons	416	18.1%	1,162	17.8%	2,348	18.4%
4 Persons	315	13.7%	880	13.5%	1,845	14.4%
5+ Persons	343	14.9%	974	14.9%	1,884	14.7%
Home Ownership (2025)	2,297		6,530		12,793	
Owners	1,440	62.7%	4,272	65.4%	8,996	70.3%
Renters	857	37.3%	2,257	34.6%	3,797	29.7%
Components of Change (2025)						
Births	78	1.3%	209	1.2%	410	1.2%
Deaths	39	0.6%	131	0.8%	267	0.8%
Migration	15	0.3%	100	0.6%	214	0.6%
Unemployment Rate (2025)	2.4%		2.8%		3.3%	
Employment, Pop 16+ (2025)	4,690		13,660		27,809	
Armed Services	7	0.2%	26	0.2%	46	0.2%
Civilian	3,182	67.8%	9,150	67.0%	18,407	66.2%
Employed	3,098	66.1%	8,879	65.0%	17,762	63.9%
Unemployed	84	1.8%	271	2.0%	645	2.3%
Not in Labor Force	1,508	32.2%	4,510	33.0%	9,402	33.8%
Businesses						
Establishments	212	---	625	---	1,022	---
Employees (FTEs)	1,913	---	5,539	---	9,131	---



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CONTACT INFORMATION

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