



OFFERING MEMORANDUM

1.21 ACRE CORNER

C-1: Low-Density Commercial

291 Merchants Drive
Dallas, GA 30132

Presented by:



JOE WEATHERS

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SUMMARY

\$725,000

This 1.21 acre prime commercial corner zoned C-1 presents a unique opportunity at the signalized intersection of Merchants Drive & Nathan Dean Blvd (Hwy 61)—with 475 feet of combined road frontage, two existing curb cuts, and a dedicated turn lane. Excellent visibility, high traffic counts of 18,400 AADT, and an existing renovated office building in a rapidly growing corridor!

Zoned C-1 (Low-Density Commercial), it allows for a broad mix of uses including retail, restaurants/fast food, car wash, daycare, coffee shop, medical and professional offices, motor vehicle sales, and more. An existing 1,136 sq ft renovated office building is included on the property. The flexible C-1 zoning and signalized corner make this an exceptional commercial opportunity.



POTENTIAL USES

- Retail
- Daycare
- Car Wash
- Restaurant/Fast Food
- Bank
- Medical Offices
- Professional Offices
- Motor Vehicle Sales

WITH SPECIAL EXCEPTION

- Major Vehicle Repair
- RV / Boat Storage

LOCATION

291 Merchants Drive, Dallas, GA 30132

- 18,400 AADT (Annual Average Daily Traffic)
- Adjacent to Paulding County School Property
- Signalized Corner at Merchants Dr & Nathan Dean Blvd
- .8 Miles to Kroger on Hwy 278
- 1 Mile to Chick-fil-A on Hwy 278



Example Site Plan

TOTAL TRACT AREA = 1.21 ACRES (52,732 S.F.)

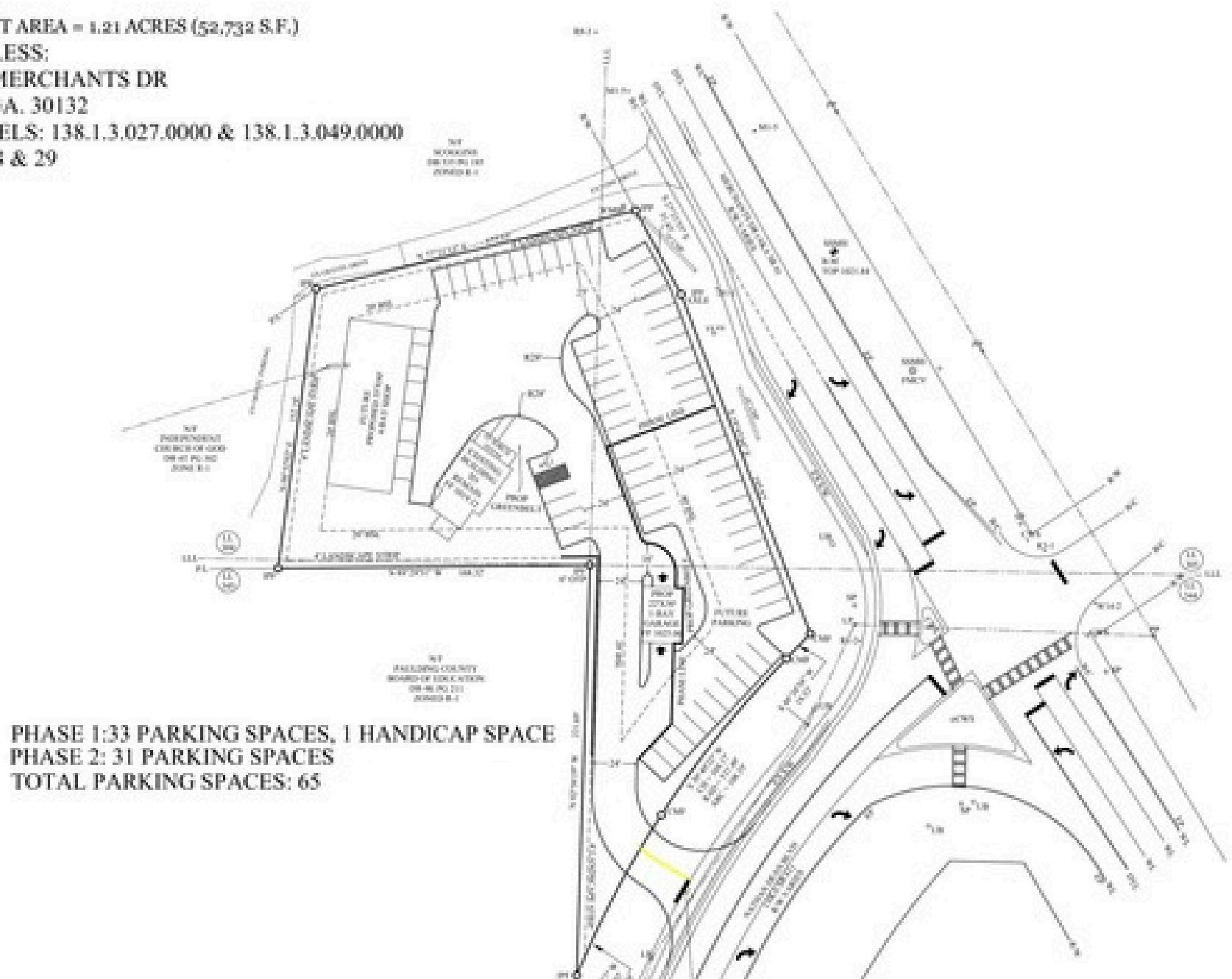
SITE ADDRESS:

291 & 295 MERCHANTS DR

DALLAS, GA. 30132

TAX PARCELS: 138.1.3.027.0000 & 138.1.3.049.0000

PB 62 PG 28 & 29







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