

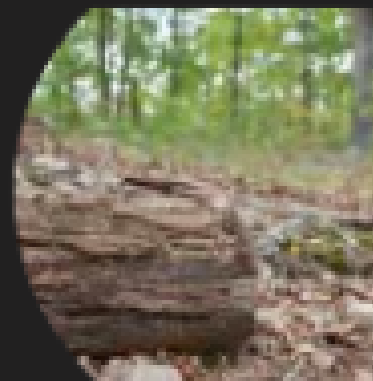
LDP Approved
Single-Family Housing Development
Paulding County, Georgia



BUCHANAN
FARMS



**Land Development
Opportunity**



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Paulding County

Nestled in the rolling foothills of northwest Georgia lies Paulding County – a community where deep Southern roots blend with one of the fastest-growing populations in the state.

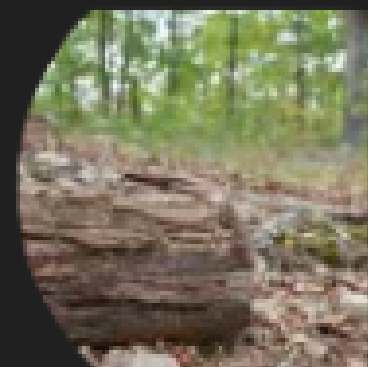
Founded in 1832, Paulding County was carved from former Cherokee territory and named after John Paulding, an American Revolutionary War hero known for capturing the British spy Major John André. From the beginning, the county has stood as a symbol of resilience and independence.

Dallas, the county seat, anchors the region with its historic courthouse square, while Hiram, once a small railroad stop, has grown into a bustling commercial hub. Beyond the town centers stretch miles of quiet neighborhoods, family farms, and nature preserves that preserve the area's rural charm.

Paulding County is also home to one of Georgia's newest airports – the Paulding Northwest Atlanta Airport, opened in 2008 – reflecting the county's shift from a rural outpost to a modern suburban extension of the Atlanta metro area. Outdoor lovers know Paulding for its scenic treasures: the Silver Comet Trail, a 61-mile paved path built on an old rail line, winds through the county, drawing cyclists, runners, and walkers from across the region. Lakes, creeks, and wooded parks offer easy escapes into nature.

The county has earned a reputation as a family-focused community, consistently ranked among the safest and fastest-growing counties in Georgia. Schools, sports programs, and community events create a strong hometown atmosphere that has kept generations rooted – while attracting new residents seeking space, affordability, and connection.

From historic battlegrounds to thriving town centers, from quiet countryside to rapid growth, Paulding County stands as a place where Georgia's past and future meet – all within an easy drive of Atlanta, yet with a character all its own.

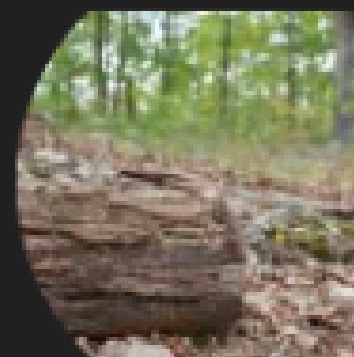


Site Location



The site is in Paulding County on the road known as Buchanan Highway. (Georgia State Route 120 / SR 120) is named “Buchanan Hwy” because it’s the segment of SR 120 that runs toward Buchanan, Georgia – the town in nearby Haralson County.

Buchanan, Georgia itself was named after James Buchanan (U.S. President). So indirectly, Buchanan Highway is named after the town of Buchanan – which in turn honors President James Buchanan.



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Development Statistics

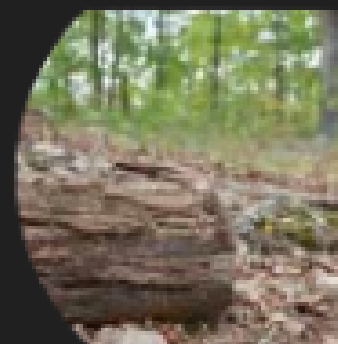
The Buchanan Farms community will be comprised of 26 single-family homes on spacious lots, lot sizes will be a bit less than a half-acre, allowing for ample sized yards, gardens, and privacy. Streets will be thoughtfully laid out to follow the natural topography, preserving existing trees and waterways wherever possible.

This single-family housing development is designed to blend seamlessly with the Paulding County landscape, offering a peaceful, neighborly environment for families seeking space and community.

The development will be serviced by the following Schools. Elementary - Union - Paulding; Middle - Carl Scoggins Sr.; High - Paulding.

Development Stats Summary Chart

Present Zoning.....	R-2
Proposed Use.....	Single Family Detached Residential
Site Area.....	20.36 Acres
Open Space.....	2.50 Acres
Disturbed Area.....	12.95 Acres
Number of Lots.....	26 Lots
Min. Lot Size.....	21,780 Sq.ft.
Minimum Lot Width.....	100 Ft. 75 ft. in Curve of Cul De Sac
Minimum Front Yard....	35 Ft.
Minimum Rear Yard.....	25 Ft.
Side Yard.....	15 Ft.



Housing Market Statistics

The Buchanan Farms community aims to provide high-quality and affordable homes that embrace the unique rural character of the region while meeting the growing housing needs of local families.

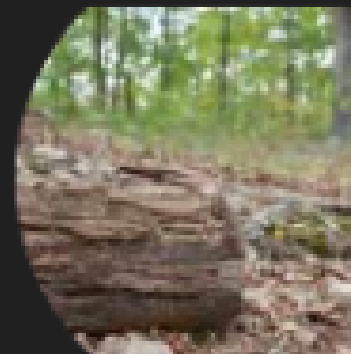
The development is situated on gently rolling terrain, surrounded by mature hardwoods and open meadows. The site selection prioritizes minimal disruption to the natural landscape and existing wildlife habitats, while offering residents scenic views and ample green space. The location provides convenient access to major roadways, local schools, and essential services in nearby Dallas and Hiram, ensuring rural tranquility without sacrificing connectivity.

Homes Built from 2020- Present, within one mile of Development Site, Closed and Active on Market

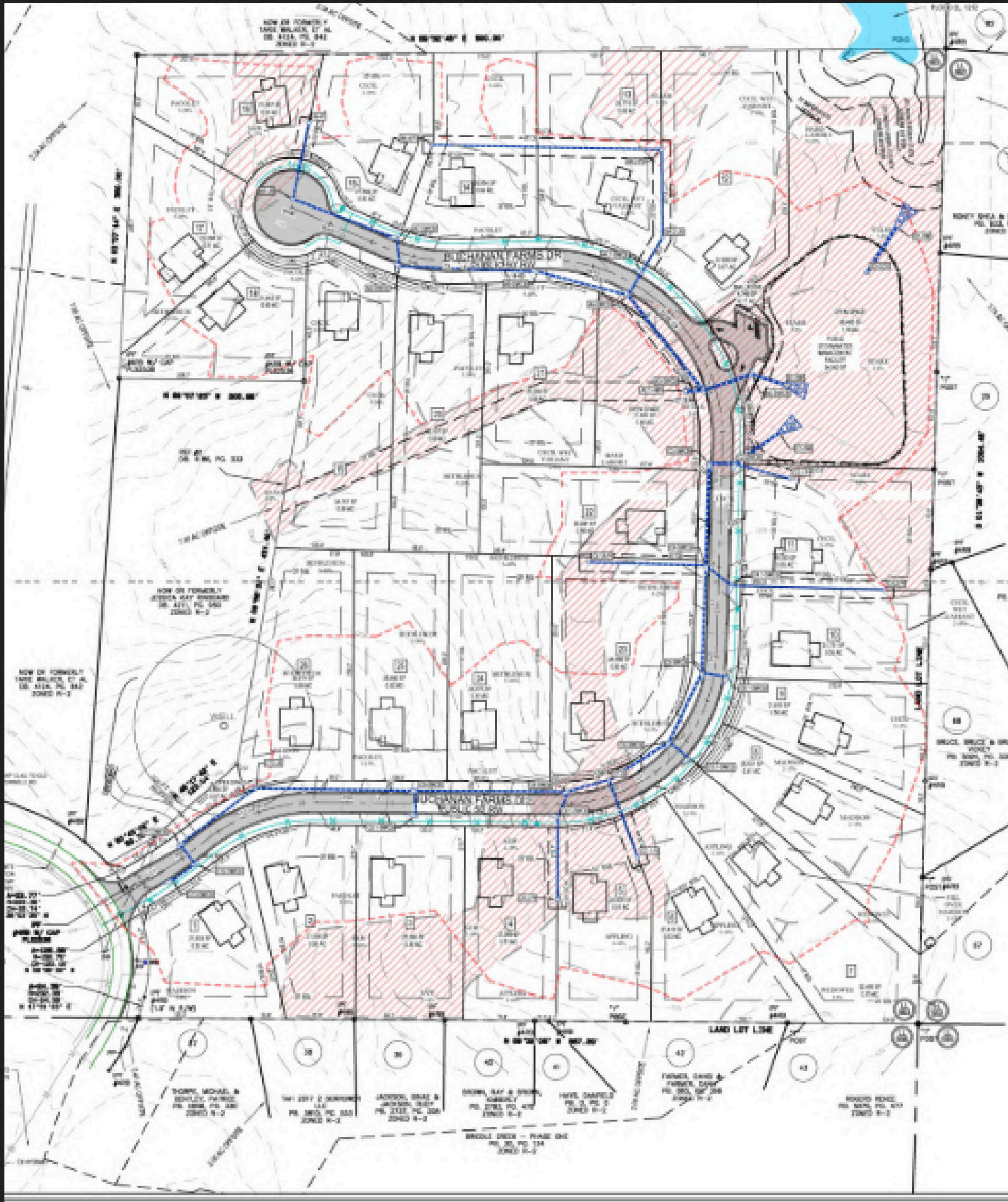
Average Price - \$412,973.00

Average sq.ft. - 1818

Price per Sq.ft. - \$231.33

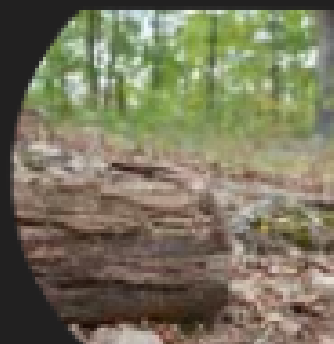


Site Map



Land Development Opportunity

ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE



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All site engineering is complete and are available upon request.



BUCHANAN FARMS



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