



MELROSE CEMETERY

*****\$14 MILLION POTENTIAL*****

9446 VILLA RICA HIGHWAY
VILLA RICA, GA 30180

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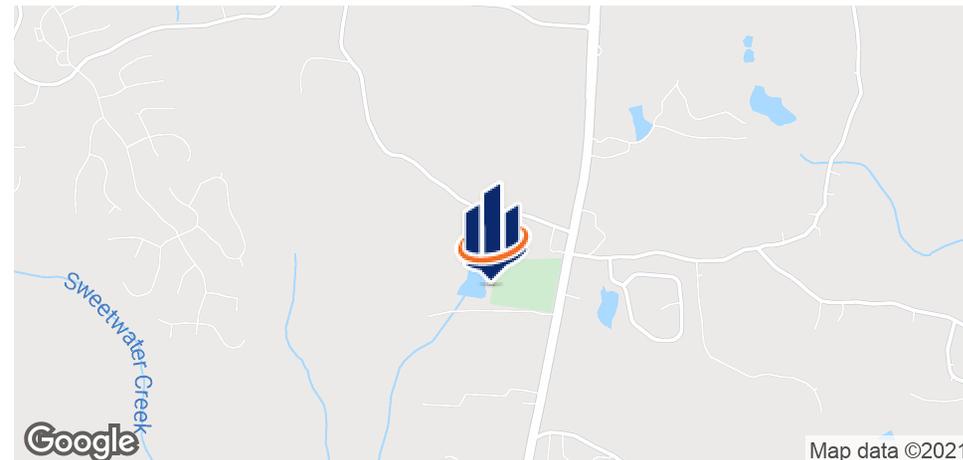
Principal

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Property Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	26.62 Acres
Year Built:	1953
Building Size:	2,998 SF
Zoning:	GC
Market:	Atlanta MSA
Submarket:	Douglasville
Price / SF:	\$216.81

PROPERTY OVERVIEW

SVN CREVISTON REALTY, INC. IS PLEASED TO PRESENT , TURN KEY-BUISNESS OPPORTUNITY! MELROSE HILLS MEMORIAL PARK CEMETERY IS ONE OF PAULDING COUNTY'S MOST PRISTINE PERPETUAL CARE CEMETERIES BEING OFFERED BY THE SELLER AS A TURN KEY BUSINESS INVESTMENT, ALL YOU HAVE TO DO IS MOVE IN AND YOUR READY FOR BUSINESS. CONSIST OF 26.62 ACRES+- WITH LAKE ON PROPERTY, BEAUTIFUL FURNISHED OFFICE W/2BA,KIT,OFFICE SPACES & FULL BSMT TO HOUSE ALL EQUIPMENT. THE OFFICE HAS HARDWOODS AND CERAMIC FLOORING AS WELL AS GRANITE COUNTER TOPS IN BATHS AND KITCHEN. ALL EQUIPMENT IS INCLUDED IN SALE.

+/- \$14 million 00/100 investment, selling for only \$650,000. Beautiful property with upwards of 18,000 plots available.

PROPERTY HIGHLIGHTS

- \$14 Million Potential
- 26.62 AC
- OFFICE
- Pond

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Property Description

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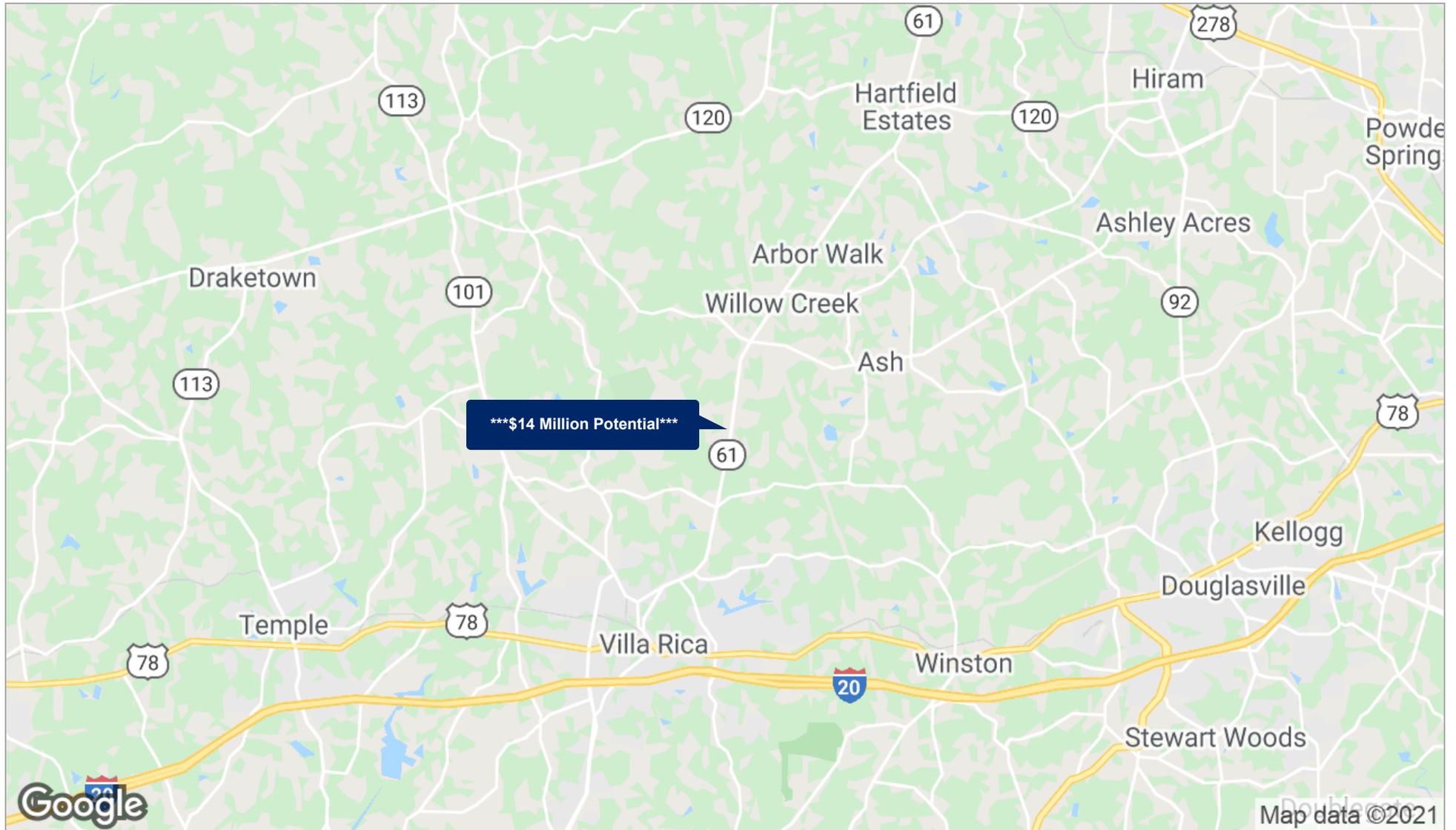
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LOCATION OVERVIEW

Conveniently located in Paulding County off Hwy 61.



Regional Map



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Aerial Map



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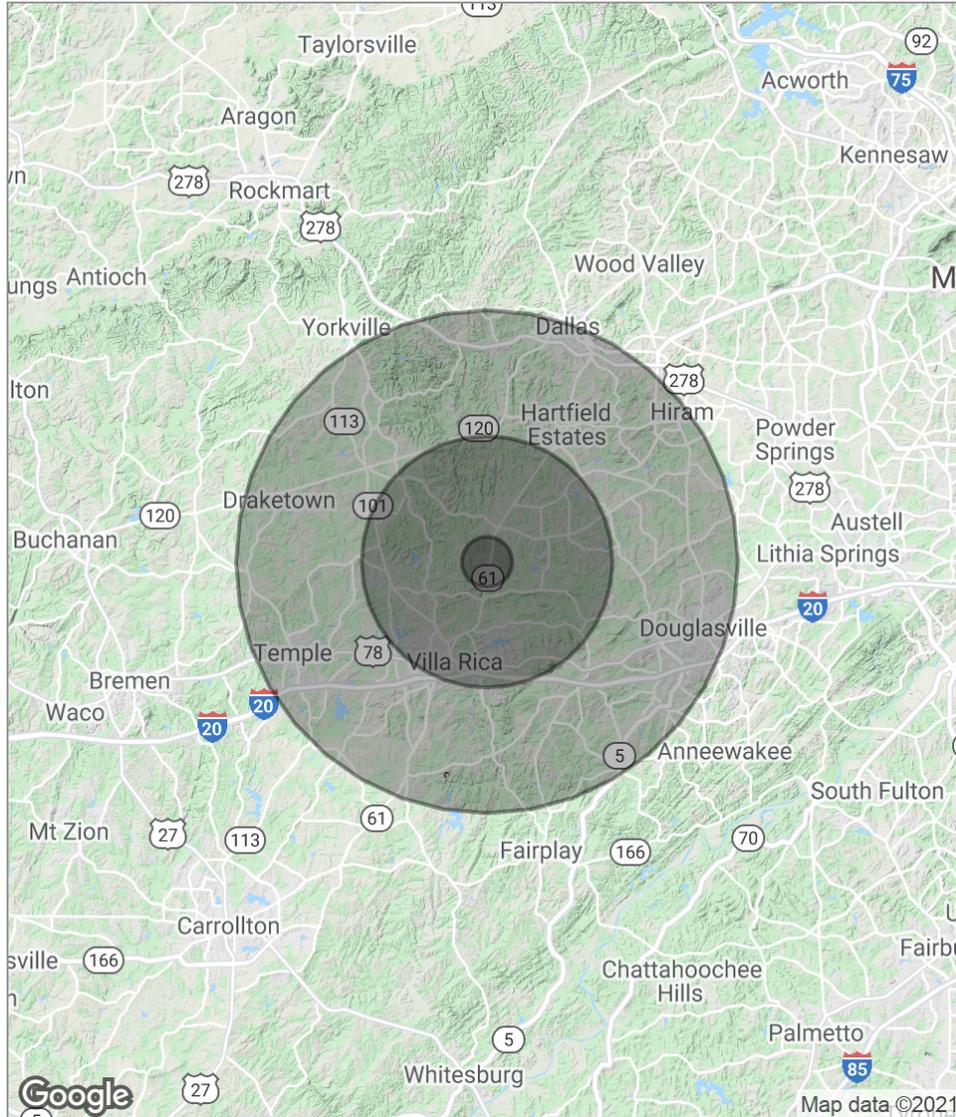
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	976	33,977	129,782
Median age	33.0	32.7	33.3
Median age (male)	32.8	32.3	32.5
Median age (female)	33.1	33.1	34.2
Total households	326	11,510	44,698
Total persons per HH	3.0	3.0	2.9
Average HH income	\$67,282	\$62,013	\$62,705
Average house value	\$174,526	\$177,374	\$169,744

* Demographic data derived from 2010 US Census

Demographics Map



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