

LAND FOR SALE

PRIME VACANT CORNER LOT ON POWDER SPRINGS ROAD

1970 Powder Springs Road, Marietta, GA 30064



1970 Powder Springs Road

SALE PRICE: \$200,000

PRICE PER ACRE: \$222,222

CAP RATE: 0.0%

NOI: \$0

LOT SIZE: 0.9 Acres

APN #: 19-0548-0-006-0

MARKET: Metro Atlanta

SUB MARKET: West Cobb

CROSS STREETS: Powder Springs Road And Sugar
Creek Drive

PROPERTY OVERVIEW

Great lot on the corner of Powder Springs Road and Sugar Creek Drive. Approx. 6 miles from Historic Downtown Marietta Square. HUGE potential in a high traffic area! Not many opportunities remain to buy vacant land on Powder Springs Road. Build to suit.

PROPERTY FEATURES

- Prime Corner Lot
- High Traffic
- Build to Suit
- Close to Major National Chains
- Near the Intersection of Powder Springs and Barrett Parkway
- Near the Intersection of Powder Springs and Windy Hill Road

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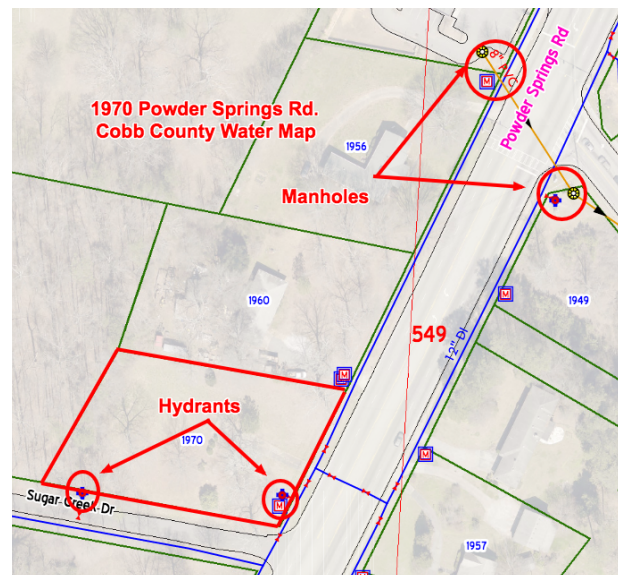
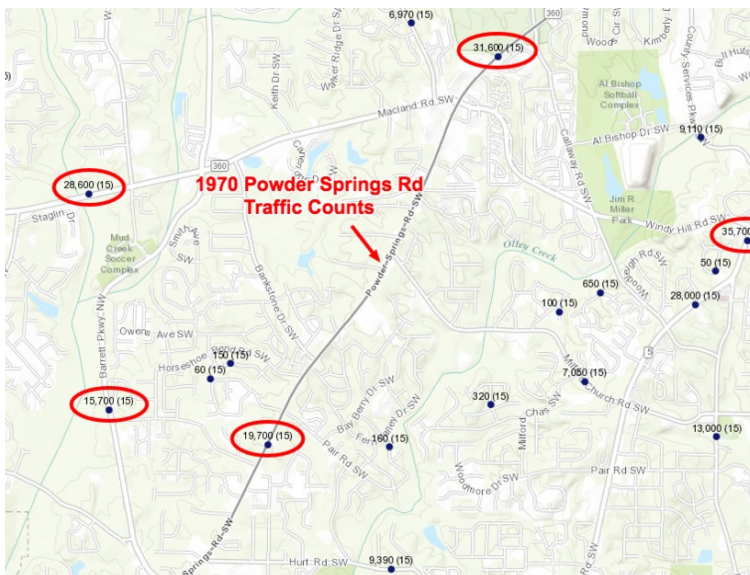
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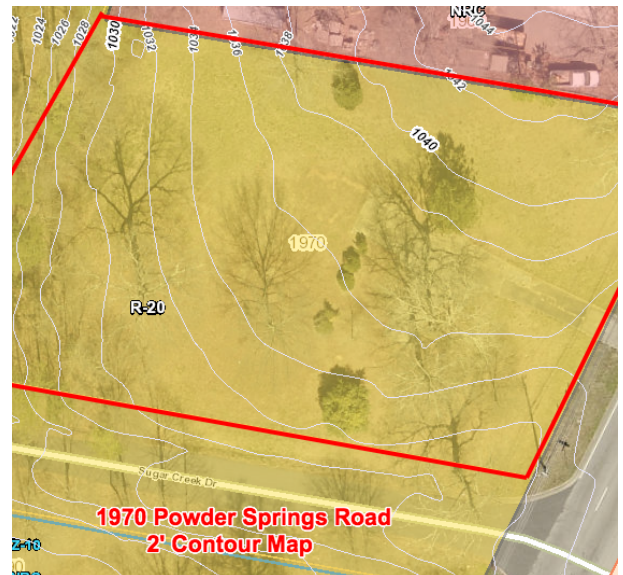
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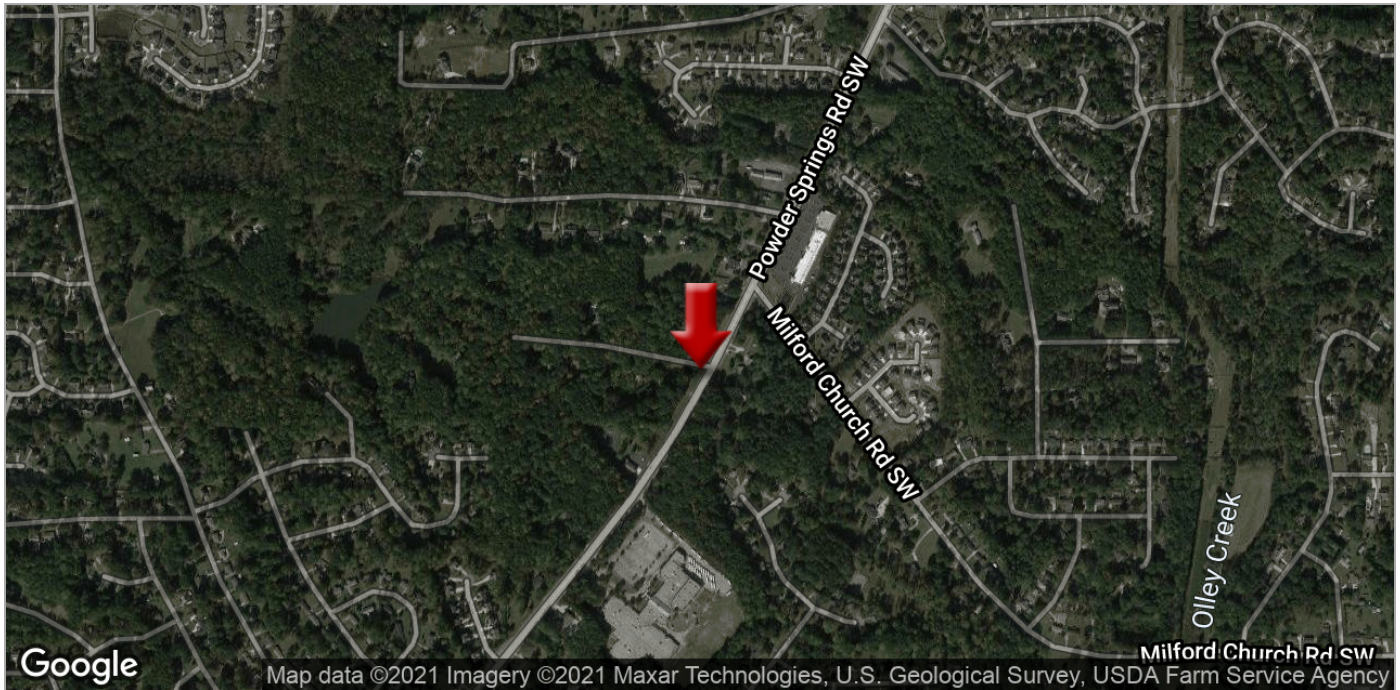
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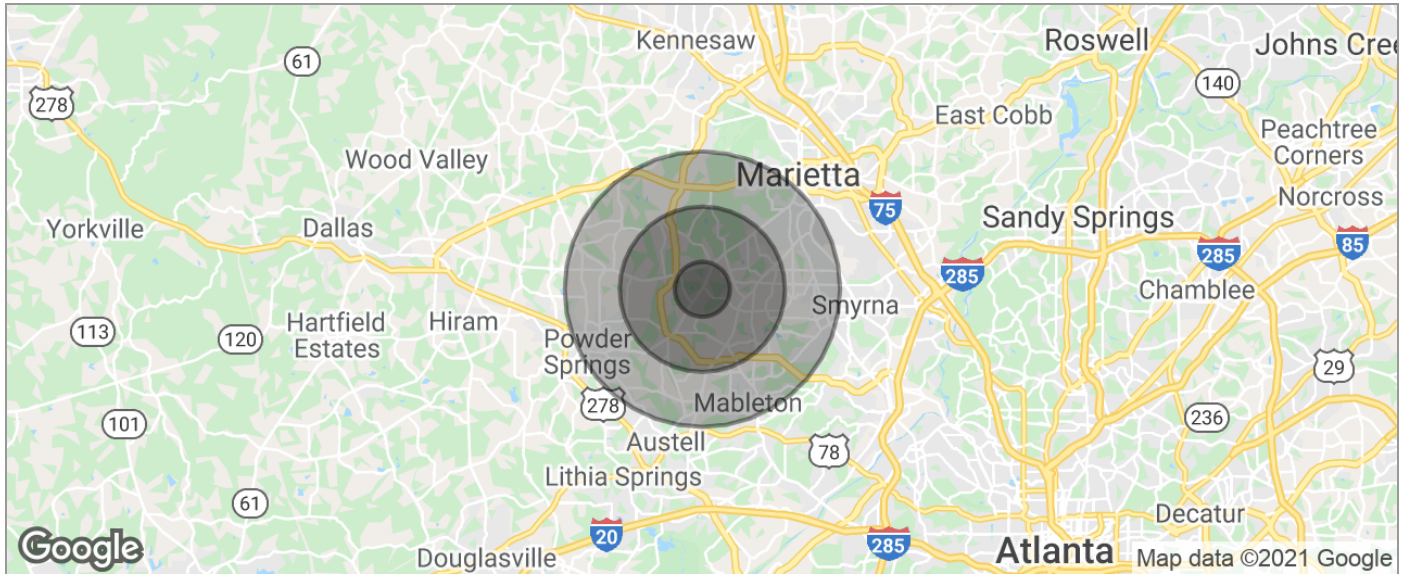
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,003	59,935	159,142
MEDIAN AGE	33.5	34.8	34.9
MEDIAN AGE (MALE)	31.0	33.3	33.6
MEDIAN AGE (FEMALE)	36.7	36.7	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,098	19,942	56,157
# OF PERSONS PER HH	3.3	3.0	2.8
AVERAGE HH INCOME	\$66,457	\$71,130	\$71,135
AVERAGE HOUSE VALUE	\$211,670	\$226,120	\$242,527
RACE	1 MILE	3 MILES	5 MILES
% WHITE	42.1%	46.0%	49.8%
% BLACK	46.0%	41.0%	35.0%
% ASIAN	1.7%	2.6%	2.8%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.2%	0.3%	0.2%
% OTHER	8.1%	8.2%	10.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	17.3%	16.3%	18.8%

* Demographic data derived from 2010 US Census

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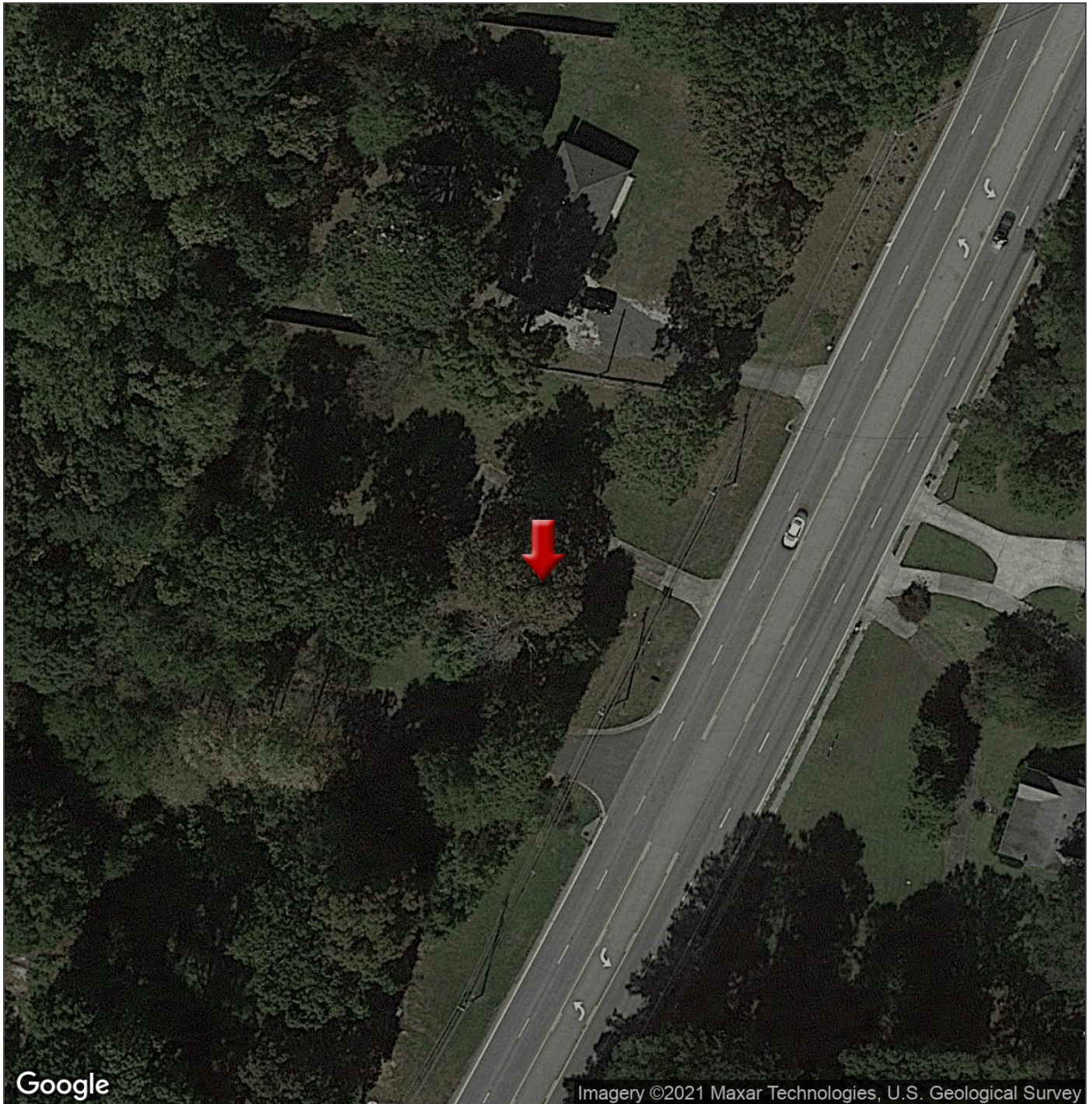
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Jim DeVille

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Jim DeVille, Realtor

Jim DeVille has been involved in the Atlanta real estate market since 1981 and brings a wealth of experience to the commercial division of Keller Williams Realty in the west Cobb office, which he established upon joining Keller Williams in 2009.

Jim began his career in the Atlanta market as a home builder in several amenity communities in west Cobb County. In a natural progression Jim then began building and developing commercial office and mixed-use projects as well as building design, construction and land development. His construction and development business eventually led him to expand to neighboring counties therefore allowing Jim to gain a superior understanding of the local governments and what is entailed in building and development as well as the entire real estate market in the northwest corridor or Atlanta. Having maintained his commitment to the local area, Jim has kept his home, business and community involvement in Cobb County thereby allowing him an even more extensive knowledge of, and experience in, this vicinity.

In 2016 Jim founded The Atlanta Commercial Group which is comprised of experienced realtors within the industry providing professional services to their clients in specific aspects of commercial real estate. The organization's primary focus is to council clients to help them make intelligent decisions by providing them the knowledge and advice. Whether it is an investor or a commercial user, Real Estate is the most significant, monetary investment that a client will make whether it is selling, buying or leasing.

Jim's approach is simple, understand the market, the clients' needs and goals, and provide options and advice to his client for the best possible outcome.



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