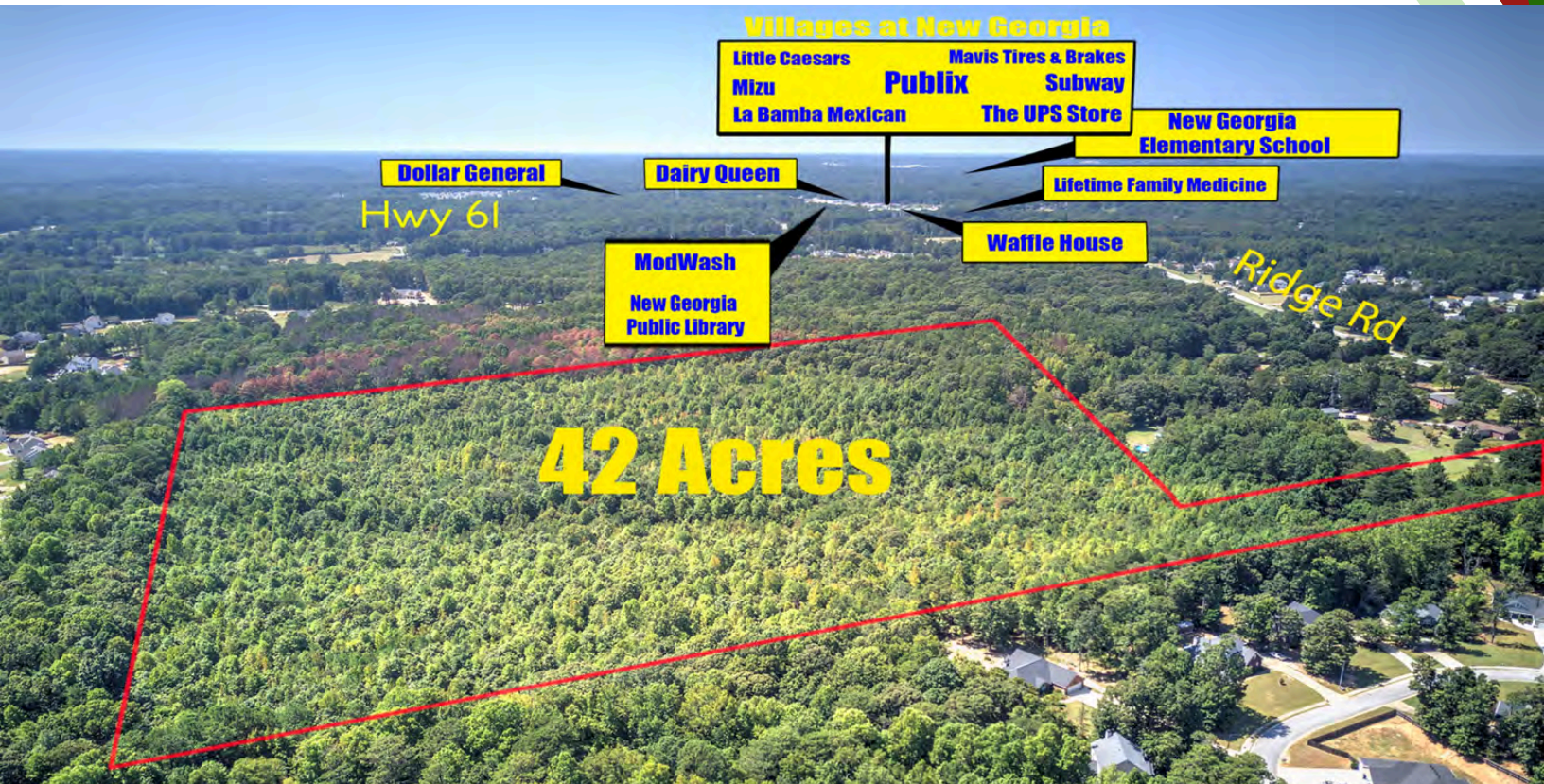


APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS



1404 Ridge Road, Dallas, Paulding County, GA 30157



| | |
|-----------------------|-----------------------------|
| SALE PRICE: | CONTACT BROKER |
| PRICE PER LOT: | CONTACT BROKER |
| ACREAGE: | 42 ACRES |
| LOT SIZE: | MINIMUM OF 20,000 SF |
| HOME SIZE: | MINIMUM 1600 SF |
| ZONING: | R-2 |
| MARKET: | DALLAS, GA |
| SUB MARKET: | PAULDING COUNTY |
| SCHOOLS: | NEBO ELEMENTARY |
| | SCOGGINS MIDDLE |
| | S. PAULDING HIGH |
| UTILITIES: | SEPTIC SYSTEM |
| | PUBLIC WATER |

Property Overview

Approved 46 Residential Lots on Ridge Road in Dallas, Paulding County, GA. Paulding County Schools. Nearby is a Publix anchored shopping center as well as restaurants, parks, golf clubs and more. Lots are septic system only with sewer not available. Conveniently located to Hwy 61 and Hwy 92 and near Dallas and Hiram for every convenience.

Property Features

- 46 Residential Lots
- Minimum of a 20,000 sq ft lot
- Density of 1.09 units per acre
- Septic System Lots and Public Water
- Minimum Home Size is 1,600 SF
- Roads will require curbs & street lights.
- Mandatory homeowners association with protective covenants.
- Mail kiosk with security camera and paved parking area

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Aerial Map



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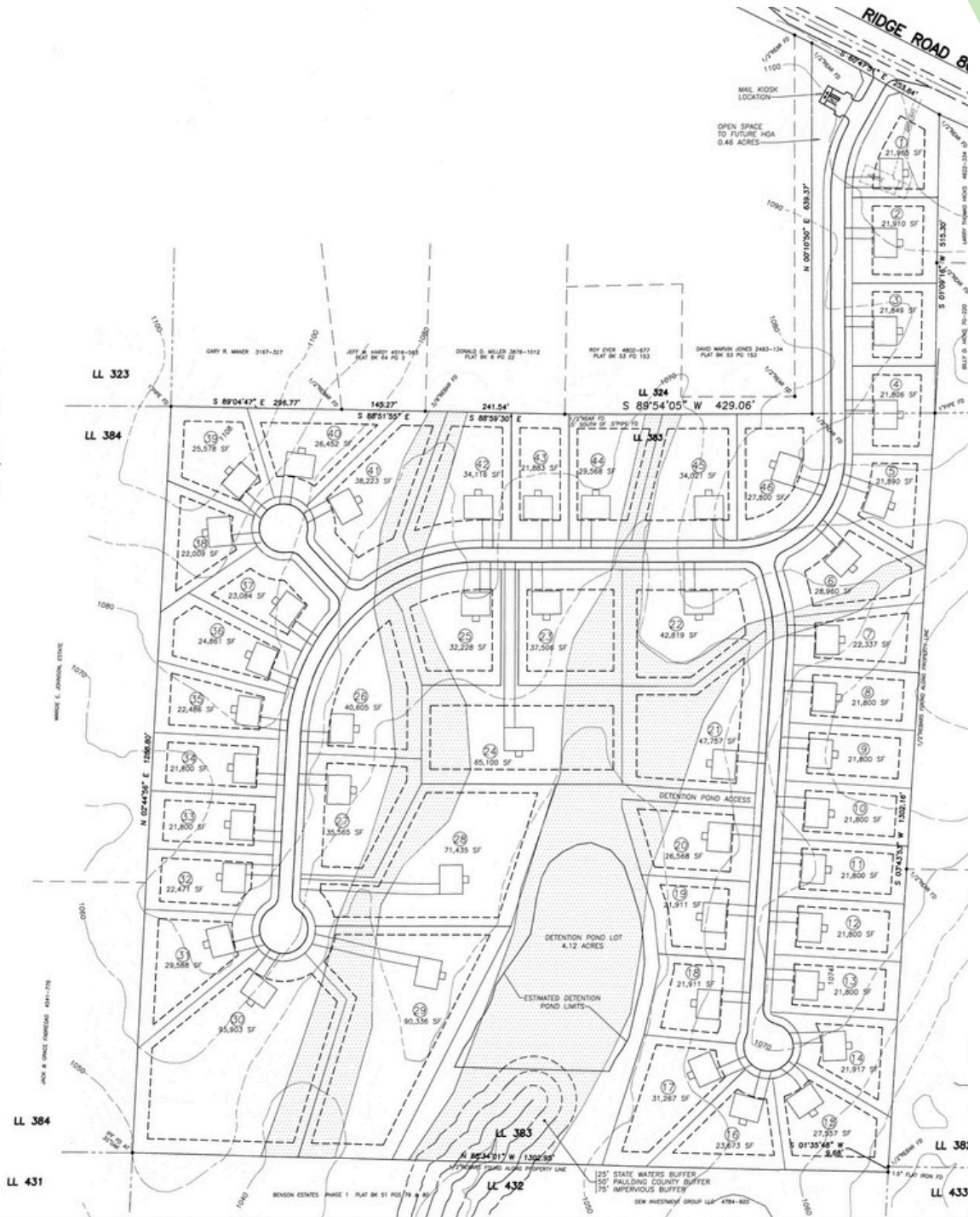
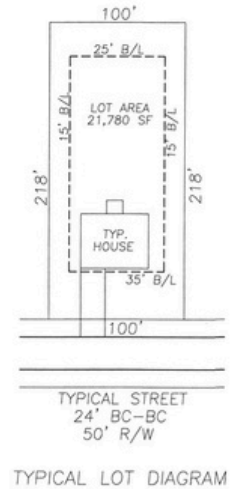
1404 Ridge Road, Dallas, Paulding County, GA 30157

Site Plan

RETRACEMENT SURVEY FOR
RD OF HENRY E. NORTON
 ND LOTS 324 & 383 1st DISTRICT
 DN PAULDING COUNTY GEORGIA
 = 100' PLAT DATE: JANUARY 19, 2024

GARRETT REAL ESTATE & DEVELOPMENT, LLC
 9 FELTON DRIVE
 CUMMART, GA 30153
 © MIKE GARRETT
 770) 847-7702

46 LOTS R-2 SUBURBAN RESIDENTIAL FOR THE PURPOSE OF A
 DETACHED SUBDIVISION.
 39 UNITS PER ACRE. AVERAGE LOT SIZE IS 31,789 SF.
 PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON
 FLOOD INSURANCE RATE MAPS FOR
 PREPARED BY FEMA DAED SEPT. 29, 2006
 1 KNOWN CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL
 LOCATED ON THE PROPERTY.
 PROPERTIES, INCLUDING THOSE DIRECTLY ACROSS THE STREET
 -2 SUBURBAN RESIDENTIAL.
 SERVED BY PUBLIC WATER CURRENTLY LOCATED ALONG RIDGE RD.
 SERVED BY INDIVIDUAL SEPTIC SYSTEMS. NO GRAVITY SEWER
 CATED DOWNSTREAM IN THIS BASIN.
 ARE ESTIMATED UNSUITABLE SOILS FOR SEPTIC SYSTEMS. ALL
 21,780 SF OF SUITABLE SOILS FOR SEPTIC SYSTEM INSTALL.
 5 MEAN SEA LEVEL DATUM AND 2' CONTOUR INTERVAL. DATA
 PAULDING COUNTY GIS DEPARTMENT.



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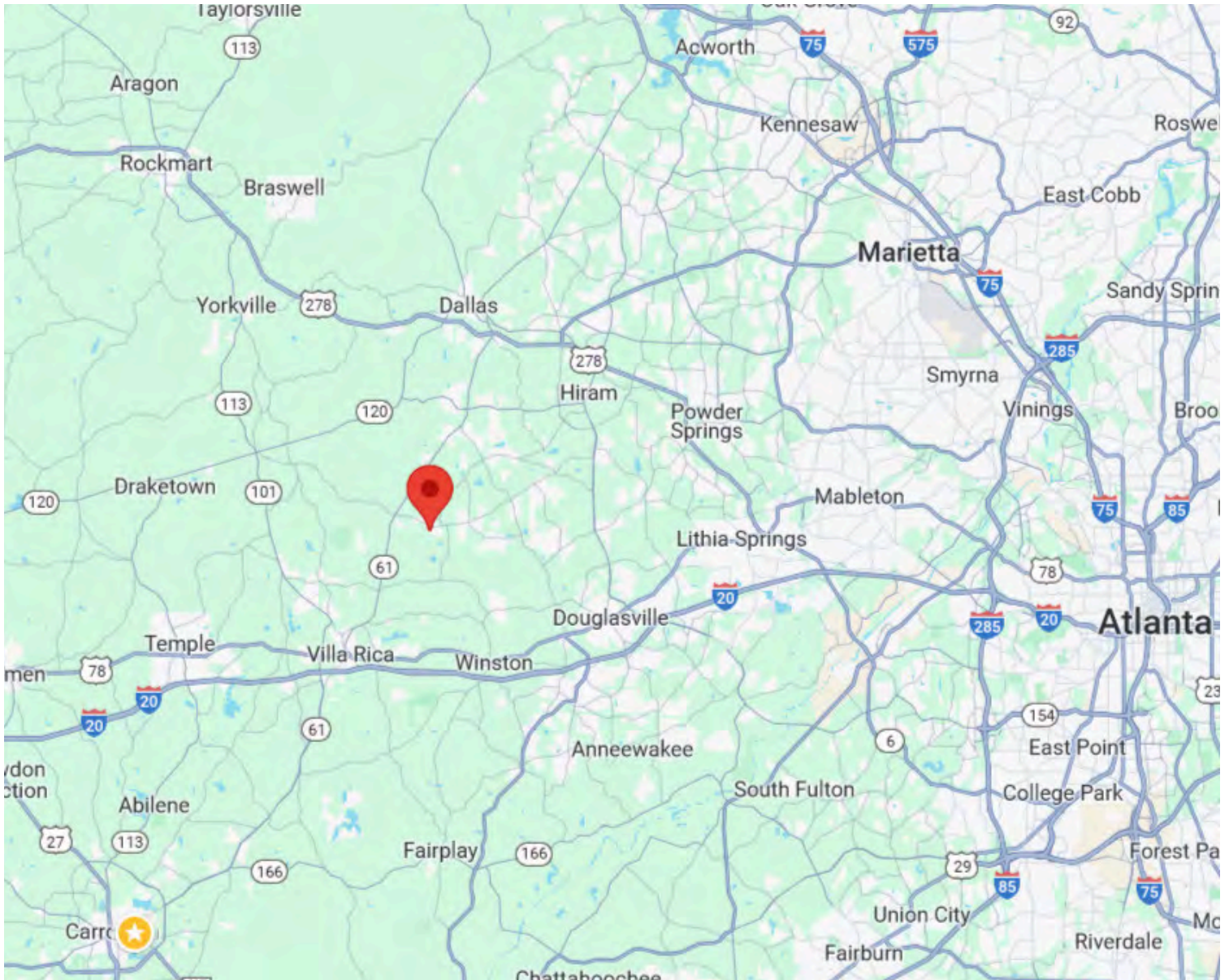
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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS



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Location Map



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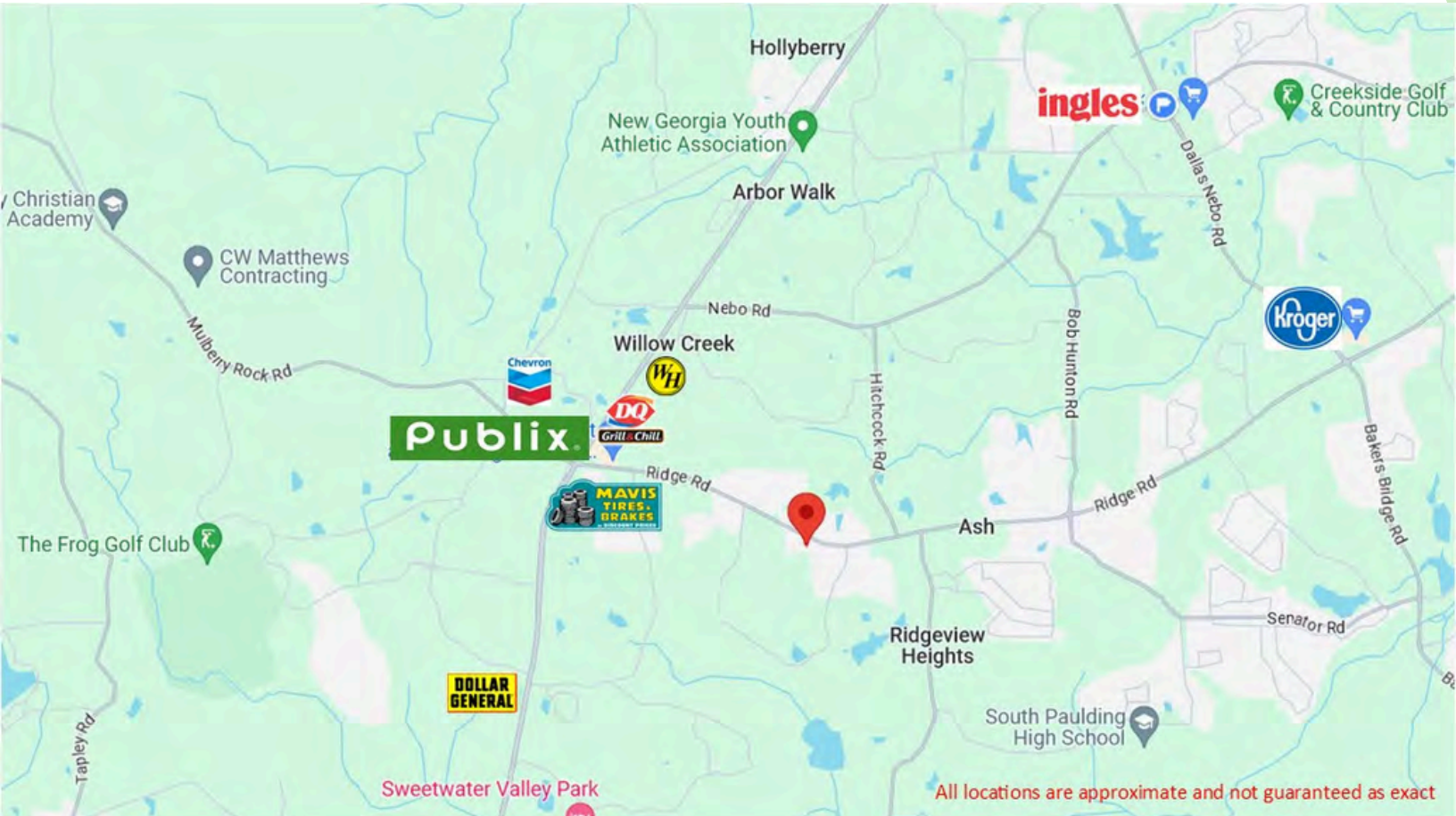
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Retailer Map



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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS

1404 Ridge Road, Dallas, Paulding County, GA 30157



Demographics



Property Report

1404 Ridge Rd, Dallas, GA 30157

Neighborhood: Housing Stats and Charts

| | 30157 | Paulding County | Georgia | USA |
|---|--------|-----------------|---------|--------|
| Median Estimated Home Value | \$334K | \$354K | \$361K | \$361K |
| Estimated Home Value 12-Month Change | +6.3% | +4% | +4.8% | +5.7% |
| Median List Price | \$394K | \$392K | \$390K | – |
| List Price 1-Month Change | +5.1% | +2.7% | +2.2% | – |
| List Price 12-Month Change | +3.7% | +2.8% | +1.3% | – |
| Median Home Age | 25 | 23 | 36 | 43 |
| Own | 84% | 80% | 65% | 65% |
| Rent | 16% | 20% | 35% | 35% |
| \$ Value of All Buildings for which Permits Were Issued | – | \$189M | \$11.6B | \$307B |
| % Change in Permits for All Buildings | – | +16% | +12% | +13% |
| % Change in \$ Value for All Buildings | – | +15% | +9% | +10% |

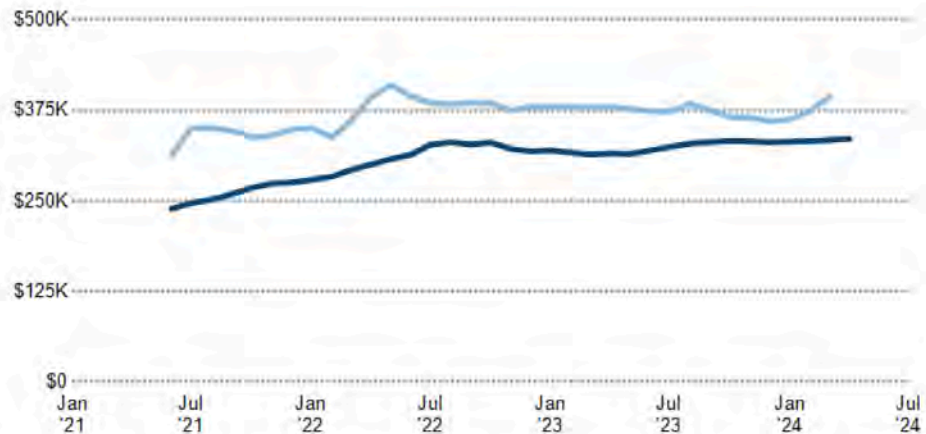
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS

1404 Ridge Road, Dallas, Paulding County, GA 30157



Property Report

1404 Ridge Rd, Dallas, GA 30157

Neighborhood: People Stats and Charts

| | 30157 | Paulding County | Georgia | USA |
|------------------------------|-------|-----------------|---------|-------|
| Population | 45.4K | 170K | 10.7M | 331M |
| Population Density per Sq Mi | 578 | 544 | 186 | 93.6 |
| Population Change since 2020 | +6.4% | +6.6% | +3% | +1.8% |
| Median Age | 34 | 37 | 37 | 39 |
| Male / Female Ratio | 48% | 49% | 49% | 50% |

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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS



1404 Ridge Road, Dallas, Paulding County, GA 30157



Property Report

1404 Ridge Rd, Dallas, GA 30157

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

30157



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

30157



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

30157



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census
Update Frequency: Annually

30157



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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS

1404 Ridge Road, Dallas, Paulding County, GA 30157



Property Report

1404 Ridge Rd, Dallas, GA 30157

Neighborhood: Economic Stats and Charts

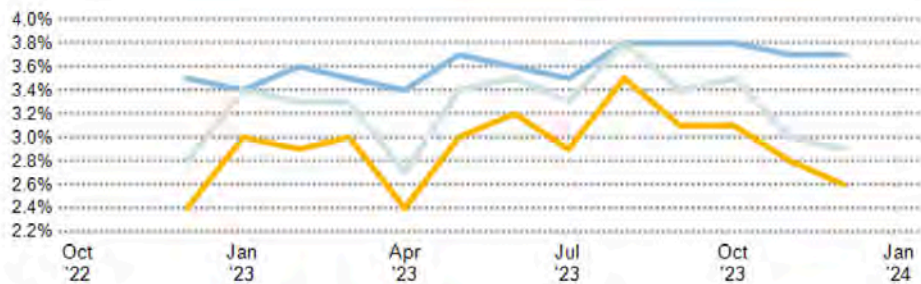
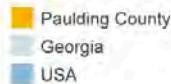
| | 30157 | Paulding County | Georgia | USA |
|-------------------------|----------|-----------------|----------|----------|
| Income Per Capita | \$33,444 | \$35,242 | \$37,836 | \$41,261 |
| Median Household Income | \$87,413 | \$89,237 | \$71,355 | \$75,149 |
| Unemployment Rate | - | 2.6% | 2.9% | 3.7% |
| Unemployment Number | - | 2.45K | 154K | 6.27M |
| Employment Number | - | 91.2K | 5.18M | 161M |
| Labor Force Number | - | 93.7K | 5.34M | 167M |

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

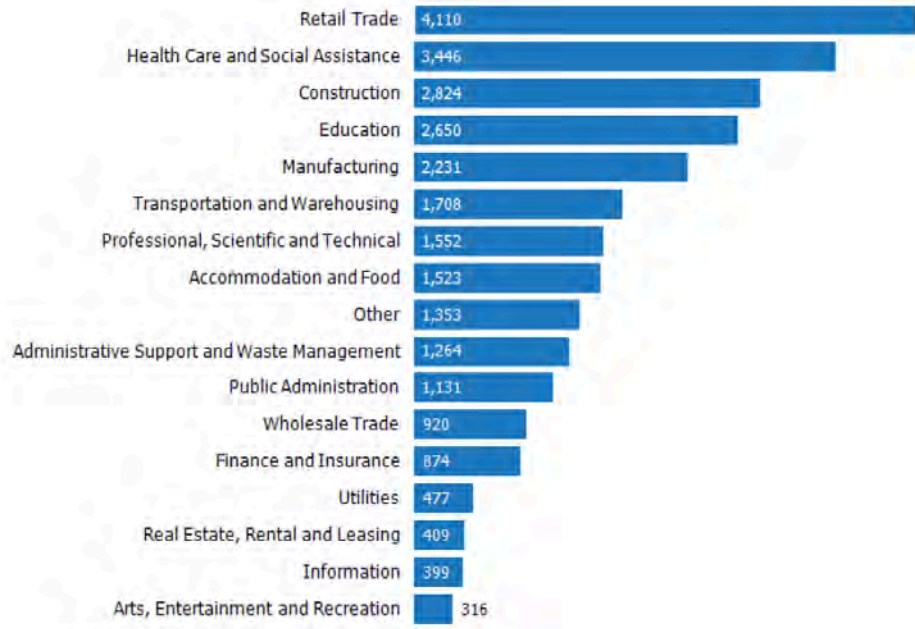


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



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APPROVED PLAT WITH ENTITLEMENTS FOR 46 LOTS

1404 Ridge Road, Dallas, Paulding County, GA 30157



Property Report

1404 Ridge Rd, Dallas, GA 30157

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 30157

| | 30157 | Paulding County | Georgia | USA |
|--|-------|-----------------|---------|-------|
| Elevation (in feet) | 1,064 | 1,017 | 497 | - |
| Annual Rainfall (in inches) | 60 | 60 | 52.95 | - |
| Annual Snowfall (in inches) | 3.27 | 2.63 | 1.63 | - |
| Days of Full Sun (per year) | 113 | 111 | 109 | - |
| Travel Time to Work (in minutes) | - | 38 | 28 | 27 |
| Water Quality - Health Violations | - | 0 | - | - |
| Water Quality - Monitoring and Report Violations | - | 1 | - | - |
| Superfund Sites | 0 | 0 | 27 | 2,438 |
| Brownfield Sites | No | No | Yes | Yes |

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



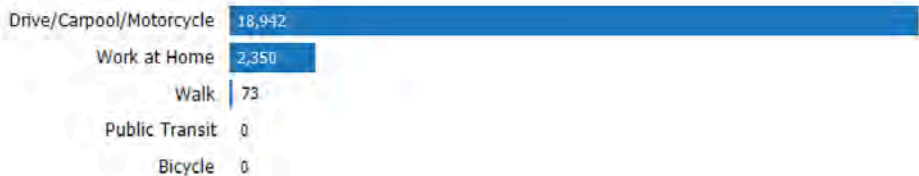
30157

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



30157

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



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