

FOR SALE - LAND FOR DEVELOPMENT - ACWORTH

CROWDER REALTY, LLC

1459 Field Park Circle

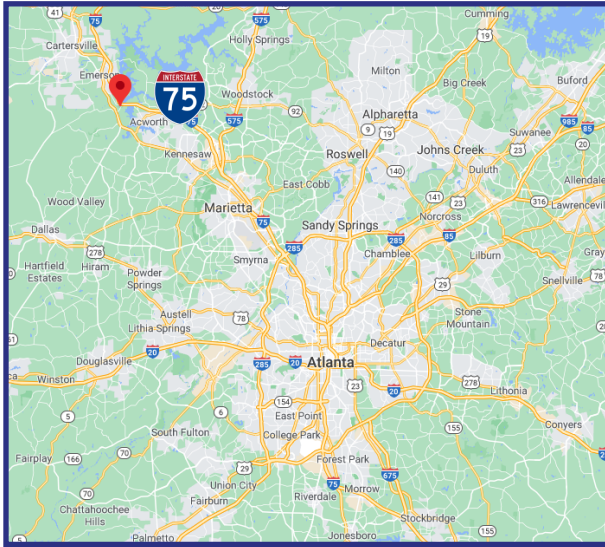
Marietta, GA 30066

Office: 770-528-0300

Fax: 770-528-0502

4.11 AC THIRD ARMY RD

NE CORNER OF THIRD ARMY ROAD & COBB PKWY



Overview

The property is located in the Northeastern corner of Cobb County in Acworth. Current Zoning is Commercial Small Tract (OI). New Developments near by include Amazon Delivery Station, WellStar Urgent Care, Lake Point Sporting Complex and more. Located in Tremendously High Exposure Location with great proximity to new \$30 million/ 30 acre WellStar facility that is already 100% occupied & new 27,000 sq ft Cedarcrest Church with over 500 members. Great Proximity to Lake Allatoona- Over 7 million visitors a year for boating, fishing, hunting, camping, and the parks. Location neighbors Governors Towne Club & Golf Course- a development that has approx 500 Estate Homes from \$800's-\$4million and Manor Homes from the \$600's.

Traffic Count

- Approx. 30,000 VPD on Cobb Pkwy

Demographics (2015)

	5-MILE	10-MILE
TOTAL HOUSEHOLDS	18,106	89,624
GEN MERCHANDISE SALES	\$197 Million	\$587 Million
AVG HH INCOME	\$90,879	\$87,278
AVG HOUSE VALUE	\$278,719	\$272,416

Suggested Usage

- RV Parking/Storage
- Car Lot
- Animal Hospital
- Daycare
- Health Club
- Car Wash
- Retail Center
- Convenience Store
- Fast Food
- Emission Station
- Collision Center
- Pro Shop
- Hotel
- Gas Station
- Office
- Recreation
- Print Shop

CHARLIE CROWDER

CELL: 404-386-5535

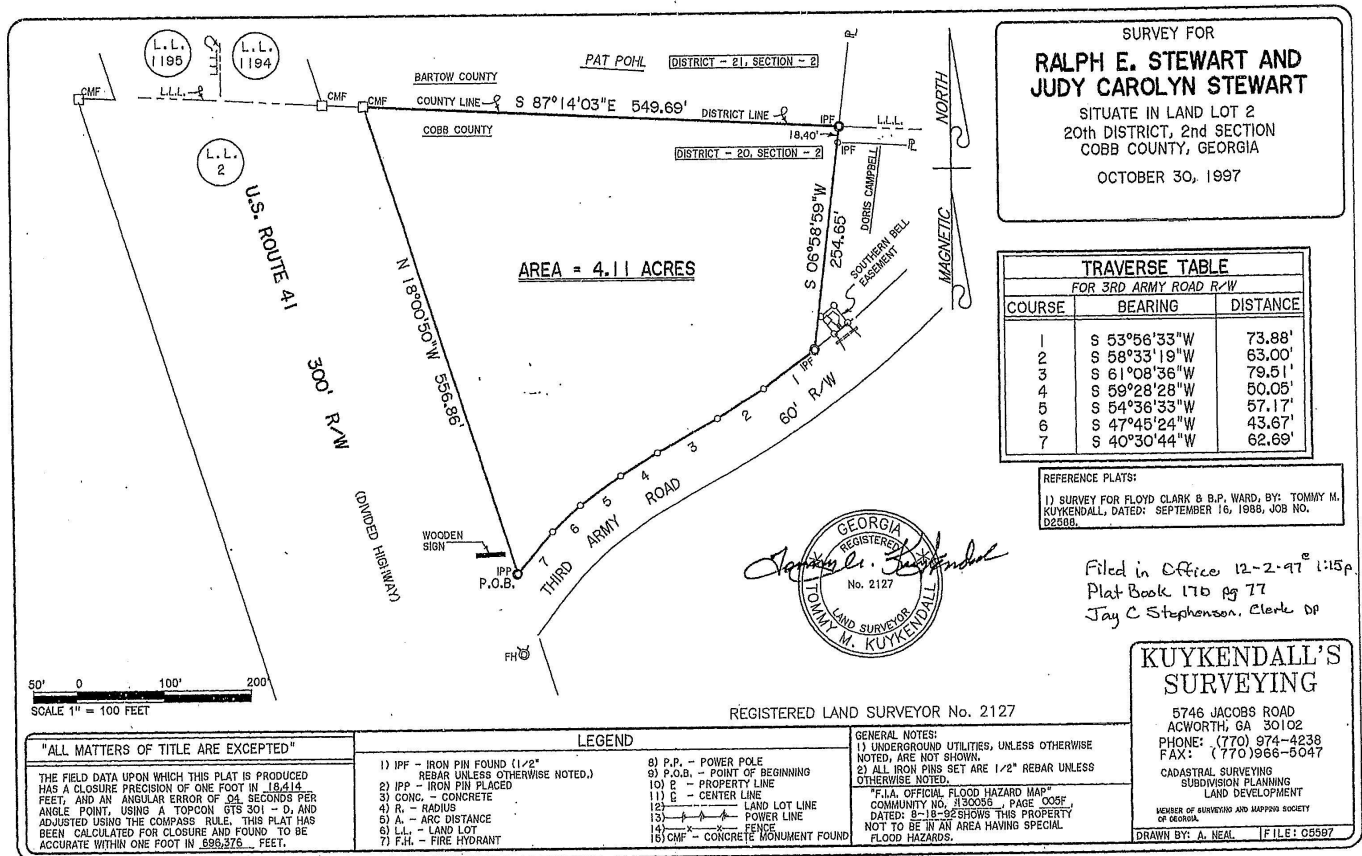
Charlie@crowderrealtyllc.com



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

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ZONED: COBB COUNTY O&I
TOPO: RAW/ROLLING
ACRES: 4.11
OFFERED AT: \$289,000/AC

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Charlie@crowderrealtyllc.com

CROWDER
—REALTY—



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Lake Point Sporting Complex



The premier sports vacation destination, **1,300 acres** nestled in the foothills of the North Georgia Mountains and adjacent to beautiful Lake Allatoona, Lake Point features state-of-the-art sports venues and **five million square feet of amenities** including onsite hotels, restaurants, themed retail, bowling, ziplines, water parks and more.

Welcoming **millions** of visitors annually. Lake Point is the largest and most unique **travel sports park** in the Southeast. With state-of-the-art sports facilities complemented by several on-site hotels, dining options, and entertainment venues, Lake Point is creating the ultimate stay and play tournament hub.



**Lake Point Sporting
Complex**

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Emerson, GA 30137

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Corner Lot For Sale



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— REALTY —



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