

# Agricultural Land Site

65.15 acres | Zoned A-1  
Tallapoosa, Georgia





**Executive Summary** 3

**Location Map and Aerial Views** 4

**Demographics & Traffic Count** 5

**About The Area** 6

**Broker Profile** 7

For more information, please contact:

**Jared Daley**  
**V.P. | Automotive Group**  
(404) 876-1640 x 111  
[JDaley@BullRealty.com](mailto:JDaley@BullRealty.com)

Bull Realty, Inc.  
50 Glenlake Parkway  
Suite 600  
Atlanta, GA 30328  
[www.BullRealty.com](http://www.BullRealty.com)

# Executive Summary

**Agricultural Land Site**  
Tallapoosa, Georgia



The subject property is a 65.15 acres, A-1 (Agricultural) zoned tract in western Haralson County, Georgia near the Alabama border. This parcel consists of all raw land, has frontage on Interstate 20 at Exit 5 and Pleasant Hill Church Road.

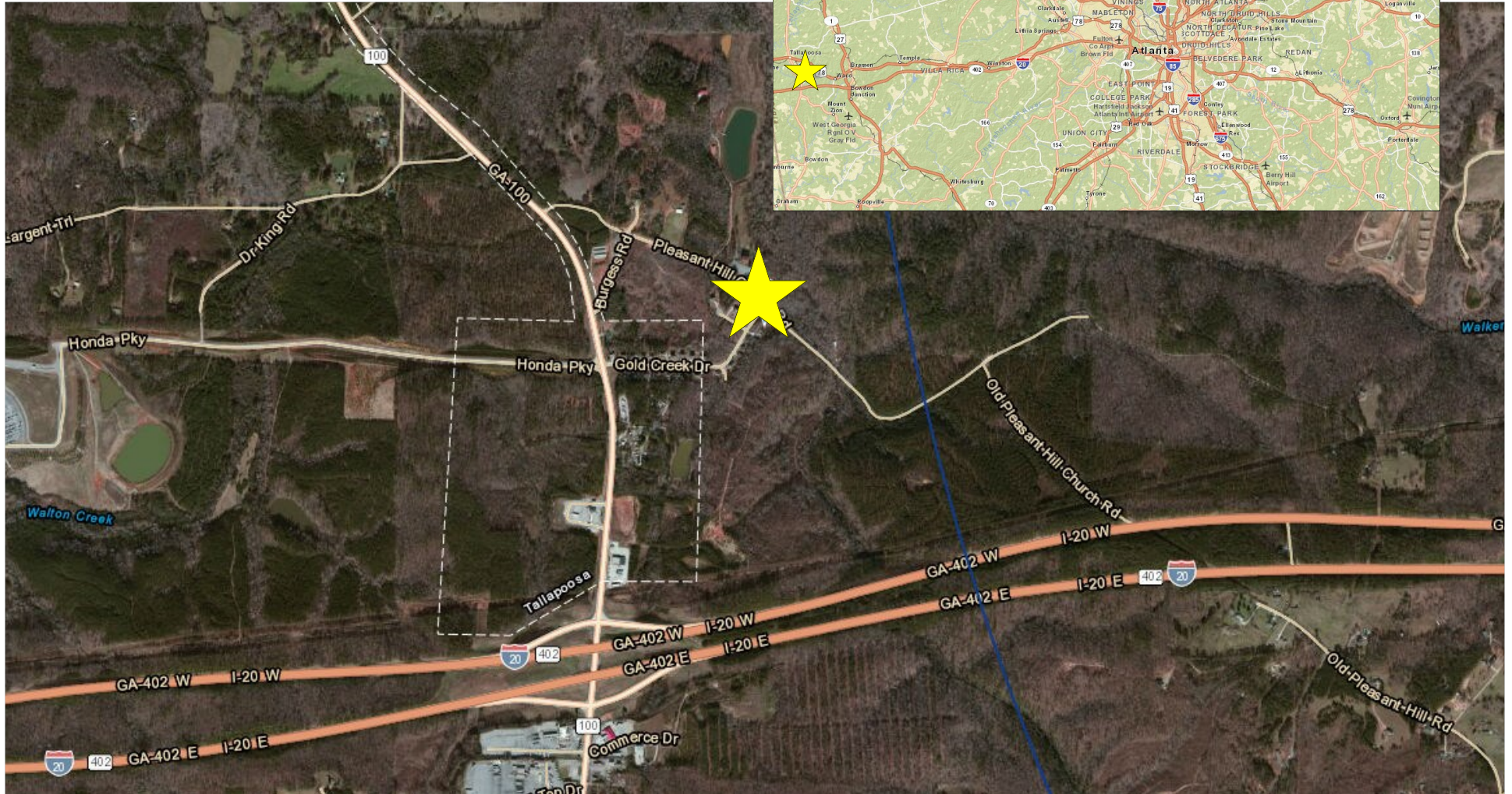
Blalock Creek runs along its Eastern border. The Subject is a mile north of Interstate 20, 53 miles west of downtown Atlanta and 38 miles east of Anniston, Alabama.

<b>Property Address</b>	Gold Creek Drive and Pleasant Hill Church Road Tallapoosa, GA 30176
<b>Lot Size</b>	65.15 acres
<b>County</b>	Haralson
<b>Zoning</b>	A-1
<b>2015 Taxes</b>	\$1,454.17
<b>Sale Price</b>	\$175,000 (\$2,686/acre)



# Location Map and Aerial Views

## Agricultural Land Site Tallapoosa, Georgia

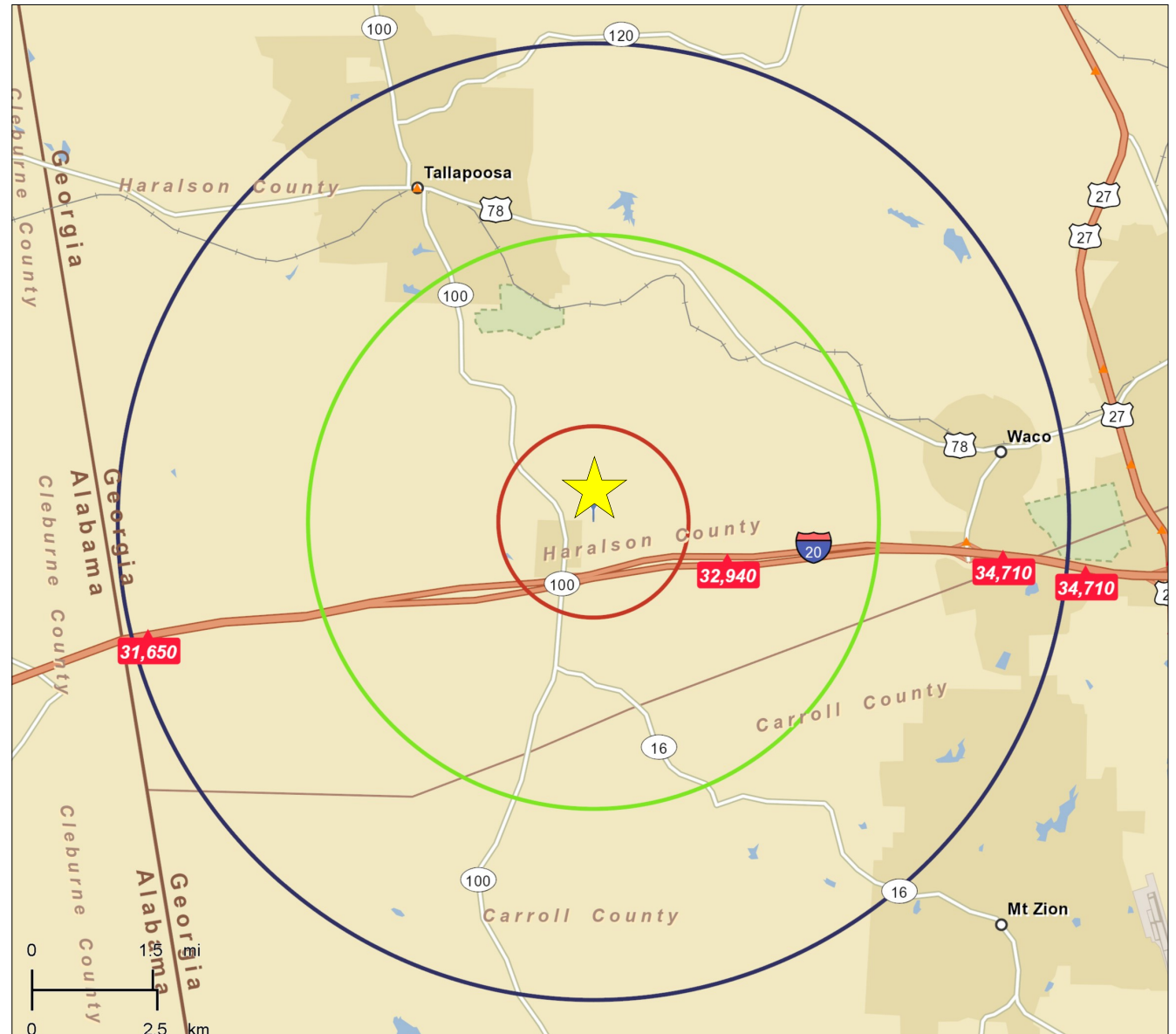




# Demographics & Traffic Count

**Agricultural Land Site**  
Tallapoosa, Georgia

2015 Demographics (esri)	
	<b>1 mile</b>
<b>Population</b>	129
<b>Households</b>	48
<b>Average Household Income</b>	\$41,609
	<b>3 miles</b>
<b>Population</b>	2,020
<b>Households</b>	745
<b>Average Household Income</b>	\$43,694
	<b>5 miles</b>
<b>Population</b>	6,916
<b>Households</b>	2,679
<b>Average Household Income</b>	\$46,568





## Tallapoosa, Georgia

Tallapoosa is a small town with southern charm. A quaint setting that is picturesque with Historic Homes, Museums, Parks, Economic Development and Industrial Opportunities.

Located at the base of the ABC Triangle (Atlanta, Birmingham and Chattanooga) Tallapoosa offers a great location for new and expanding businesses

Prior to 1887, Haralson County historian Lee S. Trimble said of Tallapoosa that, "The main dependence of the town for trade must have been on lumber and agriculture . . . as there were no industries of note in that period. Its best friends could hardly say more than it was another good, small town with excellent railroad service, good water, some fine bottom lands on nearby streams, and a lot of virgin timber.



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## JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, helping clients buy, sell or lease office properties around the Atlanta metro market and selling and leasing automotive related properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs, and determine how to best deal with today's market.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music, and standard bred horses.

Jared has experience in office, automotive properties and all types of commercial real estate. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed over the past six years. The leases consisted of office, warehouse, and automotive facilities. Additional transactions include dozens of property sales over that same period of time.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 5 years. The show is nationally syndicated on US radio stations and is available on [iTunes](#) and the show website [CREshow.com](http://CREshow.com).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.