

Sale Name: Prime Development Opportunity | 23.16 Acres on Charles Hardy Parkway, Dallas, GA Online Auction

LOT 1 - Prime Development Opportunity | 23.16 Acres on Charles Hardy Parkway, Dallas, GA Online Auction



Description

**Thursday, April 24, 2025 at 1:00 pm — ONLINE ONLY-
Bidding Starts April 14th 12:00 PM**

ONLINE AUCTION

The Edward M. Fields Estate – Selling for Division among Heirs

Dallas, Paulding County, GA

Bidding Period Open on Monday, April 14th
Bidding Period Ends on Thursday, April 24th, 1 PM ET

23.16 Acres of Commercial and Residential Property located on Charles Hardy Parkway

ALL Utilities – Incredible Visibility – Offered in 1 Tract

Property is located at 4036 Charles Hardy Parkway (Hwy 120), Dallas, GA

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Prime Development Opportunity: 23.16 Acres on Charles Hardy Parkway, Dallas, GA

Explore an extraordinary opportunity to own one of the last large parcels available on the bustling Charles Hardy Parkway (Hwy 120) corridor in Dallas, GA. This 23.16-acre property, ideally located at 4036 Charles Hardy Parkway, offers a unique blend of

commercial and residential zoning, making it a prime candidate for a variety of development projects.

Property Highlights:

- **Strategic Location:** Positioned on Charles Hardy Parkway, one of Paulding/Cobb's busiest thoroughfares, this property benefits from exceptional visibility and accessibility. With a GDOT AADT (Annual Average Daily Traffic) count of 31,900 in 2023, the site ensures high traffic and exposure.
- **Mixed Zoning:** Zoned B2 Commercial and R55 Residential, this property supports a range of commercial uses and detached senior living developments. The versatile zoning allows for tailored developments that can meet market demands and maximize investment returns.
- **Utilities Ready:** Equipped with essential utilities including sewer, water, and natural gas, this property is prepared for immediate development, reducing initial infrastructure costs and complexity.
- **Ideal Topography and Size:** The property's favorable topography and substantial acreage provide an excellent foundation for both large-scale commercial projects and residential communities.
- **Proximity to Cobb County:** Being contiguous to the Cobb County line enhances the property's appeal, offering easy access to additional markets, resources, and the broader community infrastructure.

Development Potential:

This site is perfectly suited for a developer looking to capitalize on the high traffic and excellent visibility provided by its strategic location. Potential projects could include:

- **Retail Complexes:** Leverage the high traffic volumes with a new shopping center or mixed-use development that could include restaurants, retail stores, and service businesses.
- **Senior Living Community:** With the R55 zoning, developers have the opportunity to create a detached senior living community that caters to the growing demand for residential options for the aging population.
- **Office Buildings:** Construct modern office spaces to serve local businesses and professionals, benefiting from easy access and high visibility.

Investment Opportunity:

Don't miss this once-in-a-lifetime opportunity to purchase a significant tract of prime real estate in the Paulding and Cobb County corridor. Whether for immediate development or long-term investment, this property promises significant growth potential and returns due to its location, zoning flexibility, and existing traffic flow.

For developers and investors aiming to make a impactful presence in one of Georgia's rapidly growing areas, this property offers the visibility, accessibility, and versatility needed to succeed. Contact us today to explore how this prime parcel can be transformed into a thriving commercial hub or residential community.

Due Diligence Documents:

Access comprehensive due diligence materials through the following Google Drive link, which contains essential documents for your review. These include, but are not limited to, Phase I Environmental Site Assessment (ESA), Phase II Environmental Assessment, Sewer Crossing Exhibit, Pothole Exhibit, Wetland Report, various topographical depictions, Utility Survey, and miscellaneous Geotechnical Reports.

Disclaimer: Please be aware that these documents have been prepared by a third-party. The accuracy and completeness of the documents are the sole responsibility of the third party and the purchaser. By accessing these documents, the purchaser agrees to release the seller and Dempsey Auction Company from all liabilities concerning the accuracy or use of these documents.

- [\[Click Here for Documents\]](#)

Surveys / Maps

Quantity: 1



<https://bids.dempseyauction.com/>