

DEVELOPED LOTS FOR SALE

BIRCH GROVE • 6 DEVELOPED SINGLE FAMILY LOTS • EAST COBB • WALTON HIGH SCHOOL



CALL FOR OFFERS!



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1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

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OFFERING

Macallan Real Estate is pleased to offer a rare and unique opportunity to purchase fully developed lots in East Cobb County, within Walton High School District. Birch Grove, consists of 6 fully developed, platted residential lots, averaging 20,000 square feet in size. New homes in the immediate area have consistently sold for \$1,000,000+. The property is located less than three miles west of Historic Downtown Roswell, Georgia.

Demographics:	1 Mile	3 Mile	5 Mile
Population	6,157	65,827	201,379
Households	2,300	25,925	79,166
AVG HH Income	\$120,031	\$86,318	\$82,096



BG



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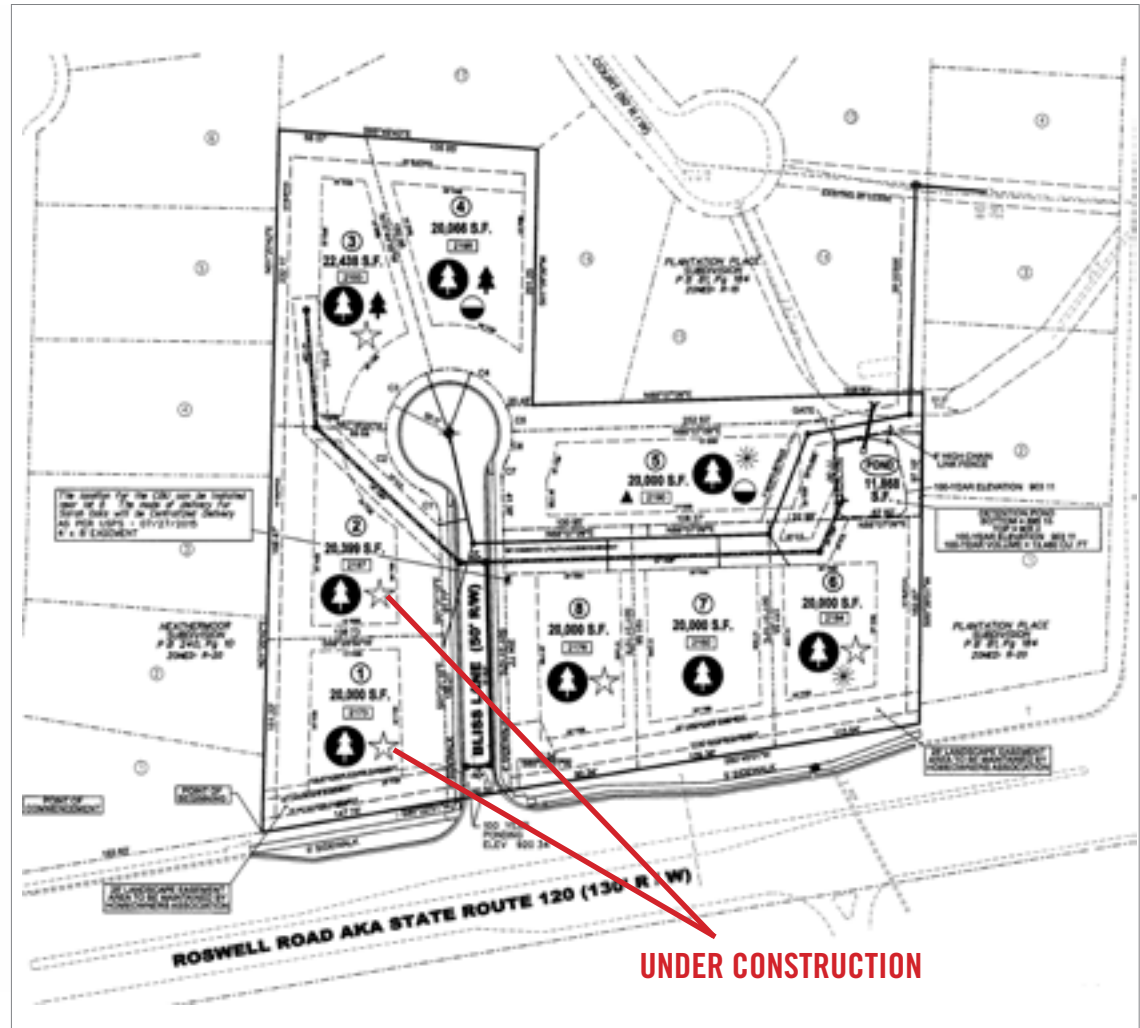
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SITE PLAN & PROPERTY FEATURES

- 6 developed single family lots
- Zoned R-20
- Less than 3 Miles from Historic Downtown Roswell
- Minimum home size is 3,500 SF
- Close proximity to The Avenue East Cobb
- Walton High School, annually #1 in Cobb County and top ten in Georgia
- Average lot size 20,000+
- Adjacent to Heathermoor \$1.5M - \$1.9M
- Schools:
 - › Walton High School
 - › Dodgen Middle School
 - › Timber Ridge Elementary

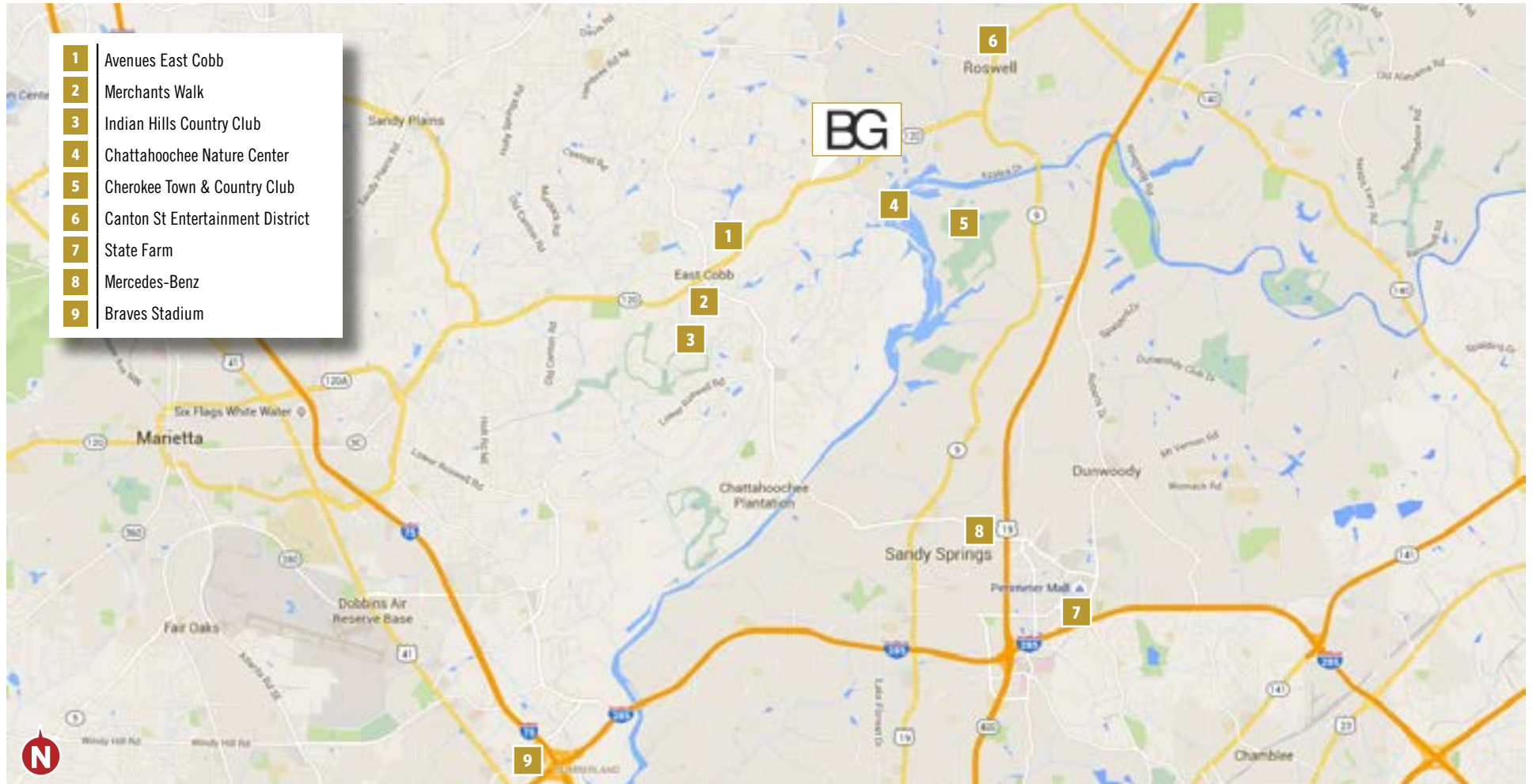
**CALL FOR OFFERS
FEBRUARY 13, 2018**



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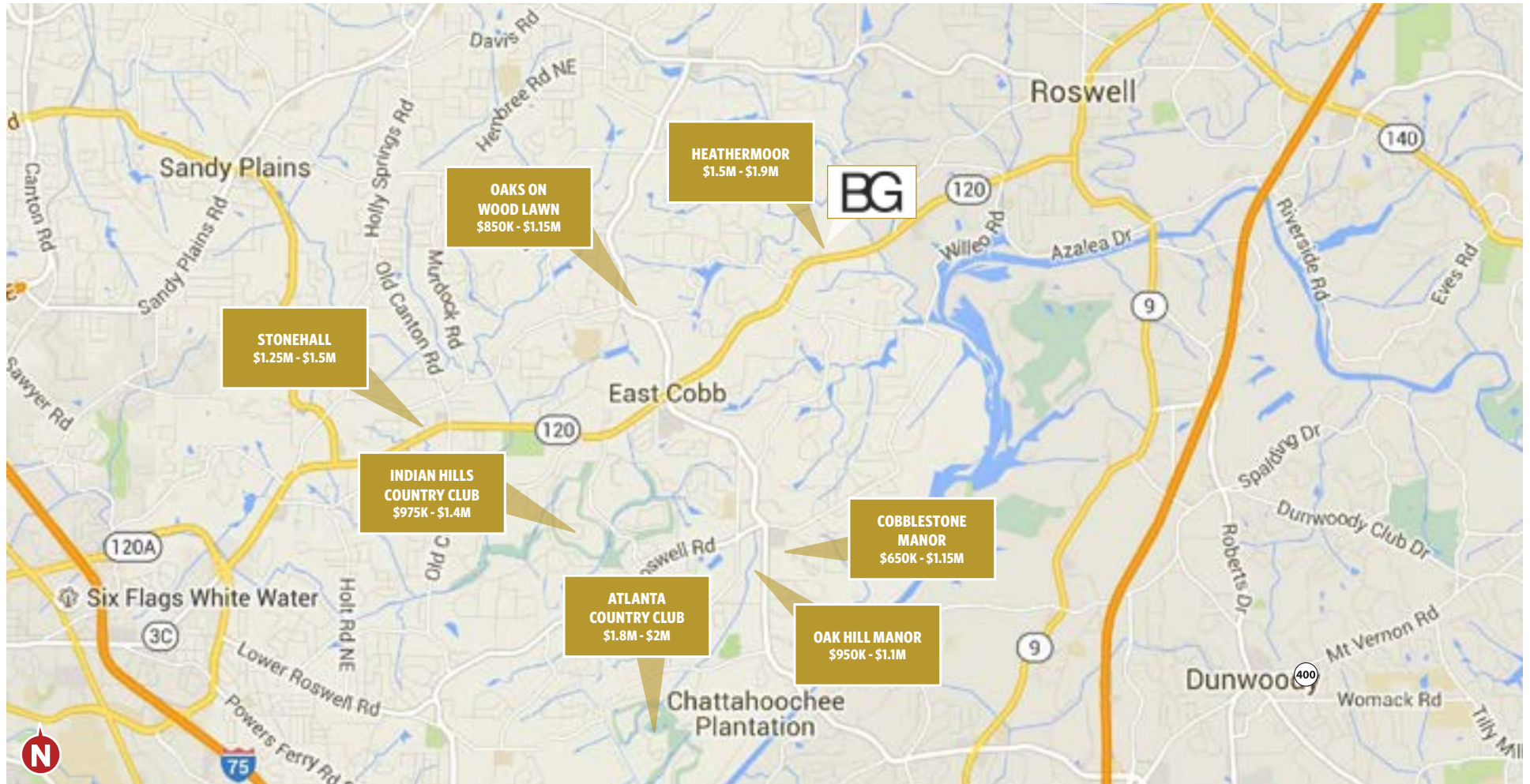
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COMPETITION MAP - WALTON HIGH SCHOOL AREA SALES



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AREA INFORMATION



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LOT INFORMATION



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