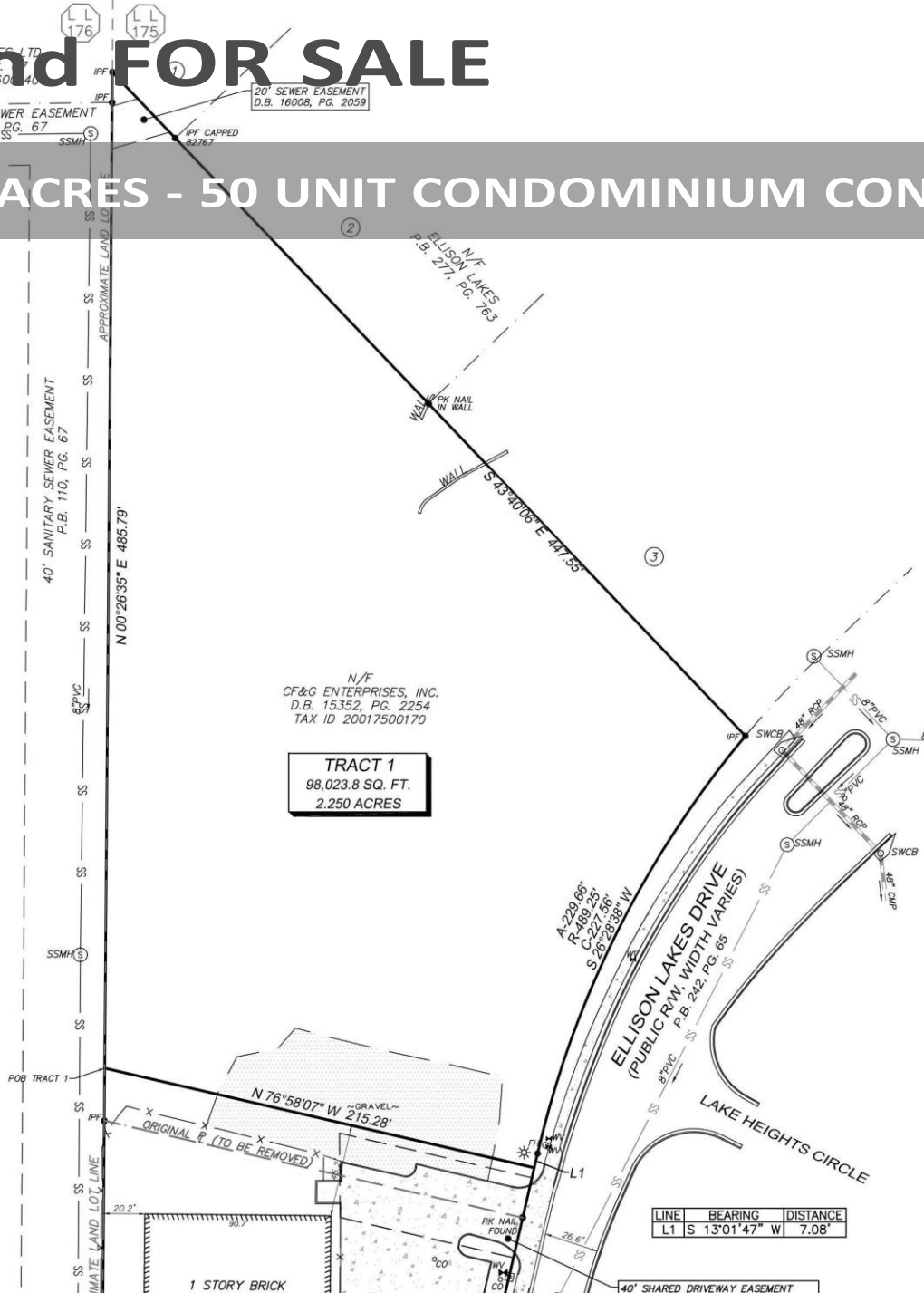


# Land FOR SALE

## 2.25 ACRES - 50 UNIT CONDOMINIUM CONCEPT

0 Ellison Lakes Drive Kennesaw, GA30152



# \$1,500,000

**Jim DeVille**  
(770) 480-2186  
(770) 240-2004  
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The property is included in the Air Installation Compatible Use Zone (AICUZ) and possesses Planned Village Community (PVC) zoning, with conditional approval for a two-year period. In 2023, the City of Kennesaw approved a concept for this site, allowing for 50 for-sale units. These units range from 800 square feet to 1,400 square feet and include one, two, and three-bedroom configurations.







## Property Overview

This 2.25-acre parcel is located within the Kennesaw city limits, situated off Cobb Parkway in close proximity to McCollum Airport, presenting a prime opportunity for development. The land features a gently rolling topography, offering versatile design possibilities for various construction styles. Importantly, all essential utilities are readily available at the site, significantly streamlining the development process and reducing potential infrastructure costs.

Address 0 Ellison Lakes Drive

Kennesaw, GA 30152

APN: 20017500170

County: GA - Cobb

Lot Size: 2.25 Acres

Price: \$1,500,000

Type: Land

Zoning: PVC









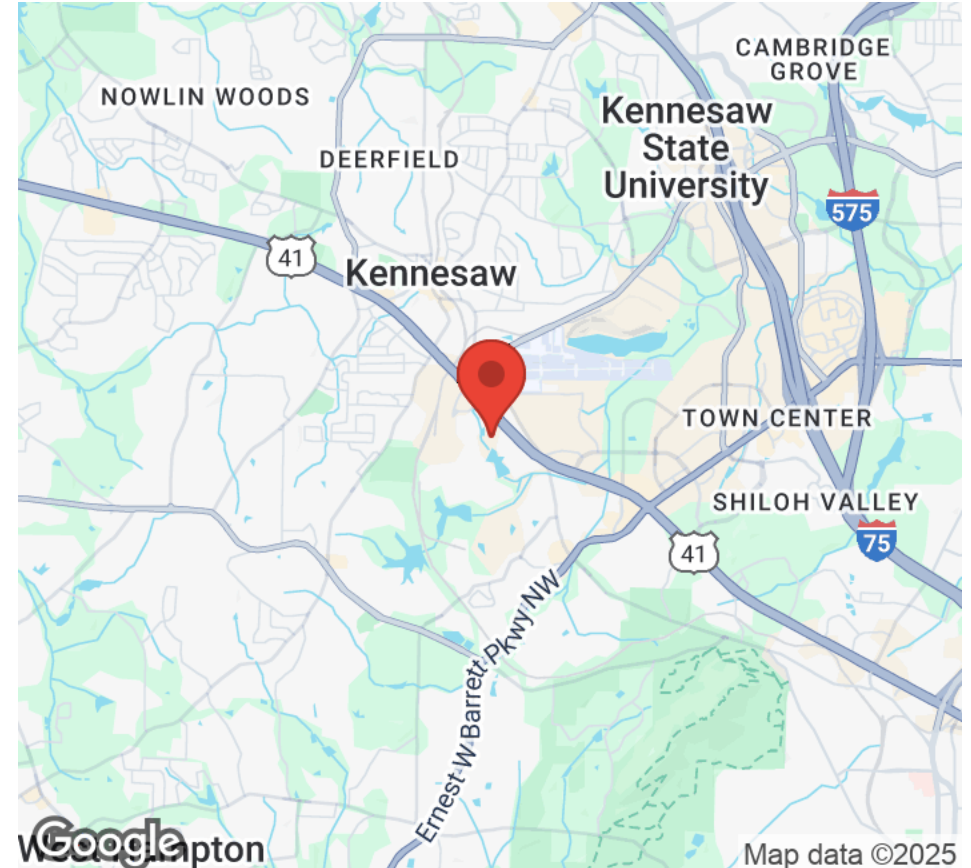


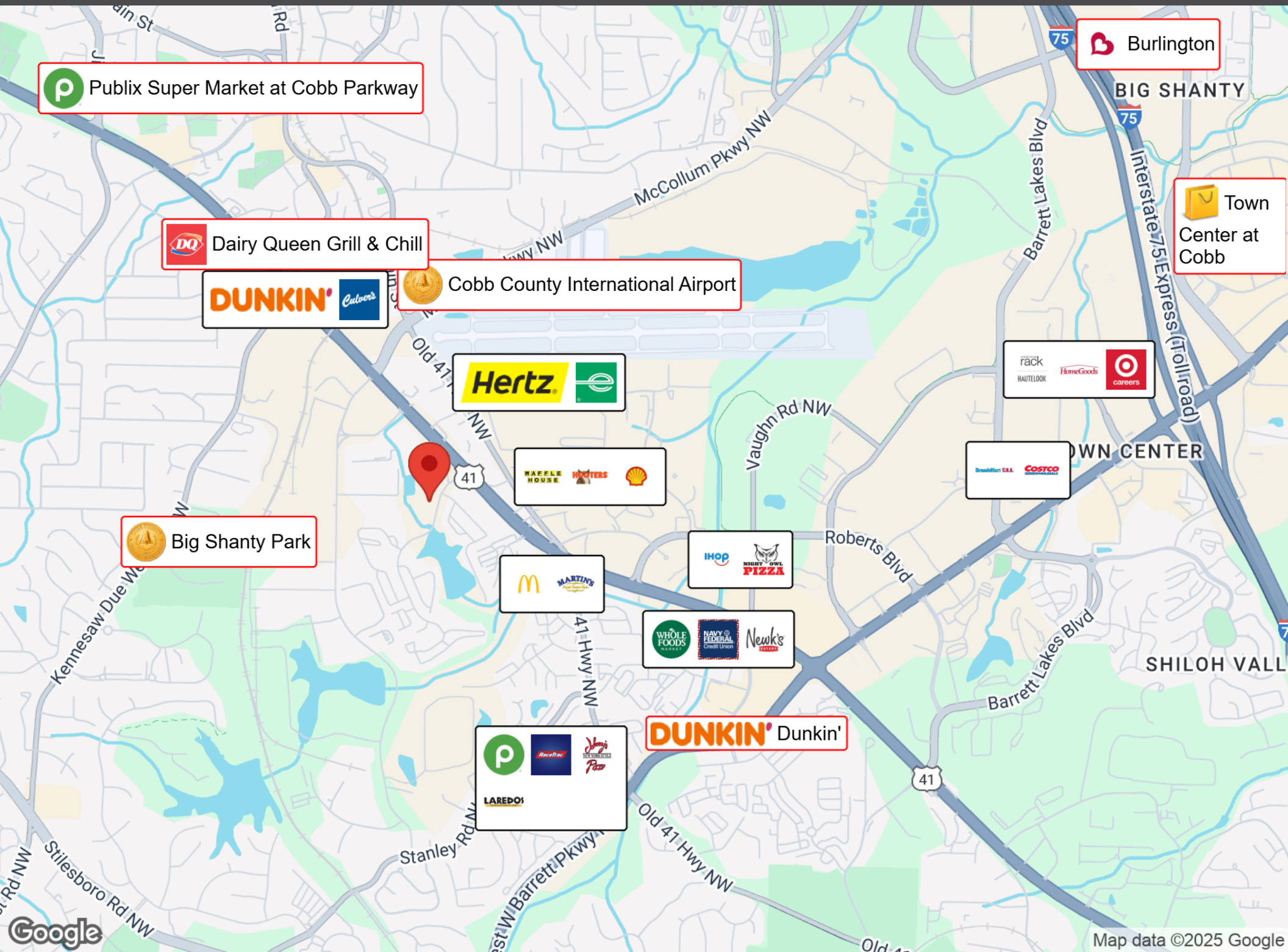
## Kennesaw, GA

Kennesaw, Georgia, part of Cobb County, is located twenty-seven miles northwest of Atlanta. The city's approximately 34,000 residents consider Kennesaw as a great place to live, learn, work and play. Residents and business owners enjoy excellent educational resources with Kennesaw State University, first-rate parks, public buildings, and athletic facilities, high quality and affordable recreation programs, well-maintained neighborhoods and a thriving central business district. Kennesaw takes great pride in protecting and managing its historical and cultural resources for future generations. Downtown Kennesaw is filled with cobblestone brick walkways, small boutiques and local restaurants, making it perfect for hosting the city's many events and festivals.


## Location Description

This Kennesaw property, just off Cobb Parkway, offers excellent accessibility to I-75 and I-575. It's conveniently located near Cobb County International Airport (1 mile), Downtown Kennesaw (2 miles), Kennesaw State University (less than 3 miles), Towne Center Mall (4 miles), and Kennestone Hospital/Kennesaw Mountain (5 miles).








 Publix Super Market at Cobb Parkway


 Dairy Queen Grill & Chill

 Cobb County International Airport




 





  

 Big Shanty Park


 


  

 Dunkin'

 Burlington

BIG SHANTY

 Town Center at Cobb

TOWN CENTER

SHILOH VALL



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	2,688	30,595	85,580
Female	2,982	30,425	86,740
Total Population	5,670	61,020	172,320

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	921	9,515	28,382
Ages 15-24	975	12,074	28,261
Ages 25-54	2,418	23,659	66,917
Ages 55-64	591	7,299	21,926
Ages 65+	765	8,473	26,834

Race	1 Mile	3 Miles	5 Miles
White	2,475	32,981	97,309
Black	1,978	15,420	41,184
Am In/AK Nat	3	49	138
Hawaiian	1	12	34
Hispanic	718	7,023	19,265
Asian	323	3,838	9,667
Multi-Racial	150	1,483	4,153
Other	22	220	551

Income	1 Mile	3 Miles	5 Miles
Median	\$73,579	\$98,238	\$104,700
< \$15,000	352	1,686	3,968
\$15,000-\$24,999	162	878	2,258
\$25,000-\$34,999	62	1,061	3,027
\$35,000-\$49,999	314	2,054	5,433
\$50,000-\$74,999	360	3,429	8,685
\$75,000-\$99,999	353	2,836	7,875
\$100,000-\$149,999	397	4,547	13,835
\$150,000-\$199,999	131	2,204	7,820
> \$200,000	324	4,794	12,648

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,567	24,448	68,037
Occupied	2,455	23,488	65,547
Owner Occupied	993	13,533	43,029
Renter Occupied	1,462	9,955	22,518
Vacant	112	960	2,490





## Jim DeVille

**Jim@FirstCommercialConsulting.com**

**Cell: 770-480-2816**

**Office: 770-240-2004**

Jim DeVille became involved in Atlanta real estate in 1981, first as a builder, then as a developer where he built a reputation for honesty and integrity. Jim has maintained his home, business, and the majority of his community involvement was in Cobb County which allowed him to accumulate a wealth of local area knowledge and experience. Over the years he has built homes in virtually of all amenity residential communities in West Cobb, while developing others, as well as building and developing commercial office and mixed use projects during that time. Over time, his construction and development business expanded into Paulding, Bartow, Cherokee and Douglas counties. This experience has given Jim a superior understanding of government workings and real estate market in the North West Corridor of Atlanta.



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.