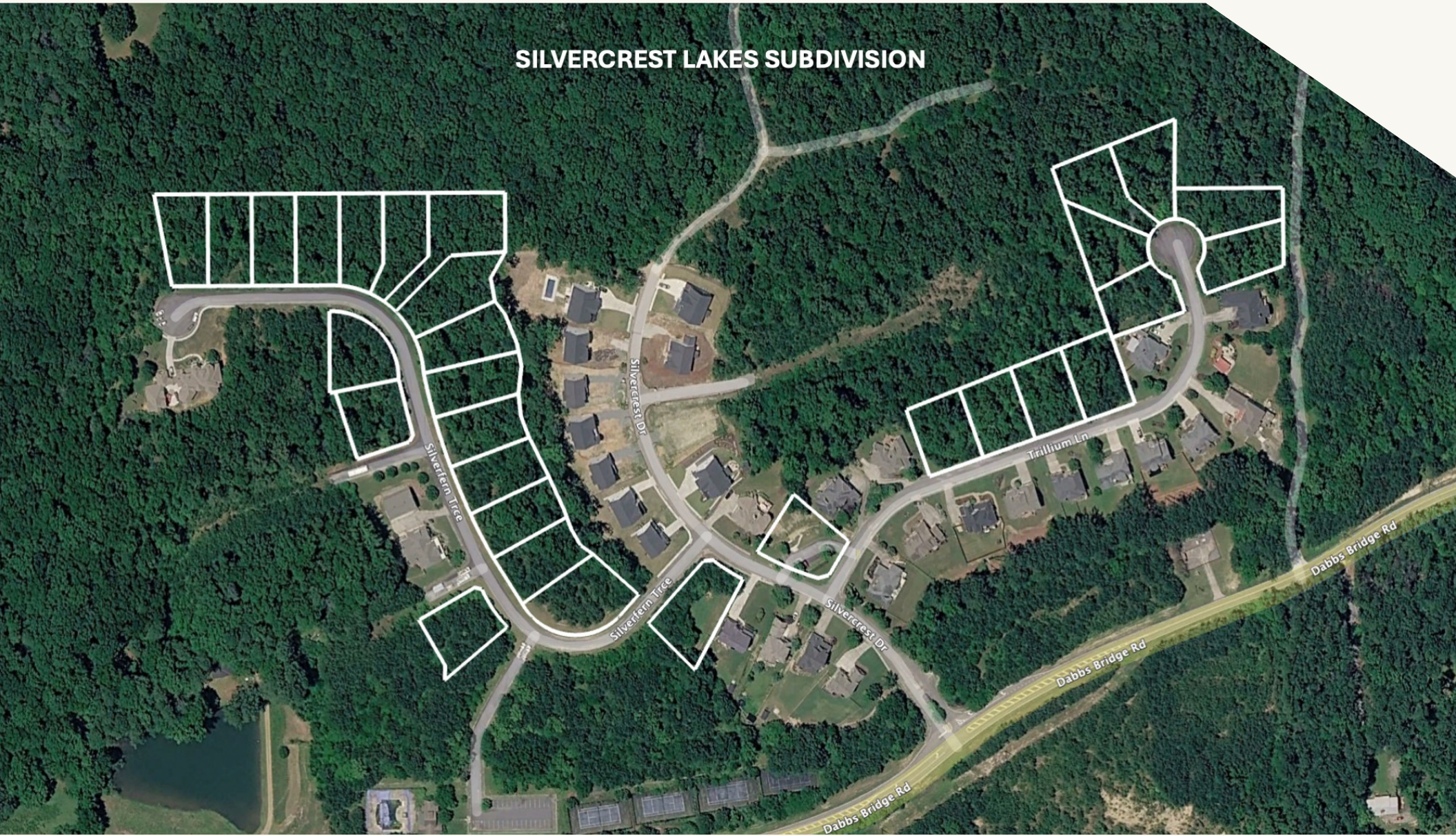




# 30 Vacant Developed Lots Silvercrest Lakes Subdivision

0 Silvercrest Dr | Acworth, GA 30101 | Paulding County





# Offering Summary



**Contact Broker**



**30 Single Family Detached Lots**



**Rear - 25'**  
**Front - 30' (unless otherwise noted)**  
**Side - 10' (25' on Corner Lots)**  
**Minimum Lot Size - 15,000 SF**



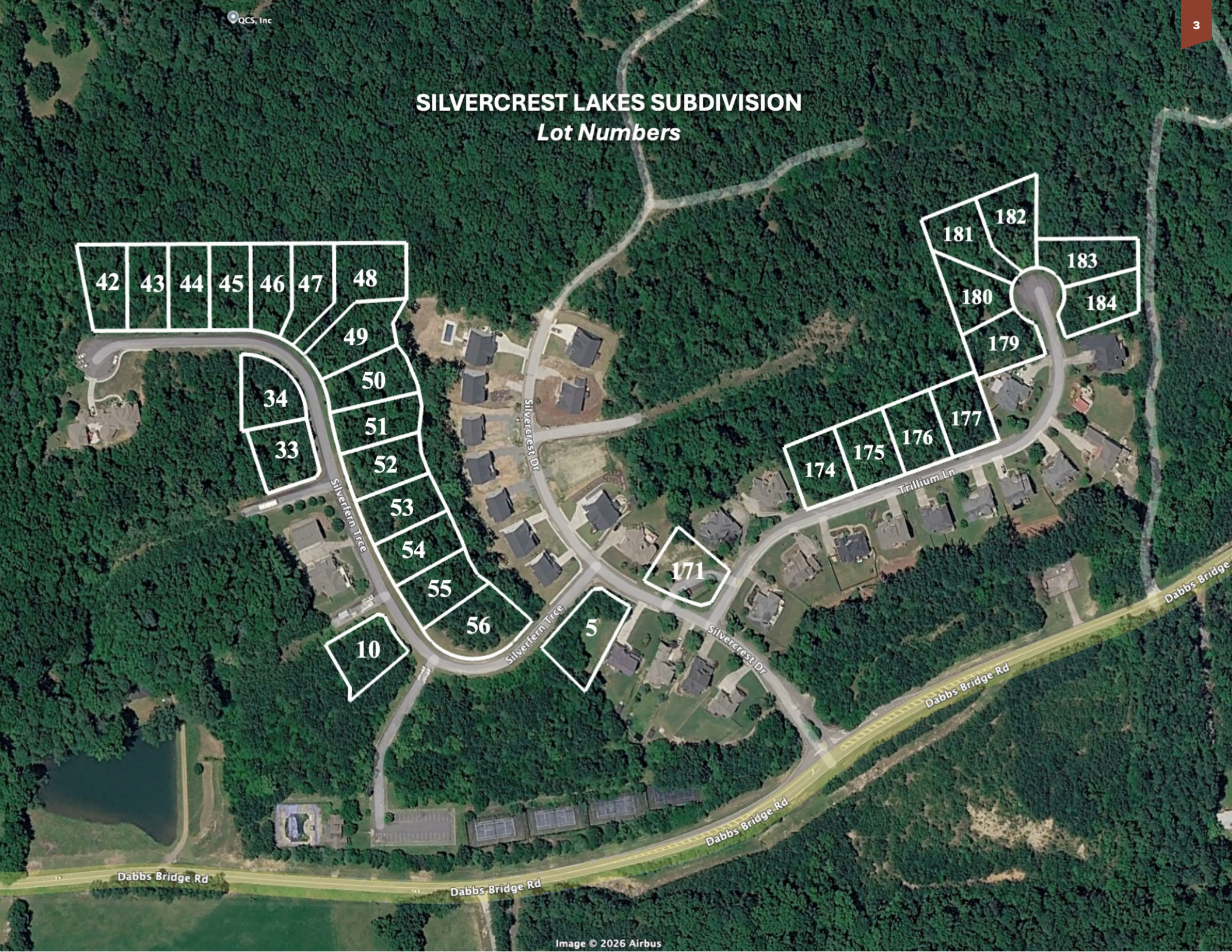
**All Utilities Available**  
**Including Sewer**



**School District**  
**Sandra Dunagan Elementary School**  
**East Hall Middle School**  
**East Hall High School**



SILVERCREST LAKES SUBDIVISION  
*Lot Numbers*





## Property Overview

**Tenure Land Group is pleased to present Silvercrest Lakes, a bulk sale opportunity featuring 30 developed residential lots within an established neighborhood in Paulding County, Georgia.**

Tenure Land Group is pleased to present Silvercrest Lakes, a bulk sale opportunity featuring 30 developed residential lots within an established neighborhood in Paulding County, Georgia. This community already includes several completed homes, offering builders and investors the opportunity to seamlessly continue construction in a proven and desirable setting. Each lot is fully developed with all utilities available, providing a ready-to-build opportunity in a scenic environment near Lake Allatoona. The property is zoned R-3 (Residential), supporting continued single-family development consistent with the existing neighborhood character. Recent home sales range from \$675,000 - \$860,000s. **\*NO RENTAL RESTRICTIONS\***





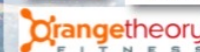
## Location Overview

**Located off Dabbs Bridge Road in Acworth, Silvercrest Lakes offers convenient access to Cobb Parkway (U.S. Highway 41) and is just minutes from Lake Allatoona.**

The property is served by the Burnt Hickory Elementary, Sammy McClure Sr. Middle, and North Paulding High School (7/10 Ratings) districts—each highly regarded within the county. The neighborhood's location provides close proximity to shopping, dining, and recreational destinations, along with strong connectivity to Paulding, Cobb, and Bartow Counties. With continued growth throughout this corridor and steady residential demand, Silvercrest Lakes presents a prime opportunity for builders and investors alike.

LAKE ALLATOONA

WELLSTAR ACWORTH  
HEALTH PARK



COBB PKWY ± 29,600 VPD



**SILVERCREST LAKES  
SUBDIVISION**

• 30 Lots •

SILVERFERN TRCE

SILVERCREST DR

TRILLIUM LN

DABBS BRIDGE RD



# Site Photos





## LOCATION MAP

**1 radial miles**

From Lake Allatoona

**1.2 miles/3 min**

To Cobb Pkwy

**5.3 miles /11min**

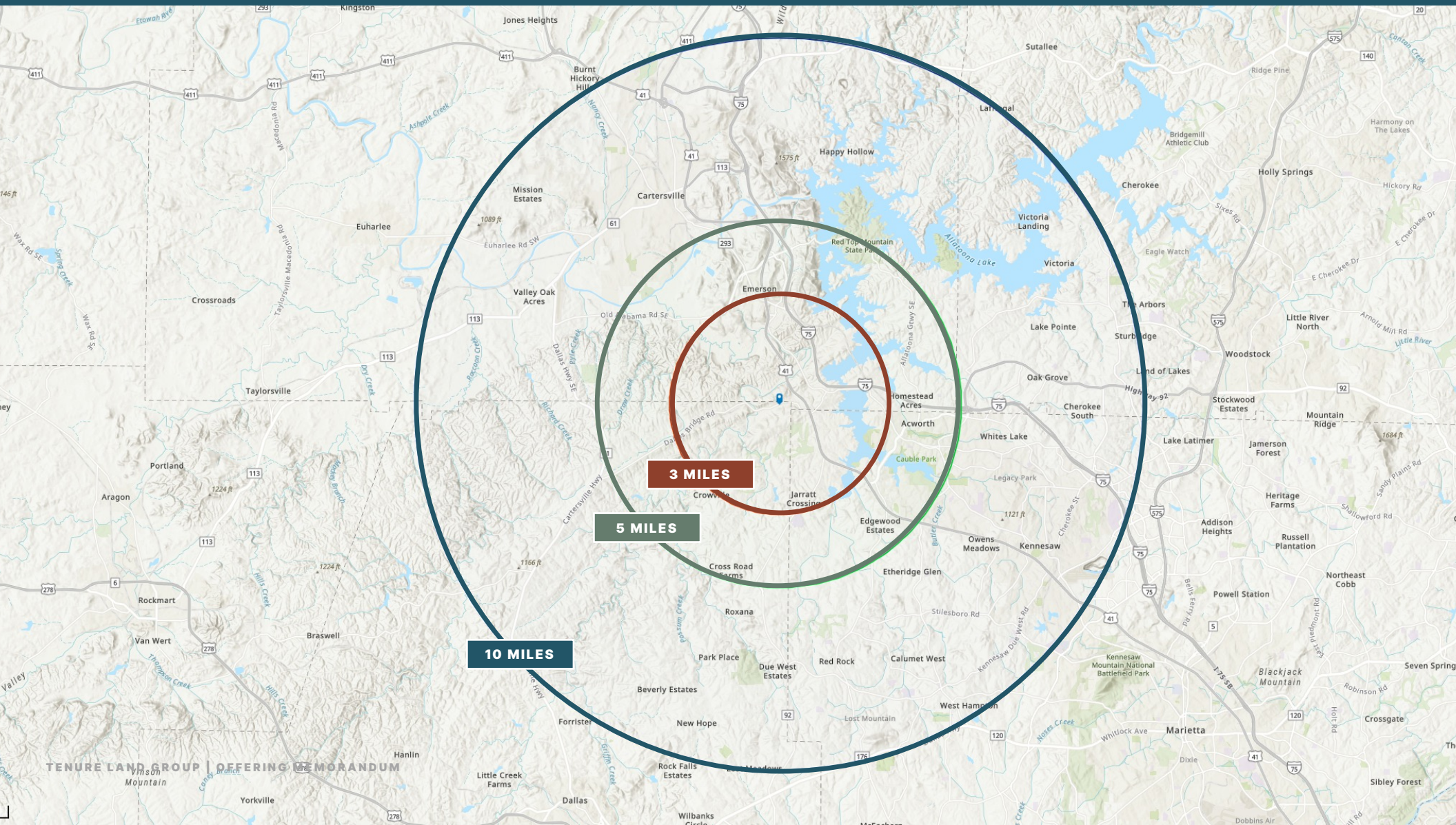
Drive to Downtown Acworth

**55,481**

Population within 5 miles

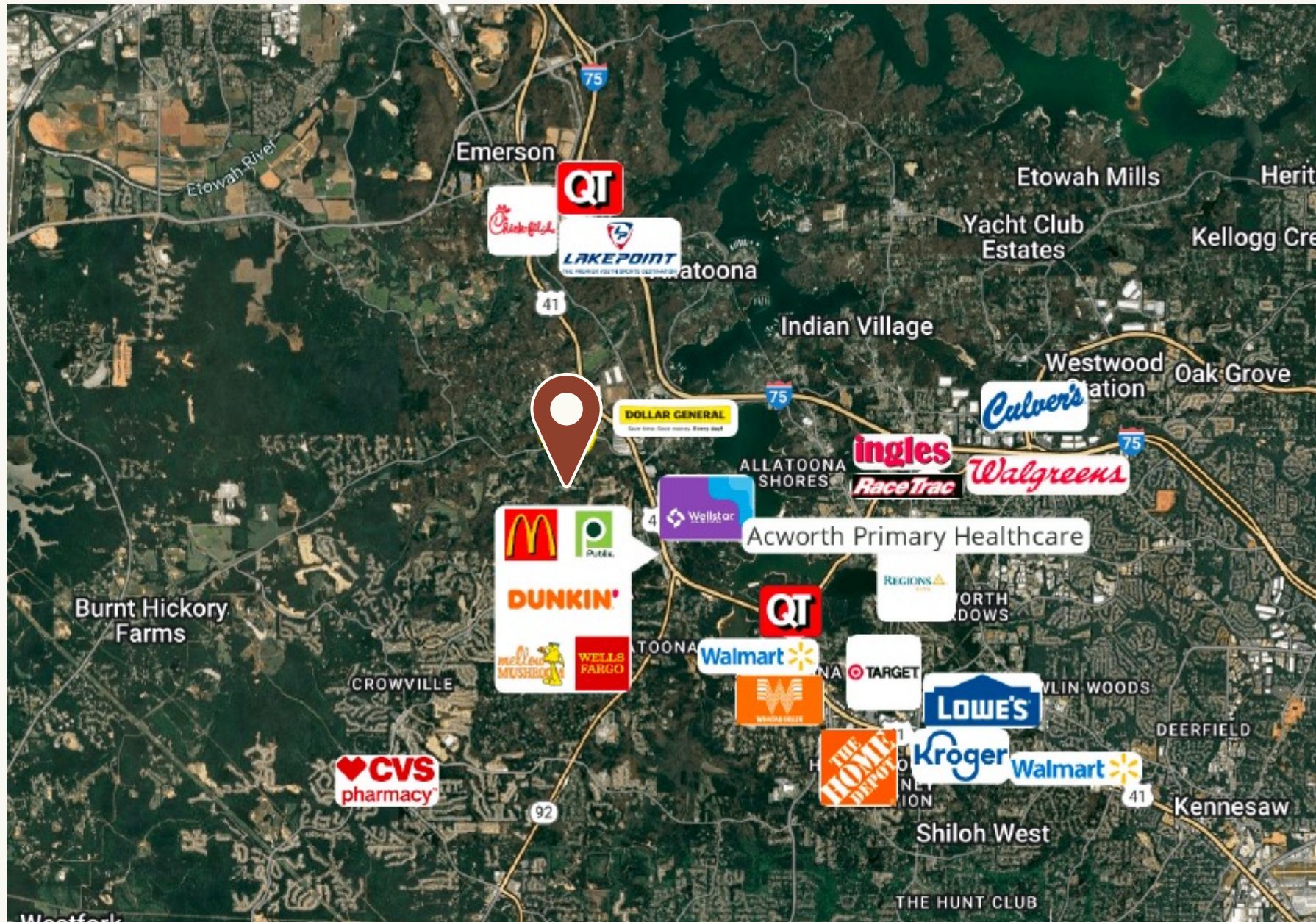
**\$142,903**

Average Household  
income (5 miles)





# Retailers Map





# Demographics

## Executive Summary

Silvercrest Dr, Acworth, Georgia, 30101



Rings: 3, 5, 10 mile radii

| Population             | 3 miles | 5 miles | 10 miles |
|------------------------|---------|---------|----------|
| 2020 Population        | 17,203  | 48,235  | 282,243  |
| 2020 Male Population   | 50.3%   | 49.3%   | 48.8%    |
| 2020 Female Population | 49.7%   | 50.7%   | 51.2%    |
| 2026 Population        | 19,372  | 55,481  | 320,201  |
| 2026 Male Population   | 51.0%   | 49.9%   | 49.4%    |
| 2026 Female Population | 49.0%   | 50.1%   | 50.6%    |
| 2031 Population        | 22,462  | 63,792  | 345,071  |
| 2031 Male Population   | 50.6%   | 49.7%   | 49.2%    |
| 2031 Female Population | 49.4%   | 50.3%   | 50.8%    |
| 2010-2020 Annual Rate  | 1.70%   | 1.88%   | 1.37%    |
| 2020-2026 Annual Rate  | 1.92%   | 2.26%   | 2.04%    |
| 2026-2031 Annual Rate  | 3.00%   | 2.83%   | 1.51%    |

In the identified area, the current year population is **320,201**. In 2020, the Census count in the area was **282,243**. The rate of change since 2020 was **2.04%** annually. The five-year projection for the population in the area is **345,071** representing a change of **1.51%** annually from 2026 to 2031. Currently, the population is **49.4%** male and **50.6%** female.

### Median Age

|                 |      |      |      |
|-----------------|------|------|------|
| 2026 Median Age | 41.6 | 40.0 | 38.2 |
|-----------------|------|------|------|

The median age in this area is **38.2**, compared to U.S. median age of **39.6**.

### Race and Ethnicity

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2026 White Alone            | 73.3% | 68.6% | 63.5% |
| 2026 Black Alone            | 11.4% | 14.1% | 17.3% |
| 2026 American Indian Alone  | 0.4%  | 0.5%  | 0.5%  |
| 2026 Asian Alone            | 2.4%  | 2.7%  | 3.6%  |
| 2026 Pacific Islander Alone | 0.1%  | 0.1%  | 0.1%  |
| 2026 Some Other Race Alone  | 4.0%  | 4.8%  | 5.1%  |
| 2026 Two or More Races      | 8.6%  | 9.2%  | 10.0% |
| 2026 Hispanic Origin        | 9.6%  | 11.7% | 12.4% |
| 2026 Diversity Index        | 53.8  | 60.1  | 65.0  |

Persons of Hispanic origin represent **12.4%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **65.0** in the identified area, compared to **73.0** for the U.S. as a whole.

**Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

## Executive Summary | Silvercrest Dr, Acworth, Georgia, 30101 | Rings: 3, 5, 10 mile radii

| Households                  | 3 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2026 Wealth Index           | 142     | 121     | 116      |
| 2010 Total Households       | 5,049   | 13,916  | 85,768   |
| 2020 Total Households       | 5,837   | 16,727  | 99,099   |
| 2026 Total Households       | 6,558   | 19,205  | 113,288  |
| 2031 Total Households       | 7,594   | 21,980  | 122,455  |
| 2010-2020 Annual Rate       | 1.46%   | 1.86%   | 1.46%    |
| 2020-2026 Annual Rate       | 1.88%   | 2.23%   | 2.16%    |
| 2026-2031 Annual Rate       | 2.98%   | 2.74%   | 1.57%    |
| 2026 Average Household Size | 2.95    | 2.89    | 2.80     |

The household count in this area has changed from **99,099** in 2020 to **113,288** in the current year, a change of **2.16%** annually. The five-year projection of households is **122,455**, a change of **1.57%** annually from the current year total. Average household size is currently **2.80**, compared to **2.82** in the year 2020. The number of families in the current year is **82,729** in the specified area.

### Mortgage Income

|                                     |       |       |       |
|-------------------------------------|-------|-------|-------|
| 2026 Percent of Income for Mortgage | 19.7% | 20.7% | 20.0% |
|-------------------------------------|-------|-------|-------|

### Median Household Income

|                              |           |           |           |
|------------------------------|-----------|-----------|-----------|
| 2026 Median Household Income | \$130,976 | \$115,676 | \$115,242 |
| 2031 Median Household Income | \$148,152 | \$135,883 | \$132,672 |
| 2026-2031 Annual Rate        | 2.50%     | 3.27%     | 2.86%     |

### Average Household Income

|                               |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| 2026 Average Household Income | \$158,459 | \$142,903 | \$140,165 |
| 2031 Average Household Income | \$175,690 | \$162,094 | \$157,747 |
| 2026-2031 Annual Rate         | 2.09%     | 2.55%     | 2.39%     |

### Per Capita Income

|                        |          |          |          |
|------------------------|----------|----------|----------|
| 2026 Per Capita Income | \$53,347 | \$49,450 | \$49,752 |
| 2031 Per Capita Income | \$59,044 | \$55,860 | \$56,124 |
| 2026-2031 Annual Rate  | 2.05%    | 2.47%    | 2.44%    |

### Income Equality

|                 |      |      |      |
|-----------------|------|------|------|
| 2026 Gini Index | 38.5 | 40.8 | 40.0 |
|-----------------|------|------|------|

**Source:** This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri



# Tenure

LAND GROUP



## CONTACT INFORMATION



**Stephen Lovett**

770.842.6635  
stephen@tenureland.com



**Matt McCord**

770.561.0500  
matt@tenureland.com



**Zach Tibbs**

770.718.7224  
zach@tenureland.com

**TENURELAND.COM**

**MAIN: 770.847.9032**

**Disclosure:** Information is believed reliable but is not guaranteed and is subject to independent verification. All acreage, boundaries, dimensions, zoning, utilities, development concepts, financial information, maps, plans, and other property information are approximate and subject to change. Prospective purchasers and tenants should conduct their own due diligence and consult appropriate professional advisers. This material is for informational purposes only, does not constitute an offer or contract, and is subject to errors, omissions, prior sale or lease, changes in price or terms, and withdrawal without notice.