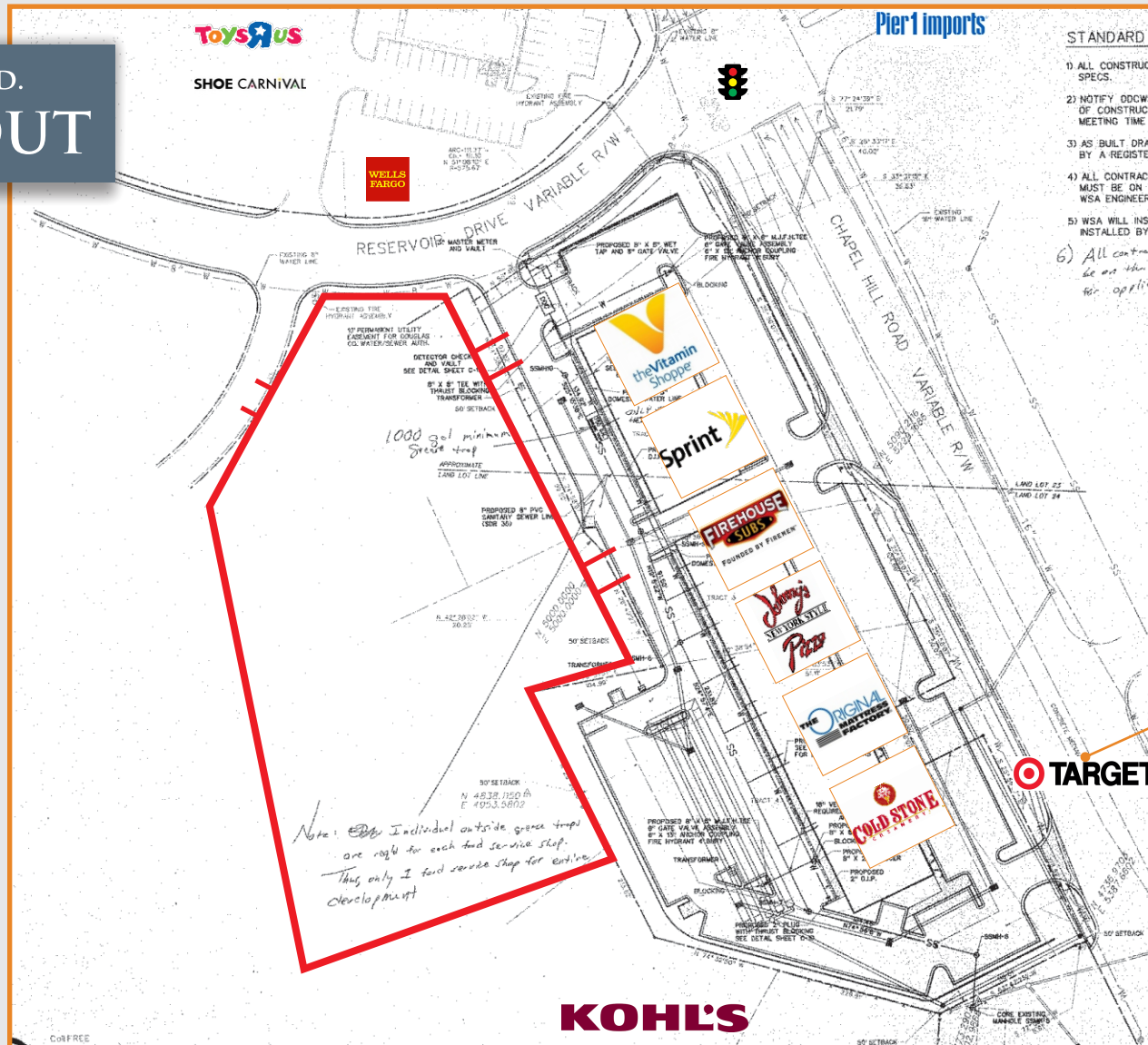




CHapel Hill Rd.
DOUGLASVILLE, GEORGIA
+/- 3 ACRES



CHAPEL HILL RD.
SITE LAYOUT





DOUGLASVILLE MARKET



The City of Douglasville is *20 miles from downtown Atlanta*. Douglasville has numerous restaurants, hotels and shopping for convenience. Douglasville is the *retail hub of the West Atlanta MSA*.

ABOUT

Douglasville is a unique blend of *small-town charm coupled with metropolitan amenities*. We offer the ideal environment for *startups* and *small businesses*, providing high tech centers and fortune 500 companies the infrastructure for growth.

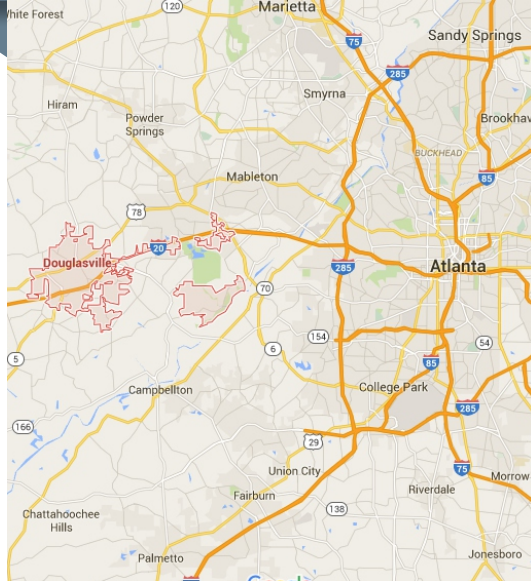
ECONOMY

- Douglasville has one of the *lowest municipal property tax rates in Metro Atlanta*.
- *There is no local income tax* in Douglasville, only state income tax.
- Douglasville will provide *substantial property tax relief* and provides tax exempt bond financing for qualified new and expanding businesses.
- Manufacturing employment in Douglasville and Douglas County is 10.1%, which is a higher percentage than the Metro Atlanta Area rate of 7.9%.
- Douglas County has been designated one of twenty "*Entrepreneur Friendly*" communities by the Georgia Department of Economic Development.
- Job growth of 1.76% and future job growth over the next ten years is *predicted to be 35.90%*.





DOUGLASVILLE DEMOGRAPHICS



Population	1 mile	3 mile	5 mile
2015 Male Population	994	21,159	45,454
2015 Female Population	1,085	23,460	49,540
% 2015 Male Population	47.81%	47.42%	47.85%
% 2015 Female Population	52.19%	52.58%	52.15%
2015 Total Population: Adult	1,572	33,018	69,484
2015 Total Daytime Population	5,848	50,691	87,405
2015 Total Employees	4,673	24,674	31,654

Population by Race	1 mile	3 mile	5 mile
2015 White alone	1,012	20,355	44,641
2015 Black or African American alone	914	20,370	42,123
2015 American Indian and Alaska Native alone	n/a	137	308
2015 Asian alone	54	862	1,499
2015 Native Hawaiian and OPI alone	1	43	107
2015 Some Other Race alone	28	1,495	3,538
2015 Two or More Races alone	70	1,357	2,778
2015 Hispanic	150	3,426	8,273
2015 Not Hispanic	1,929	41,193	86,721

Income	1 mile	3 mile	5 mile
2015 Household Income: Median	\$56,158	\$52,179	\$52,770
2015 Household Income: Average	\$75,684	\$68,216	\$68,038
2015 Per Capita Income	\$25,155	\$23,894	\$22,823