

Assisted Living Development Opportunity



FOR SALE
42 ACRES—HENRY COUNTY



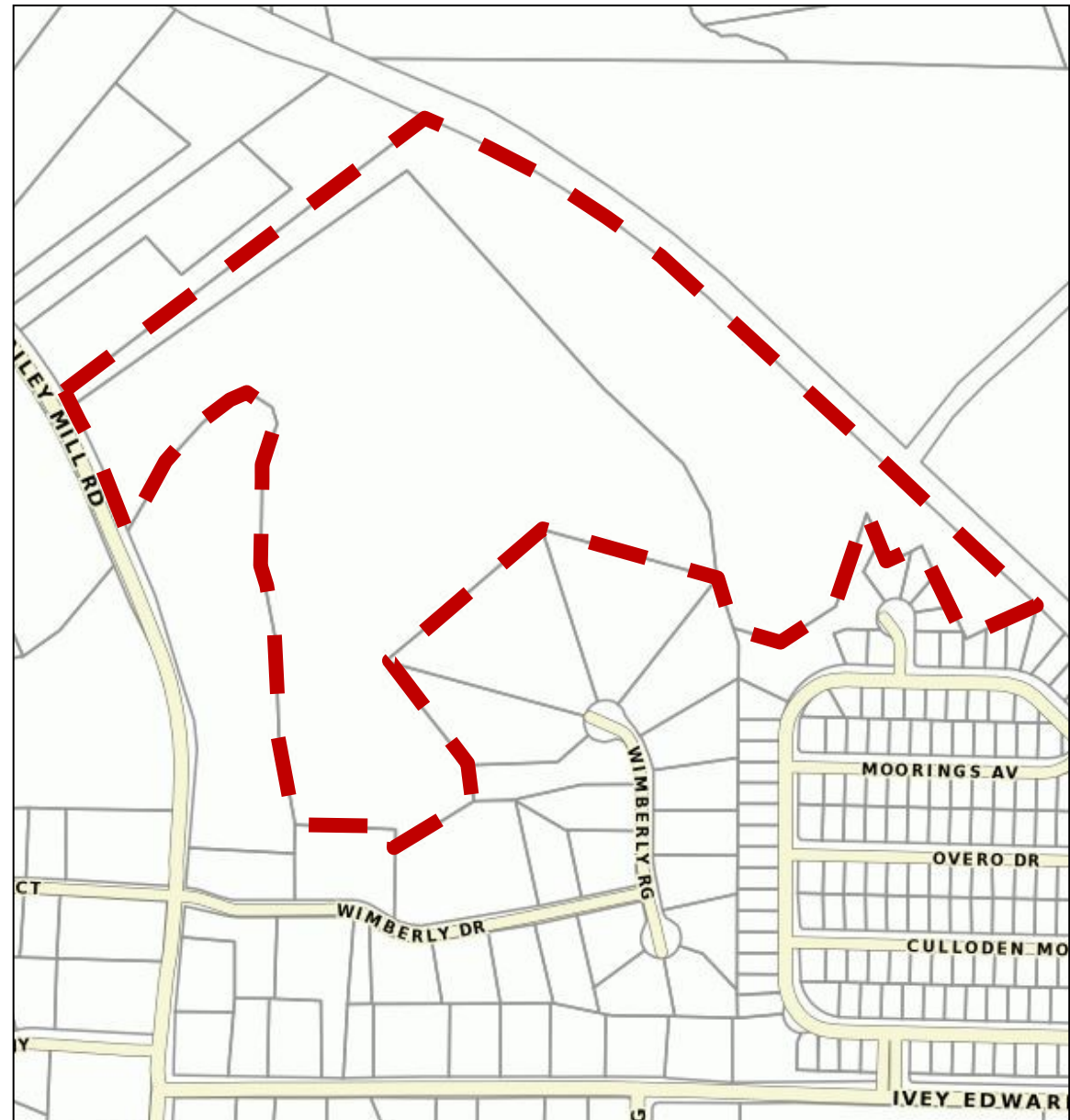
Pete Galbiati | (404) 374-6499
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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500



PROPERTY OVERVIEW

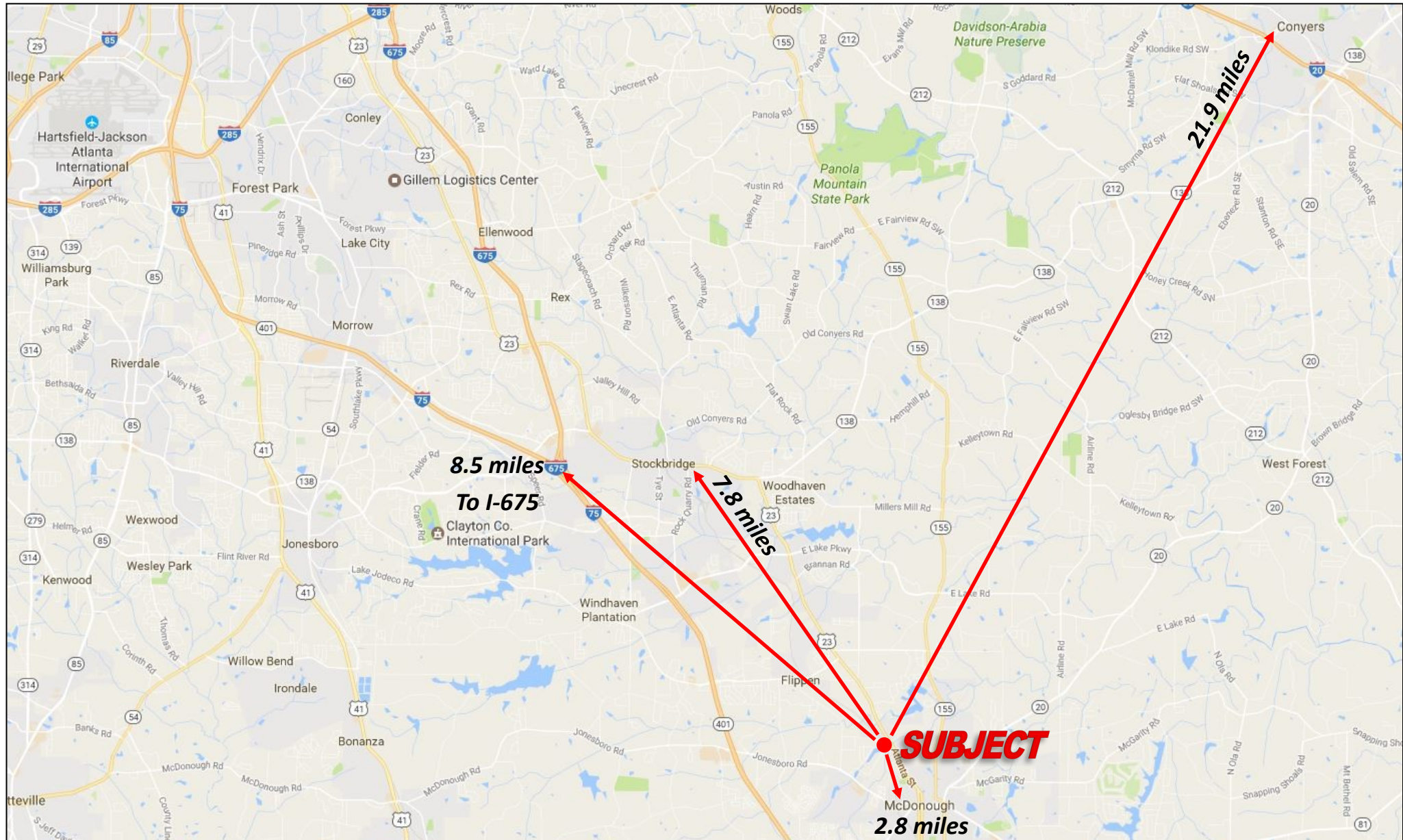
- +/- 42.99 acres—2 parcels
- Zoned RA—Henry County
- Future Land Use Plan—Low Density Residential
Excellent opportunity for an Assisted Living Residential Development
- All utilities available to site
- 3,180 ADT (15) on Dailey Mill Road
- Within 3 miles of McDonough, GA
- **Asking \$990,000**





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LOCATION MAP





AERIAL TAX PLAT



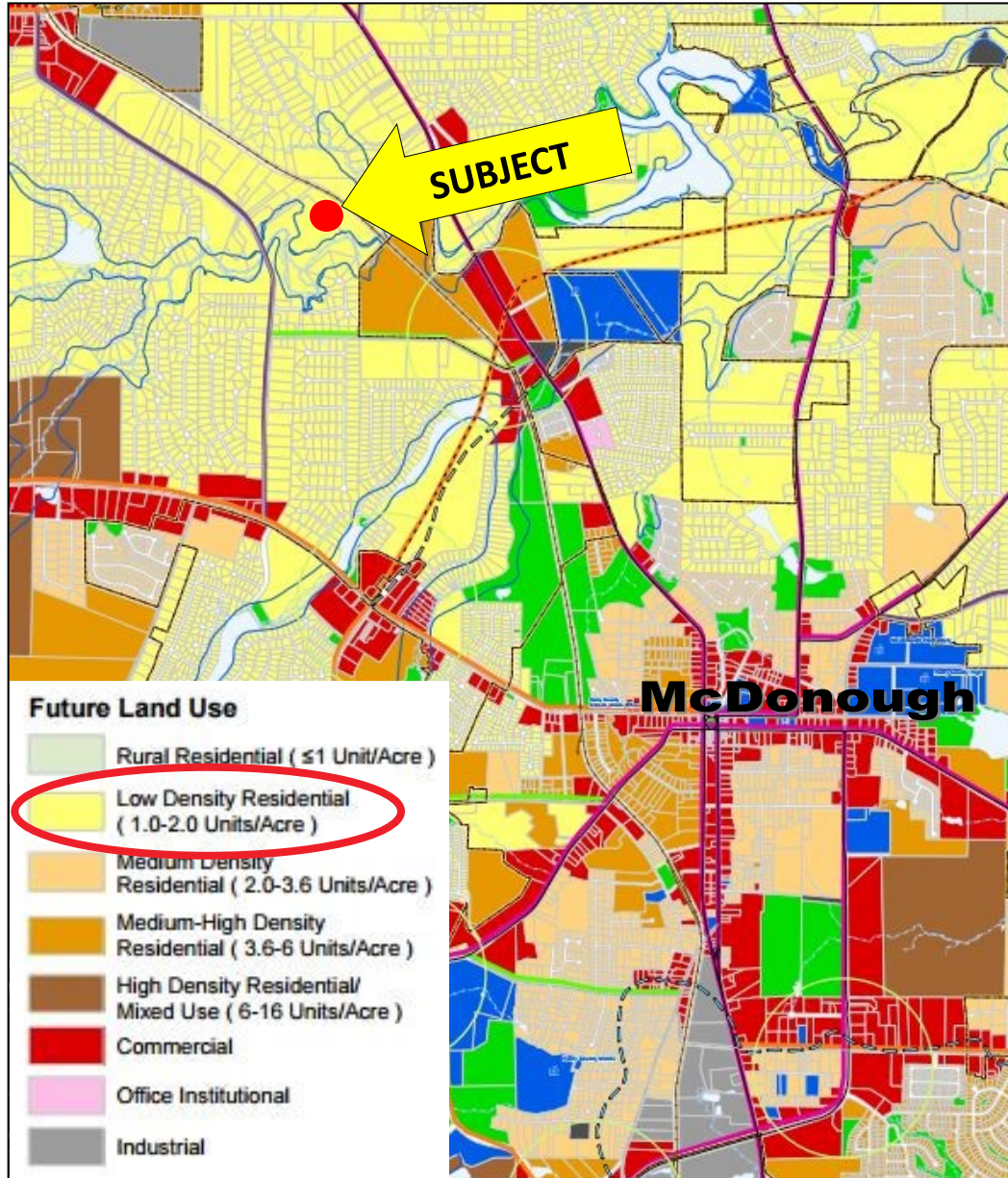


AERIAL PERSPECTIVE





FUTURE LAND USE PLAN



According to the Future Land Use Plan, the subject property is located within the Low Density Residential Character area. This category is intended for typical residential subdivision developments. The following site design standards are required for care homes, group homes, nursing homes, assisted living and hospice care facilities.

| Development Feature | Standard |
|------------------------------------|--|
| Min. Site Area | 2 Acres (not in a subdivision) |
| Min. Setbacks, side and rear yards | 50 ft |
| Place of operation | Single-family home, freestanding structure, or within a religious facility |
| Number of children or adults | More than one |
| Hours of operation | Any time over 8 hrs (24-hr supervision) |
| Parking | One standard off-street parking space per one bedroom shall be provided |



ENTRANCE TO PROPERTY





AREA DEMOGRAPHICS

| | Population | # of Households | Avg Household Income | Median Age |
|---------|------------|-----------------|----------------------|------------|
| 1 Mile | 3,093 | 1,024 | \$85,723 | 39 |
| 3 Miles | 37,105 | 12,771 | \$77,466 | 35 |
| 5 Miles | 79,645 | 27,955 | \$75,129 | 35 |

