



FOR SALE

24.89 ACRES

TWO-PARCEL ASSEMBLAGE

Lost Mountain Road, Powder Springs, GA 30127

NAI Brannen Goddard

Exclusively Listed By: **TODD ELLIS**
404 812 4009
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OFFERING OVERVIEW

NAI Brannen Goddard has been engaged as the Exclusive Broker to market two (2) contiguous parcels totaling approximately 24.89 acres in Powder Springs (Unincorporated Cobb County).

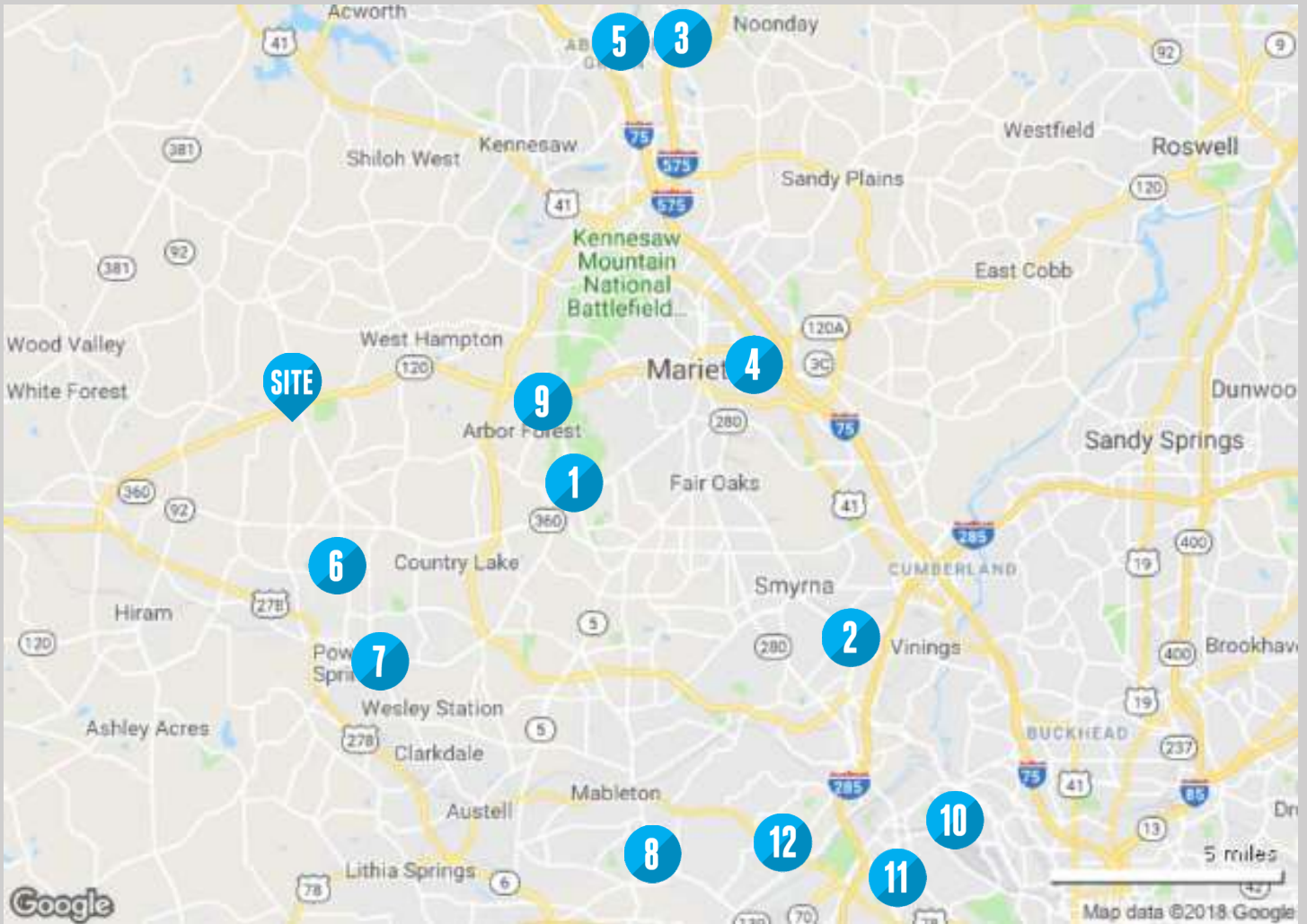
The respective parcels are currently zoned R-30. The parcels are located across from a Publix-anchored shopping center and are surrounded by beautiful new-construction residential developments. Dallas Highway (Hwy 120) is an artery that extends from just west of

the property, from West Cobb County all the way to Roswell in North Fulton County.

The property is unique in that it thrives in several ways. The property not only is located in a top-notch school district, but is in a highly sought after area flanked by new residential construction in its backyard and flourishing with area amenities. Area amenities include: Lost Mountain Park, the Silver Comet Trail, Cobb County BMX, Historic Powder Springs, Seven Springs Water Park and Six Flags Over Georgia, just to name a few.

NO.	ADDRESS	APN	ACRES	PRICE			ZONING			LOT DIMENSIONS (PER COBB COUNTY)			
				\$/ACRE	TOTAL	\$/SF	CURRENT	FLUP	OVERLAY	FRONT	REAR	SIDE	SIDE
A	Lost Mountain Rd	19-0083-0-003-0	8.00	\$120,000	\$960,000	\$2.75	R-30	VLDR	None	733'	684'	373'	541'
B	Lost Mountain Rd	19-0083-0-004-0	16.89	\$120,000	\$2,026,800	\$2.75	R-30	VLDR	None	1,074'	893'	1,090'	1,302'
TOTALS:			24.89	\$120,000	\$2,986,800	\$2.75							

SALES COMPARABLES



NO.	SALE DATE	*SALES PRICE	ACRES	\$/ACRE	ADDRESS	CITY
1	1/1/2015	\$3,240,549	21.82	\$148,513	1434 Cheatham Hill Rd SW	Marietta
2	1/28/2015	\$1,338,265	12.35	\$108,362	Atlanta Rd	Smyrna
3	3/3/2015	\$1,615,885	10.72	\$150,736	4381 Bells Ferry Rd	Kennesaw
4	4/28/2015	\$1,610,983	15.42	\$104,474	875-883 Washington Ave	Marietta
5	6/23/2015	\$1,338,413	10.34	\$129,440	Wooten Lake Rd	Kennesaw
6	1/7/2016	\$1,371,781	23.90	\$57,397	2624 Old Lost Mountain Rd	Powder Springs
7	2/3/2016	\$1,873,257	12.56	\$149,145	Marietta-Powder Springs Rd	Powder Springs
8	2/19/2016	\$1,902,279	15.50	\$122,728	6330 Factory Shoals Rd	Mableton
9	12/19/2016	\$613,325	12.00	\$51,110	2021 Old Dallas Rd	Marietta
10	2/22/2017	\$2,831,047	28.00	\$101,109	2003 Marietta Rd	Atlanta
11	5/17/2018	\$4,441,086	22.60	\$196,508	James Jackson Pkwy	Atlanta
12	7/26/2018	\$2,433,993	17.77	\$136,972	Brookside Village Pkwy	Mableton
	AVERAGE	\$2,050,905	16.92	\$121,248		
SITE	SUBJECT	\$2,986,800	24.89	\$120,000	Lost Mountain Rd	Powder Springs

*Inflated by 2% Compounded Annually since Sale Date

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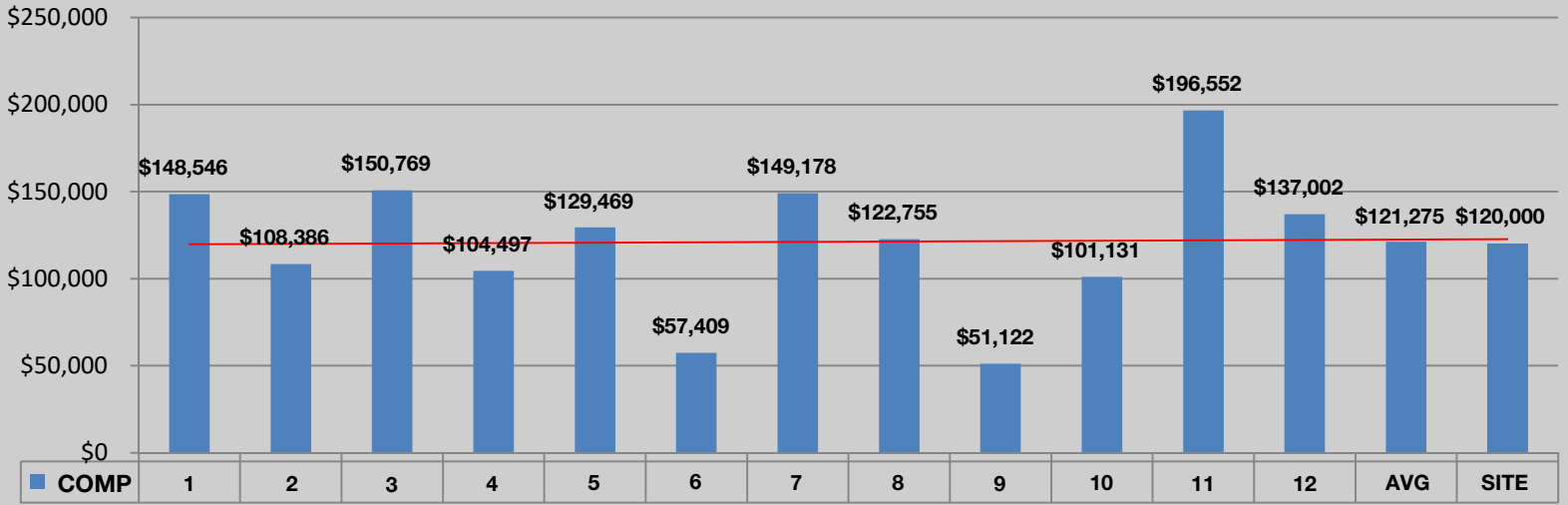
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SALES COMPARABLES, CONTINUED

\$/ACRE

Adjusted for 2% Inflation



AREA SUMMARY

Cobb County

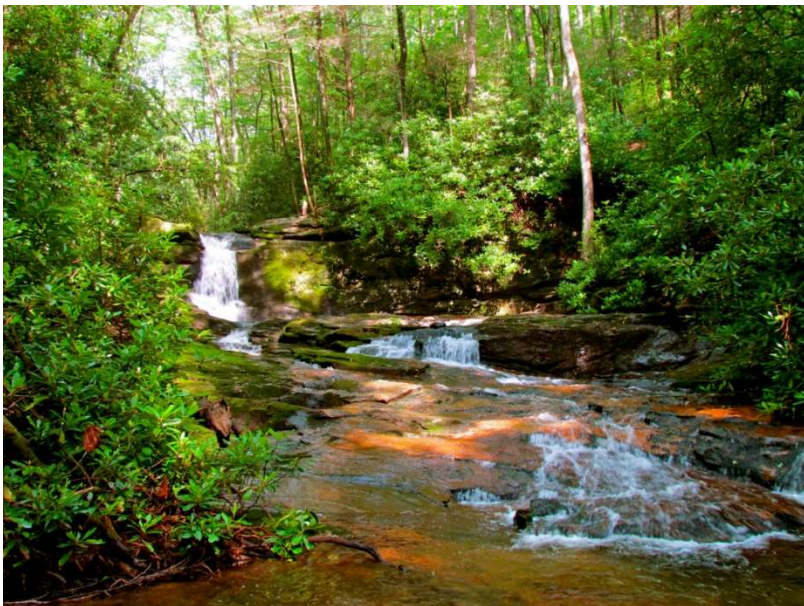
Cobb County is Georgia's third largest county with approximately 755,754 residents. Cobb is home to the headquarters of some of the country's most prominent businesses and organizations including: The Home Depot, The Weather Channel, the Lockheed Martin Aeronautical Plant located next to Dobbins Air Force Base, InTown Suites, Kool Smiles and General Electric's Energy Management business headquarters, as well as the Atlanta Braves' new SunTrust Park and the surrounding area, The Battery at SunTrust Park.

Kennesaw State University, the 2nd largest university in Georgia with 35,000+ students, makes its home in Cobb County.

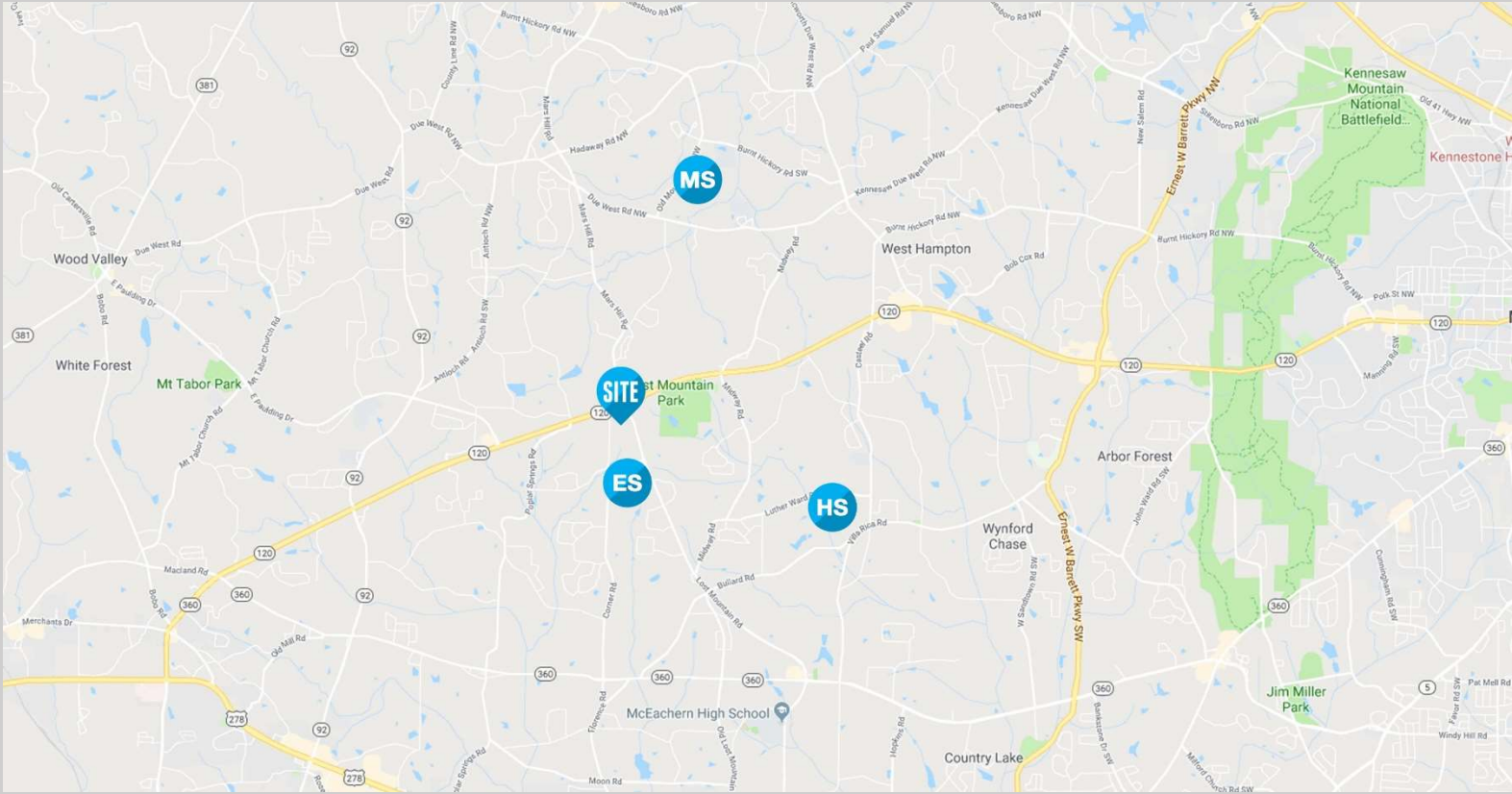
West Cobb County (Powder Springs)

Separated from East Cobb by I-75, West Cobb has gained a reputation as a premier destination for dining, shopping and entertainment in Metro Atlanta, quickly turning West Cobb into a hub for both singles and young families.

Source: Cobb County



COBB COUNTY SCHOOL DISTRICT

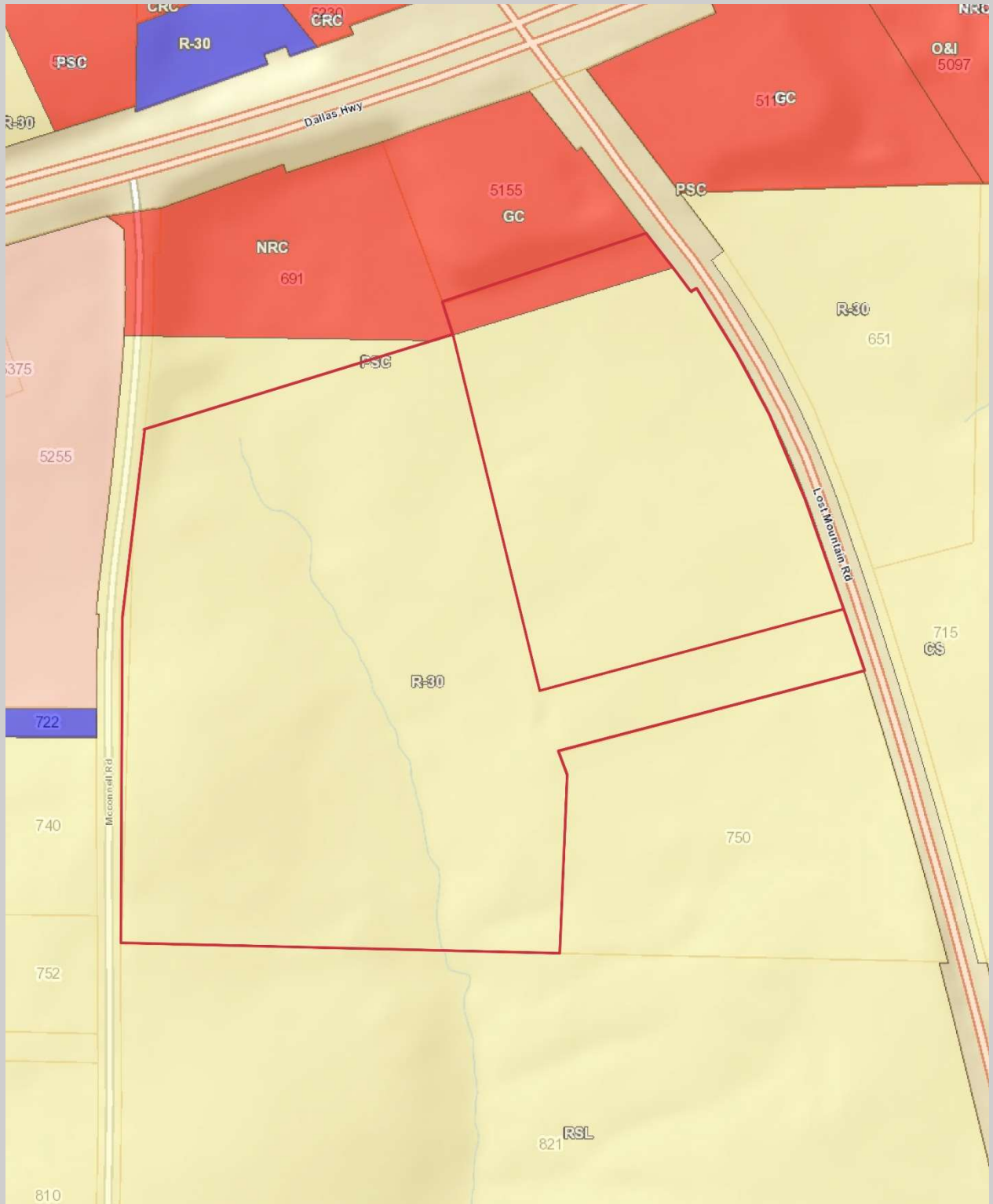


Attending School	Address	City	2017-2018 Attendance	Great Schools Rating
Hillgrove High School	4165 Luther Ward Road	Powder Springs	2,465	9/10
Lost Mountain Middle School	700 Old Mountain Road NW	Kennesaw	1,092	9/10
Kemp Elementary School	865 Corner Road	Powder Springs	969	10/10

DEMOGRAPHICS

		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2018 Estimate	1,733	35,245	107,931
	2023 Projected	1,865	37,642	115,758
Households	2018 Estimate	584	11,461	35,803
	2023 Projected	628	12,215	38,287
Average Household Income	2018 Estimate	\$134,468	\$122,226	\$115,682
	2023 Projected	\$146,933	\$134,808	\$128,022

COBB COUNTY ZONING MAP



COBB COUNTY CONTOUR & HYDROLOGY MAP

