

## LAND FOR SALE

# 4974 ORR RD

4974 Orr Rd, Acworth, GA 30101



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,246,000
<b>LOT SIZE:</b>	6.73 Acres
<b>ZONING:</b>	R-20/NS
<b>MARKET:</b>	NW Atlanta
<b>SUBMARKET:</b>	Acworth/Kennesaw
<b>TRAFFIC COUNT:</b>	27,598

### PROPERTY OVERVIEW

Two lots comprising of 6.73 acres located just off Lake Acworth Drive. Small lot located inside Acworth city limits providing possibility for adjacent lot annexation. Future land use is NS and R20.

### PROPERTY HIGHLIGHTS

- 461 feet of frontage of Lake Acworth Drive (Hwy 92)
- High traffic count
- Future land use calls for neighborhood shopping zoning
- Great for senior living, office and high density residential
- Conveniently located near retail, restaurants
- Near the intersection of Hwy 92 (Lake Acworth Dr) & US 41 (Cobb Pkwy)

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**DONALD B EDWARDS JR**  
KW Commercial Director And Associate Broker  
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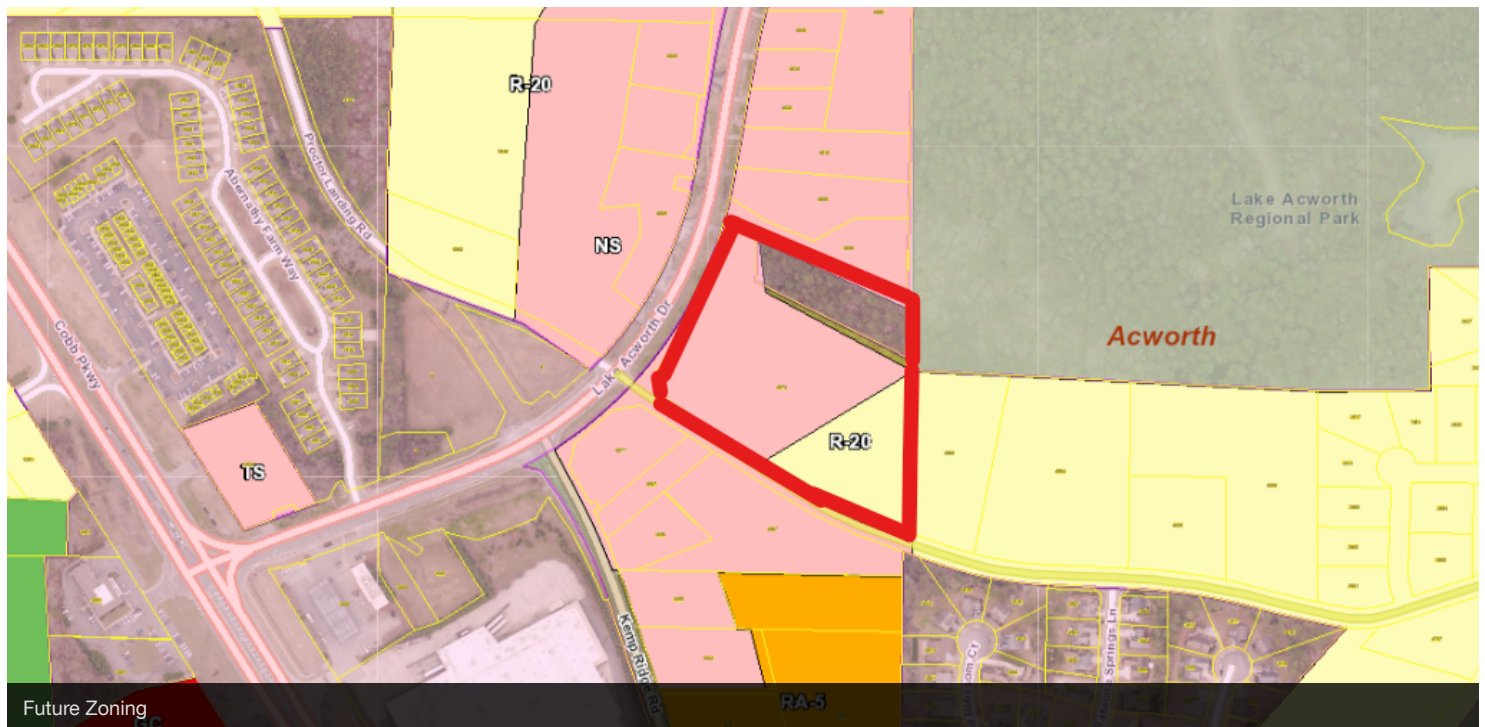
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# ZONING

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Current Zoning



Future Zoning

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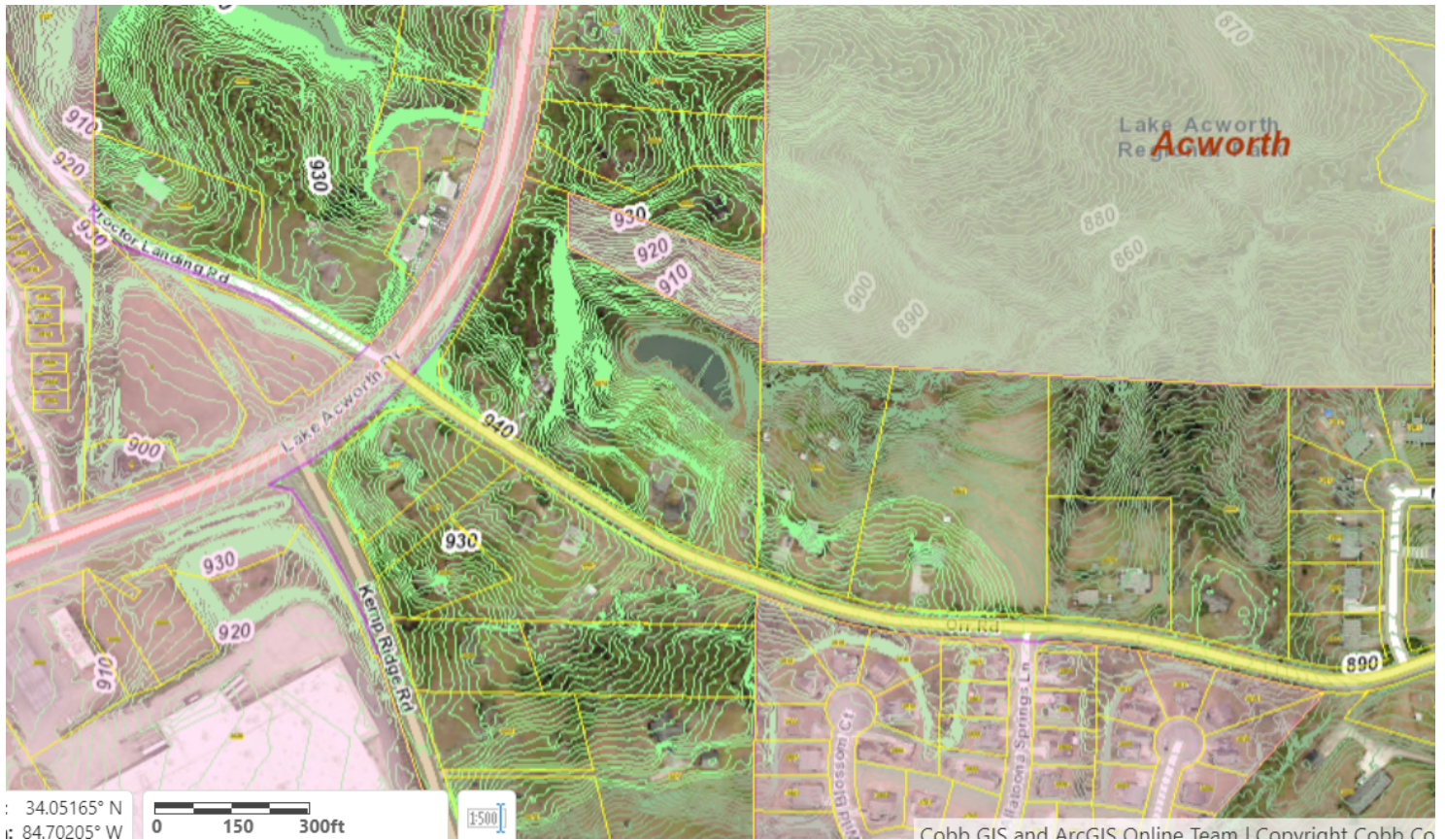
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# TOPOGRAPHY

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## Demographic Summary Report

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	1,697	34,379	118,683
2021 Estimate	1,642	33,274	114,079
2010 Census	1,356	29,178	100,513
Growth 2021 - 2026	3.35%	3.32%	4.04%
Growth 2010 - 2021	21.09%	14.04%	13.50%
<b>2021 Population by Hispanic Origin</b>	130	2,953	10,285
<b>2021 Population</b>	1,642	33,274	114,079
White	1,305 79.48%	25,153 75.59%	85,275 74.75%
Black	220 13.40%	5,893 17.71%	20,634 18.09%
Am. Indian & Alaskan	5 0.30%	129 0.39%	455 0.40%
Asian	68 4.14%	1,233 3.71%	4,817 4.22%
Hawaiian & Pacific Island	1 0.06%	29 0.09%	64 0.06%
Other	43 2.62%	837 2.52%	2,833 2.48%
U.S. Armed Forces	0	19	146
<b>Households</b>			
2026 Projection	582	12,201	40,517
2021 Estimate	563	11,816	38,978
2010 Census	466	10,379	34,419
Growth 2021 - 2026	3.37%	3.26%	3.95%
Growth 2010 - 2021	20.82%	13.85%	13.25%
Owner Occupied	495 87.92%	9,332 78.98%	32,447 83.24%
Renter Occupied	69 12.26%	2,484 21.02%	6,532 16.76%
<b>2021 Households by HH Income</b>	561	11,815	38,980
Income: <\$25,000	50 8.91%	1,491 12.62%	3,820 9.80%
Income: \$25,000 - \$50,000	101 18.00%	2,140 18.11%	5,800 14.88%
Income: \$50,000 - \$75,000	65 11.59%	1,949 16.50%	6,323 16.22%
Income: \$75,000 - \$100,000	74 13.19%	1,714 14.51%	5,838 14.98%
Income: \$100,000 - \$125,000	65 11.59%	1,209 10.23%	4,507 11.56%
Income: \$125,000 - \$150,000	54 9.63%	983 8.32%	3,812 9.78%
Income: \$150,000 - \$200,000	64 11.41%	1,276 10.80%	4,881 12.52%
Income: \$200,000+	88 15.69%	1,053 8.91%	3,999 10.26%
<b>2021 Avg Household Income</b>	\$121,903	\$101,044	\$110,461
<b>2021 Med Household Income</b>	\$96,790	\$79,777	\$90,189

## Consumer Spending Report

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$23,263</b>	<b>\$426,559</b>	<b>\$1,499,956</b>
<b>Total Apparel</b>	<b>\$1,145</b>	<b>\$22,060</b>	<b>\$77,548</b>
Women's Apparel	450	8,590	30,248
Men's Apparel	244	4,541	15,980
Girl's Apparel	80	1,590	5,664
Boy's Apparel	56	1,147	4,077
Infant Apparel	47	984	3,385
Footwear	268	5,209	18,193
<b>Total Entertainment &amp; Hobbies</b>	<b>\$3,525</b>	<b>\$64,541</b>	<b>\$223,841</b>
Entertainment	449	7,174	25,173
Audio & Visual Equipment/Service	723	14,314	49,112
Reading Materials	43	800	2,810
Pets, Toys, & Hobbies	577	10,795	37,707
Personal Items	1,732	31,457	109,039
<b>Total Food and Alcohol</b>	<b>\$5,694</b>	<b>\$109,770</b>	<b>\$383,056</b>
Food At Home	2,872	56,381	194,616
Food Away From Home	2,424	46,112	162,762
Alcoholic Beverages	398	7,278	25,678
<b>Total Household</b>	<b>\$4,116</b>	<b>\$71,839</b>	<b>\$251,697</b>
House Maintenance & Repair	949	16,957	58,975
Household Equip & Furnishings	1,478	27,111	95,419
Household Operations	1,172	19,755	68,690
Housing Costs	518	8,016	28,613



## Consumer Spending Report

2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$6,005</b>	<b>\$110,481</b>	<b>\$393,282</b>
Vehicle Purchases	3,115	57,114	206,210
Gasoline	1,458	28,424	98,587
Vehicle Expenses	152	2,392	8,558
Transportation	605	9,848	35,609
Automotive Repair & Maintenance	675	12,704	44,317
<b>Total Health Care</b>	<b>\$1,098</b>	<b>\$20,377</b>	<b>\$69,956</b>
Medical Services	634	11,480	39,805
Prescription Drugs	350	6,716	22,630
Medical Supplies	113	2,181	7,521
<b>Total Education/Day Care</b>	<b>\$1,680</b>	<b>\$27,491</b>	<b>\$100,576</b>
Education	1,079	17,835	65,876
Fees & Admissions	601	9,655	34,700

## Traffic Count Report

Building Type: **Land**

Class: -

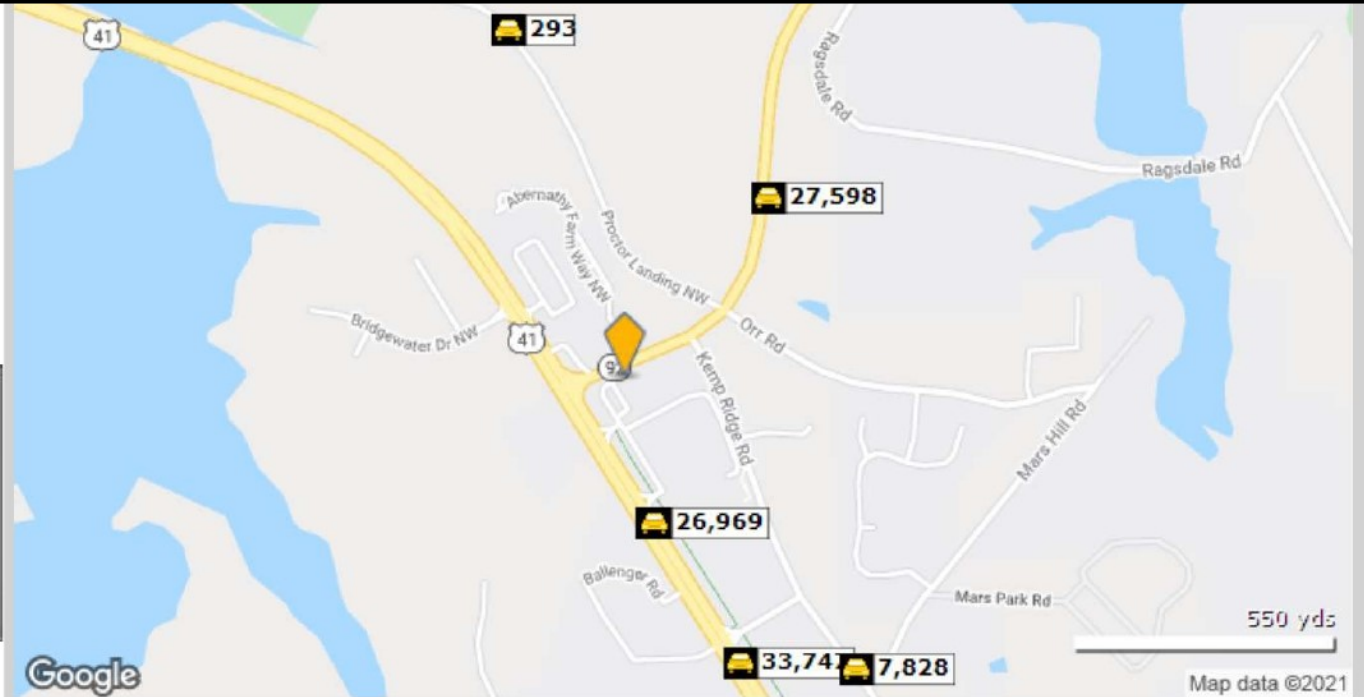
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cobb Parkway North NW	Lake Acworth Dr	0.20 NW	2015	28,095	MPSI	.18
2	Cobb Pkwy NW	Lake Acworth Dr	0.00	2017	25,590	MPSI	.18
3	Cobb Pkwy NW	Lake Acworth Dr	0.20 NW	2018	23,074	MPSI	.18
4	Cobb Pkwy NW	Lake Acworth Dr	0.20 NW	2020	26,969	MPSI	.18
5	Lake Acworth Dr	Ragsdale Rd	0.10 N	2018	23,299	MPSI	.29
6	Lake Acworth Drive	Ragsdale Rd	0.10 N	2020	27,598	MPSI	.29
7	Cobb Parkway	Ballenger Rd NW	0.03 NW	2020	33,747	MPSI	.38
8	Proctor Lndg NW	Lake Acworth Dr	0.43 SE	2018	293	MPSI	.46
9	Kemp Ridge Rd	Mars Hill Rd NW	0.09 SE	2018	6,236	MPSI	.46
10	Kemp Ridge Road	Mars Hill Rd NW	0.09 SE	2020	7,828	MPSI	.46



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### PROFESSIONAL BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

### MEMBERSHIPS

Atlanta Commercial Board of Realtors

AGREE - Association of Georgia Real Estate Exchangers

#### Atlanta - Perimeter North

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