

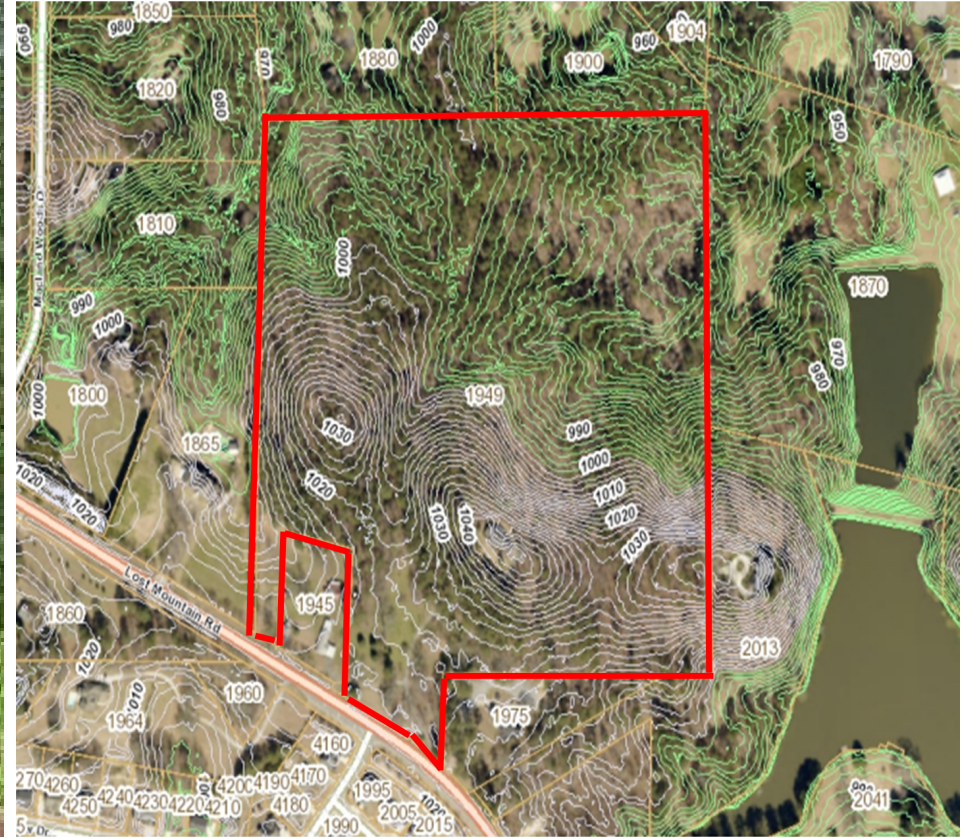


40+ ACRES FOR RESIDENTIAL DEVELOPMENT

All utilities available, including
sewer

CLOSE TO SHOPPING, DINING, AMENITIES
\$59,900 PER ACRE

DON EDWARDS
Associate Broker/KW Director
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119563, GA



Property Overview

40.5 Acres of wooded land for residential development

All utilities including sewer available

Easy topo for development

McEachern High, Tapp Middle, Varner Elementary

Close to shopping, parks and amenities

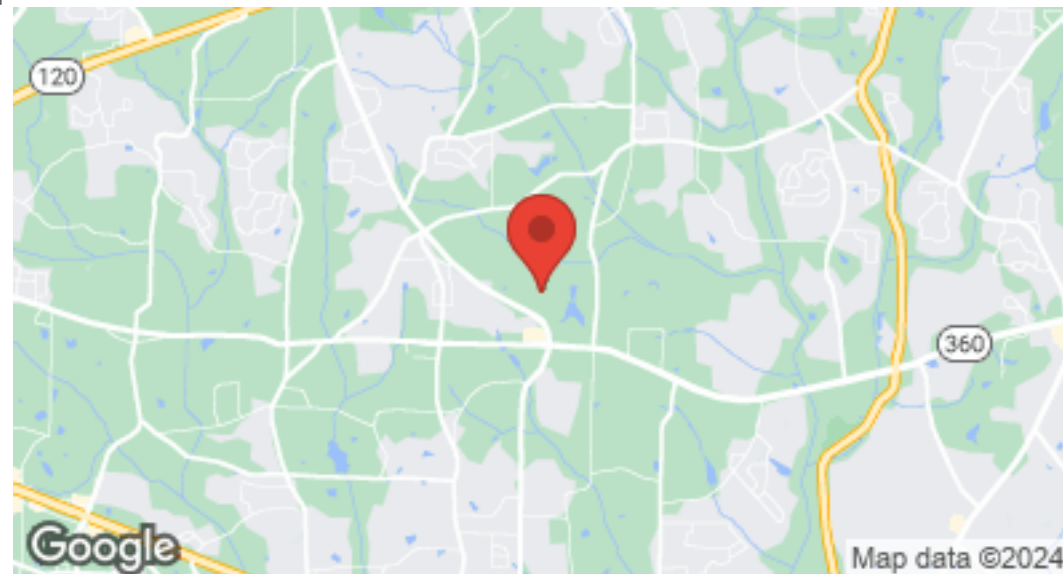
Zoning: R-80



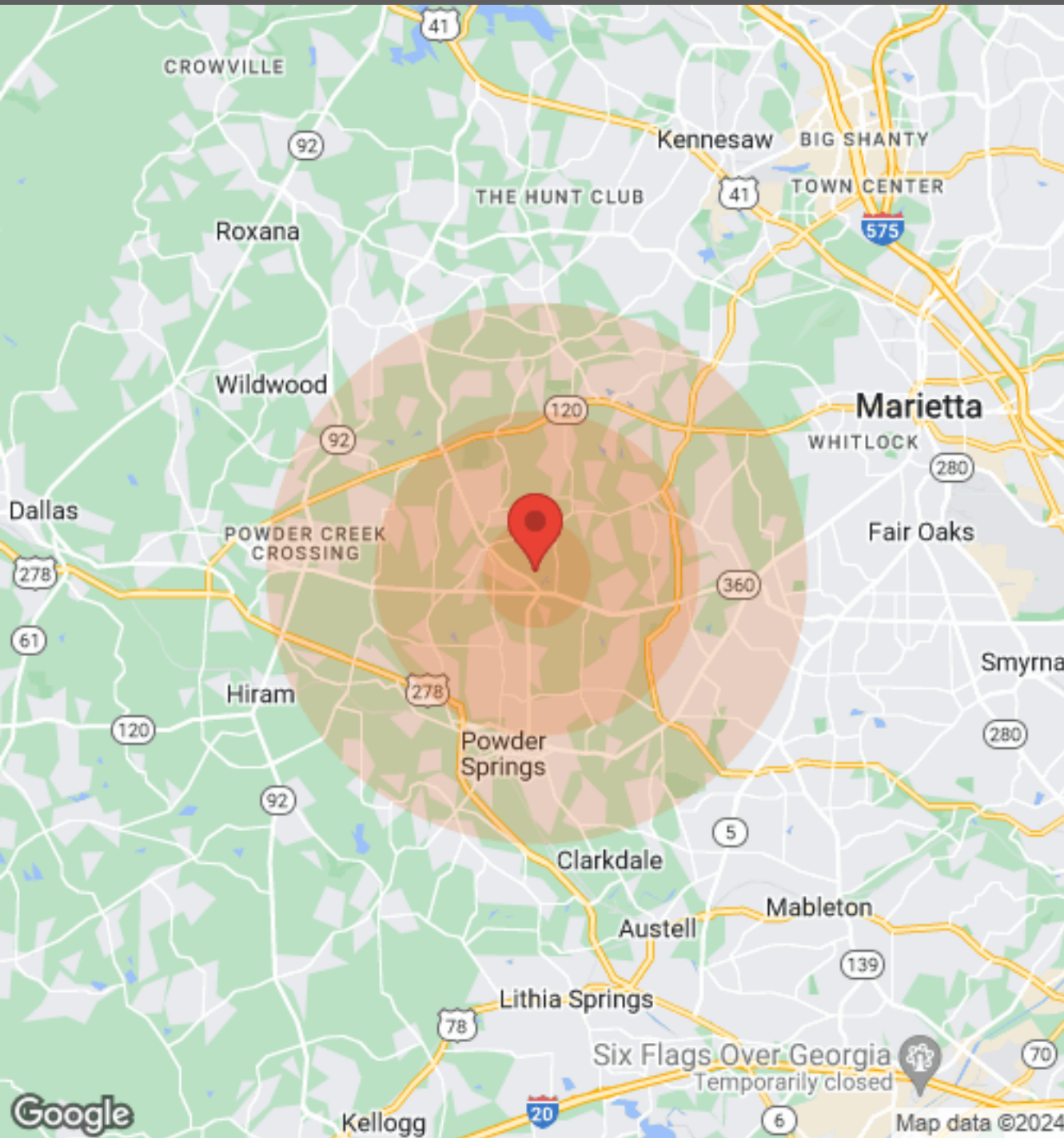
Powder Springs

Located in Powder Springs in the McEachern High School district. Close to major retailers, restaurants and amenities.

Powder Springs, located in Cobb County, is known for its rich history and small-town charm, Powder Springs offers a peaceful and relaxing atmosphere for its residents and business owners. The city is surrounded by beautiful parks and nature trails, providing ample opportunities for outdoor recreation. The area has a growing downtown, with a variety of local shops, restaurants, and events throughout the year. With its convenient location just a short drive from Atlanta and Marietta, Powder Springs is a great location with easy access to big city amenities.



DETAILED DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	856	21,262	60,527
Female	932	21,810	62,740
Total Population	1,788	43,072	123,267

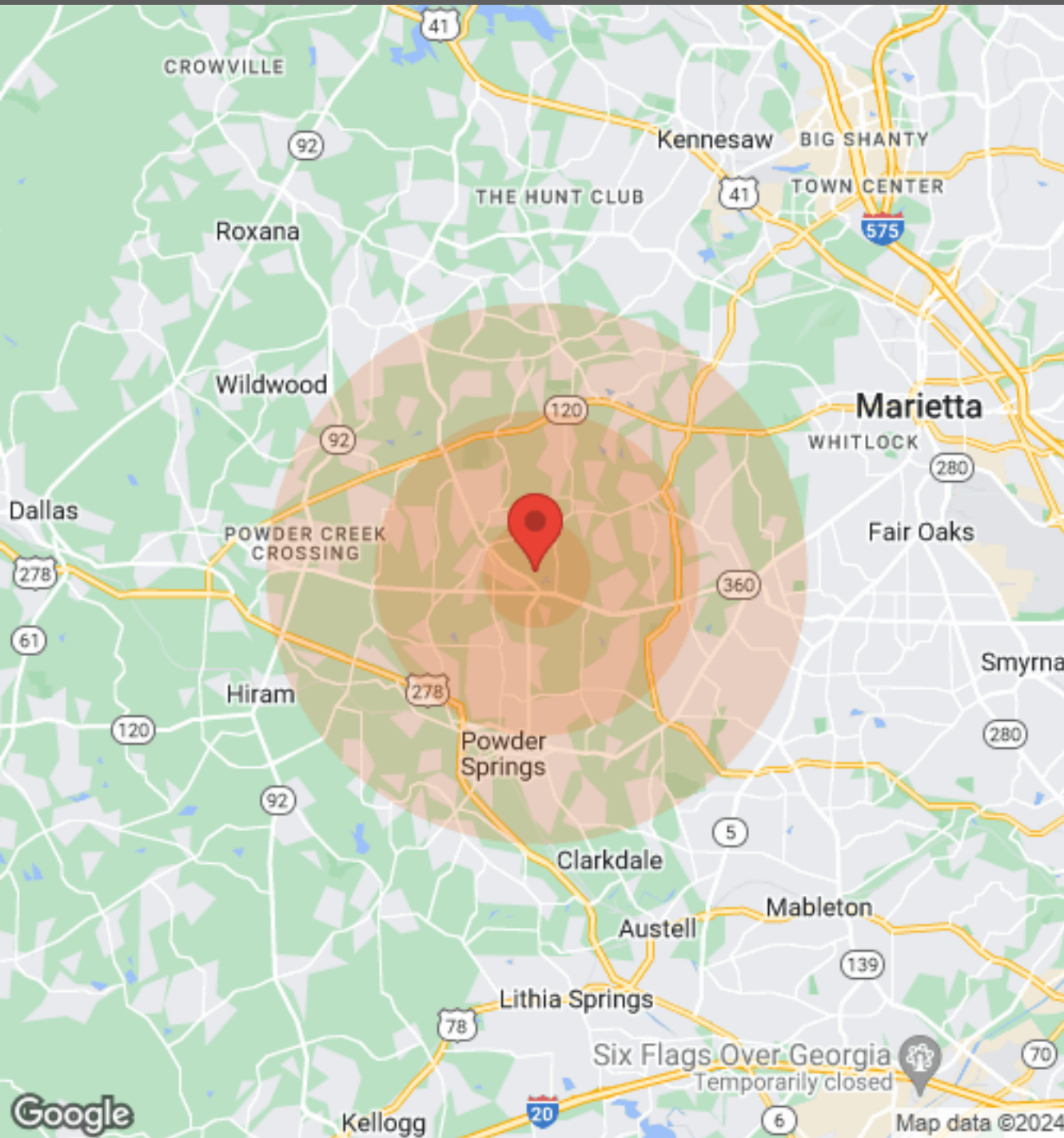
Race	1 Mile	3 Miles	5 Miles
White	929	25,490	76,722
Black	722	14,377	36,759
Am In/AK Nat	N/A	9	109
Hawaiian	N/A	N/A	2
Hispanic	204	4,038	12,156
Multi-Racial	258	5,272	15,928

Housing	1 Mile	3 Miles	5 Miles
Total Units	677	15,456	46,429
Occupied	610	14,325	42,792
Owner Occupied	515	12,743	36,150
Renter Occupied	95	1,582	6,642
Vacant	67	1,131	3,637

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	108	2,747	7,916
Ages 5-9	131	3,492	9,915
Ages 10-14	131	3,468	9,594
Ages 15-19	138	3,563	9,735
Ages 20-24	135	3,340	9,247
Ages 25-29	118	2,888	8,162
Ages 30-34	106	2,437	7,107
Ages 35-39	107	2,353	6,883
Ages 40-44	108	2,608	7,518
Ages 45-49	124	3,036	8,624
Ages 50-54	123	3,206	8,884
Ages 55-59	107	2,982	8,311
Ages 60-64	86	2,476	6,952
Ages 65-69	60	1,783	5,238
Ages 70-74	46	1,182	3,654
Ages 74-79	44	725	2,381
Ages 80-84	44	365	1,398
Ages 85+	72	421	1,748

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DETAILED DEMOGRAPHICS



Income	1 Mile	3 Miles	5 Miles
Median	\$77,115	\$76,677	\$72,406
< \$10,000	11	418	1,408
\$10,000-\$14,999	25	343	1,087
\$15,000-\$19,999	46	385	1,500
\$20,000-\$24,999	16	521	1,850
\$25,000-\$29,999	39	378	1,975
\$30,000-\$34,999	15	530	1,516
\$35,000-\$39,999	24	583	1,758
\$40,000-\$44,999	9	480	1,347
\$45,000-\$49,999	N/A	464	1,519
\$50,000-\$60,000	34	999	3,713
\$60,000-\$74,000	84	1,749	5,028
\$75,000-\$99,999	71	2,261	6,465
\$100,000-\$124,999	103	1,828	4,741
\$125,000-\$149,999	97	1,654	3,563
\$150,000-\$199,999	36	1,161	2,962
> \$200,000	9	511	1,778

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

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 warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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