

Offering Memorandum

3.49± Acre Fully Developed Pad Site

Adjacent to The Home Depot



McWhirter



1048 Richard D. Sailors Parkway
City of Powder Springs, GA 30127
Cobb County

Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Presented by:

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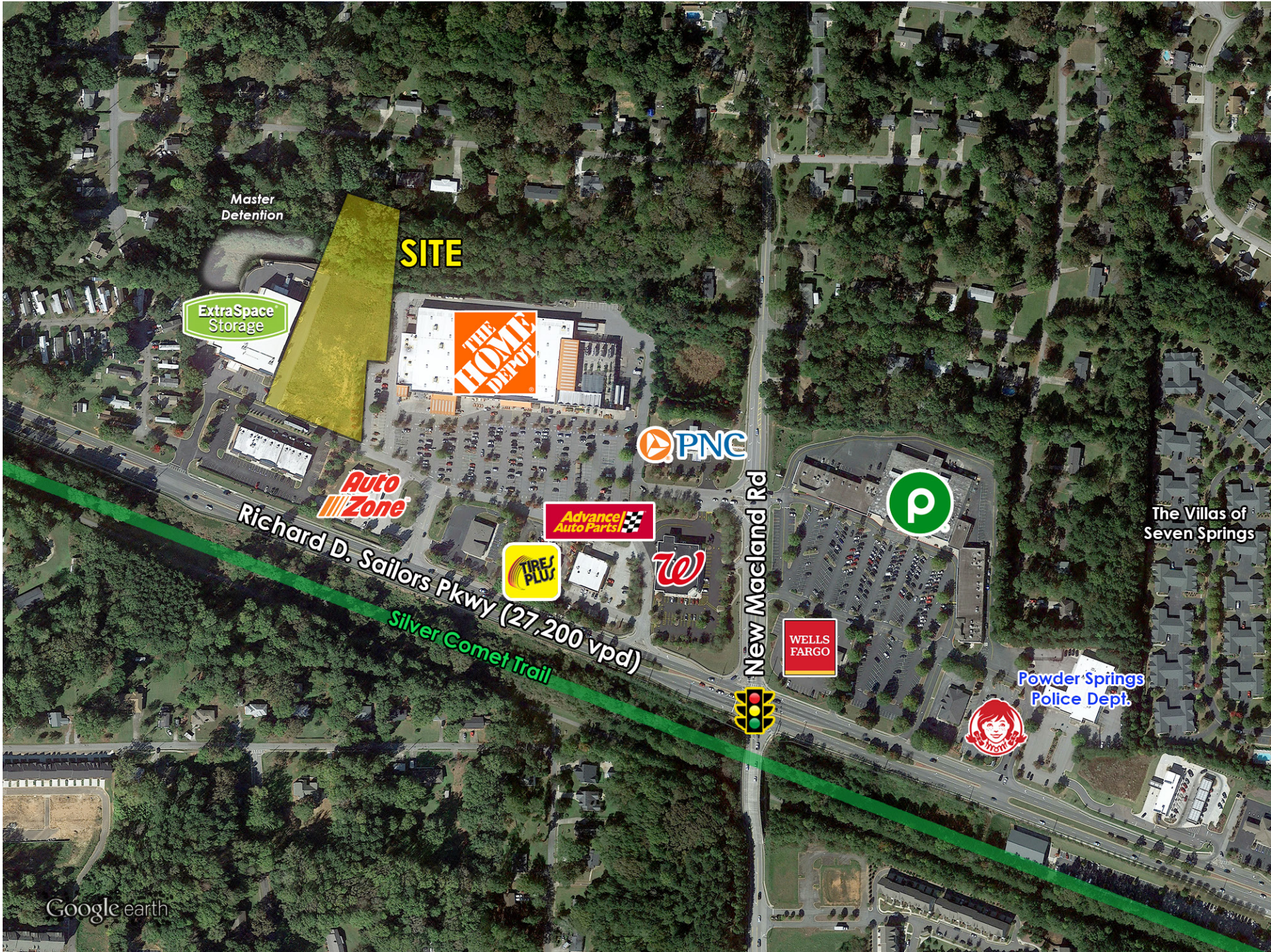


3.492± AC Fully Developed Pad Site

1048 Richard D. Sailors Parkway
 City of Powder Springs, GA 30127

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Property Summary

McWhirter Realty Partners is pleased to offer for sale this 3.492± acre fully developed pad site in the City of Powder Springs.

Location / Area

The 3.492± acre fully developed pad site is located in the City of Powder Springs adjoining Home Depot, Extra Space Storage, and Publix.

Access / Frontage

The site has excellent visibility from Richard D. Sailors Parkway, with an estimated traffic count of 27,200 cars per day.

Utilities

The site is fully developed with all utilities at the site. Master detention is built and shared with Extra Space Storage.

Zoning / Future Land Use

The 3.492± acre site is zoned Site Plan Specific for a 4-story, 120-room hotel. Anything other than a hotel will require rezoning.

Schools

The property is served by Compton Elementary School, Tapp Middle School, and McEachern High School.

Price

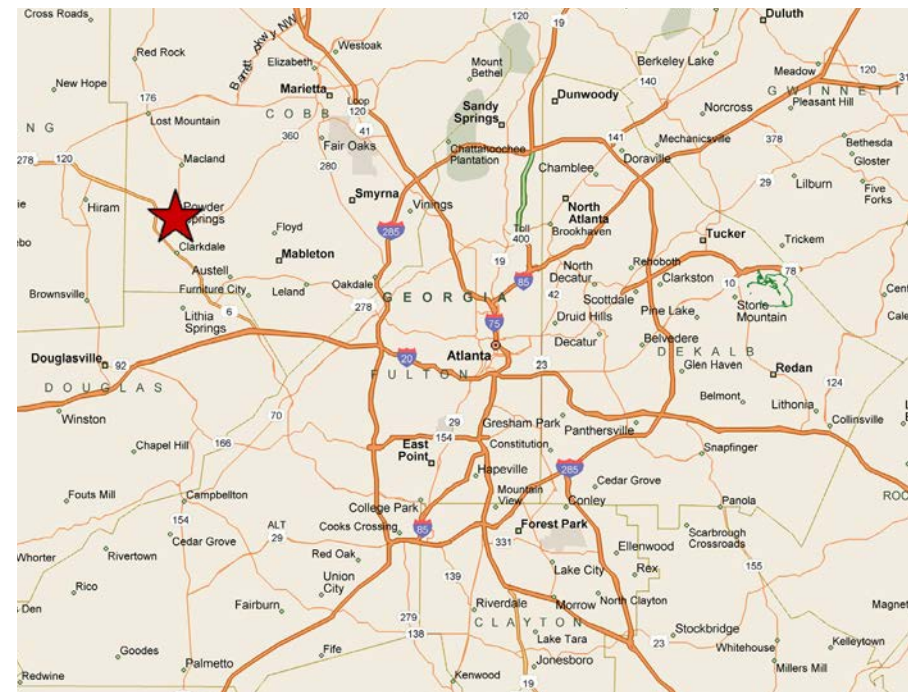
The Property is being offered at \$1,400,000 (\$400,916.38/ac).

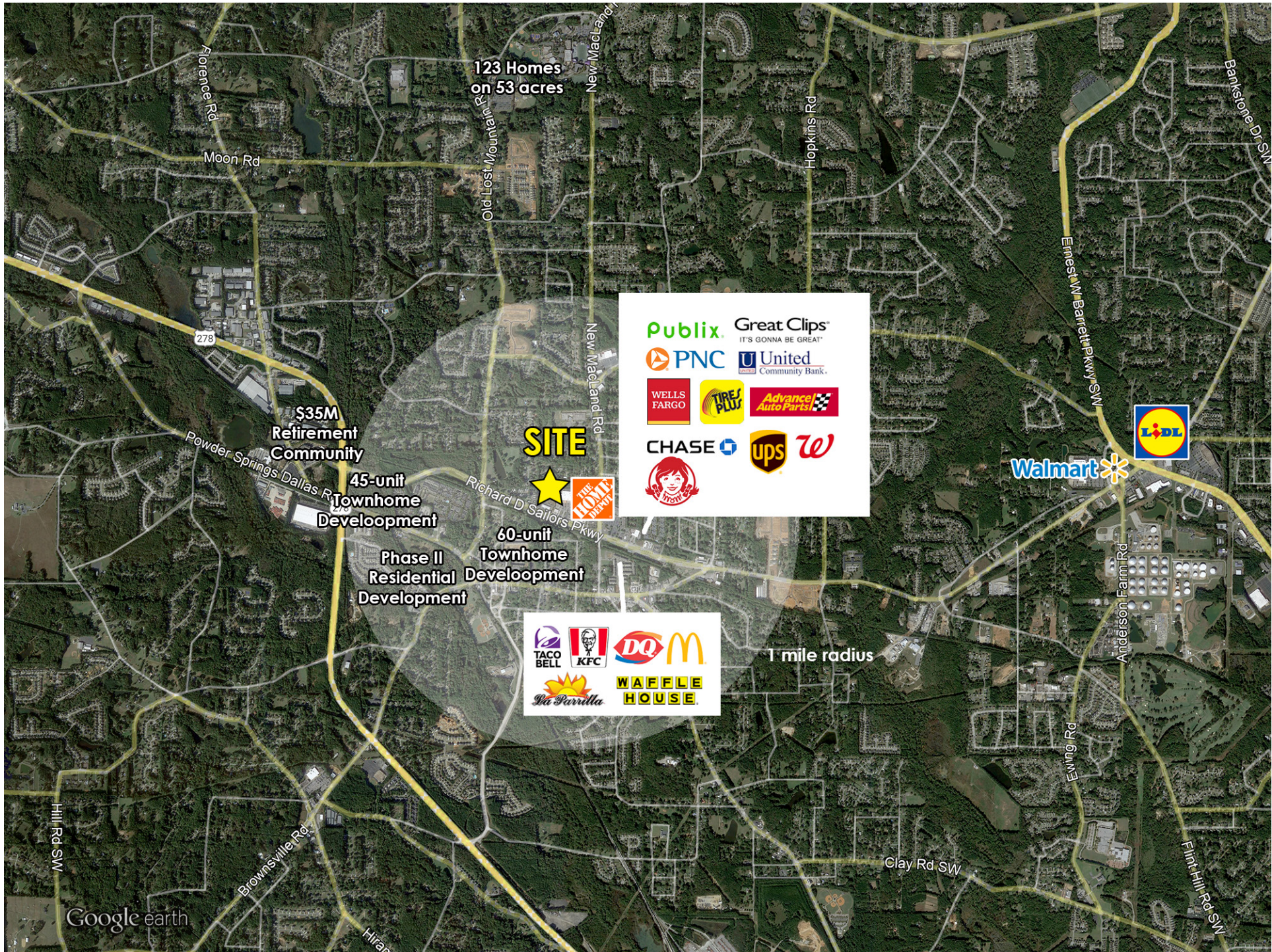
Area Demographics

Population	1-mile	3-mile	5-mile
2027 Projection	6,709	45,659	120,573
2022 Estimate	6,541	44,029	115,112
2010 Census	5,910	37,476	100,239
Growth 2022-2027	0.5%	0.7%	0.9%
Growth 2010-2022	0.9%	1.5%	1.2%

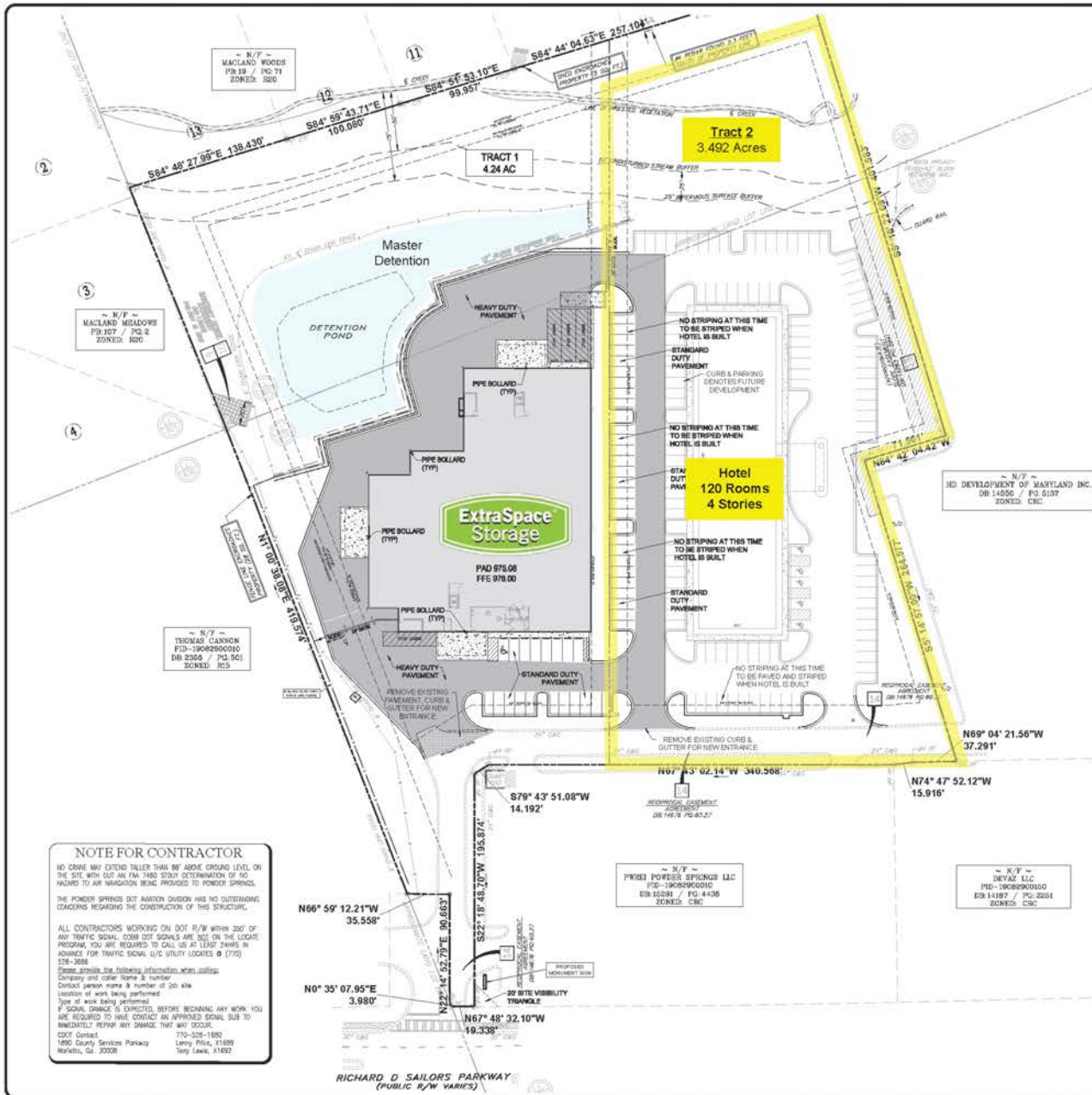
Income	1-mile	3-mile	5-mile
Avg Household Income	\$85,823	\$90,708	\$90,221
Med Household Income	\$66,699	\$71,721	\$71,943

Source: CoStar





Overall Site Plan



SITE DATA

ADDRESS: RICHARD D SAILORS PARKWAY
PARCEL ID: 1908290100
SITE AREA: 7.73 AC (338,814 SF)
IMPERVIOUS: 4.17 AC (181,828 SF) 54%
ZONING: CRC (COMMUNITY RETAIL COMMERCIAL)
USE: CLIMATE CONTROLLED SELF STORAGE

TRACT 1
SITE AREA: 4.24 AC (184,710 SF)
USE: CLIMATE CONTROLLED SELF STORAGE
BUILDING: 3-STORIES (42'-5"), 103,470 SF, 795 UNITS
MAX FAR: APP BY MAYOR AND COUNCIL

TRACT 2 (FUTURE)
SITE AREA: 3.49 AC (152,104 SF)
USE: HOTEL
BUILDING: 4 STORIES, UP TO 120 ROOMS
MAX FAR: 0.50

FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 50' (FROM "R" ZONING)
MINIMUM BUFFER ALONG "R" ZONING: 40'
OVERALL IMPERVIOUS SURFACE RATIO = 0.54

PARKING REQUIRED FOR SELF STORAGE:
1 SPACE PER 60 UNITS x 795 UNITS = 10 SPACES

PARKING PROVIDED:
REGULAR SPACES: 18
HANDICAP SPACES: 1
TOTAL SPACES: 19

LOADING SPACES PROVIDED: 4 - 12X6' SPACES

- POWDER SPRINGS NOTES**
- The Powder Springs Aesthetic or Landscape Architect must approve the site lighting plans. Light poles are not permitted on parking, promenade, lawn and median without the prior approval of the County Architect. 20' minimum spacing is required between the trunk of any proposed over-story handover tree (or existing tree counted for tree ordinance credit) and any existing or proposed light pole. If the service provider (electric company) produces a lighting plan, it must adhere to the lighting plan shown in the civil engineering drawings approved by Powder Springs for the back distribution panels. If a lighting plan is not part of the civil drawings, the lighting plan designer must submit a plan to the Architect/Landscape Architect for review and approval. If site lighting is installed without an approved plan, the Certificate of Occupancy will be withheld until all conflicts are resolved.
 - No permanent signs, flag poles, proposed fire hydrants or power transformers will be placed to conflict with an entrance or other appropriate tree planting location.
 - The Powder Springs Cemetery Preservation Commission reserves the right to examine this property for ethnic, cultural and religious evidence located thereon. If any ethnic, cultural and religious evidence is found during development, then the Powder Springs Cemetery Preservation Commission must be notified. Failure to do so will result in a stop-work order.
 - Powder Springs accepts no responsibility for the Americans with Disabilities Act (ADA), except for notification requirement, the water/developer is solely responsible for compliance with said act.
 - Any construction trailers to be permitted through the zoning division.
 - Any signs to be permitted through the Powder Springs Zoning Division, i.e., subdivision entrance signs, monuments, and all commercial signs, the location of signs must be shown on plans.
 - Water service provided by City of Powder Springs.
 - Sanitary Sewer service provided by City of Powder Springs.



paradigm
Engineering Services, Inc.
10000 Northchase Drive, Suite 1000
Atlanta, GA 30339
www.paradigmeng.com

Project No: F-1000
Design By: JAD
Drawn By: JAD
Checked By: JAD
Date: 7/7/18
Scale: 1" = 40'

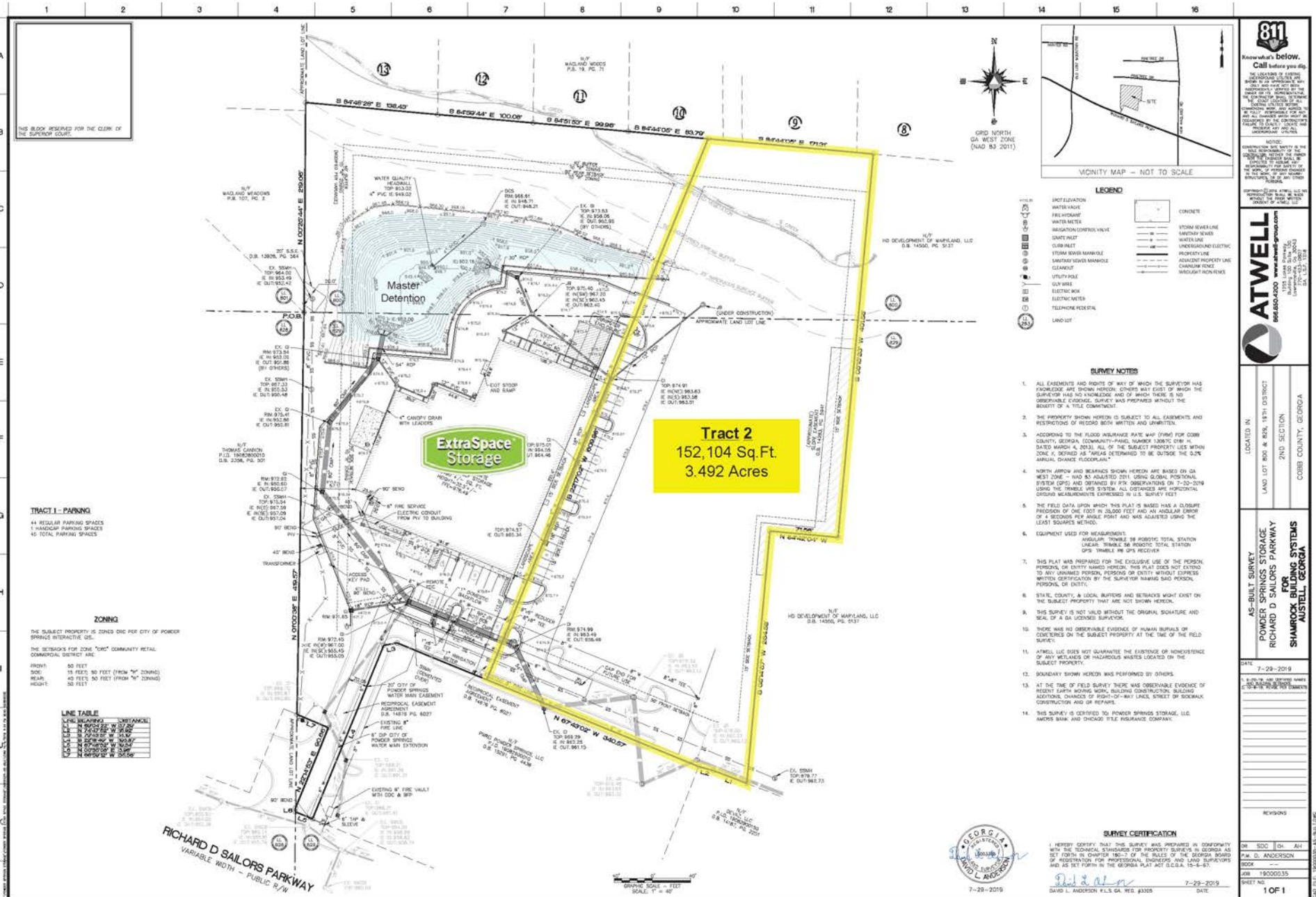
No.	Revisions
1	ISSUED FOR PERMITS AND CONSTRUCTION

SHAWROCK BUILDING SYSTEMS
3625 GORE PLACE
AUSTELL, GEORGIA 30156
OFFICE: 770-745-4800

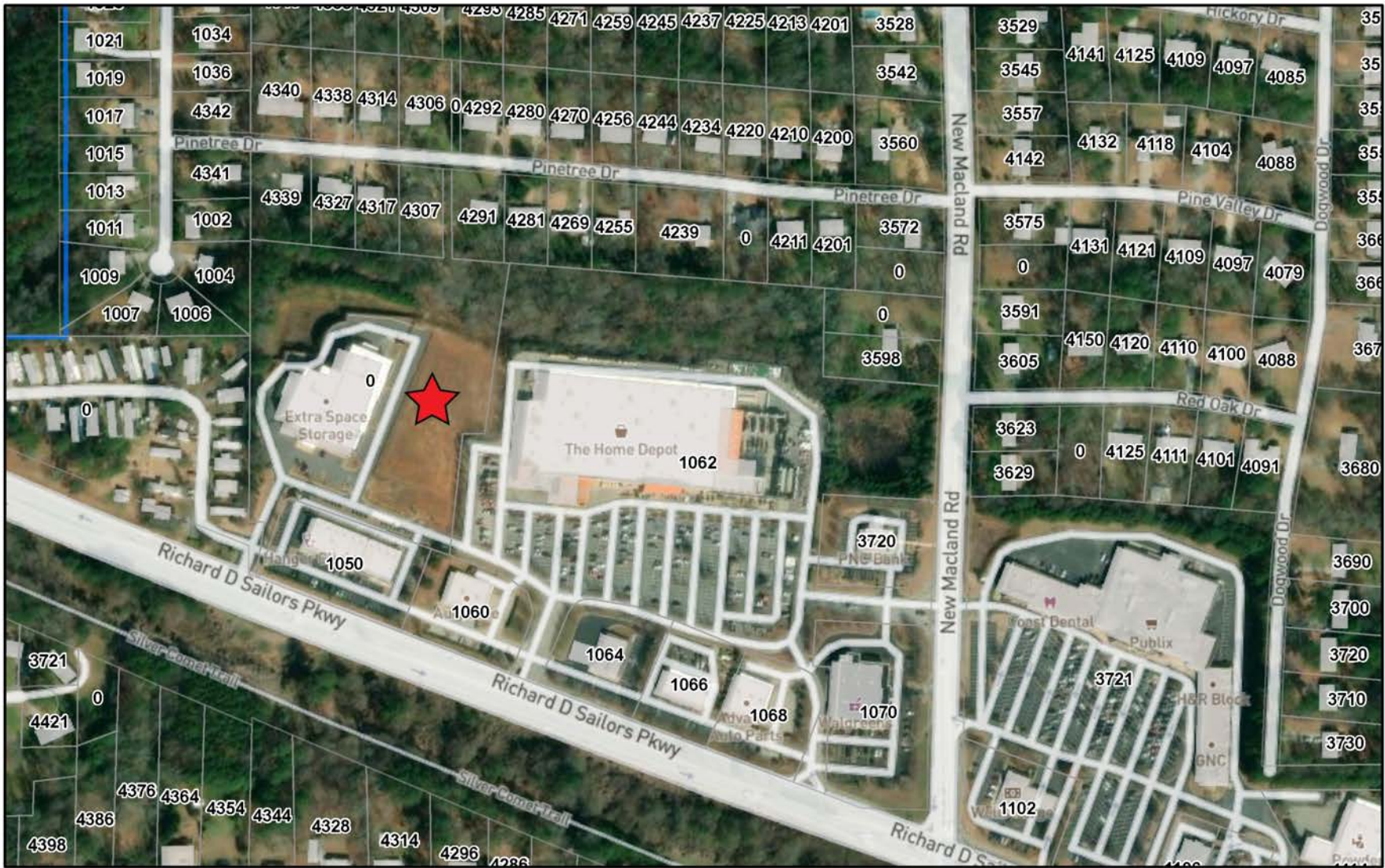
OVERALL SITE PLAN
Powder Springs Storage
RICHARD D SAILORS PARKWAY
LAND LOT 800 & 828, DISTRICT 19, 2ND SECTION
POWDER SPRINGS, COBB COUNTY, GEORGIA

Drawing No: **C2.0**

As Built Survey

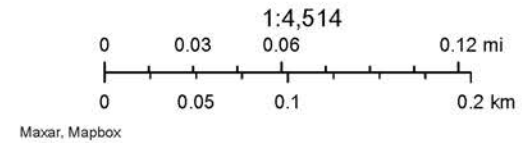


Tax Aerial



1/19/2023, 10:57:04 AM

-  Parcels
-  City Limits



Mapbox | Earthstar Geographics |

Market Summary

City of Powder Springs, GA

Downtown Powder Springs is located 4.5 miles south of the subject property. Powder Springs is a vibrant part of Metro Atlanta.

Downtown Powder Springs offers residents and visitors a walkable downtown environment with an increasing number of restaurants and shops.

The City of Powder Springs received the "2020 Great Place Award" from the Atlanta Regional Commission for the City's focus on their Downtown development and renovations to its Town Green and historic buildings. Downtown Powder Springs can easily access the adjacent Silver Comet Trail, two blocks from Downtown.

In 2020, Powder Springs opened the new Thurman Springs Park named for Mayor Al Thurman. This award-winning downtown park offers an amphitheater for concerts and events, fountain/splash pad, play area, seating, and a large open lawn.

Powder Springs residents enjoy reduced commute times compared to many metro submarkets.



Site Photos



Listing Team



Nelson Vinson
Partner

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(404) 925-0995 M
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Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



Dan Buyers
Partner

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Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



McWhirter

Commercial Real Estate Since 1981