

Offering Memorandum

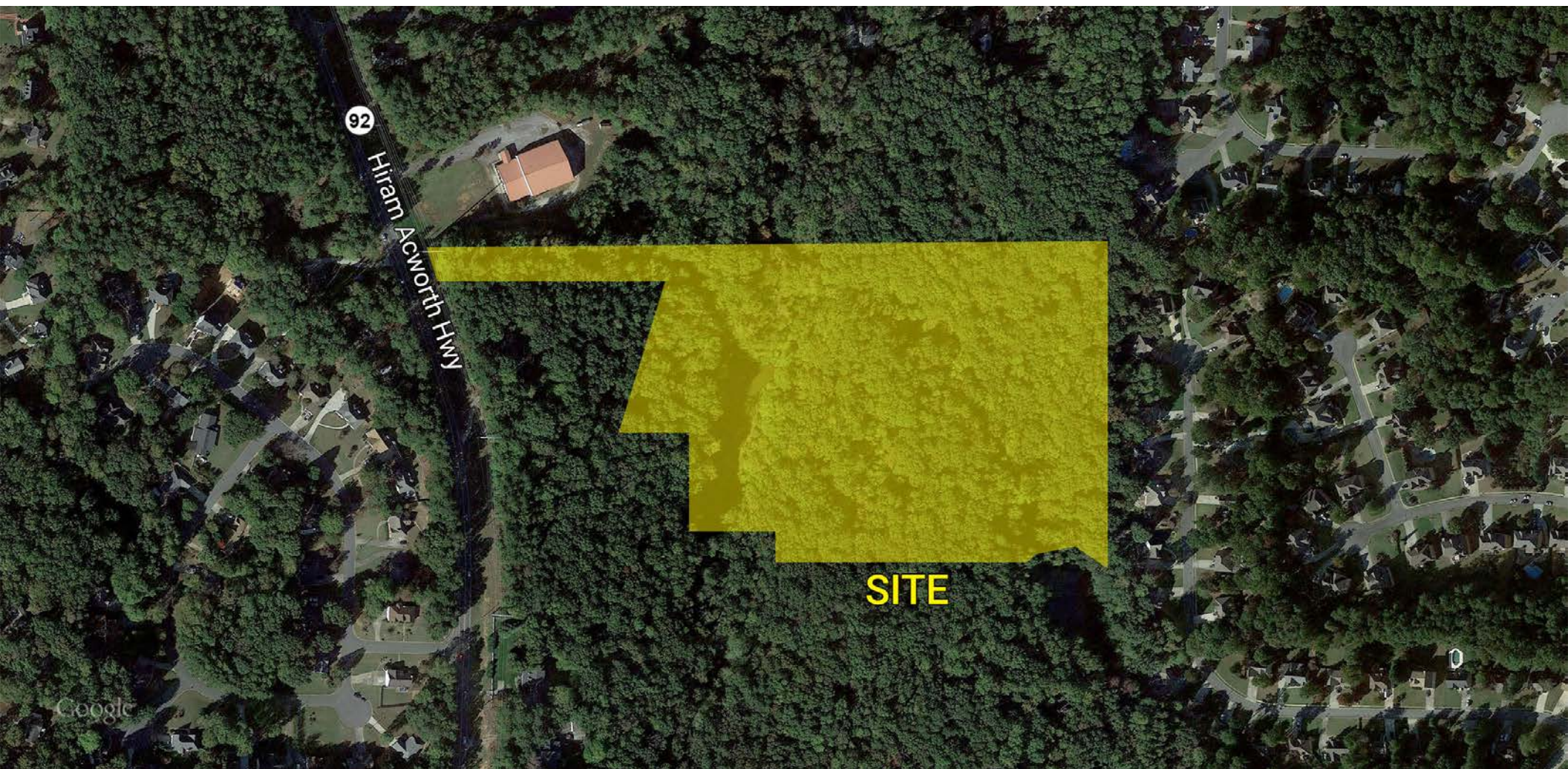
18.22± Ac Residential Development Opportunity

(Alternate uses may include senior housing, educational, recreational, equestrian, or religious)

Harrison High School District



McWhirter



0 Hiram Acworth Highway
Dallas, GA 30157

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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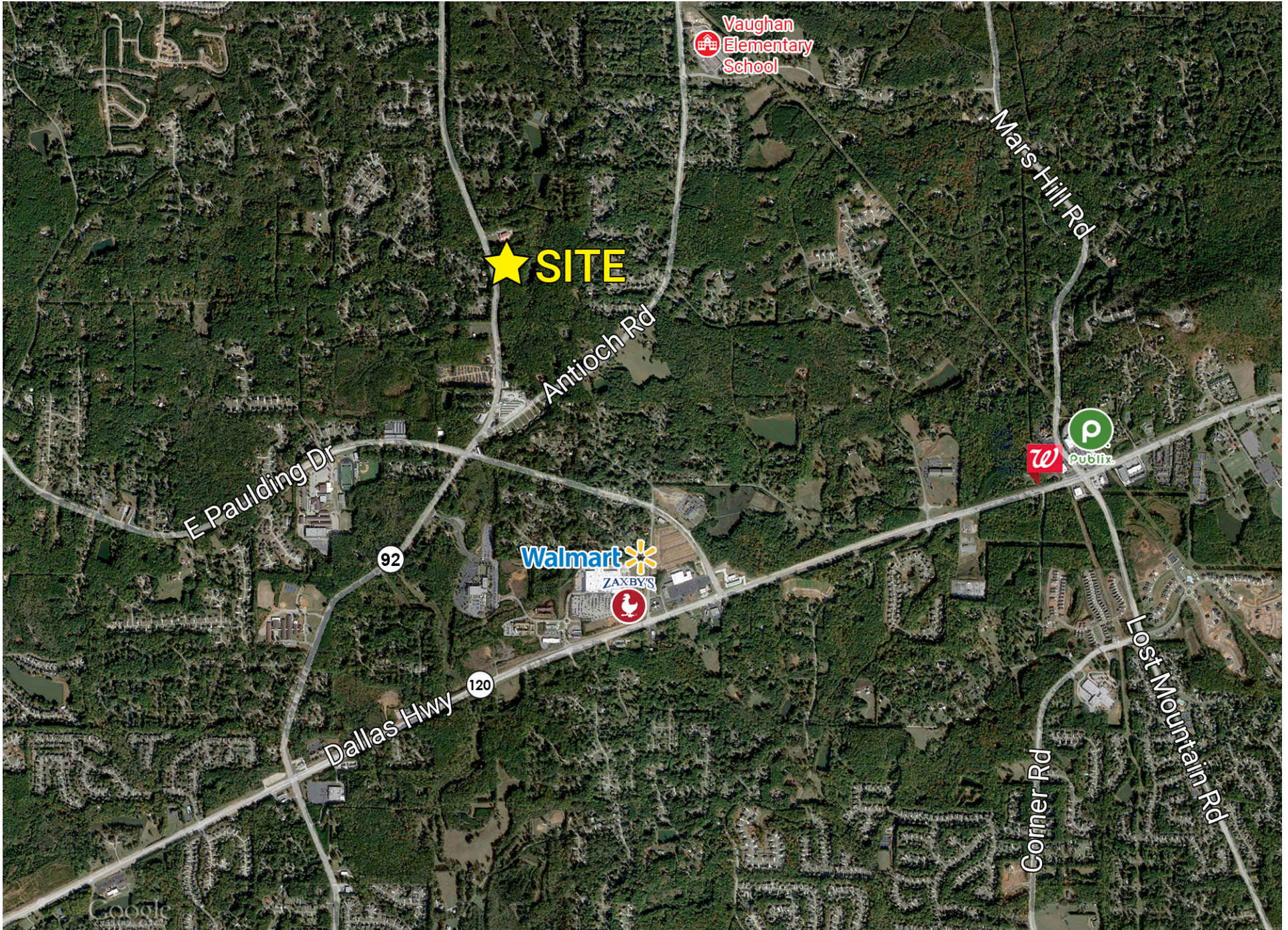
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Aerial Overview of Area with Nearby Schools & Grocery Stores



Property Summary

We are offering this pristine 18.22± acre parcel in the very desirable Harrison High School District of West Cobb for sale. The property features primarily woodlands with a secluded approximately one acre pond, offering beautiful scenery and excellent fishing. The property also features mature hardwoods and rolling topography that would make for an excellent enclave of residential homes. The property is also very well suited for a family or group of families to develop a cluster of homes on large lots.

West Cobb features some of the finest public and private schools in Metro Atlanta. Harrison High School is one of the top public high schools in the state of Georgia and Mount Paran Christian School and The Walker School are located nearby, and are two of the finest private schools in North Metro Atlanta.

West Cobb also benefits from some of the finest retail and restaurant offerings in Metro Atlanta, including the Avenue West Cobb. This region also benefits from outstanding recreational amenities such as the 3,000+ acre Kennesaw National Battlefield Park to the east and the Silver Comet Trail to the south.

The charming nearby Marietta Square to the east, as well as downtown Kennesaw and downtown Acworth to the north, offer pedestrian friendly retail and restaurant villages that further enhance the quality of life in West Cobb.

Location

Located in unincorporated Cobb County, the property sits near other single-family detached developments.

Access / Frontage

This 18.22± acre property is located on the east side of Hiram-Acworth Highway (Hwy 92), north of Highway 120/Dallas Highway.

Utilities

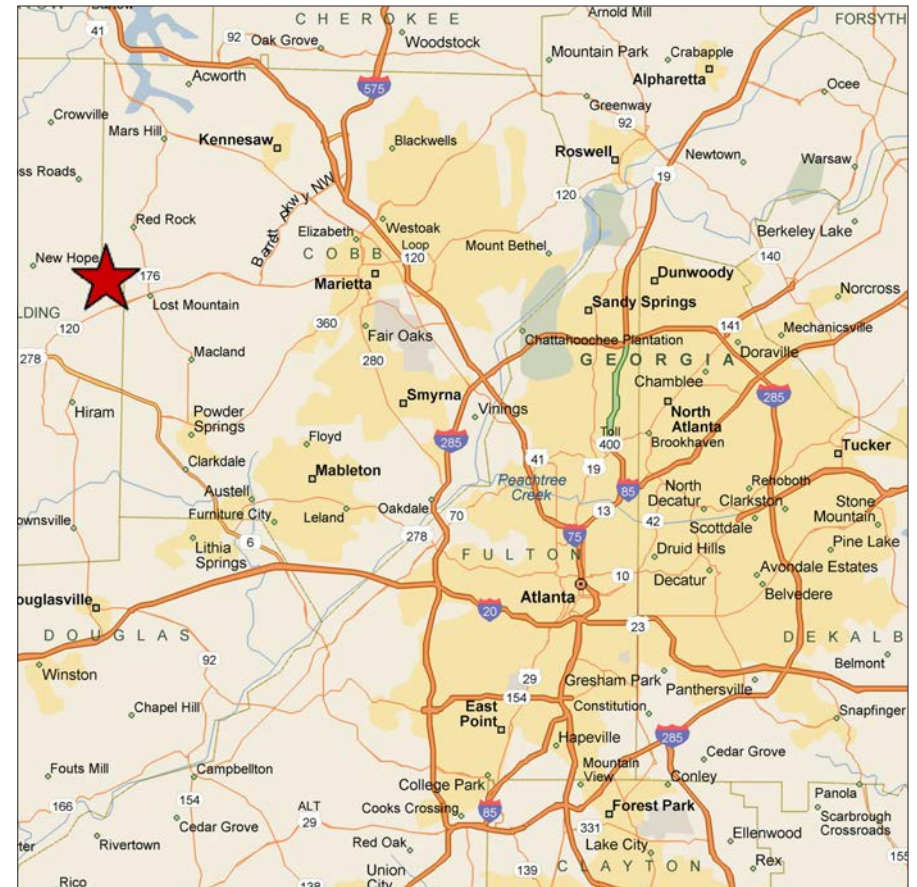
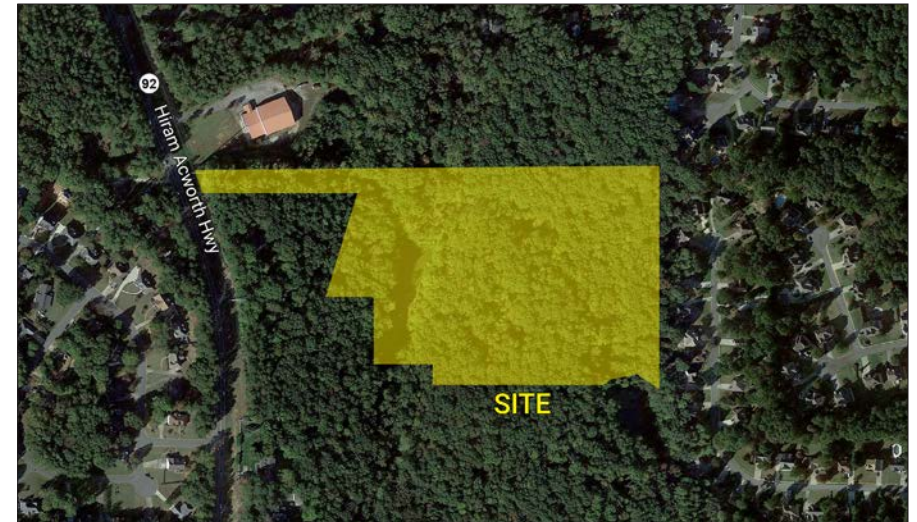
Utilities are served by Cobb County.

Zoning / Future Land Use

The property is currently zoned R-30 (30,000± square foot minimum lot size) with a Future Land Use Designation of Very Low Density Residential (VLDR). The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses.

Price

The Property is listed at \$995,000 (\$54,610/ac).





Market Summary

Kennewaw Mountain National Battlefield Park

Kennesaw Mountain National Battlefield Park is a 2,965 acre National Battlefield Park located 4± miles east-northeast of the subject property that preserves a Civil War battleground of the Atlanta Campaign. Opposing forces maneuvered and fought here from June 19, 1864 until July 2, 1864. Although most famous as a Civil War battlefield, Kennesaw Mountain has a much richer story.

The elevation of Kennesaw Mountain is 1,808 feet above sea level. While hiking up to the top, an elevation of 708 feet is gained in the short 1.2 miles.

Kennesaw Mountain was a physical barrier standing between a large Federal force and an important Confederate railroad and manufacturing center. The battle played an important role in a complicated national drama of bitter military combat and politics.

Today Kennesaw Mountain National Battlefield preserves the locations of and commemorates the major events associated with the Battle of Kennesaw Mountain. It is the only National Park Service property that commemorates the Atlanta Campaign.

More importantly to many area residents, The National Park offers 3,000± acres for recreation, jogging, hiking, horseback riding, picnics and preservation. It is an oasis of natural beauty in the modern cities of Marietta and Metropolitan Atlanta.



Market Summary

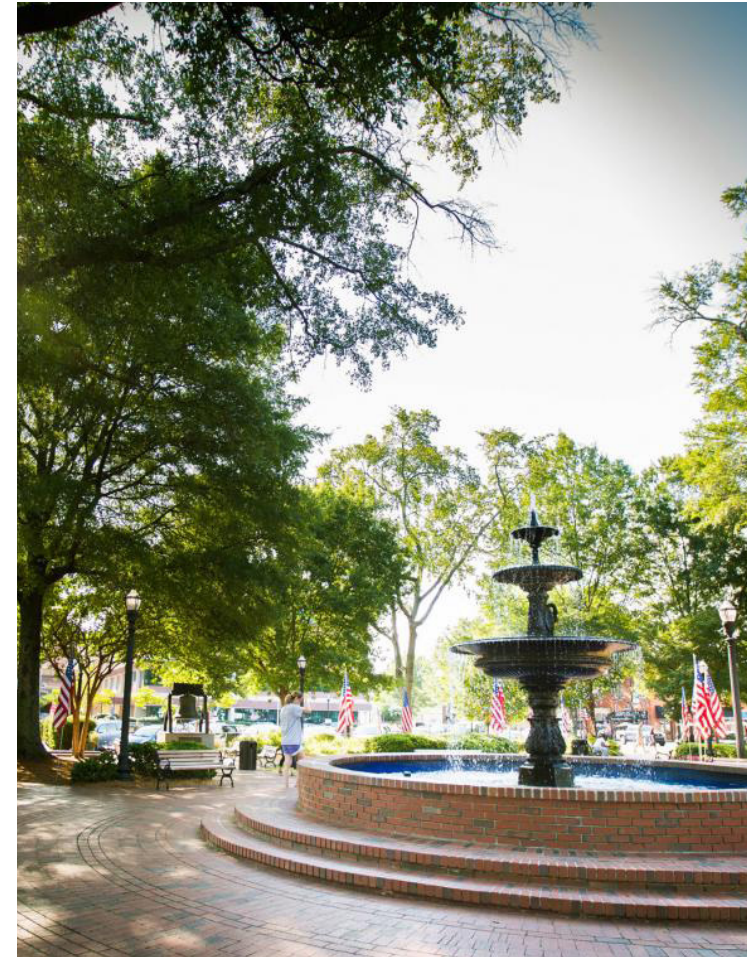
City of Marietta, GA

The Marietta Square is located 9 miles northeast of the subject property.

Established in 1834, Marietta is a vibrant city that offers world-class amenities while preserving its important ties to the past. The City of Marietta is a unique blend of small-town values with big-city opportunities. Mariettans appreciate the past and are excited about the future.


Nestled just north of Atlanta and south of the North Georgia Mountains, the City of Marietta, Georgia, offers visitors the charm of a small city along with a stimulating urban environment. Marietta has a beautiful and vibrant downtown Square filled with restaurants, museums, theaters, nightlife, festivals, farmers market and the fun-filled Glover Park. As the County seat of Cobb County, Marietta offers her residents and visitors beautiful parks, quaint streets, Victorian homes and historic sites. Area shopping and progressive businesses are found here as well. Multiple local attractions, sporting events, festivals and industry provide visitors with many exciting things to do and business to conduct.

Source: www.mariettacivilwar.com



Public Schools Serving the Property

The property is served by Harrison High School, Lost Mountain Middle School, and Vaughan Elementary School.

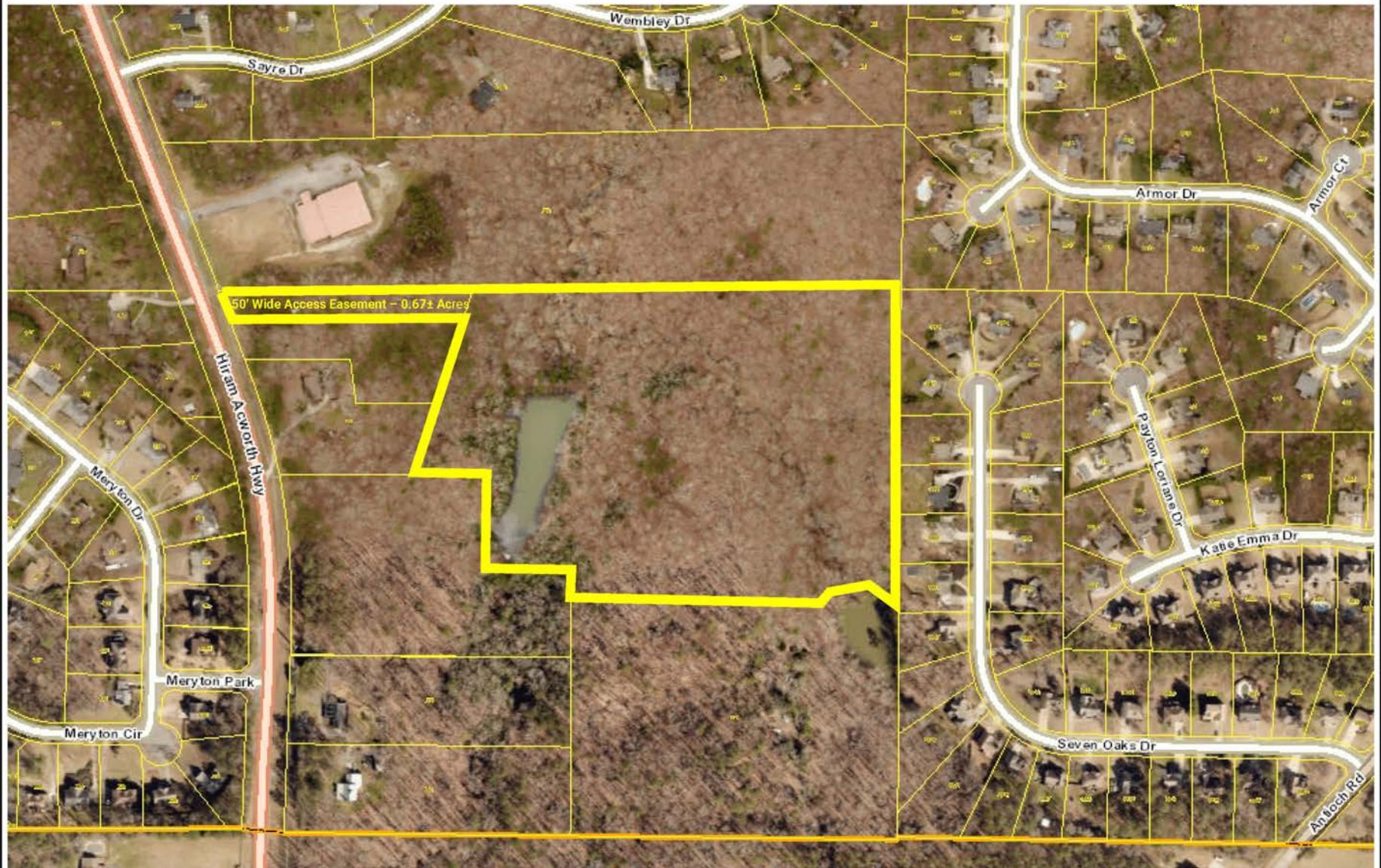
Harrison High School	Lost Mountain Middle School	Vaughan Elementary School
		
<p>4500 Due West Road Kennesaw, GA 30152</p>	<p>700 Old Mountain Rd Kennesaw, GA 30152</p>	<p>5950 Nichols Road Powder Springs, GA 30127</p>
<p>SchoolDigger.com ranks Harrison High School 22 out of 409 Georgia public high schools. Harrison High School ranks better than 94.6% of high schools in Georgia. It also ranks 4th among 17 ranked high schools in the Cobb County School District (www.schooldigger.com).</p> <p>Greatschools.org ranks Harrison High School 9/10 in student progress, and 10/10 in college and career readiness. Far above the state average. Harrison High School also received the College Success Award in 2018, 2019 and 2020. The College Success Award is based on the school's success in student college and career preparation.</p> <p>Harrison High School is located approximately 5.5 miles from the subject property.</p>	<p>SchoolDigger.com ranks Lost Mountain Middle School 60 out of 540 Georgia public middle schools. Lost Mountain Middle School ranks better than 88.9% of middle schools in Georgia. It also ranks 7th among 24 ranked middle schools in the Cobb County School District (www.schooldigger.com).</p> <p>Greatschools.org ranks Lost Mountain Middle School 10/10 in test scores.</p> <p>Lost Mountain Middle School is located approximately 5.2 miles from the subject property.</p>	<p>SchoolDigger.com ranks Vaughan Elementary School 241 out of 1,208 Georgia public elementary schools. Vaughan Elementary School ranks better than 80% of elementary schools in Georgia. It also ranks 20th among 64 ranked elementary schools in the Cobb County School District (www.schooldigger.com).</p> <p>Greatschools.org ranks Vaughan Elementary 9/10 in test scores, far above the state average.</p> <p>Vaughan Elementary School is located approximately 2.3 miles from the subject property.</p>

Private schools in the area include:

- » Mount Paran Christian School - 10.5± miles
- » The Walker School - 14.8± miles



18.2± ac - Hiram-Acworth Hwy (SR 92) - Harrison HS Dist / NW Cobb



752.3 0 376.17 752.3 Feet

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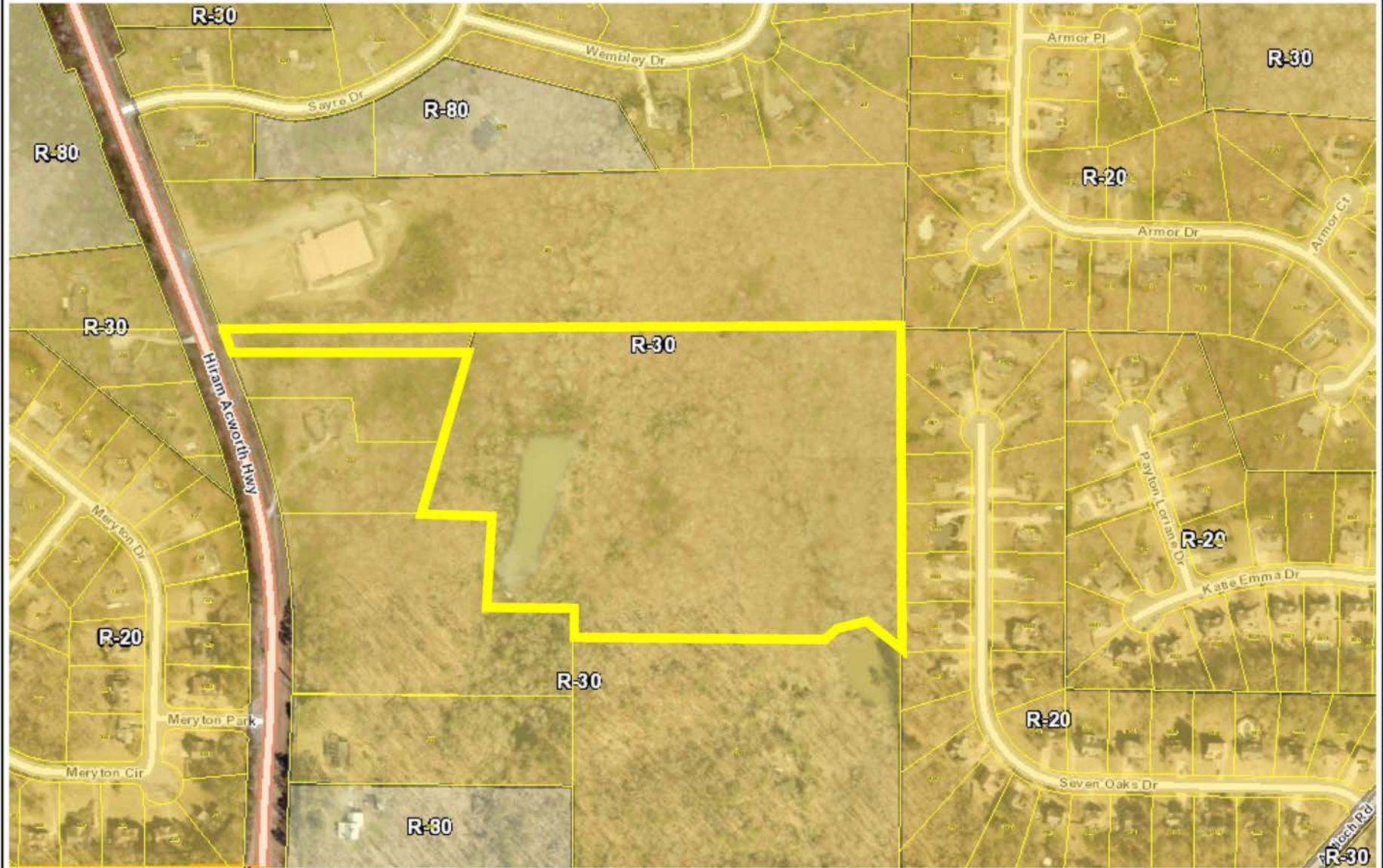
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Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.



18.2± ac - Hiram-Acworth Hwy (SR 92) - Zoning Districts



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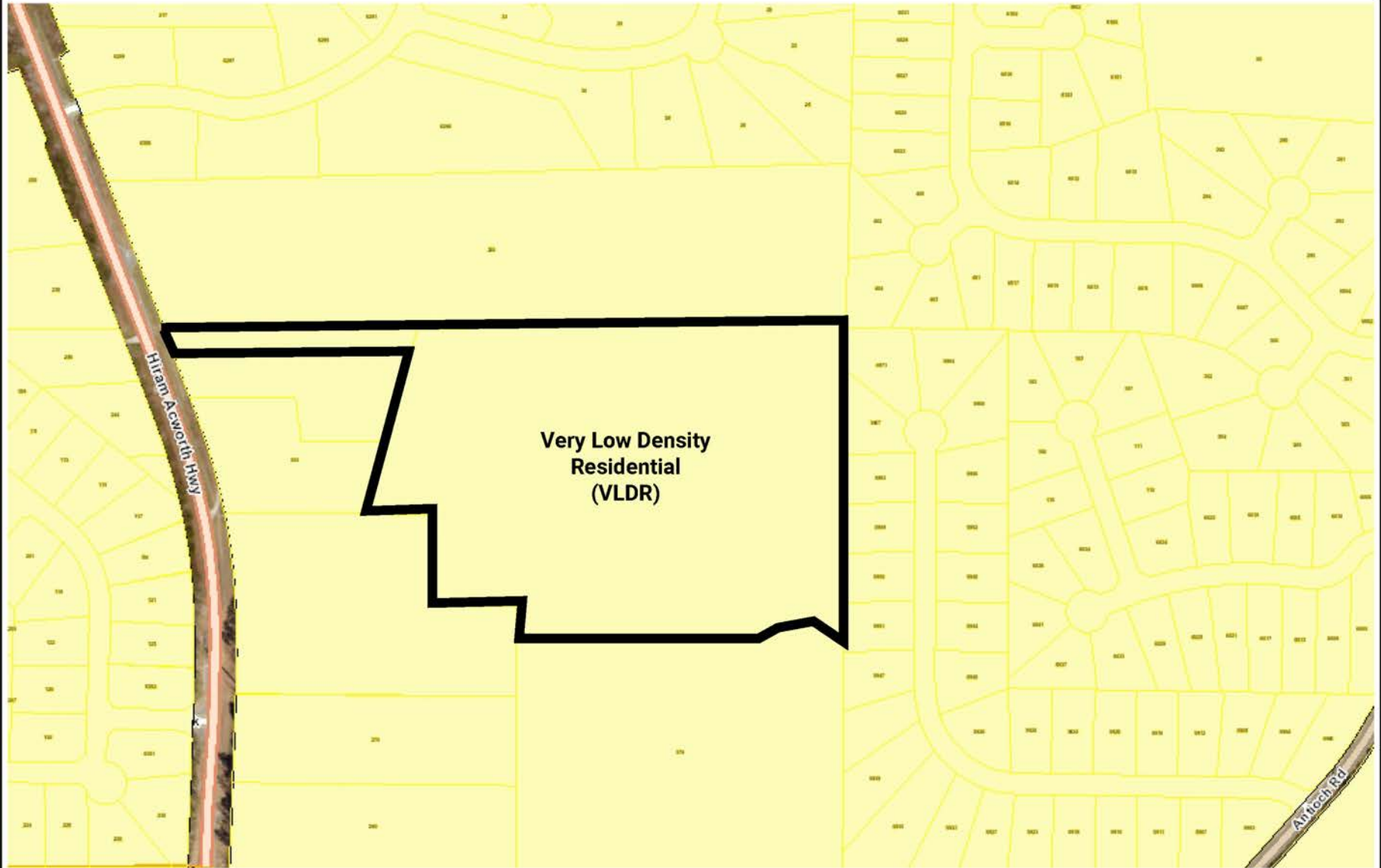
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Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.



18.2± ac - Hiram-Acworth Hwy (SR 92) - Future Land Use



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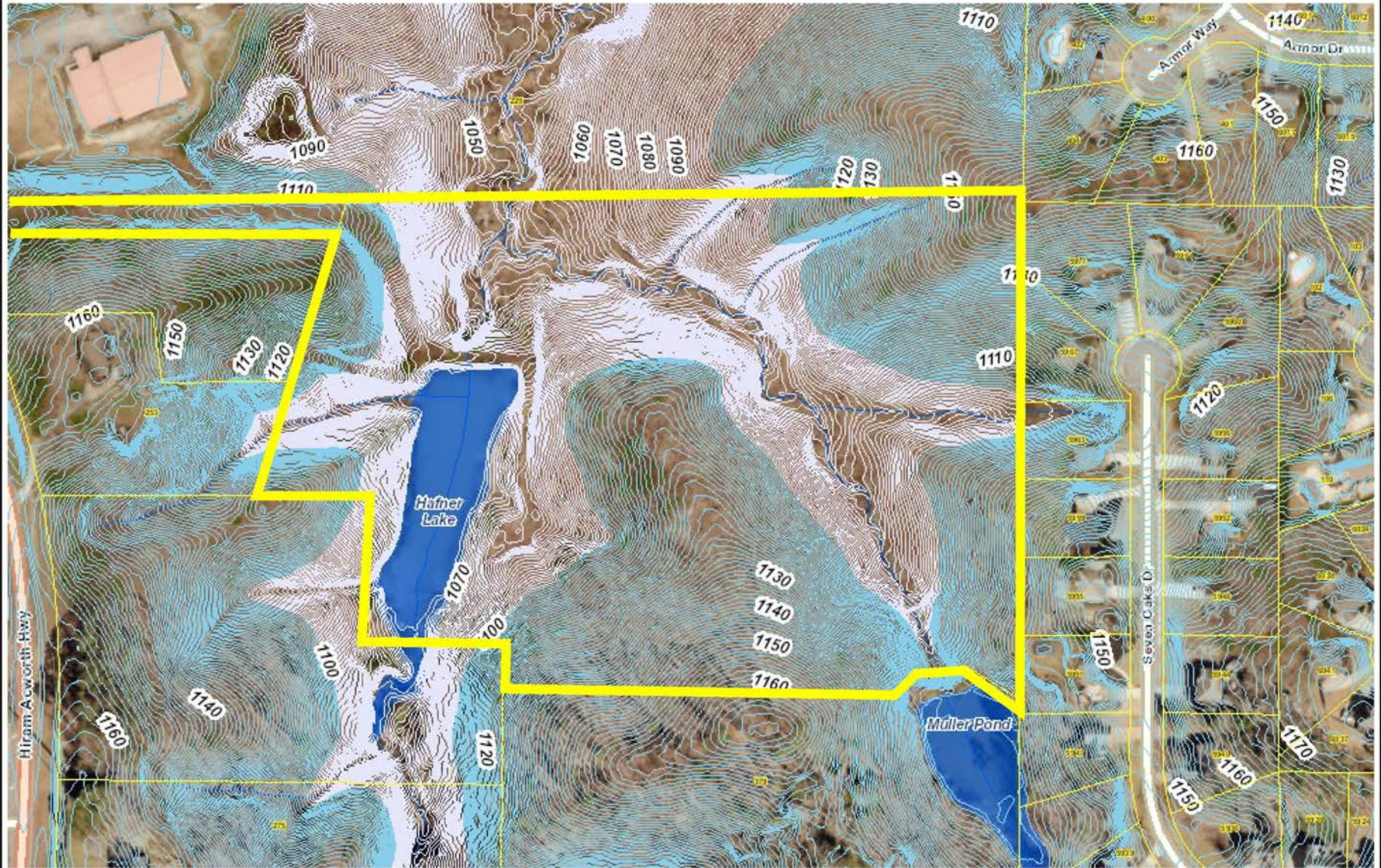
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Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.



18.2± ac - Hiram-Acworth Hwy (SR 92) - Topography & Hydrology



476.3 0 238.15 476.3 Feet

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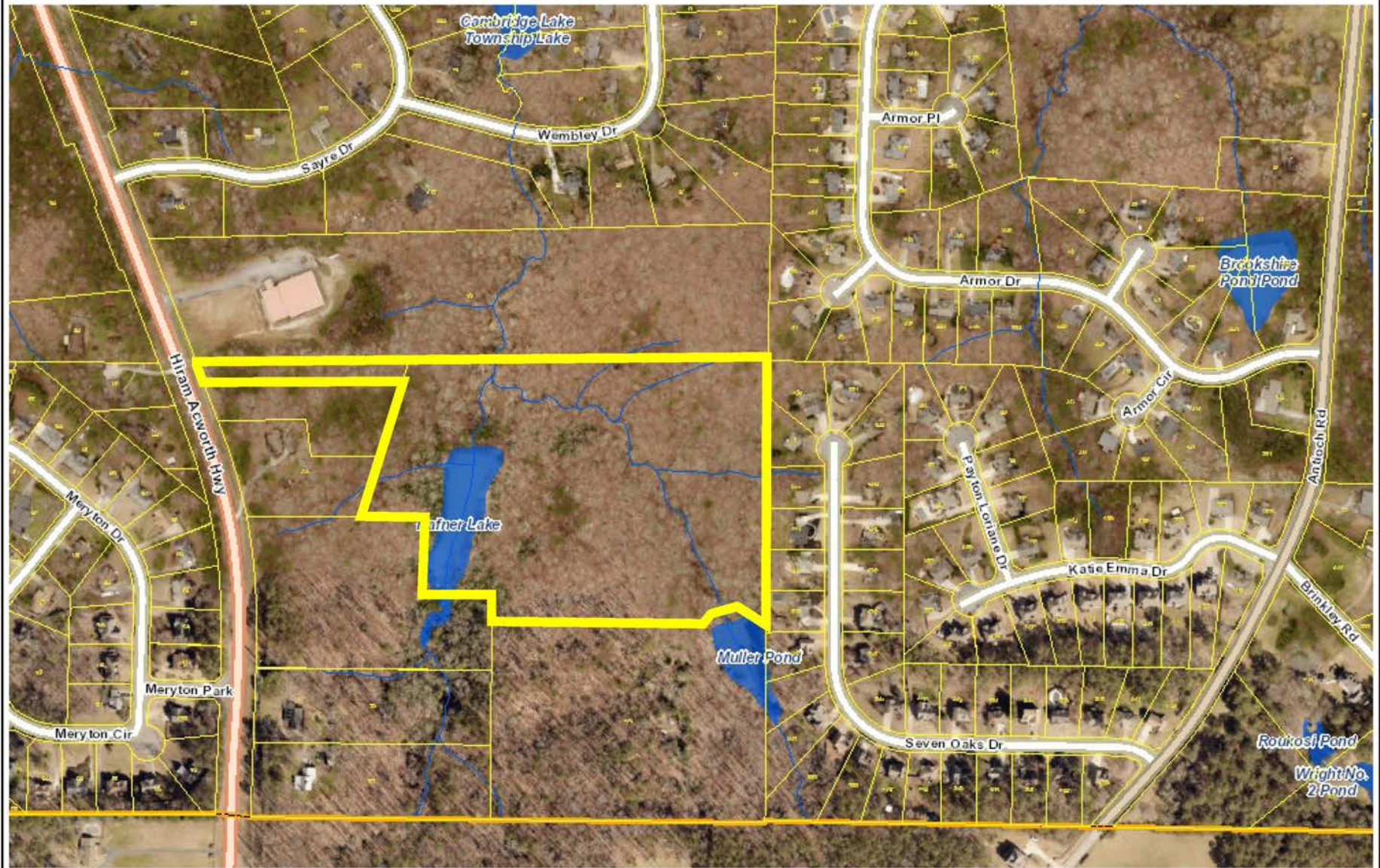
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18.2± ac - Hiram-Acworth Hwy (SR 92) - Hydrology



895.8 0 447.92 895.8 Feet

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Surrounding Area Photos



Historic Lost Mountain Store



West Cobb Aquatic Center



The Avenue West Cobb



Macland Baptist Church

Surrounding Area Photos



Harrison High School



Harrison High School



McEachern United Methodist Church



Macland Presbyterian Church

Surrounding Area Photos



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