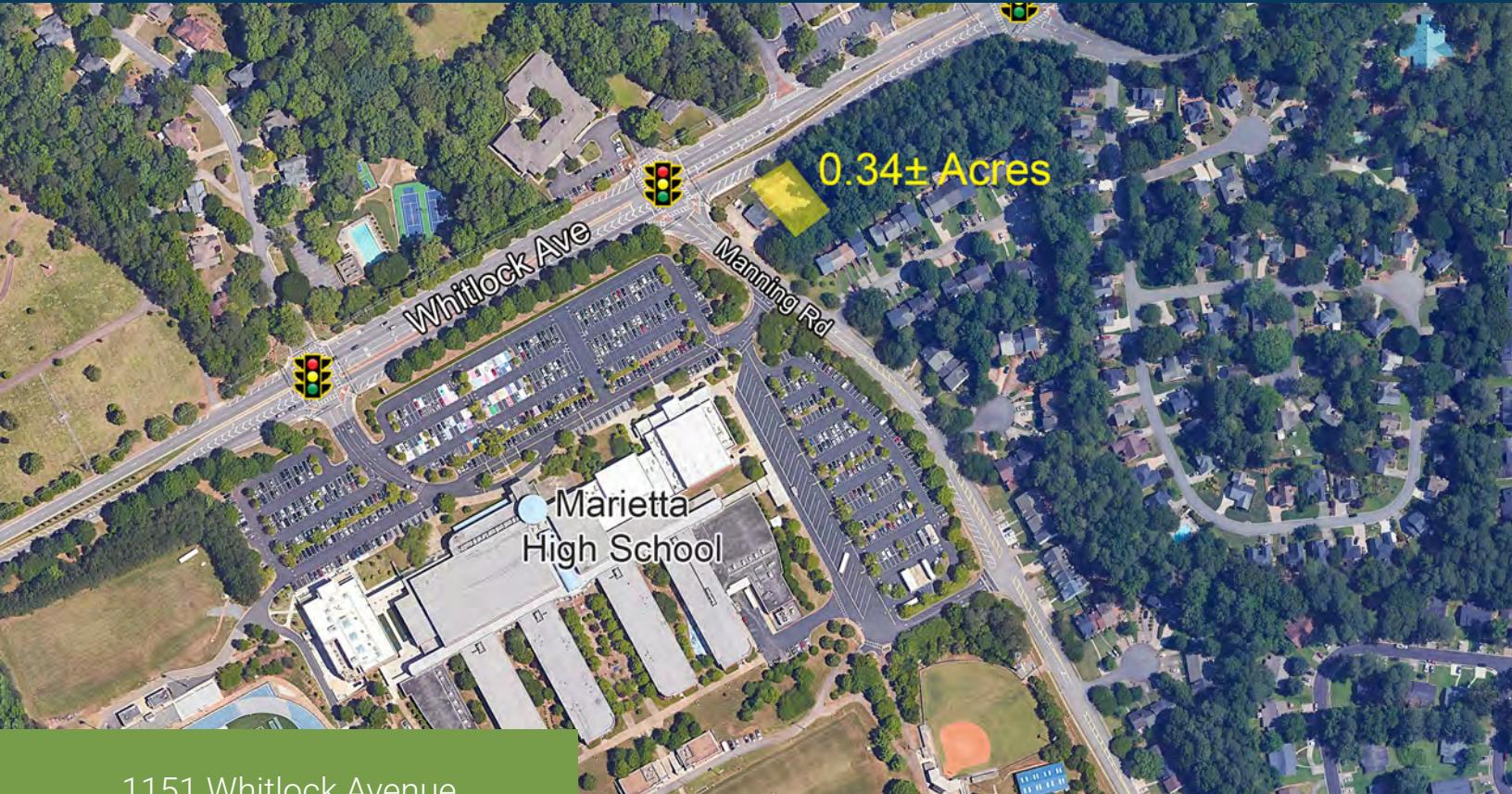


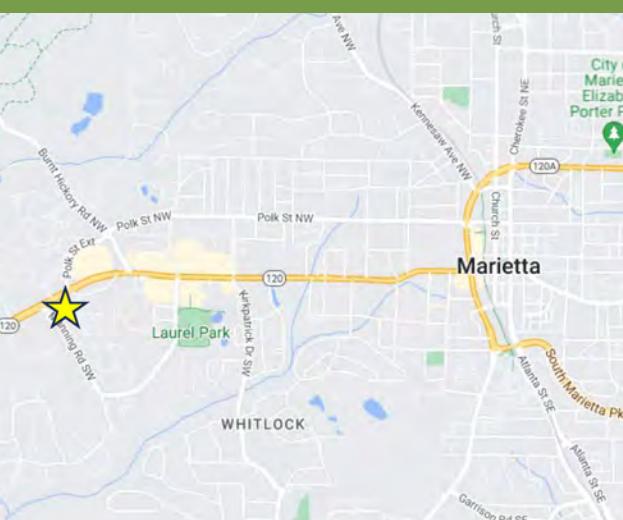
Commercial Land For Sale in Marietta - West Cobb

0.340± AC - Zoned NRC

1151 Whitlock Avenue, Marietta, GA 30064



1151 Whitlock Avenue
Marietta, GA 301064



Property Details

- 0.340± acre tract located on Whitlock Avenue, just west of the Marietta Square
- 108.27'± of frontage along Whitlock Avenue
- Zoned NRC (Neighborhood Retail Commercial), uses include light office and retail
- 26,500 cars per day on Whitlock Ave, west of site; 24,600 cars per day on Whitlock Ave, east of site
- The property is being marketed without an asking price. Please inquire to discuss pricing.

Dan Buyers
770.596.2629
tdb@mcwrealty.com

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



McWhirter
Commercial Real Estate Since 1981

Commercial Land For Sale
0.340± AC - Zoned NRC
1151 Whitlock Avenue, Marietta, GA 30064



Area Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population:</u>			
2029 Projection	6,570	60,008	182,757
2024 Estimate	6,494	58,722	178,835
2020 Census	6,557	56,207	171,133
Daytime Population	2,196	47,518	114,772
<u>Income:</u>			
Average Household Income	\$147,414	\$115,071	\$101,264
Median Household Income	\$123,491	\$86,111	\$75,894

Dan Buyers
770.596.2629
tdb@mcwrealty.com

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



McWhirter
Commercial Real Estate Since 1981

Commercial Land For Sale

0.340± AC - Zoned NRC

1151 Whitlock Avenue, Marietta, GA 30064

Property Survey

Dan Buyers
770.596.2629
tdb@mcwrealty.co

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

Commercial Land For Sale **0.340± AC - Zoned NRC**

1151 Whitlock Avenue, Marietta, GA 30064

THE FOLLOWING REFERENCES WERE USED IN THE
PREPARATION OF THIS BOUNDARY SURVEY:

PLANS ENTITLED
RIGHT OF WAY PROPOSED
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
COBB COUNTY
DALLAS HIGHWAY
FEDERAL AID PROJECT
MLP 120 (50) P.L. NO. 721070
MLP 120 (50) P.L. NO. 721080
PREPARED BY
W.L. JORDEN & CO., INC.
DATED 01/15/1987
REVISED 04/23/1987
APPROVED BY: RODNEY R. TARRER,
STATE HIGHWAY DIVISION, DEPT. OF HIGHWAYS

PLAT BOOK 88 PAGE 02
PLAT BOOK 67 PAGE 94
DEED 6489 PAGE 339
DEED 15091 PAGE 2630
DEED 9039 PAGE 199

NOT IN THE
ZONE X ; ACCORDING
NUMBER 130052, MAP
TEN MARCH 4, 2013

TITLE NOTES

THE PLAT SHOWN WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE SIGNER OF THIS SURVEY AND COBO COUNTY MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS. THIS SURVEY IS INTENDED FOR THE PARTIES STATED ON THE FACE OF THE SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

SCALE: 1' = 40

LEGEND:

- FOUND CONCRETE RW MONUMENT
- #4 REBAR FOUND
- SET NO.4 REBAR WITH YELLOW CAP STAMPED CORB CITY RW
- SET NO.4 REBAR WITH ORANGE CAP STAMPED CORB CO. COR
- CALCULATED ELL POINT

- CALCULATED POINTS

— GUY WIRE

— ELECTRICAL TRANSFORMER

— ALUMINUM LIGHT POLE

— STANDARD STREET SIGN

— WATER METER

— TRAFFIC SIGNAL POLE

— STEEL POLE

— WOOD POWER POLE

— FIRE HYDRANT

— CABLE TV RIDER

— TRAFFIC CONTROL BOX

— TRAFFIC SIGNAL JUNCTION BOX

— TREE NOTICE TYPE

— GAS METER

— MMF FULL BOX

— TRANSFORMER

— UNDERGROUND FIBER OPTIC LINE

— UNDERGROUND WATER LINE

— UNDERGROUND ELECTRIC LINE

— UNDERGROUND GAS LINE

BASED
IS A TR
THE SUR
STANDA
LICENSE
CONCERN
EASEMEN
COMPLE

THIS PL
THE PER
SAID ST
OR ENTI
SUSPECT

BASIS OF BEARINGS: GA. STATE PLANE
COORDINATE SYSTEM, WEST ZONE, NAD 1983
ALL BEARINGS SHOWN ARE GRID.
ALL DISTANCES SHOWN ARE GROUND.

SPECIFIC PURPOSE FOR:

1151 WHITLOCK AVE MARIETTA, GA 30064
THE PURPOSE OF THIS BOUNDARY SURVEY IS TO REVISE THE EXISTING
RIGHT-OF-WAY, MORE SPECIFICALLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY
OF WHITLOCK AVE / STATE ROAD NO. 120 / DALLAS HWY
ADJACENT TO PARCEL ID: 20-325-0045 ONLY
(REVISED AREA: 2,243 SQ. FT. / 0.05 ACRES)

-2016

Dan Buyers
770.596.2629
tdb@mcwrealty.com

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrightrealty.com



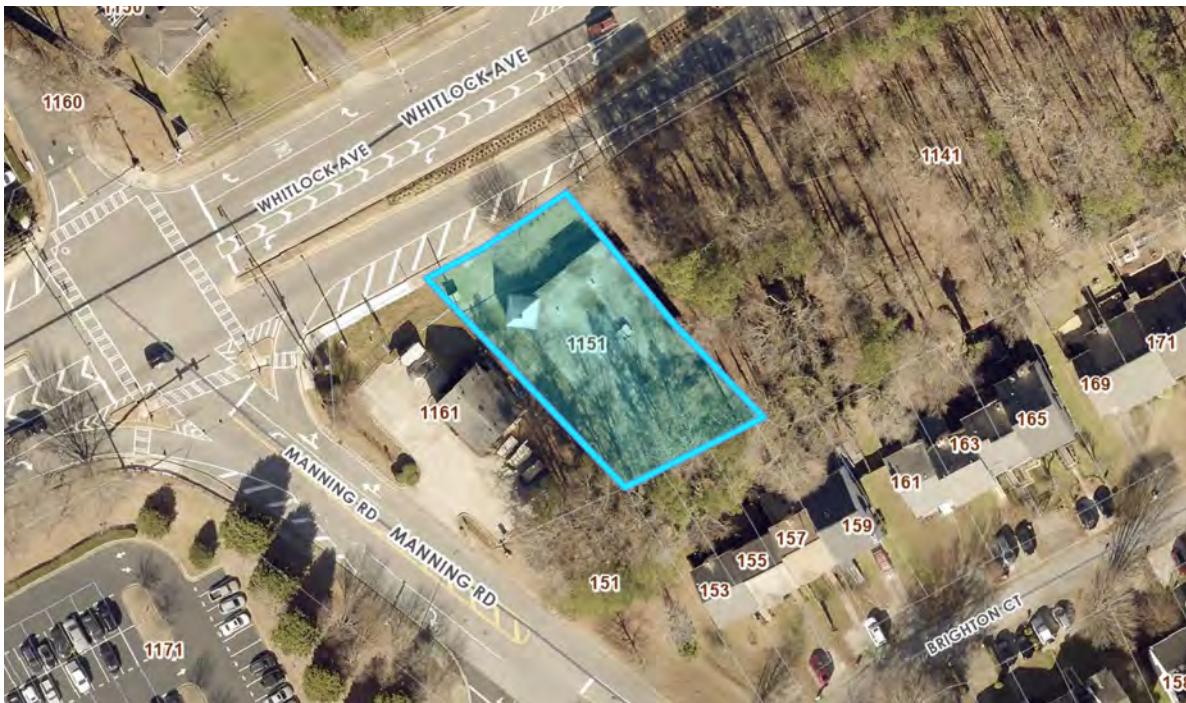
McWhirter

Commercial Real Estate Since 1981

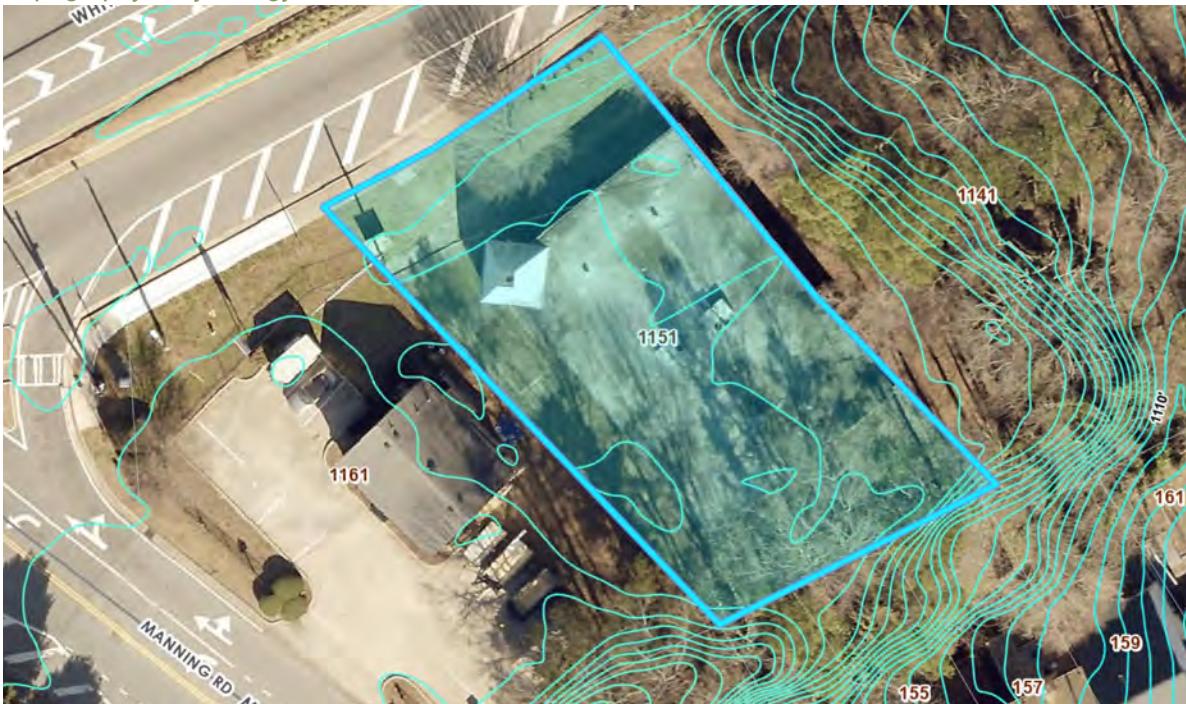
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

Commercial Land For Sale
0.340± AC - Zoned NRC
1151 Whitlock Avenue, Marietta, GA 30064

Tax Aerial



Topography & Hydrology



Dan Buyers
770.596.2629
tdb@mcwrealty.com

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

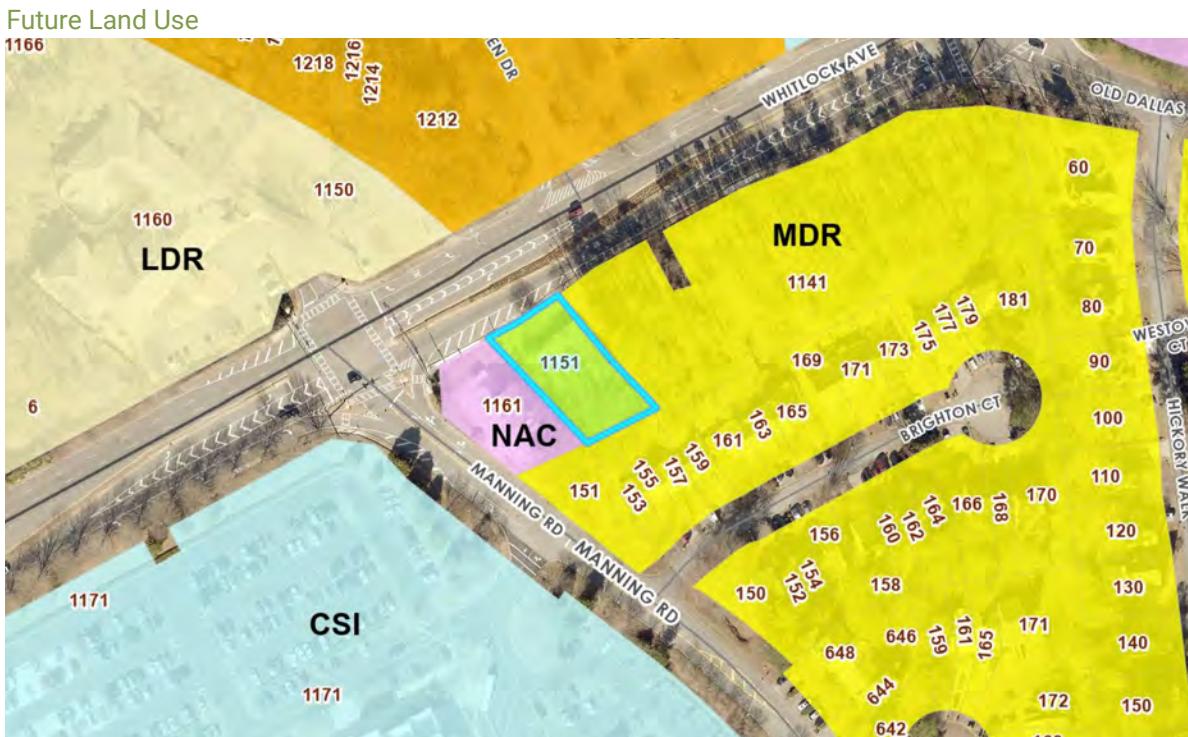


McWhirter
Commercial Real Estate Since 1981

Commercial Land For Sale

0.340± AC - Zoned NRC

1151 Whitlock Avenue, Marietta, GA 30064



Dan Buyers
770.596.2629
tdb@mcwrealty.com

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

McWhirter Realty Partners, LLC
300 Galleria Parkway, Suite 300
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



McWhirter
Commercial Real Estate Since 1981