

FULLY RENOVATED FLEX SERVE CAR WASH MCDONOUGH, GA

0.987 +/- ACRES | 590 GA-155 S MCDONOUGH, GA



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PROPERTY FEATURES

- 0.987 Acres
- Full Renovation Completed in June 2024
- (3) Self Serve Bays – All New Equipment
- 90' Express Tunnel with (2) New Pay Stations
- 15 Vacuums
- 21,400K VPD
- Strong Daytime Population
- Priced Well Below Replacement Cost Value
- Well Established Location
- Full Due Diligence Package Available Upon Request

Price: \$1,955,000



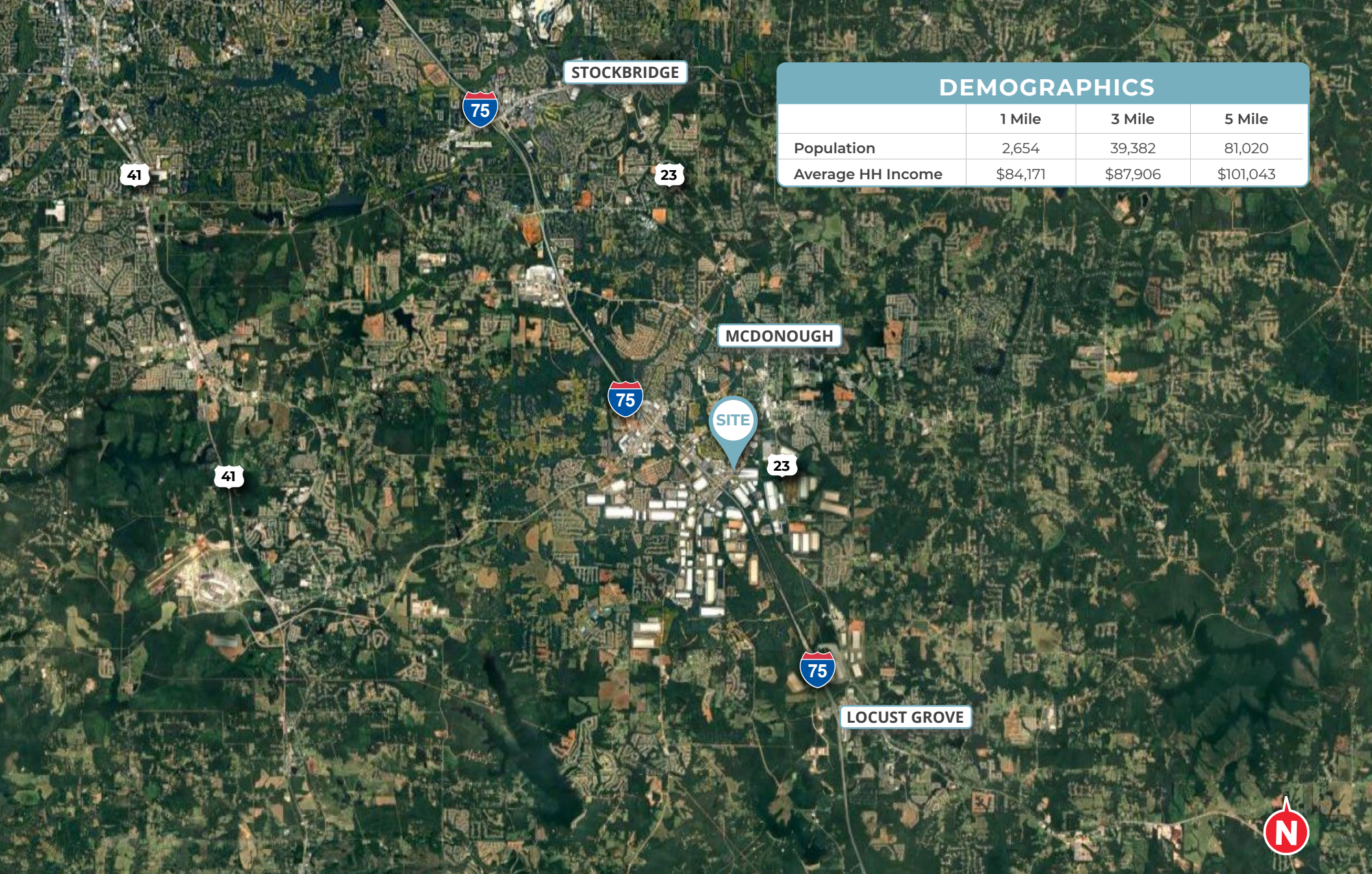
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| DEMOGRAPHICS | | | |
|-------------------|----------|----------|-----------|
| | 1 Mile | 3 Mile | 5 Mile |
| Population | 2,654 | 39,382 | 81,020 |
| Average HH Income | \$84,171 | \$87,906 | \$101,043 |



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Office DEPOT
Lowe's
Walmart

| DAYTIME POPULATION | | | |
|--------------------|--------|--------|--------|
| | 1 Mile | 3 Mile | 5 Mile |
| Population | 6,790 | 49,620 | 84,110 |

HAVERTYS FURNITURE
HOBBY LOBBY
KOHLS
Kirklands Home
Academy
DAVE & BUSTERS
TJ-maxx
JCPenney

THE HOME DEPOT

NISSAN
HYUNDAI

MERCER UNIVERSITY

ELEVATE GREENE

SITE

GP Georgia-Pacific

RaceTrac

BELLAMY STRICKLAND
THE TRUCK CAPITAL OF GEORGIA
CHEVROLET
GMC

Lineage



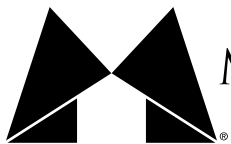
MACALLAN
REAL ESTATE

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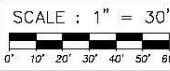
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AREA
0.987 ACRES
43,015 SQ. FEET



N/F
TERMINAL 155 LLC
D.B. 3124, PG. 2
D.B. 28, PG. 134
SSO HIGHWAY 155 S



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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PARKING

THERE WERE NO IDENTIFIABLE PARKING SPACES ON SITE DURING THE FIELD WORK FOR THIS SURVEY

NOTES:
THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF COOPER VENTURES INC AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER AND SHALL BE RETURNED TO THE OWNER UPON REQUEST. THIS PLAN WAS PREPARED AS PER THE INSTRUCTIONS AND FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED IS EXTENDED TO ANY UNNAMED THIRD PARTY.

NOTES:
IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

PURSUANT TO RULE 190-8.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFIES" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL, CEMETERY OR BURIAL GROUNDS.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

N/F
PATEL MAHESH D/B/A AMERICAS BEST VALUE
INHS & SUTER
D.B. 10235, PG. 32
B/T4 HIGHWAY 155 S

APPROXIMATE LOCATION GAS LINE PER D.B. 6161, PG. 231 ITEM 22-10' AGLC EASEMENT

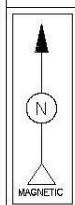
N/F
NGUYEN CHRISTOPHER & SUE KIM
D.B. 13266, PG. 340
B/T4 HIGHWAY 155 S

NOTE:
ADJACENT GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13151C 01670 DATE: OCTOBER 6, 2016
THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID F.I.R.M. MAPS UNLESS OTHERWISE NOTED.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ADJACENT GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA... CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW!



LEGAL DESCRIPTION
590 Georgia Highway 155 S, McDonough, GA 30253
All that tract or parcel of land lying and being in Land Lot 197, 7th District, Henry County, Georgia, and being more particularly described as follows:
Beginning at a 1/4 inch rebar found on the Northerly right-of-way of Georgia Highway 155 South, and point being 479.66 feet in a Northeasterly direction of the intersection of said right-of-way and the Northerly right-of-way of Industrial Boulevard; thence bearing said right-of-way of Georgia Highway 155 North 89°25'15" West a distance of 102.12 feet to a 1/2" Nail Found; thence North 01°16'40" West a distance of 200.01 feet to a 1/4 inch rebar found; thence North 89°25'15" West a distance of 316.26 feet to a 1/4 inch rebar found on the Northerly right-of-way of Georgia Highway 155 South; thence along said right-of-way the following courses and distances: South 41°29'01" West a distance of 61.55 feet to a calculated point; thence South 47°26'30" West a distance of 100.02 feet to a calculated point; thence North 49°20'14" West a distance of 100.01 feet to a calculated point; thence South 59°50'28" West a distance of 28.04 feet to THE TRUB POINT OR PLACE OF BEGINNING.
Said tract or parcel of land containing 0.987 acres.

THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN THIS TITLE COMMITMENT.

LEGAL REFERENCES:
D.B. 6161, PG. 231
D.B. 13693, PG. 292
D.B. 13268, PG. 340
D.B. 17483, PG. 232

FIRST AMERICAN TITLE INSURANCE COMPANY
Issuing Office File No.: 23-0225
Commitment No.: 1
Commitment Date: August 24, 2023
ITEMS CORRESPONDING TO SCHEDULE B, PART II
13. Easement to Georgia Power - Deed Book 38 Page 539
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
14. Right of Way Deed - Deed Book 48 Page 497
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
15. Easement to Georgia Power - Deed Book 49 Page 289
MAY OR MAY NOT AFFECT - DOCUMENT NOT LEGIBLE
16. Easement to Southern Bell - Deed Book 50 Page 590
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
17. Right of Way Deed - Deed Book 82 Page 340
MAY OR MAY NOT AFFECT - DOCUMENT NOT LEGIBLE
18. Easement to Henry - Deed Book 195 Page 150
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
19. Transfer of Sewer Taps - Deed Book 799 Page 283
MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE
20. Easement Agreement - Deed Book 3329 Page 183
DOES NOT AFFECT
21. Deed of Conveyance and Easement - Deed Book 3411 Page 312
DOES NOT AFFECT
22. Easement Agreement - Deed Book 6161 Page 231
DOES AFFECT - AS SHOWN
23. Easement to Georgia Power - Deed Book 6290 Page 59
DOES AFFECT - BLANKET IN NATURE
24. Temporary Construction Easement - Deed Book 13693 Page 288
NO LONGER AFFECTS
25. Easement Agreement to Atlanta Gas Light - Deed Book 13693 Page 292
DOES AFFECT - AS SHOWN

CURRENT ZONING:
ZONING PER CITY OF McDONOUGH, GA ZONED C-3 (HIGHWAY COMMERCIAL DISTRICT)
BUILDING SETBACK REQUIREMENTS:
FRONT - 40'
SIDE - NONE
REAR - NONE
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODOM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.
ZONINGS AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

LEGEND

| | |
|--------|------------------------|
| R/W | RIGHT-OF-WAY |
| N/F | ADJOINING OWNERSHIP |
| BS | BACK OF CURB |
| BLD | BUILDING |
| BSL | BUILDING SETBACK LINE |
| CLF | CHAIN LINK FENCE |
| CD | CLEAN-OUT |
| CONC | CONCRETE |
| COR | CORNER |
| C&G | CURB & GUTTER |
| CP | CALCULATED POINT |
| DI | DROP INLET |
| EM | ELECTRICITY METER |
| EP | EDGE OF PAVEMENT |
| FEN | FENCE |
| GM | GAS METER |
| GV | GAS VALVE |
| HW | HEAD WALL |
| IPF | 1/2" REBAR |
| JLB | JUNCTION BOX |
| LP | LIGHT POLE |
| PKF | TK" NAIL FOUND |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| D.B. | DEED BOOK |
| P.B. | PLAT BOOK |
| P.F. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| PROP | PROPERTY |
| PFR | POWER TRANSFORMER |
| PS | PARKING SPACE |
| PSHC | PARKING SPACE HANDICAP |
| SSH | SEWER MANHOLE |
| SSM | SEWER MANHOLE |
| TYP | TYPICAL |
| WF | WOOD FENCE |
| WM | WATER METER |
| WV | WATER VALVE |
| VCP | VACUUM CLEANER POLE |
| --- | OVERHEAD UTILITY LINES |

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,510 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 108,140 FEET.
ALL IRON PINS SET ARE 1/2" REBAR WITH CAP COA-717, UNLESS NOTED.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY
THIS PLAN IS A REPLICATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT ESTABLISH OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE SET FORTH AND HEREOF. REPRODUCTION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.
JAMES A. JACOBS 11/17/2023
PRINTED NAME DATE
SIGNATURE

SURVEYOR'S CERTIFICATION
TO: "GALAXY CAR WASH / SHAMSUDDIN PATHTHARWALA"
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2002 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/INHS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND INHS, AND INCLUDES ITEMS: 1- 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
THE FIELDWORK WAS COMPLETED ON NOVEMBER 6, 2023.
DATE OF PLAT OR MAP: NOVEMBER 17, 2023.



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