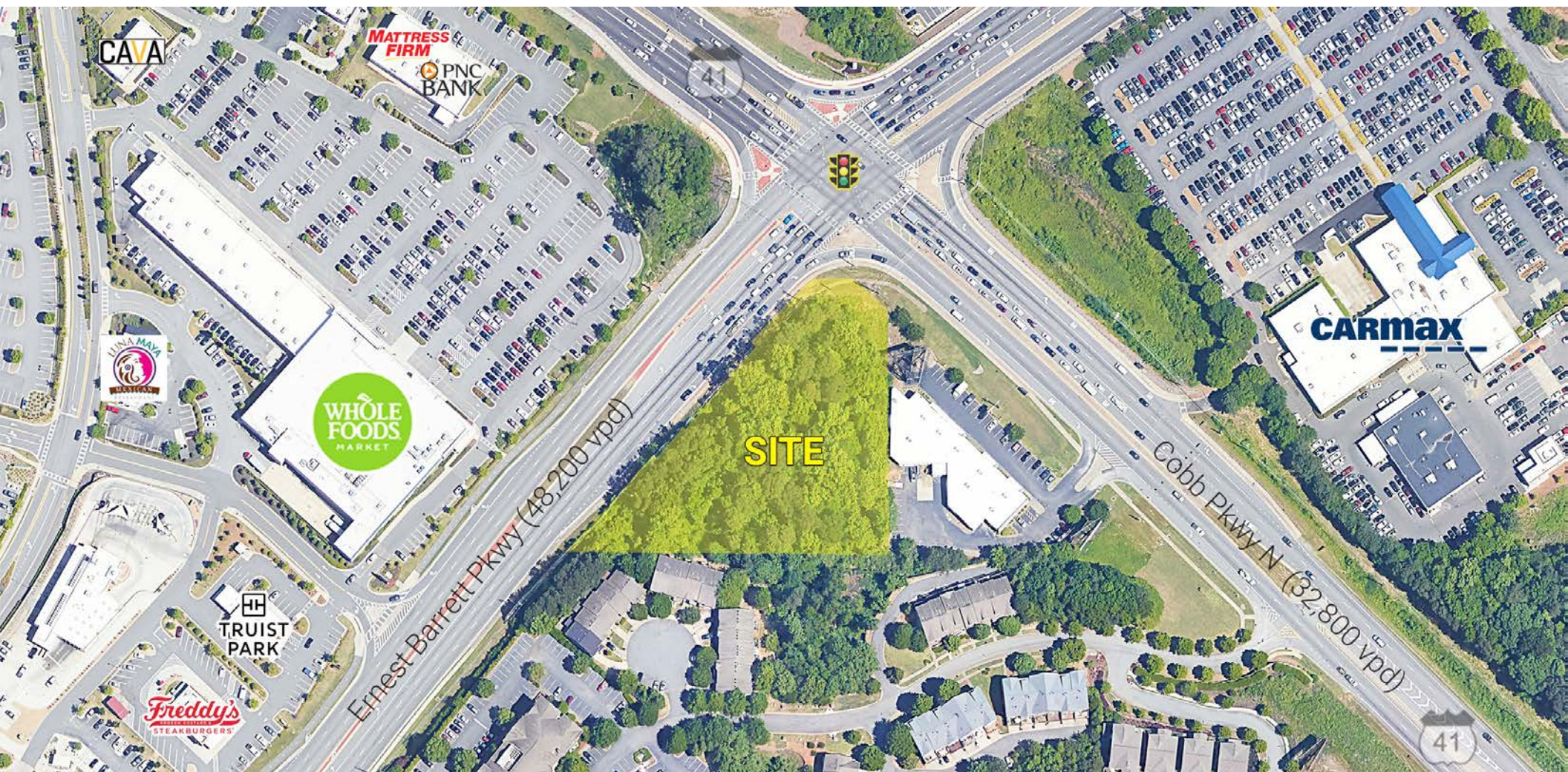


2.2± Acre Development Opportunity For Climate-Controlled Storage



McWhirter



1650 Cobb Parkway N
City of Kennesaw, GA 30152

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:

Dan Buyers

770.596.2629

tdb@mcwrealty.com

Nelson Vinson

678.385.2718

nrv@mcwrealty.com

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

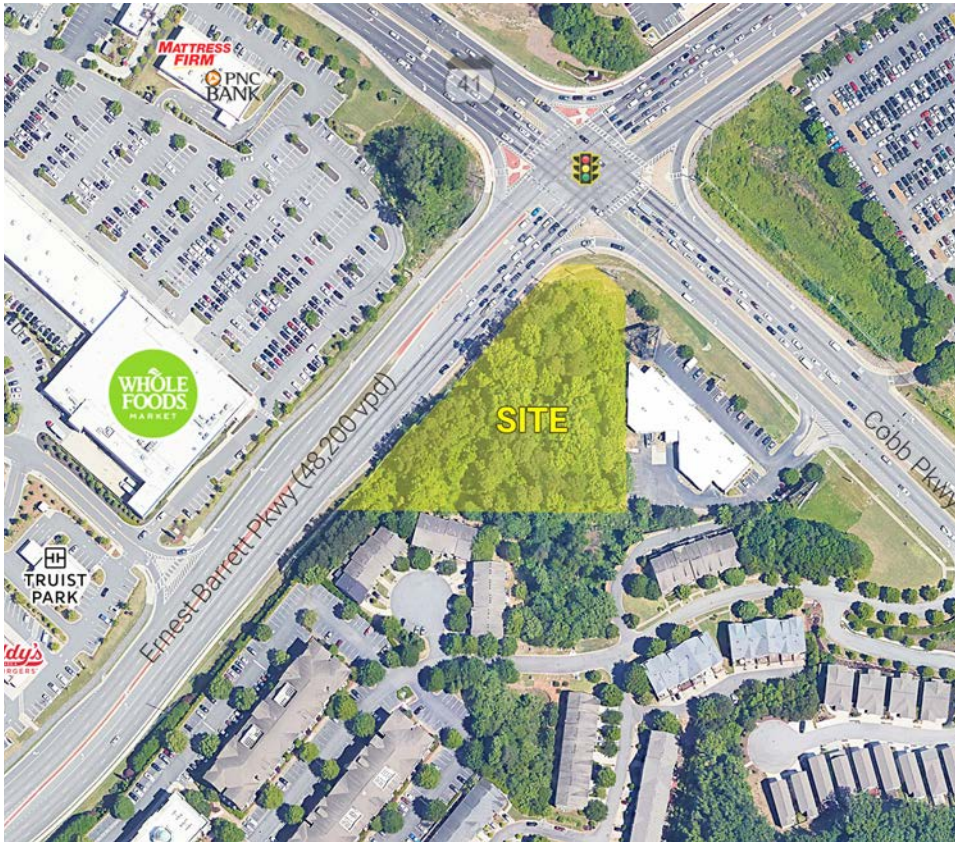
Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com





2.2± Acre Development Opportunity

1650 Cobb Parkway N
 City of Kennesaw, GA 30152

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Aerial Map



Property Summary

Location

McWhirter Realty Partners is pleased to present this 2.2± ac site located at the traffic light intersection of N Cobb Parkway and Ernest Barrett Parkway. The property is located in close proximity to Kennesaw State University, McCollum Airport, Town Center Mall, Downtown Kennesaw, Downtown Acworth, I-75, and I-575.

The property has great visibility on N Cobb Parkway (US Hwy 41) and Ernest Barrett Parkway and is located in one of Kennesaw's most high-traffic areas with 32,800 cars per day on N Cobb Pkwy and 48,200 cars per day on Ernest Barrett Parkway.

Zoning

The property is zoned GC (General Commercial) by the City of Kennesaw, and is site plan specific for Climate Controlled Storage.

The site is designated as RAC (Regional Activity Center) on the City's Future Land Use Map.

Price

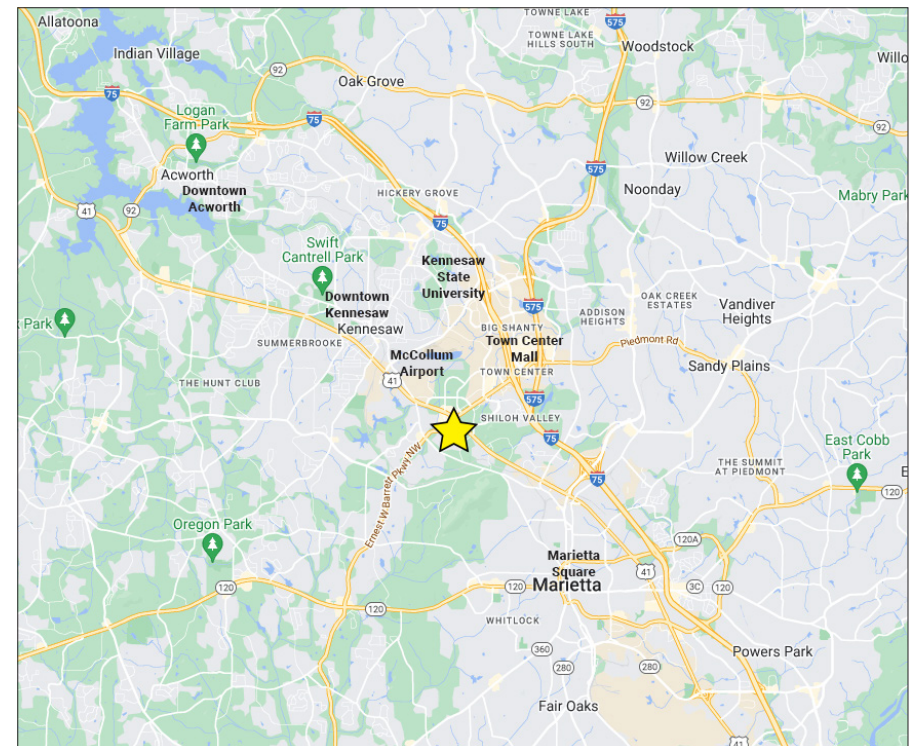
The 2.2± ac tract is available for: \$3,100,000 (\$1,409,091/ac)

Area Demographics

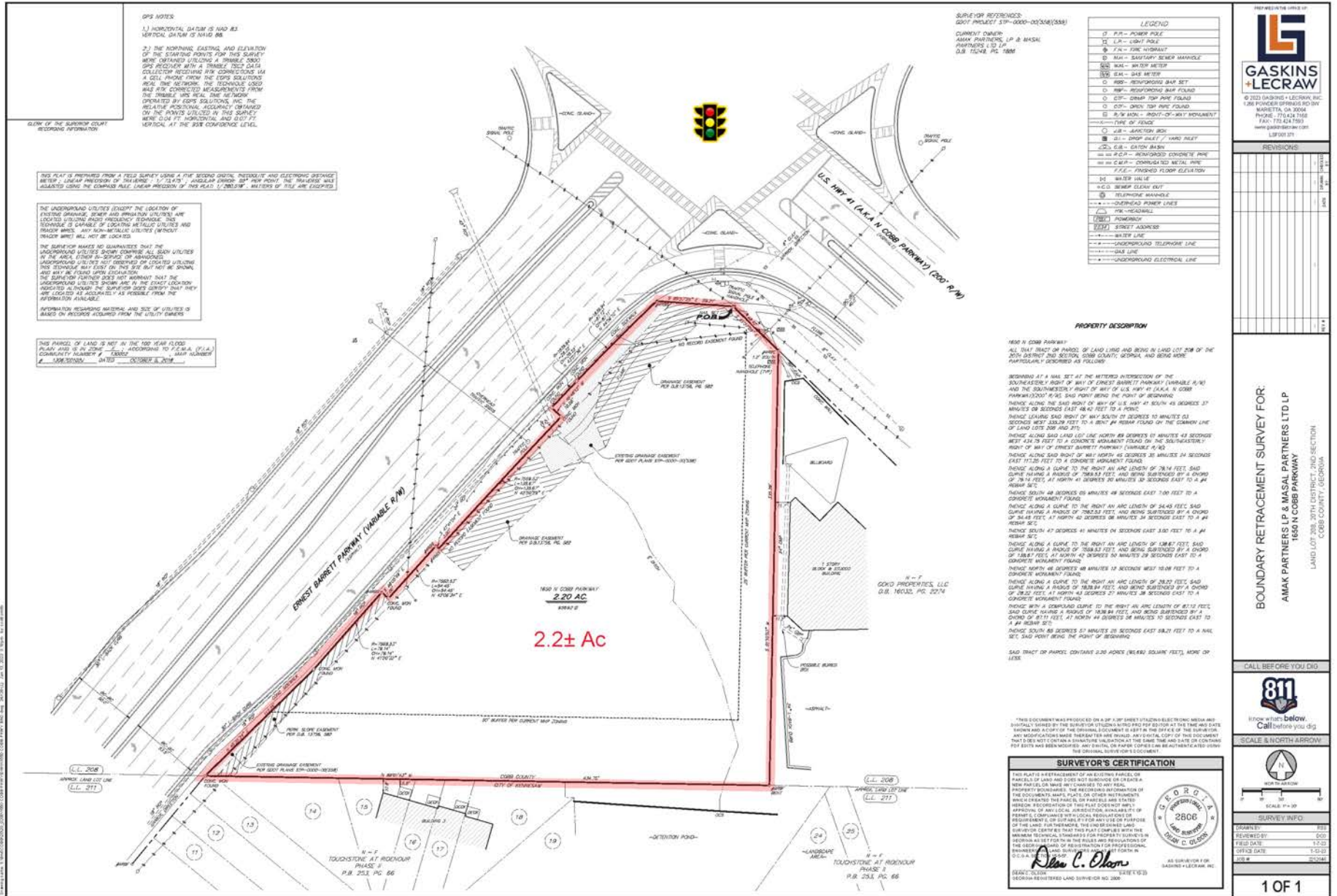
Population	1-mile	3-mile	5-mile
2028 Population Projection	12,514	52,495	172,813
2023 Population	12,224	51,706	171,162
2010 Population	10,058	45,076	154,765
Annual Growth 2023-2028	0.5%	0.3%	0.2%
Annual Growth 2010-2023	1.7%	1.1%	0.8%

Income	1-mile	3-mile	5-mile
Average Household Income	\$100,947	\$101,887	\$106,516
Median Household Income	\$80,570	\$79,441	\$83,076

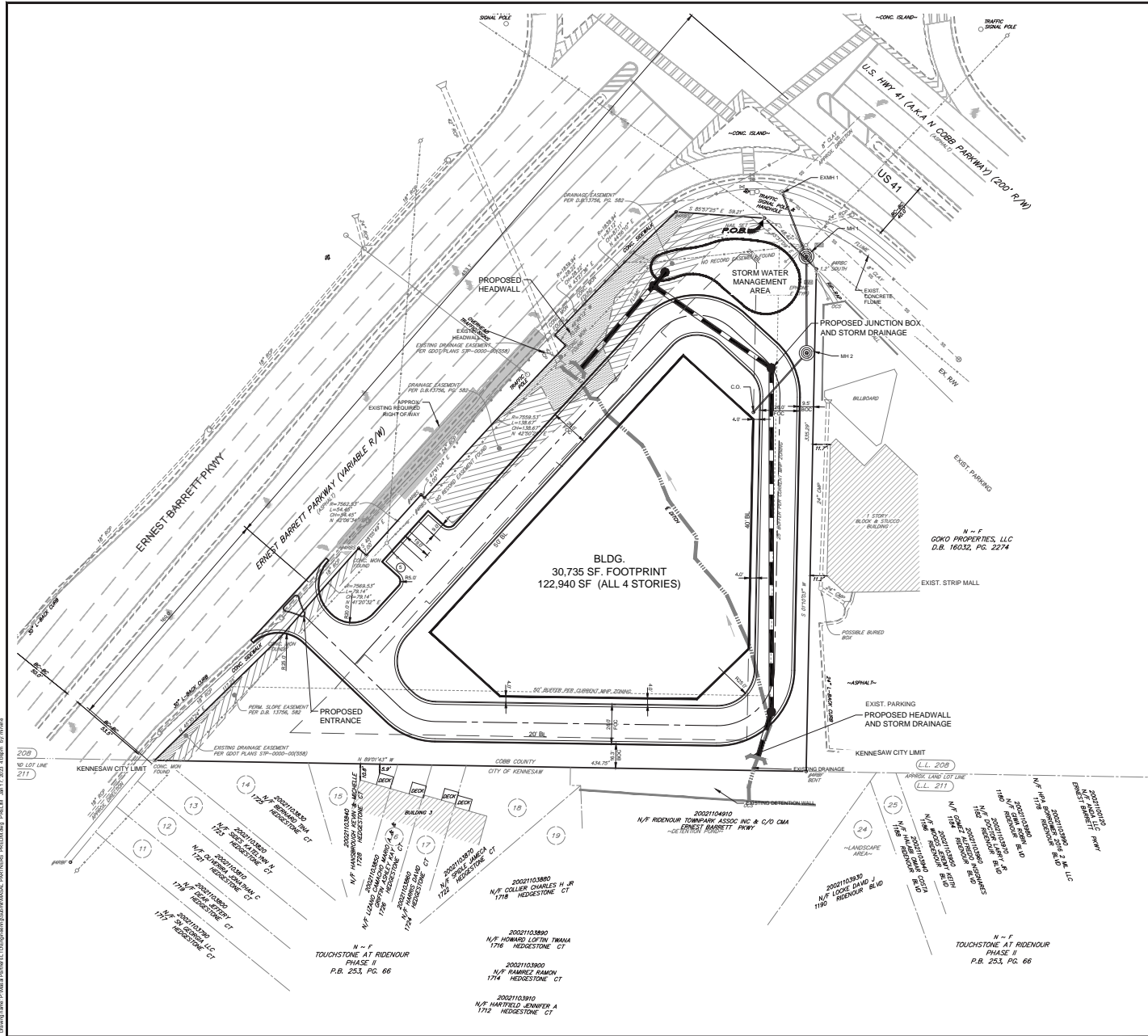
Source: CoStar



Site Survey



Stream Impact



SITE DATA
 SITE AREA - 2.20 AC.
 PARKING REQUIRED - 5 (CITY OF KENNESAW CODE 4.04.03. F.1)
 PARKING PROVIDED - 5
 CURRENT ZONING - MPH
 PROPOSED ZONING U1 (ENCLOSED STORAGE FACILITY) (CITY OF KENNESAW CODE 4.04.03 B)
 SETBACKS - 50' FRONT ARTERIAL, SIDE 20', MAJOR SIDE 25' 40' REAR.
 PROPOSED ENCLOSED SELF STORAGE FACILITY TO BE 4 STORIES, EACH STORY AT 30, 735 SF.
 TOTAL BUILDING HEIGHT = 50'
 MAX. COVERAGE ALLOWED = 80%
 MAX. COVERAGE PROPOSED = 69%
 FLOODPLAIN - COMMUNITY NUMBER 130050102 J, MAP NUMBER 130670102J DATED OCTOBER 5, 2016. NO PORTION OF THIS SITE IS IN A FLOODPLAIN.
 CEMETERIES, ARCHITECTURAL, ARCHEOLOGICAL LANDMARKS NOT APPARENT ON THIS PROPERTY.
 WATER AND SEWER SERVICE PROVIDED BY COBB COUNTY WATER SYSTEM.
 26' FIRE DEPARTMENT ACCESS PER IFC CODE D1052, D105.3
 BOUNDARY INFORMATION PROVIDED BY GASKINS LECRAW, DATED JANUARY 13, 2023.

PREPARED IN THE OFFICE OF:

© 2023 GASKINS + LECRAW, INC. 1286 POWDER SPRINGS ROAD MARIETTA, GA 30064 PHONE - 770.424.7169 FAX - 770.841.0268 www.gaskinslecrow.com LSF001371

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CLIENT: MASAL PARTNERS LTD
 PROJECT: VANCOUVER BAY VIEW 4EB
 STORAGE FACILITY
 LAND LOT 208, 20TH DISTRICT
 1650 N COBB PARKWAY
 COBB COUNTY, CITY OF KENNESAW GA

DESIGN PROFESSIONAL

CALL BEFORE YOU DIG

811
 Know what's below.
 Call before you dig.

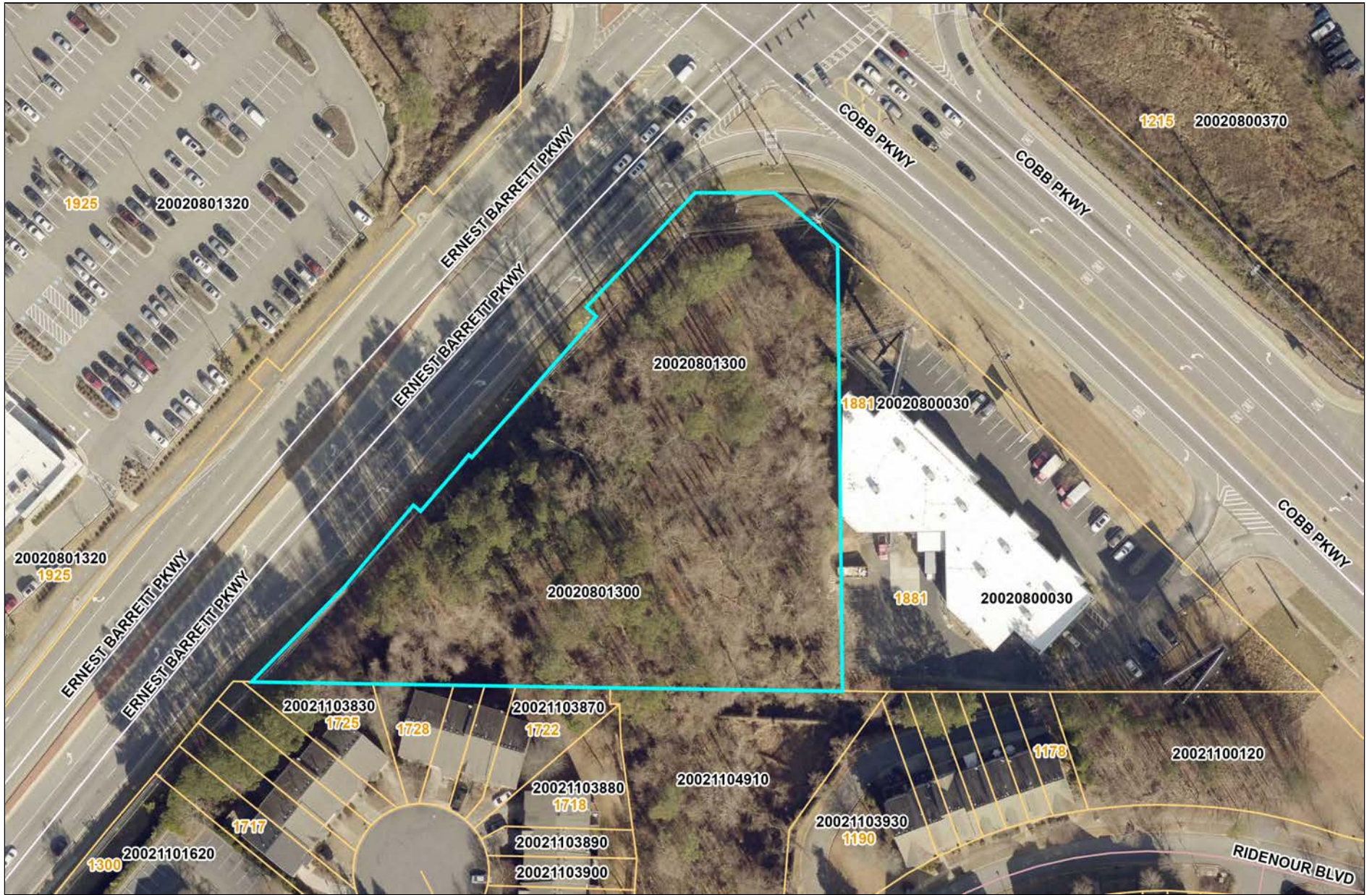
SCALE & NORTH ARROW:

SURVEY INFO:
 DRAWN BY: MLT
 CHECKED BY: DLS
 FIELD DATE: A
 OFFICE DATE: 01/12/23
 138 E

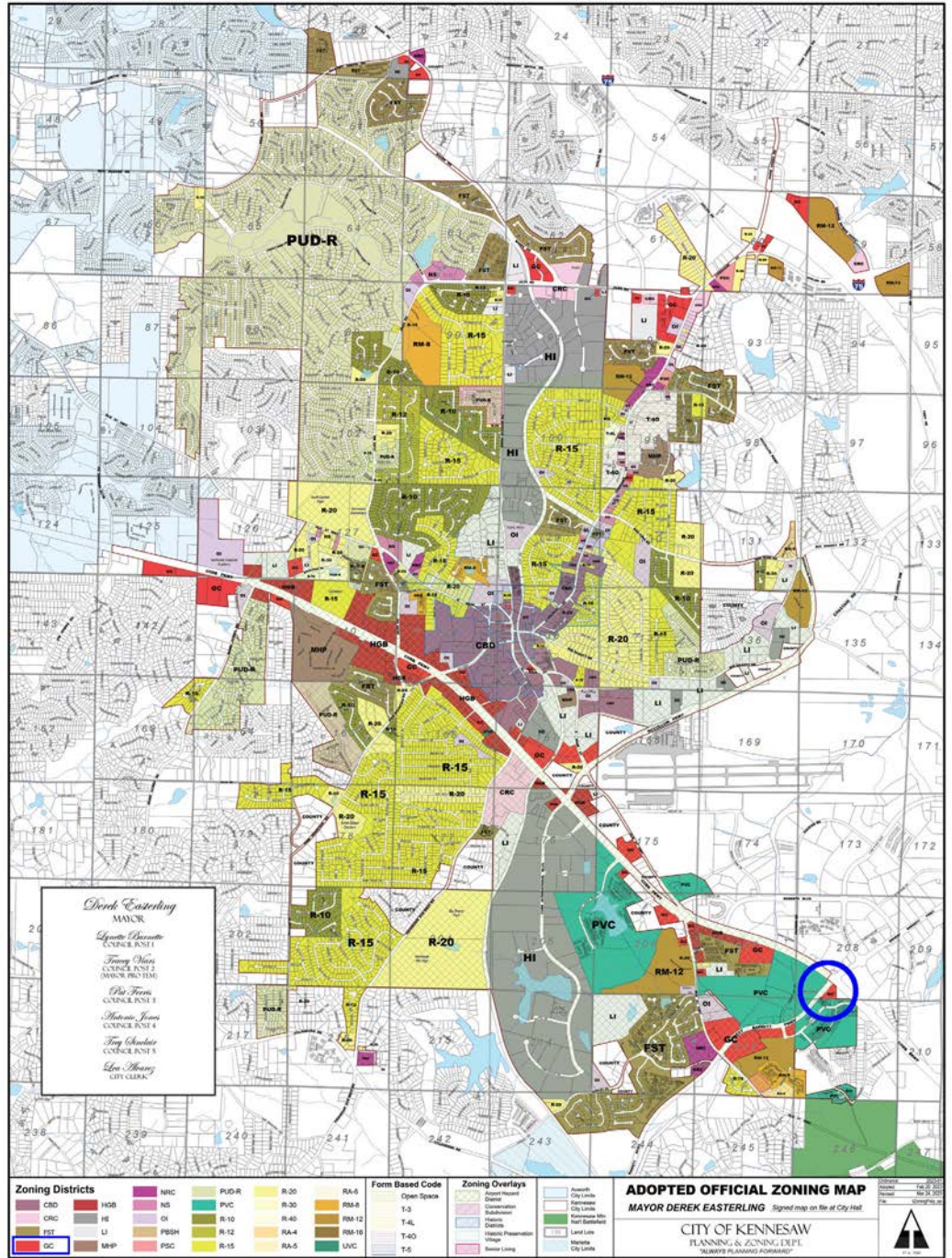
ANNEXATION REZONING PLAN

01

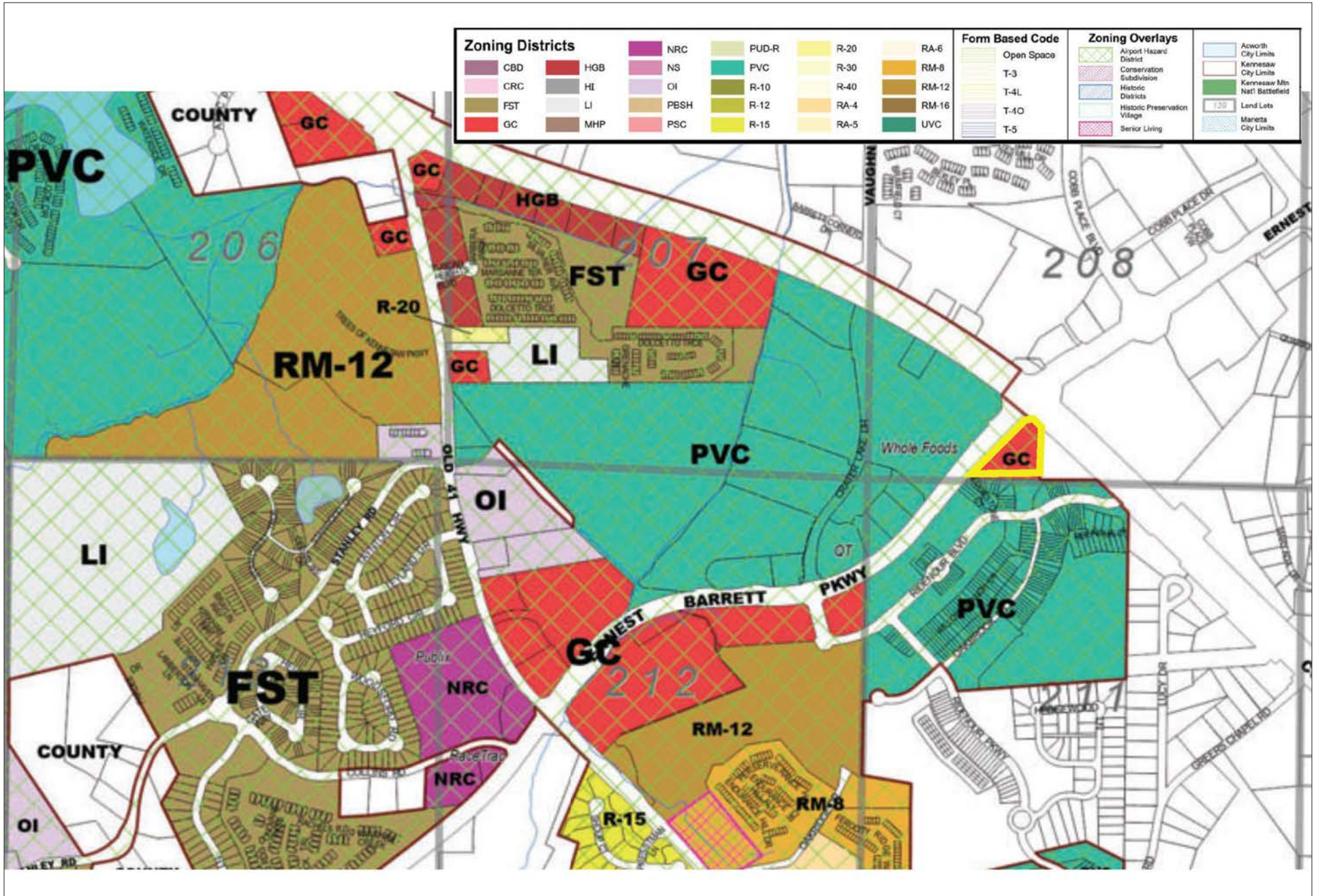
1650 N Cobb Parkway, Kennesaw, GA



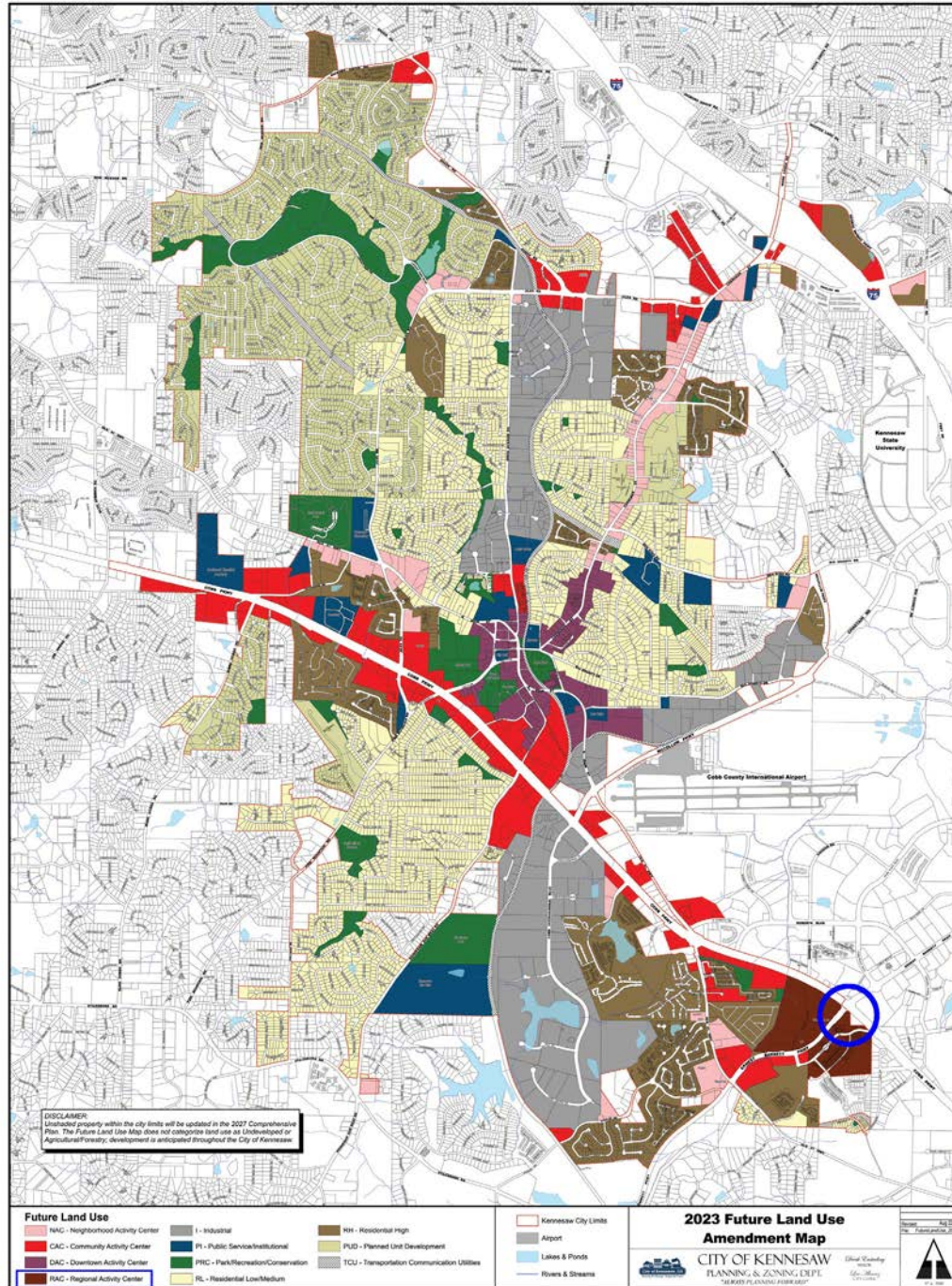
Zoning Districts



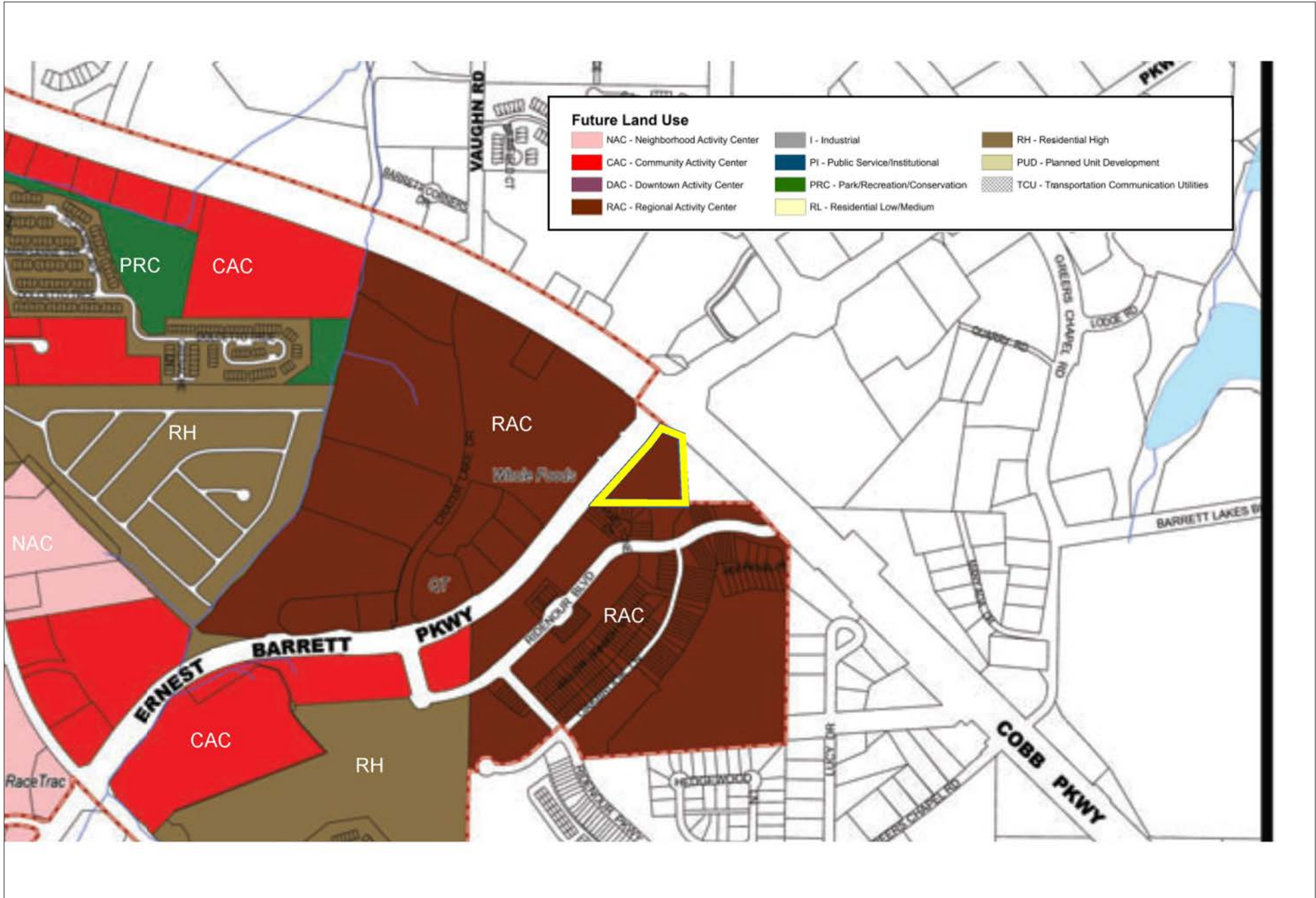
Zoning - GC



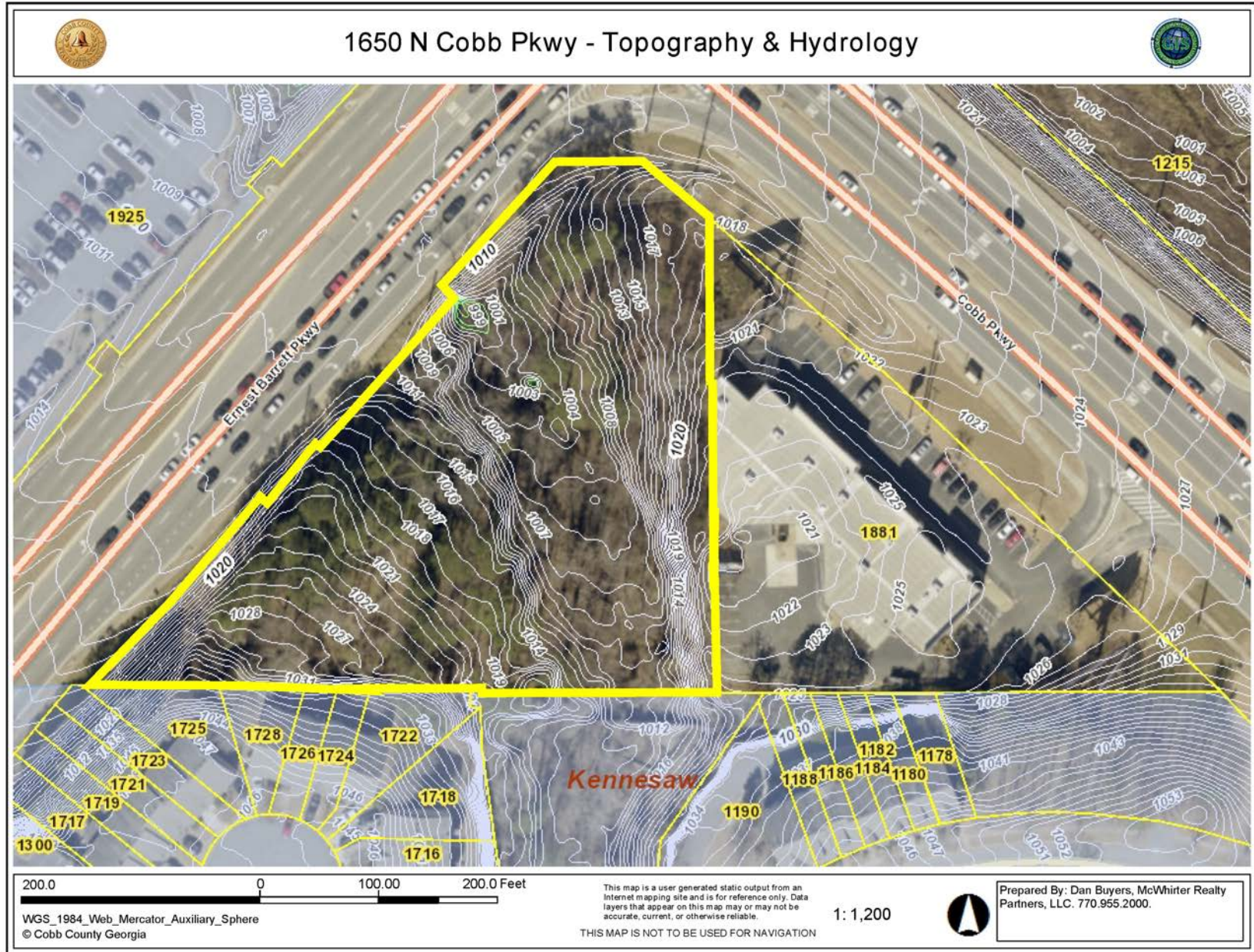
Future Land Use



Future Land Use - RAC



Topography & Hydrology



Listing Team



Nelson Vinson
Partner

(678) 385-2718 O
(404) 925-0995 M
nrv@mcwrealty.com

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

(678) 385-2722 O
(770) 596-2629 M
tdb@mcwrealty.com

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