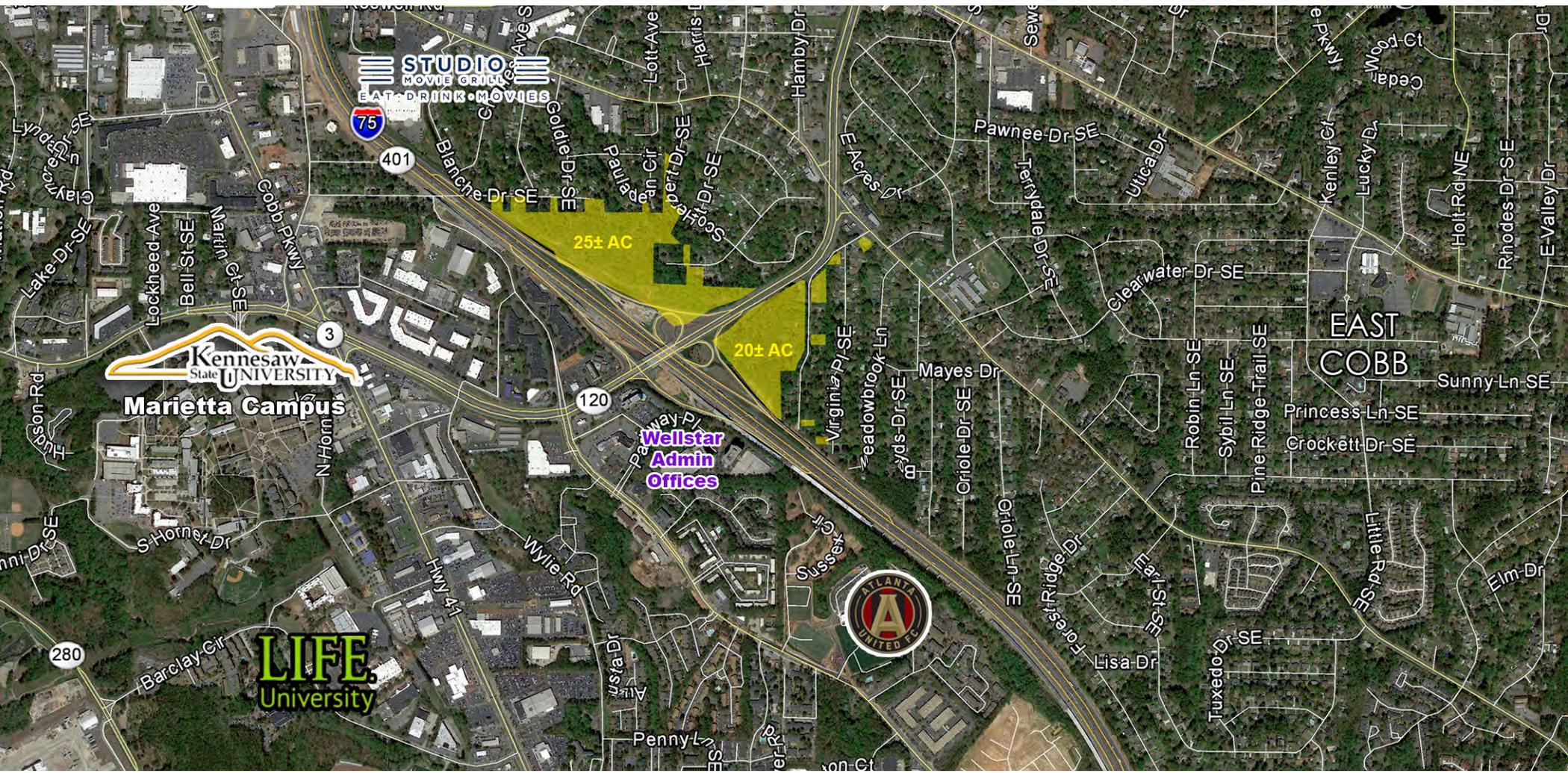


Development Opportunity

For Mixed-Use, Office, Retail, Medical, Senior Housing or Residential



McWhirter



20± & 25± Acres
South Loop / S. Marietta Parkway @ I-75
Marietta, GA

Presented by:

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Confidentiality Agreement & Disclaimer

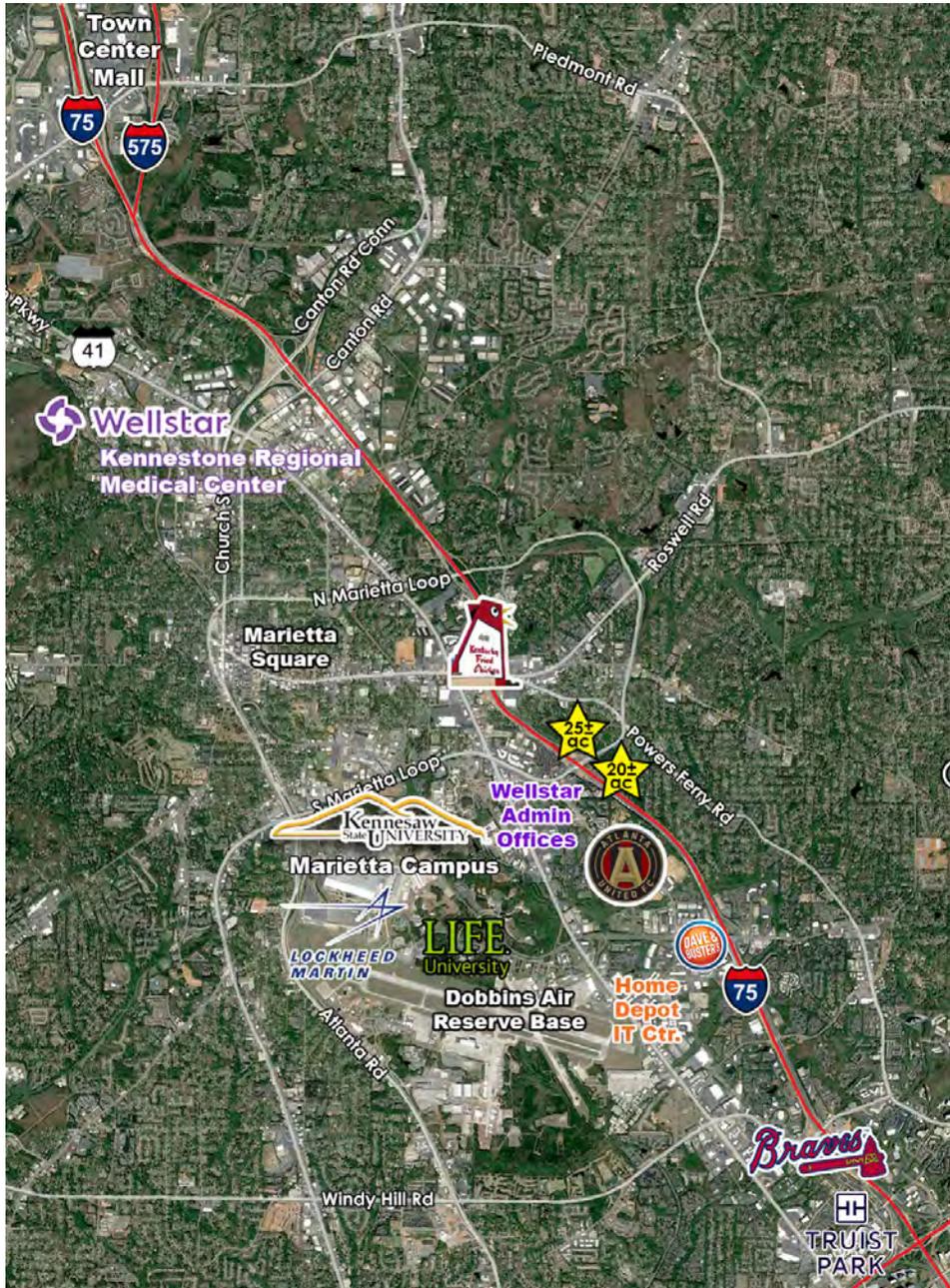
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will 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 purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is 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 or 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.

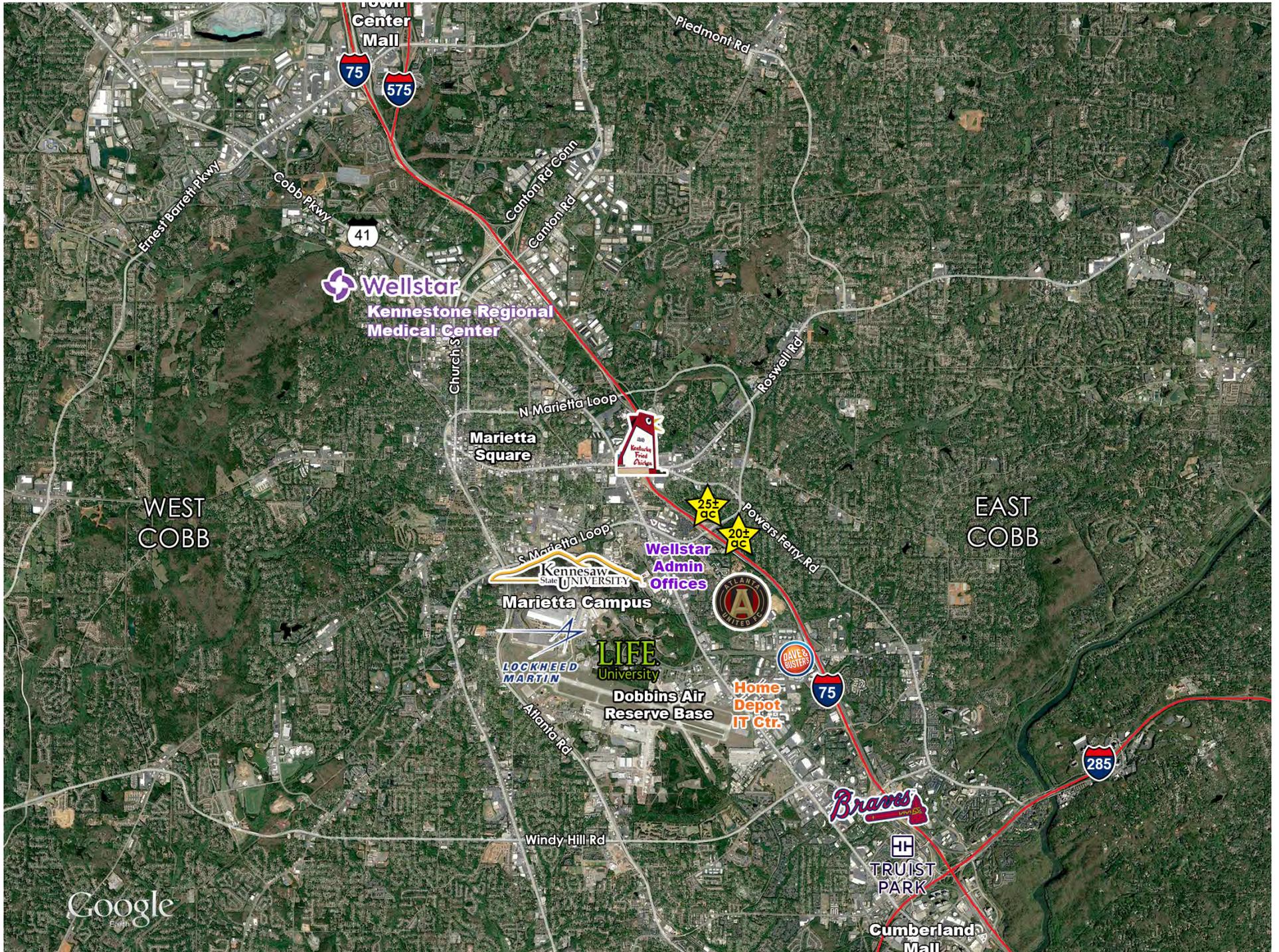


20± & 25± Acres

S. 120 Loop / Marietta Parkway @ I-75
 Marietta, GA 30067

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Property Summary

Rare opportunity to develop two of the largest remaining tracts in Marietta. Located within the Marietta Gateway CID, home of Atlanta United. The property is just five miles north of Truist Park, The Battery, and the 20 MM sq. ft. Cumberland/Galleria office market.

Location

We are offering these unique 20± and 25± acres located at I-75 and S Marietta Parkway. This property has excellent access to Cobb Parkway (Highway 41), I-285, and I-75. The property is also only 5± miles from **Cumberland Mall**, 6± miles from **Cobb Galleria Centre**, and 5± miles from the \$1B **Truist Park (Atlanta Braves Baseball Stadium)** and “**The Battery Atlanta**” mixed-use development.

Access / Frontage

Both the 20± and 25± acre tracts are accessible from I-75 at S. Marietta Parkway.

Zoning

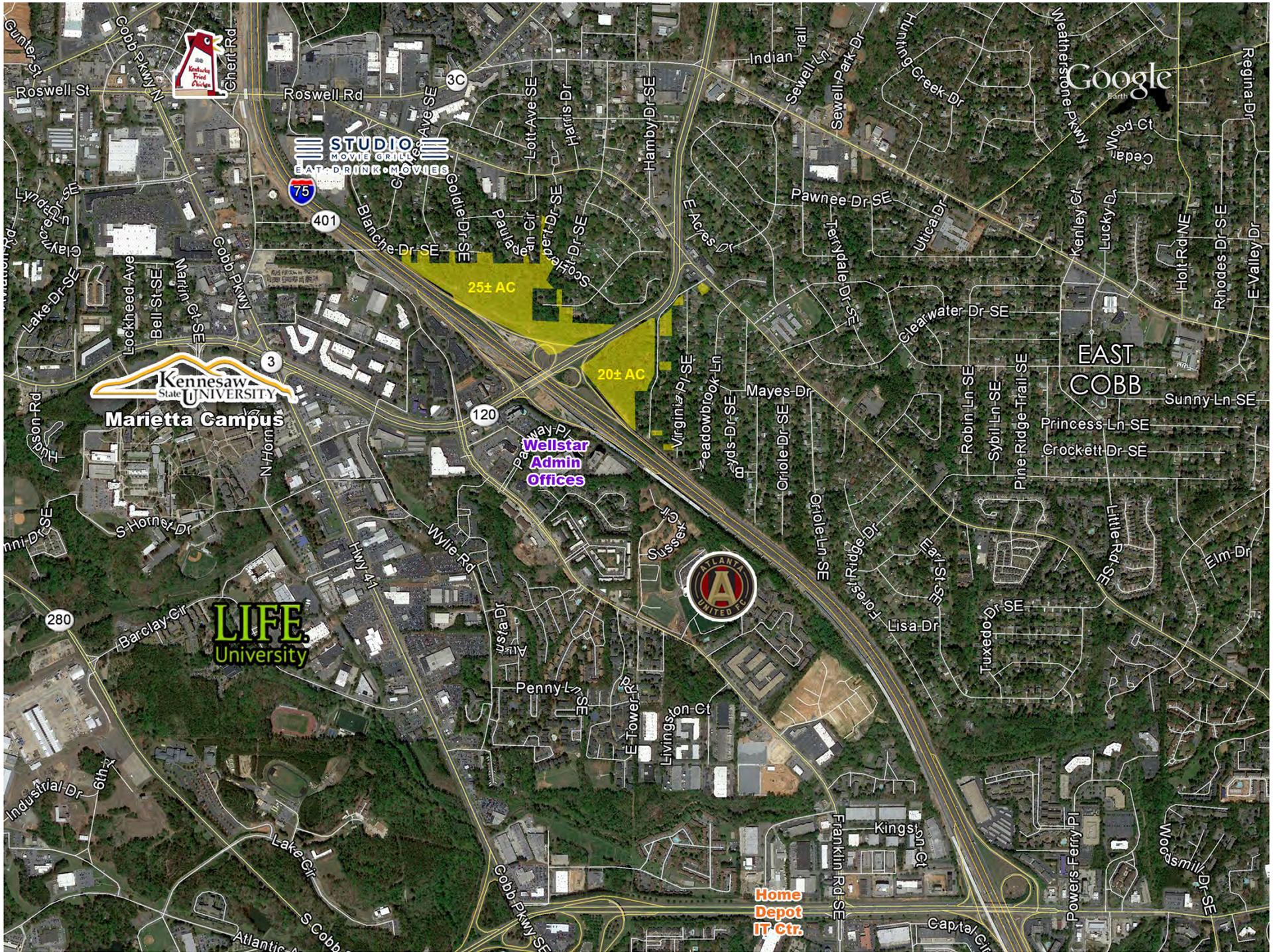
Zoned RRC (Regional Retail Commercial), and located within Gateway Marietta CID, and City of Marietta’s Opportunity Zone. There are two tracts that fall just outside the Marietta City limit and are zoned O & I and R-20.

The 20± and 25± acres are zoned RAC (Regional Activity Center) on the city’s future land use map and the two Cobb County tracts are zoned MDR (Medium Density Residential).

Surrounding Properties

- Atlanta United Training Facility
- Home Depot IT Center
- WellStar Administrative Offices





Proximity to Nearby Employment Markets

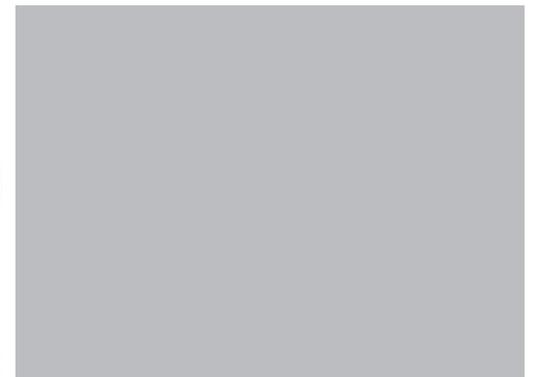
The subject property offers hard to beat commute times to most of Metro Atlanta's largest and most significant employment districts:

- 5± miles to Cumberland / Galleria / Vinings
- 13.5± miles to Buckhead
- 14± miles to Midtown and Atlantic Station
- 14± miles to Perimeter
- 15± miles to Downtown, and
- 25± miles to Atlanta Hartsfield-Jackson International Airport

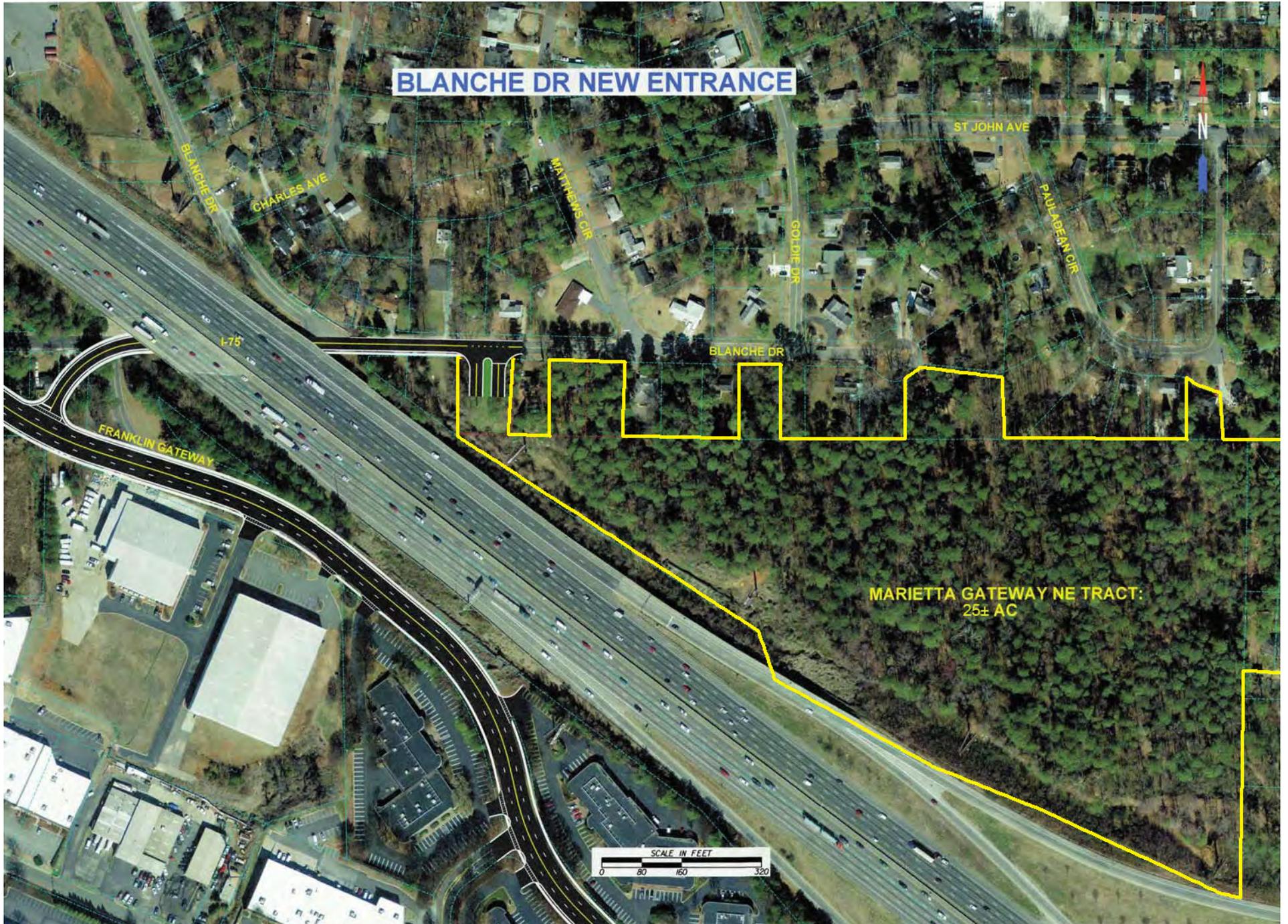
Area Schools

Marietta City Schools serve the properties within the City limit; and Wheeler High, East Cobb Middle, and Powers Ferry Elementary serve the two Cobb County tracts.

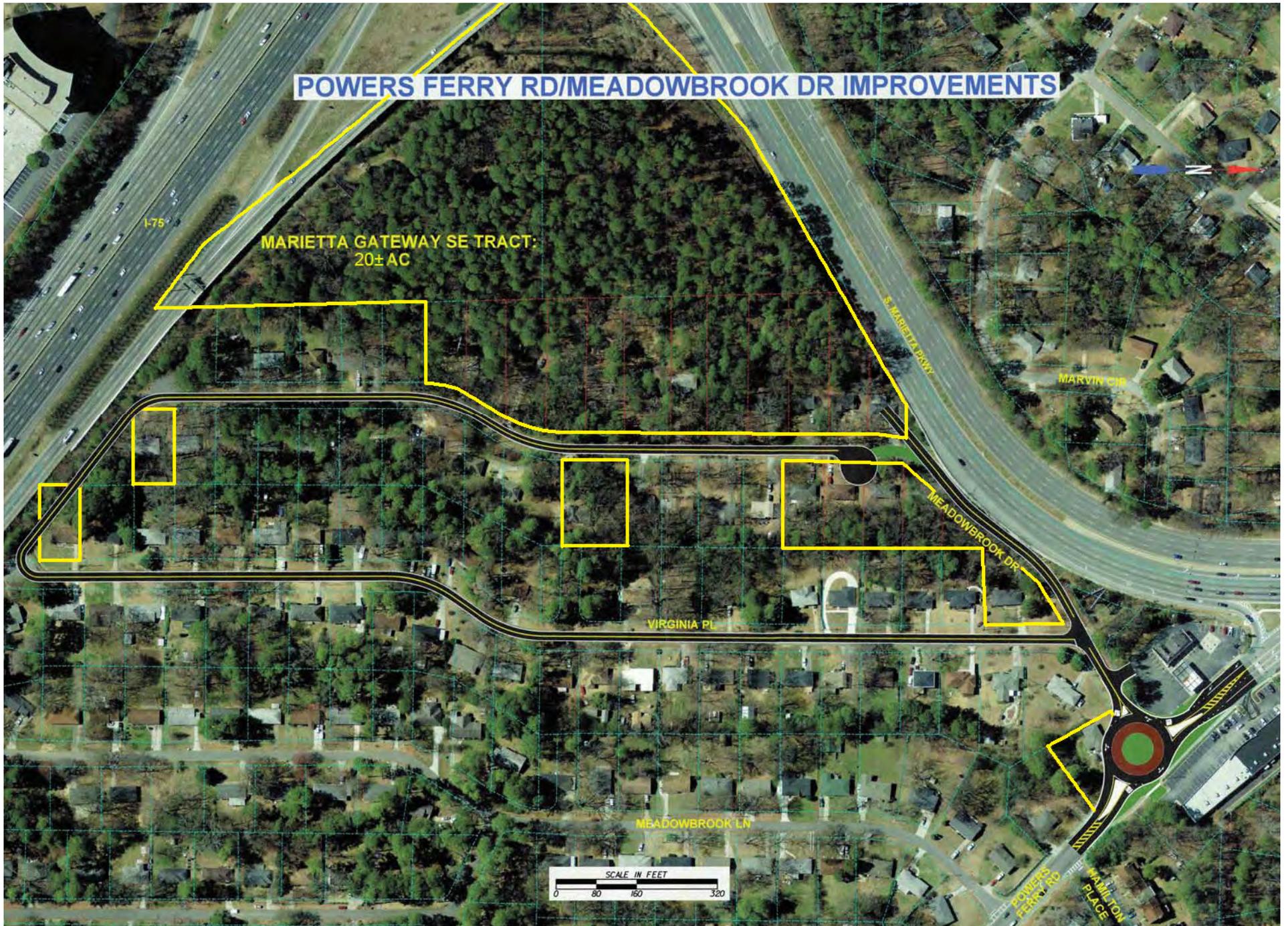
Inquire for Pricing



Northeast Tract: New Entrance from Blanche Drive



Southeast Tract: Powers Ferry Road / Meadowbrook Drive Improvements



Traffic Counts





Northeast Quadrant of I-75 & S Marietta Pkwy (S 120 Loop)



DISCLAIMER NOTE: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from aerial photography, recorded deeds, plats and other imagery, data and public records. Users of this map are hereby notified that the aforementioned primary public information sources should be consulted for verification of the information contained on this map. This jurisdiction, and the mapping companies involved in preparing it, assume no legal responsibilities for the information contained on this map.

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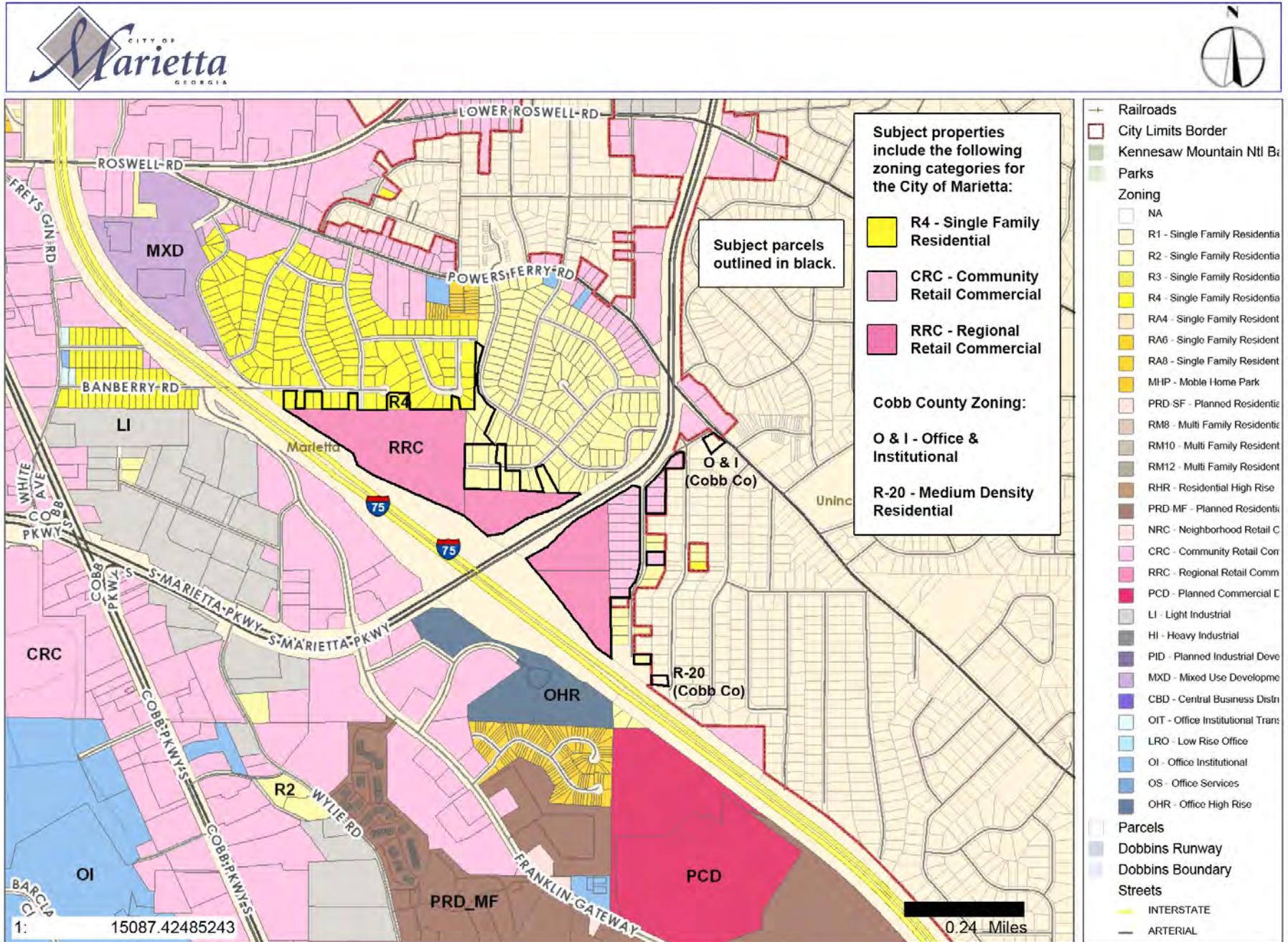
Southeast Quadrant of I-75 & S Marietta Pkwy (S 120 Loop)



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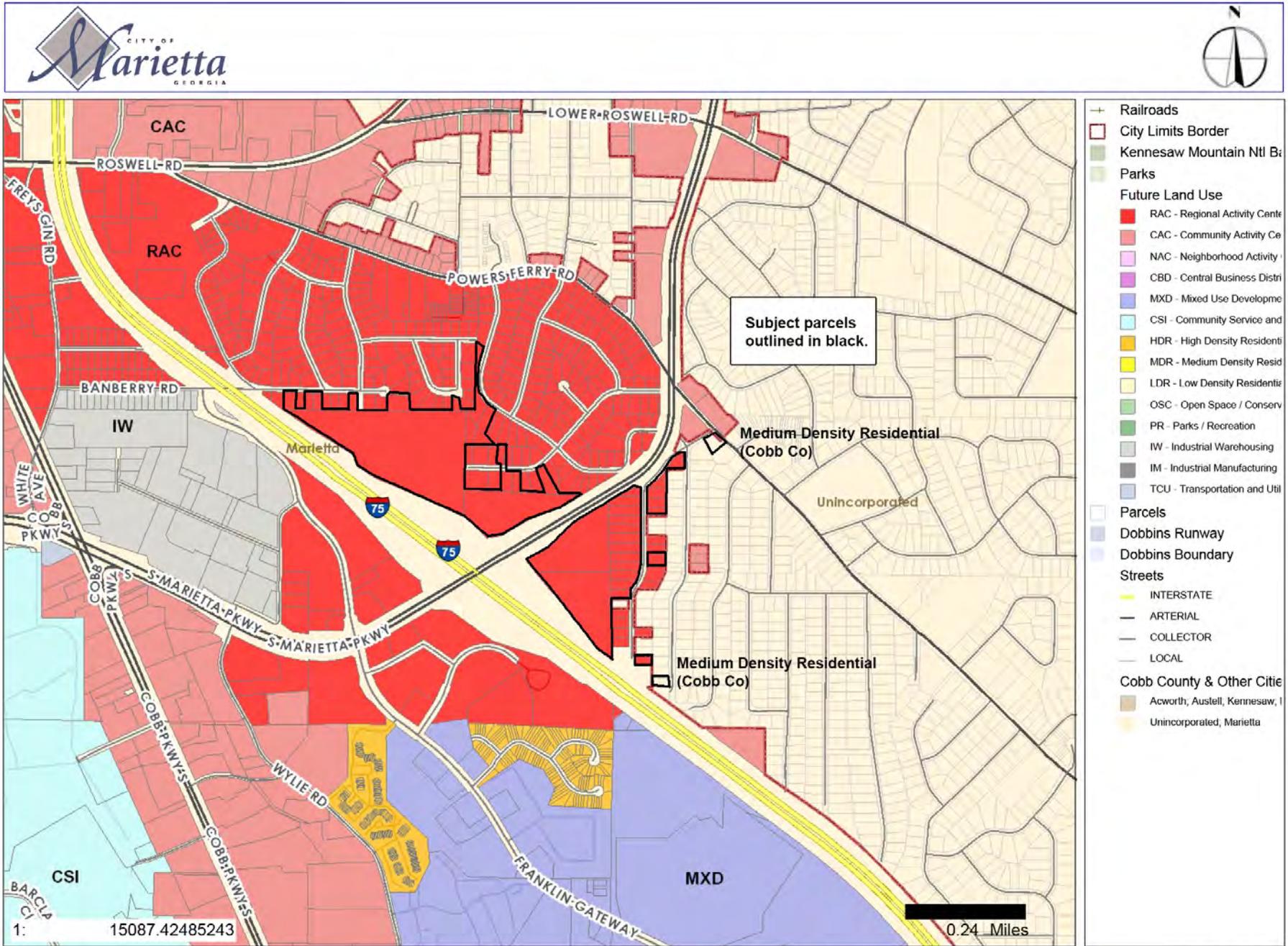
City of Marietta Zoning Map



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City of Marietta Future Land Use Map



City of Marietta Topography & Steams (2' Contours)



Marietta / Cobb County Overview

Marietta, GA

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

Demographics

Population	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2021 Estimate	13,329	80,465	230,932
2010 Census	10,757	72,200	205,459
Growth 2021-2026	0.7%	0.4%	0.5%
Growth 2010-2021	2.2%	1.0%	1.1%

Income	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2021 Avg Household Inc	\$62,726	\$84,126	\$95,179

Source: CoStar



Gateway Marietta CID Overview

What is a CID?

A Community Improvement District is a self-taxing district established by property owners for purposes of improving local infrastructure & public safety. In addition to infrastructure and public safety, CIDs also provide a unified voice for an area giving property owners more control. CIDs are managed by a seven-person Board of Directors who are voted on by other property owners. There are currently more than 20 CIDs in the Metro-Atlanta area.

Location

The Gateway Marietta CID is located right off I-75 at the South Marietta Parkway and Delk Road Interchanges, 5 minutes north of I-285.

- Cumberland: 7 minutes, 5 miles
- Perimeter: 13 minutes, 10.4 miles
- Buckhead (Piedmont and Peachtree): 17 minutes, 10.4 miles
- Midtown (Peachtree and 14th): 17 minutes, 12.1 miles
- Downtown: 18 minutes, 14.8 miles
- Hartsfield-Jackson Atlanta International Airport: 28 minutes, 26.7 miles

Redevelopment Bond

In November of 2013, the City of Marietta passed a \$68 Million Redevelopment Bond. \$64 Million will be spent in the Franklin Road Corridor to aid in the revitalization.

Northwest Corridor Investment

Over the next few years there will be billions of dollars invested along I-75 northwest of Atlanta.

The Northwest Expressway, the two new HOT lanes added to the west side of I-75, continues to relieve traffic going into and out of Atlanta during rush hours and provide easy access into the CID.

Truist Park, only a few miles south of the CID, is not only home of the Atlanta Braves, but also home to world-class shopping, dining, and entertainment.

Source: www.gatewaymarietta.org





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