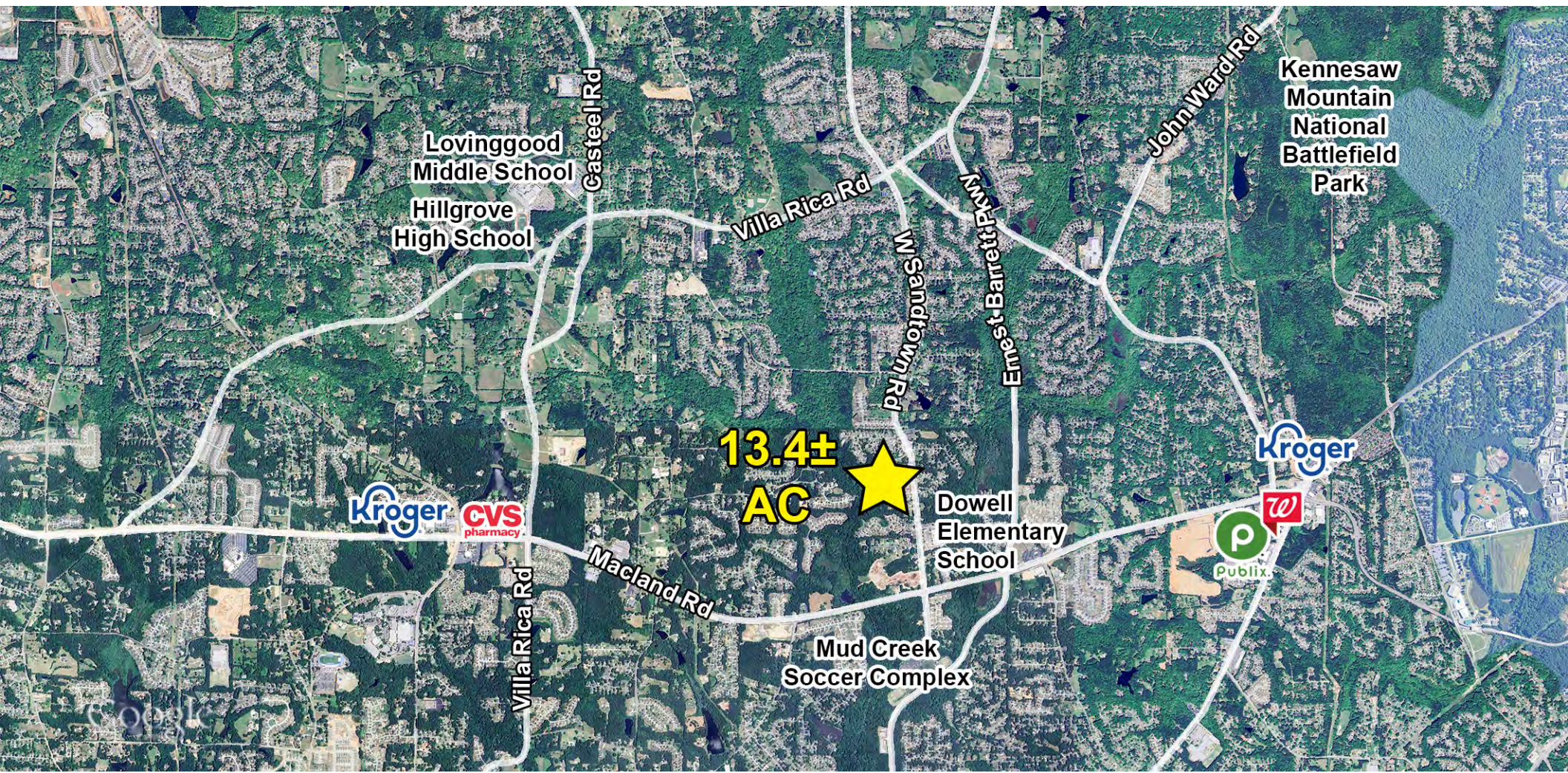


Offering Memorandum

Development Opportunity - 3 Residential Lots on 13.4± Acres



McWhirter



1942 West Sandtown Road
Marietta (Cobb County), GA 30064

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:

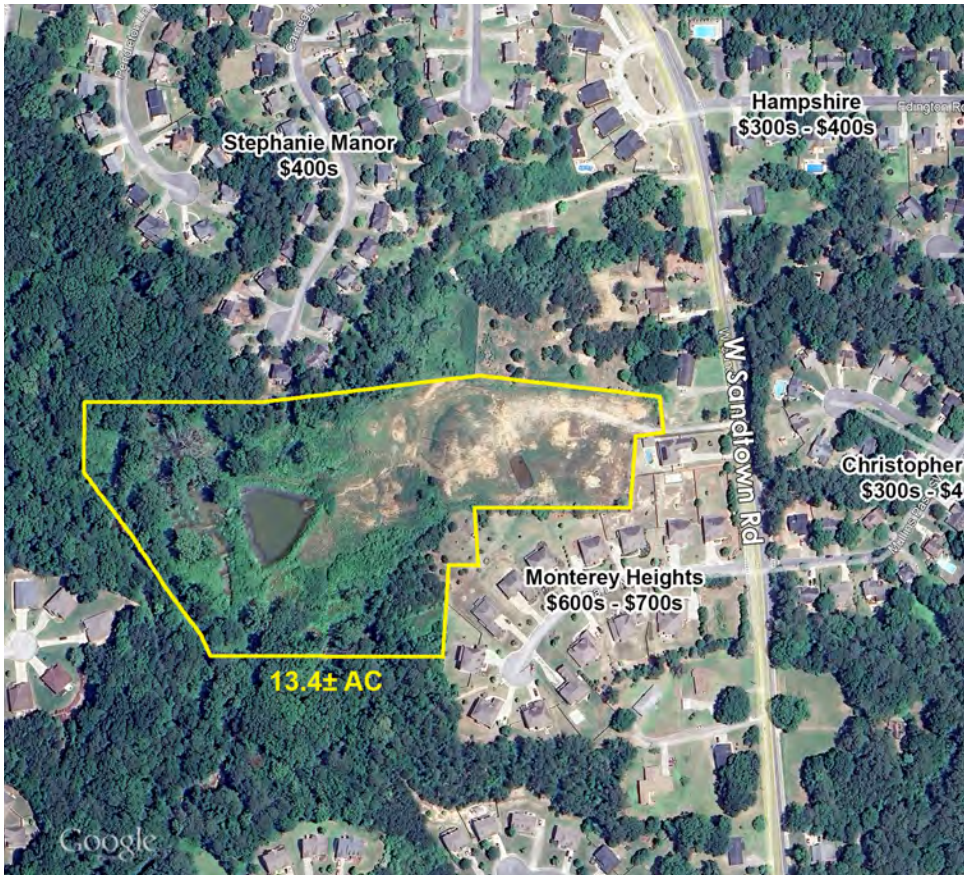
Nelson Vinson

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



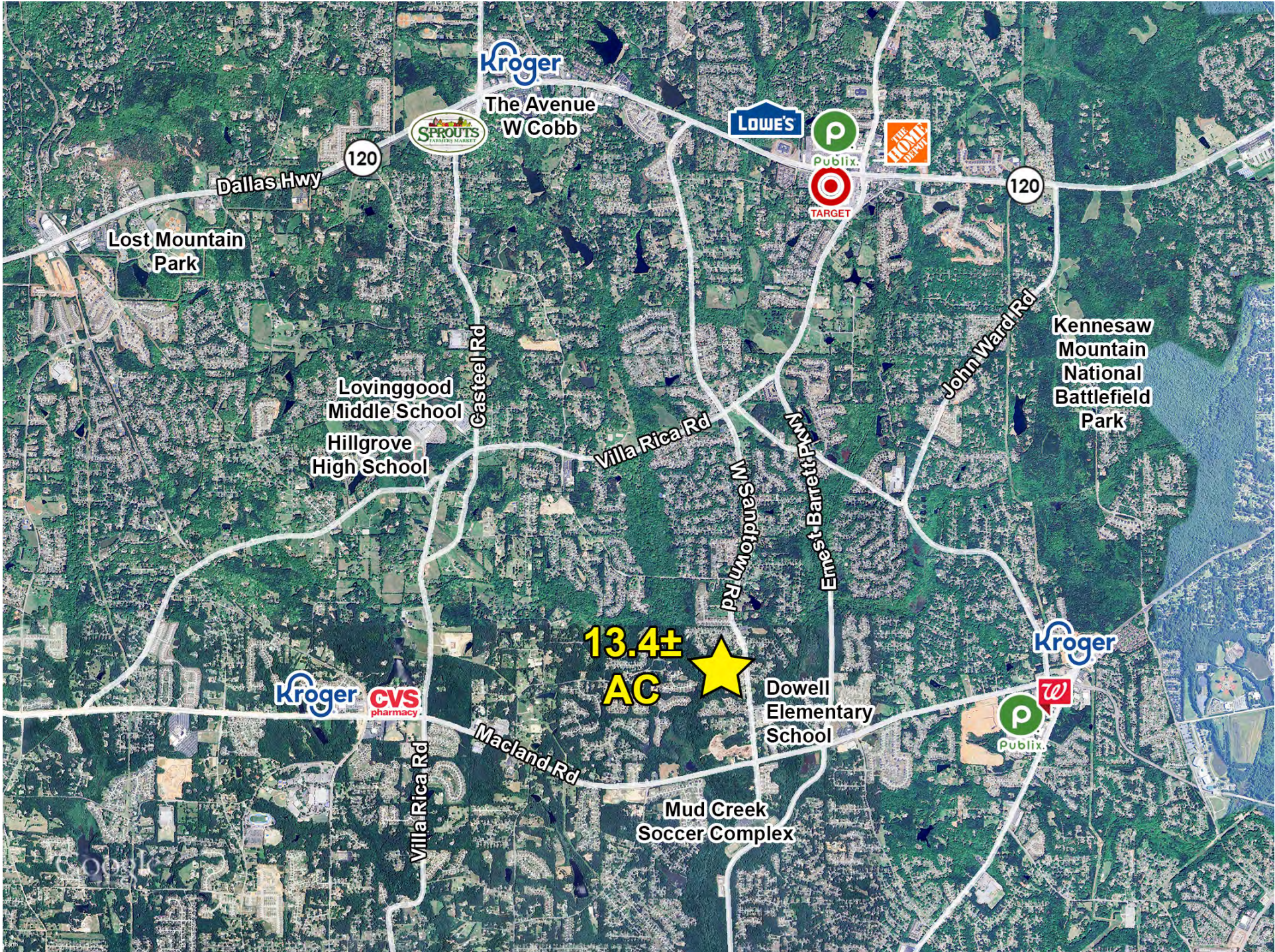


13.4± AC Residential Development Opportunity

1942 West Sandtown Road
 Marietta (Cobb County), GA 30064

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Property Summary

McWhirter Realty Partners is pleased to offer for sale, 13.4± prime acres for residential development. The site has approved Land Disturbance Permit (LDP) for 3 estate-size lots.

The site has been cleared and rough graded.

Location

The property is located in Unincorporated Cobb County, Georgia, just minutes from I-75 and several major retail developments, medical facilities, and entertainment venues.

Utilities

Utilities are available at the site (subject to independent verification).

Zoning / Future Land Use

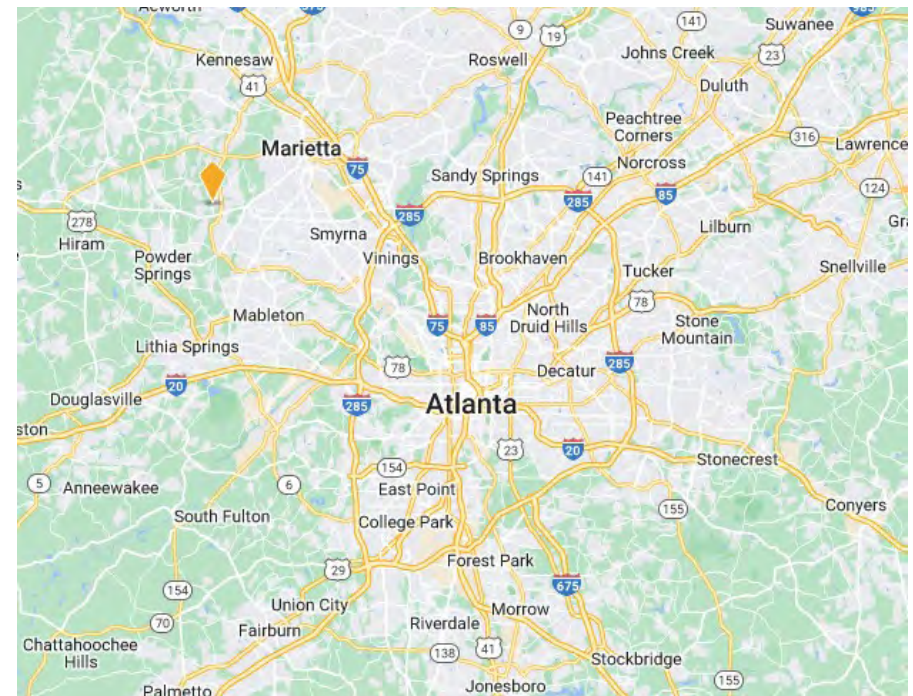
The property is zoned R-30 (Residential) making it ideal for single-family homes and private executive homes (approved LDP for 3 lots).

Schools

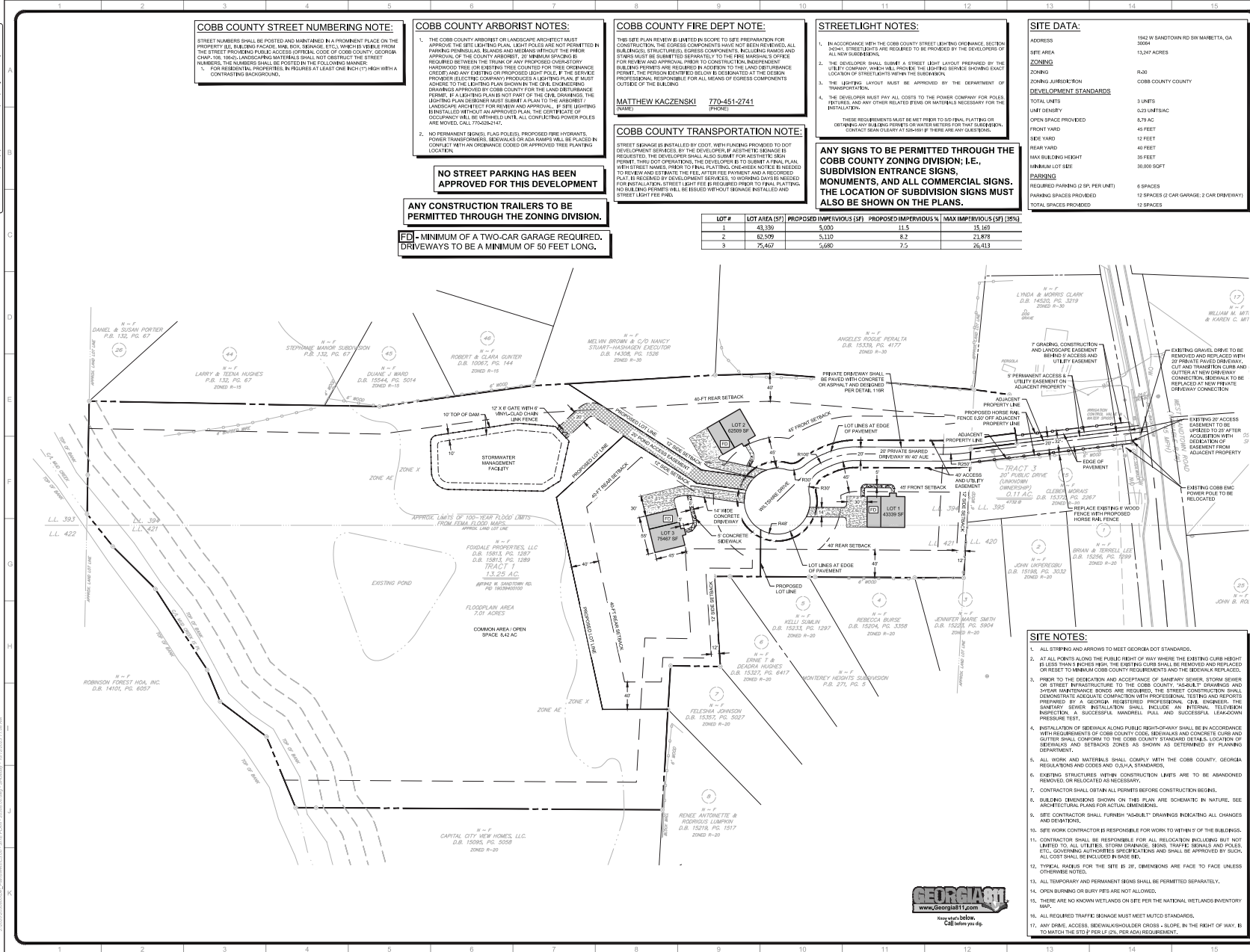
Schools that serve the property are Hillgrove High School (9/10 greatschools.com), Lovinggood Middle School (7/10 greatschools.com), and Dowell Elementary School (4/10 greatschools.com).

Price

\$875,000 (\$65,298.51/ac)



Site Plan



COBB COUNTY STREET NUMBERING NOTE:
STREET NUMBERS SHALL BE POSTED AND MAINTAINED IN A PROMINENT PLACE ON THE PROPERTY (E.G. BUILDING FACADE, SIGN BOARDS, ETC.) VISIBLE FROM THE STREET PROVIDING PUBLIC ACCESS (OFFICIAL CODE OF COBB COUNTY, GEORGIA, CHAP. 166, TITLE 166-10, LANSINGHAM MATERIALS SHALL NOT OBSTRUCT THE STREET NUMBERS. THE NUMBERS SHALL BE POSTED IN THE FOLLOWING MANNER:
1. FOR RESIDENTIAL PROPERTIES, BY PLACING AT LEAST ONE HIGHLY VISIBLE WITH A CONTRASTING BACKGROUND.

COBB COUNTY ARBORIST NOTES:
1. THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING AREAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 25 MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNKS OF ANY PROPOSED OVERHANGING BRANCHED TREES TO BE PLANTED. THE ARBORIST OR LANDSCAPE ARCHITECT SHALL SUBMIT A TREE SPECIFICATION SHEET TO THE LIGHTING PLAN SHOWING THE TREE SPECIFICATIONS, DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND OBTAINANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE TREE SPECIFICATION, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL COMPLETING POWER POLES ARE MOVED, CALL 770-451-2747.

COBB COUNTY FIRE DEPT NOTE:
THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDINGS STRUCTURES, EGRESS COMPONENTS, INCLUDING HALLWAYS AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. INDEPENDENT BUILDING PERMITS ARE REQUIRED IN ADDITION TO THE LAND OBTAINANCE PERMIT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PROFESSIONAL RESPONSIBILITY FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.
MATTHEW KACZENSKI 770-451-2741
TITLE: (PHONE)

STREETLIGHT NOTES:
1. IN ACCORDANCE WITH THE COBB COUNTY STREET LIGHTING ORDINANCE, SECTION 166-10, THE DESIGNER SHALL PROVIDE THE LOCATION OF ALL NEW SUBDIVISIONS.
2. THE DEVELOPER SHALL SUBMIT A STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY, WHICH SHALL PROVIDE THE LIGHTING BEFORE DRYING IN PLACE LOCATION OF STREETLIGHTS WITHIN THE SUBDIVISION.
3. THE LIGHTING LAYOUT MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
4. THE DEVELOPER SHALL PAY ALL COSTS TO THE POWER COMPANY FOR POLES, TOWERS, AND ANY OTHER RELATED FEE'S OR MATERIALS NECESSARY FOR THE INSTALLATION.

THOSE REQUIREMENTS MUST BE MET PRIOR TO SOIL PLATTING OR OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THAT SUBDIVISION. CONTACT SUE CLARK AT 528-6111 IF THERE ARE ANY QUESTIONS.

SITE DATA:

ADDRESS	1942 W SANDTOWN DR SW MARIETTA, GA 30064
SITE AREA	13,247 ACRES
ZONING	R-20
ZONING JURISDICTION	COBB COUNTY, GEORGIA
DEVELOPMENT STANDARDS	
TOTAL UNITS	3 UNITS
UNIT DENSITY	0.23 UNITS/AC
OPEN SPACE PROVIDED	47% AC
FRONT YARD	40 FEET
SIDE YARD	10 FEET
REAR YARD	40 FEET
MAX BUILDING HEIGHT	30 FEET
MINIMUM LOT SIZE	30,000 SQ FT
PARKING	
REQUIRED PARKING (2 SP/ PER UNIT)	6 SPACES
PARKING SPACES PROVIDED	12 SPACES (2 CAR GARAGE, 2 CAR DRIVEWAY)
TOTAL SPACES PROVIDED	18 SPACES

COBB COUNTY TRANSPORTATION NOTE:
STREET SERVICES ARE INSTALLED BY DOT. WITH FINANCING PROVIDED TO DOT DEVELOPMENT SERVICES, BY THE DEVELOPER IF ASHETEN-SPRANGE IS REQUESTED. THE DEVELOPER SHALL SUBMIT A PLAN TO THE DOT TO OBTAIN A PERMIT. THE DOT OPERATIONS, THE DEVELOPER IS TO SUBMIT A FINAL PLAN WITH STREET MARKS, PERMITS TO FINAL PLATTING, OVERSIGHT NOTICE IS REQUIRED TO REVIEW AND ESTIMATE THE FEE, AFTER FEE PAYMENT AND A RECORDED PLAN IS RECEIVED BY DEVELOPMENT SERVICES. SIGNING AND INSPECTION IS REQUIRED FOR INSTALLATION. STREET LIGHT FEE IS REQUIRED PRIOR TO FINAL PLATTING. NO SIGNING PERMITS WILL BE ISSUED WITHOUT SIGNAGE INSTALLED AND STREET LIGHT FEE PAID.

ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION, I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

FD - MINIMUM OF A TWO-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM OF 50 FEET LONG.

LOT #	LOT AREA (SF)	PROPOSED IMPERVIOUS (SF)	PROPOSED IMPERVIOUS%	MAX IMPERVIOUS (SF) (35%)
1	43,309	5,310	11.5	15,169
2	62,509	5,110	8.2	21,878
3	75,407	5,680	7.5	26,413

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTS • SURVEYING & CONSTRUCTION • WATER RESOURCES
350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

WEST SANDTOWN ESTATES

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
1942 W SANDTOWN DR SW
MARIETTA, GA 30064

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE
SUITE 208
PEACHTREE CORNERS, GA 30092
P. 470-288-4202

SPR-2023-00293

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	07-12-23	SEH	1ST TDP SUBMITTAL
-2	08-31-23	SEH	ADDRESSING COMMENTS
-3	10-12-23	SEH	LOP APPROVAL SET

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA LEVEL 1 DESIGN PROFESSIONAL
CERTIFICATION # 000086476 EXP. 02/27/2024

SITE PLAN

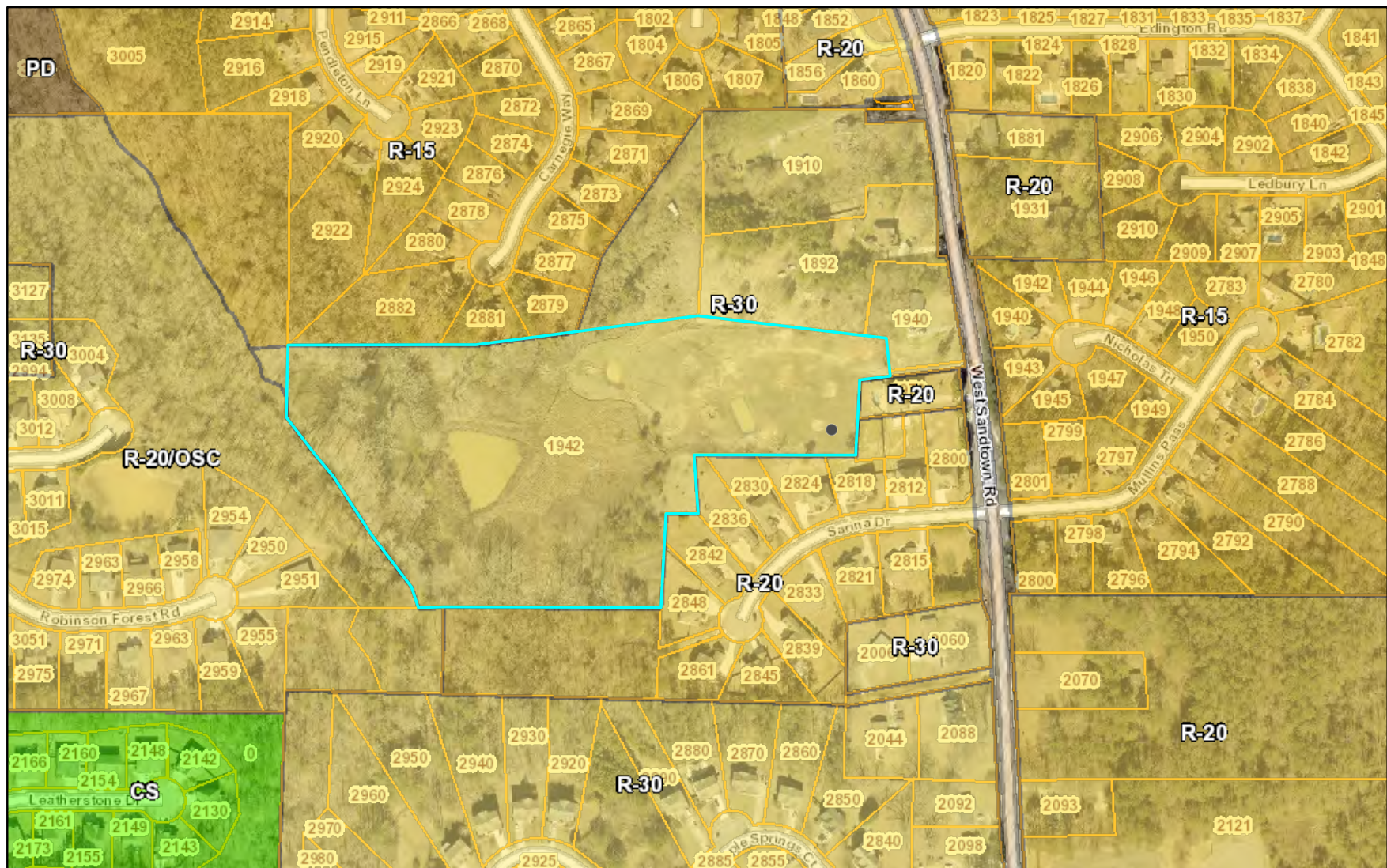
SCALE: 1" = 60'
DATE: 10/12/2023
PROJECT: 260906-000



SPR-2023-00293
10/12/2023
C3.00



1942 West Sandtown Road - Zoning Districts



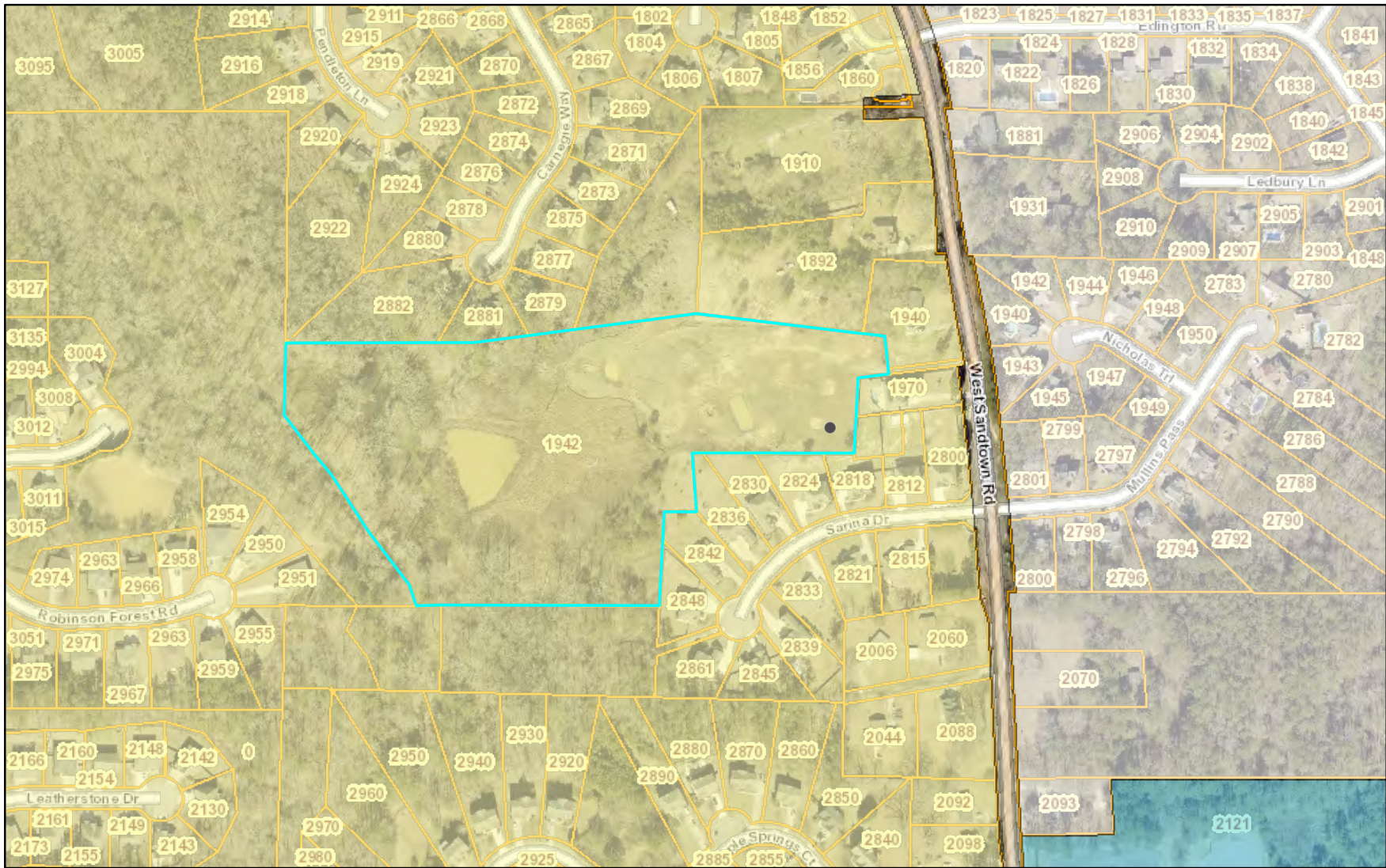
Zoning Districts		Cobb Roads	
Green: <all other values>	Red: CRC	Red: Interstates	Light Green: Local-Private
Pink: CF	Purple: HI	Orange: Arterials	Light Orange: Ramps
Pink: NRC	Purple: IF	Orange: Major Collectors	Red: ORTHOS
Pink: UVC	Purple: LI	Orange: Minor Collectors	Green: Band_2
Pink: PVC	Purple: LRO	Orange: Local	Blue: Band_3
	Purple: LO		
	Purple: LRI		
	Purple: LRO/OSC		
	Purple: OI		
	Purple: OMR		
	Purple: R-40/OSC		
	Purple: R-15/OSC		
	Purple: R-80		
	Purple: R-30		
	Purple: R-20/OSC		
	Purple: R-12		
	Purple: RD		
	Purple: RA-4		
	Purple: RA-5		
	Purple: SC		
	Purple: RA-6		
	Purple: RM-8		
	Purple: FST		
	Purple: FST-6		
	Purple: FST-8		
	Purple: RM-12		
	Purple: RM-16		
	Purple: MHP/S		
	Purple: RDR		
	Purple: MHP		
	Purple: RSL		
	Purple: RMR		
	Purple: PD		
	Purple: PRD		
	Purple: RHR		
	Purple: TS		
	Purple: Cobb Parcels		
	Purple: Main rail line		

1:4,474

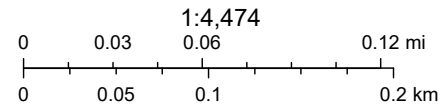
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

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1942 West Sandtown Road - Future Land Use

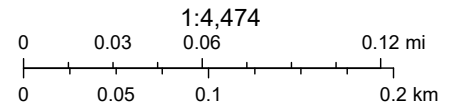
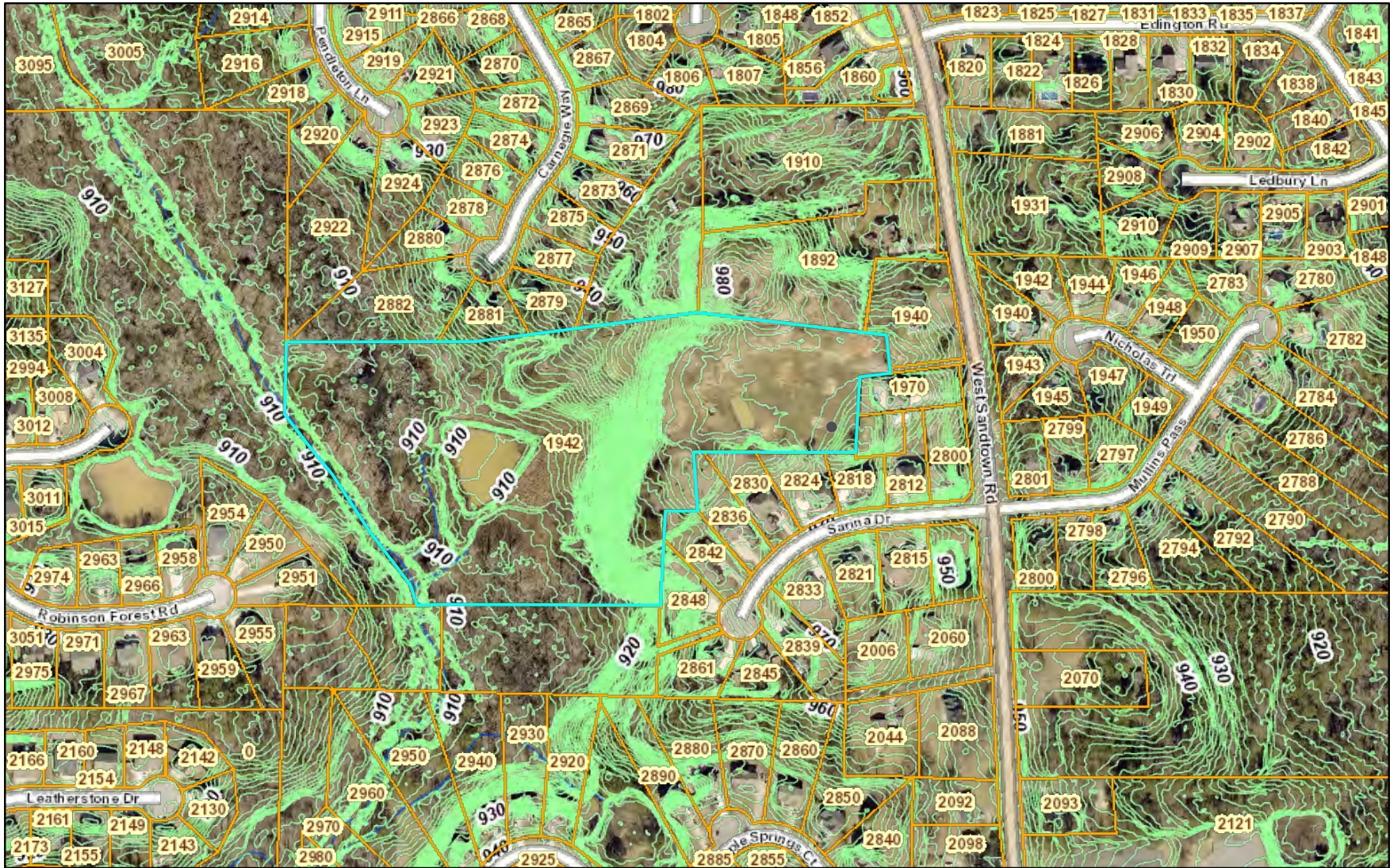


- | | | | | |
|------------------------------|------------------------------|--|------------------|---------------|
| Future Land Use | Neighborhood Activity Center | Transportation/Communication/Utilities | Cobb Roads | Ramps |
| <all other values> | Community Activity Center | Public Institutional | Interstates | ORTHOS |
| Rural Residential | Regional Activity Center | Park/Recreation/Conservation | Arterials | Red: Band_1 |
| Very Low Density Residential | Industrial Compatible | Mabelton Town Center | Major Collectors | Green: Band_2 |
| Low Density Residential | Industrial | Cobb Parcels | Minor Collectors | Blue: Band_3 |
| Medium Density Residential | Priority Industrial Area | Main rail line | Local | |
| High Density Residential | | Local-Private | | |



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1942 West Sandtown Road - Topography & Hydrology



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