

Offering Memorandum

5 to 45 Acre Development Opportunity - Commercial, Office, Industrial



McWhirter



John Williams Parkway
McDonough (Henry County), GA 30253

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

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McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

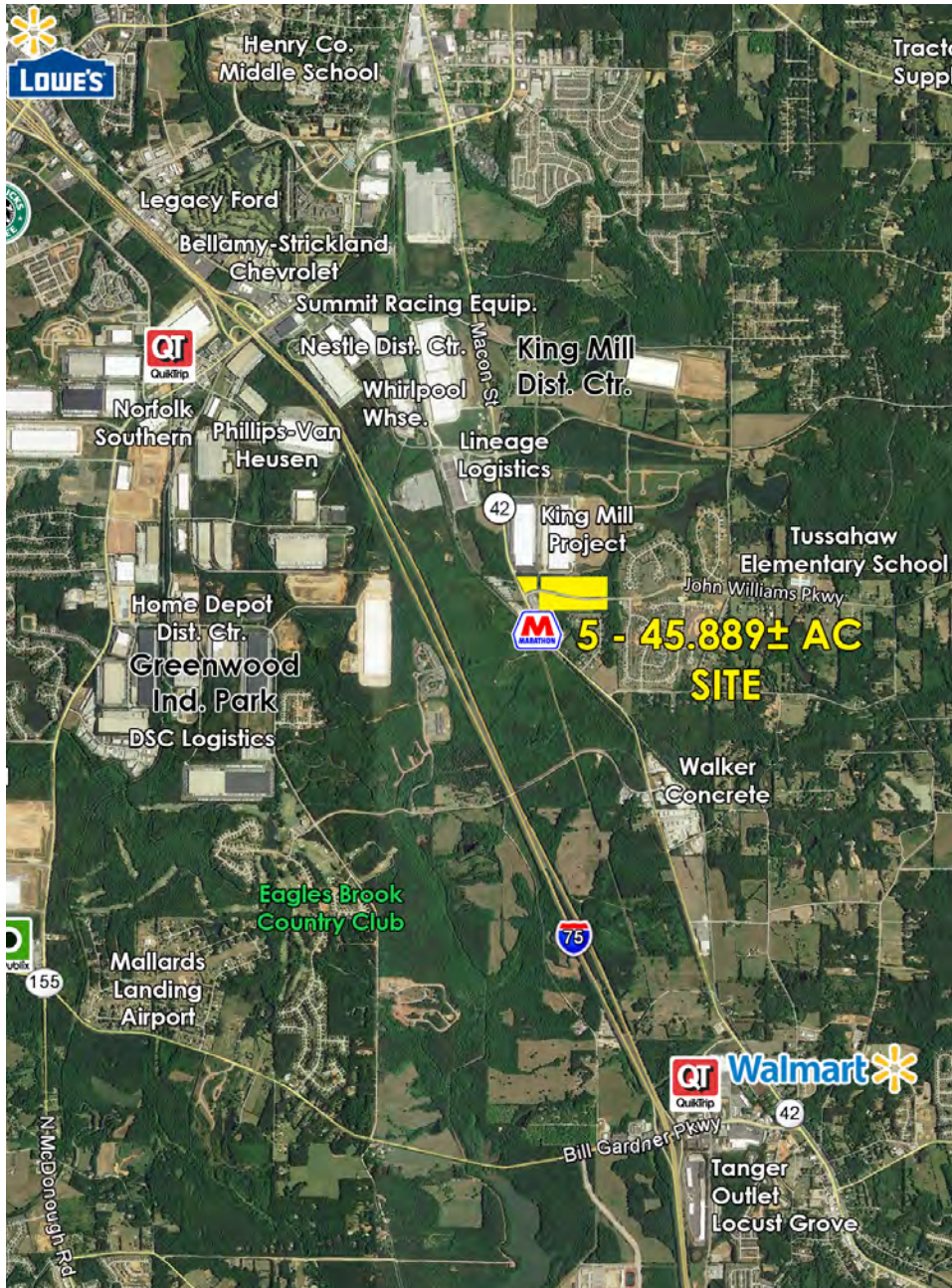
Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com



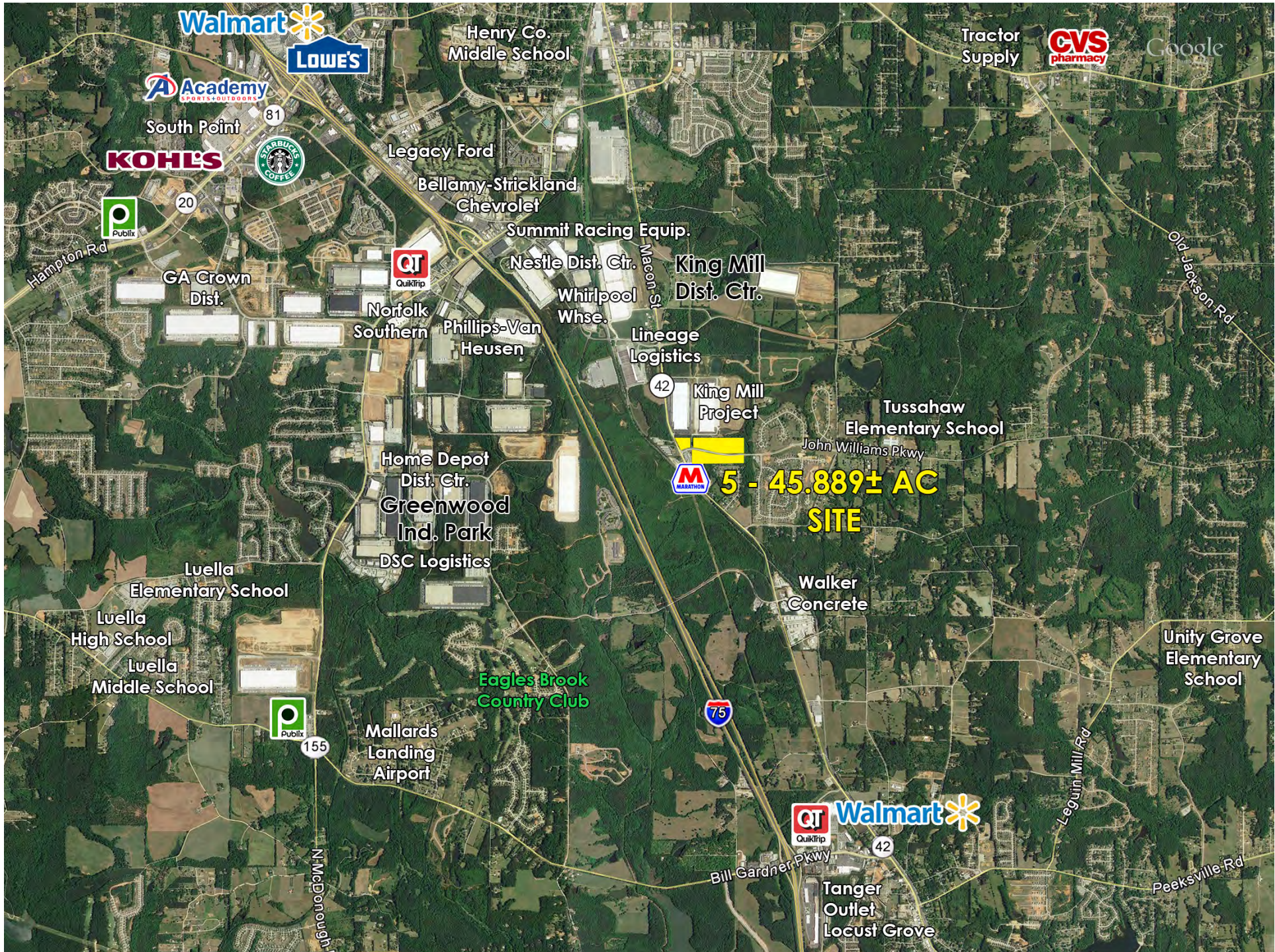


5 to 45.889± AC Development Opportunity

John Williams Parkway
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Property Summary

McWhirter Realty Partners is pleased to offer for sale, three land parcels containing 5 to 45.889± acres for commercial development.

Location

The property is located approximately 34 miles from Atlanta, 33 miles from Hartsfield-Jackson Atlanta International Airport, and has excellent access to I-75, Highway 42, and Highway 155..

Utilities

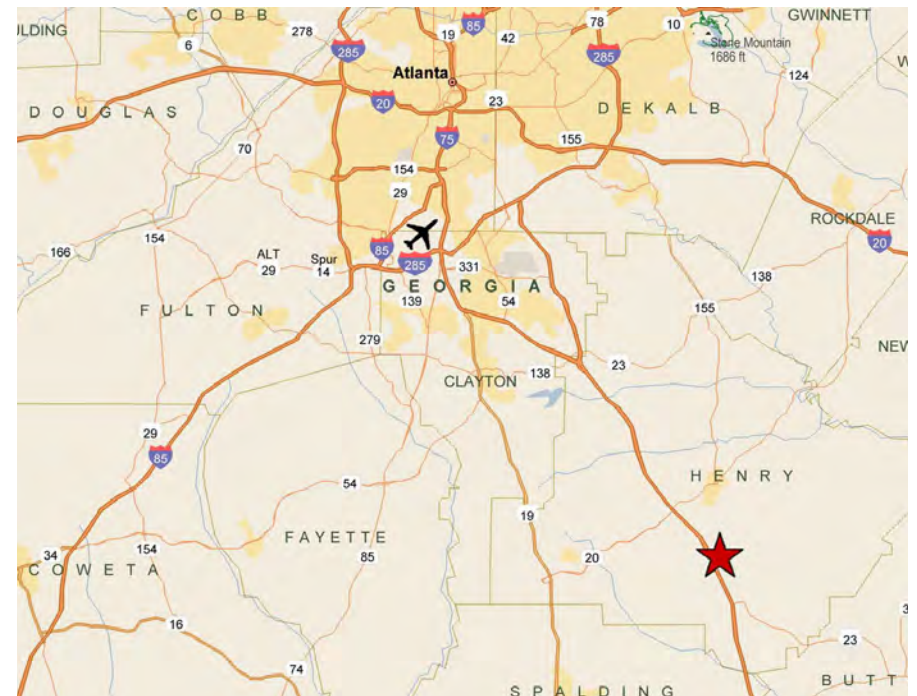
All utilities are available at the site.

Zoning / Future Land Use

The property is zoned PD-Planned Development District. PD zoning allows for a variety of uses within commercial and residential master planned developments..

Price

5± Acre Commercial Tract..... \$300,000 (Zoned C2)
24.652± Acre Industrial Tract..... \$375,000 (Zoned M1)
16.237± Acre Office Tract..... \$485,000 (Zoned O&I)



Zoning Site Plan

ATTACHMENT 1

PROPOSED ZONING	GROSS ACREAGE	NET ACREAGE
M-1	23	18
C-1	4	4
C-2	17	16
O-1	14	14
R-2	234	167
R-3	191	107
TOTAL	423	326

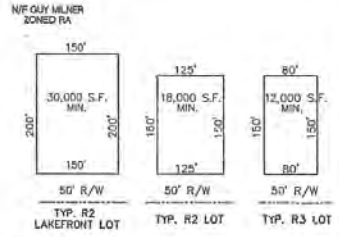
NET ACREAGE CALCULATIONS

R-2	234.0 TOTAL ACREAGE (GROSS)
	-25.6 ACRES IN R/W
	-41.41 ACRES IN FLOOD AREA
	167.0 ACRES TOTAL (NET)
R-3	191.0 TOTAL ACREAGE (GROSS)
	20.36 ACRES IN R/W
	3.55 ACRES IN DET. PONDS
	107.09 ACRES TOTAL (NET)

LOT DENSITY CALCULATIONS
 TOTAL ACREAGE OF SITE = 423.77
 234 LOTS IN R2 = 1.40 UNITS PER ACRE
 217 LOTS IN R3 = 0.99 UNITS PER ACRE
 451 LOTS TOTAL SITE = 1.39 UNITS PER ACRE

OPEN AREA CALCULATIONS:
 423 TOTAL ACRES X 0.20 = 84.6 ACRES REQUIRED
 LAKE = 32.3 AC X 0.50 = 16.15 AC.
 WETLANDS = 13.29 X 0.50 = 6.64 AC.
 RECREATION AREAS 3.86 AC. X 0.20 = .77 ACRES
 OPEN SPACE = 61.04 AC. @ 1
 TOTAL OPEN SPACE = 84.63 ACRES

NOTE: SOILS ON SITE ARE PREDOMINATELY CECIL CLASSIFICATION WITH APPLING AND CARTECAY IN FLOODED AND WETLANDS AREAS.



R2 RESIDENTIAL NORTH OF PROPOSED PARKWAY
 R3 RESIDENTIAL SOUTH OF PROPOSED PARKWAY

OWNER/DEVELOPER:
 JOHN R. WILLIAMS
 LITHONIA PARTNERS, L.P.
 P.O. BOX 1107
 COVINGTON, GA, 30015

NOTE ALL R/W WIDTHS IN RESIDENTIAL AREAS ARE 50' EXCEPT AS NOTED.

Parcel ID# Color Code

110-01001000	Light Blue
110B01280000	Dark Blue
110B01243000	Medium Blue
110-01001003	Light Green
110C01069000	Light Yellow
(Res. Common Areas)	Light Green

CDE
 Conceptual Design Engineering, Inc.
 8024 Fairbairns Court
 Jonesboro, GA 30236

LITHONIA PARTNERS, L.P.

WILLIAMSBURG PLANTATION

LAND LOT	
TRACT	
CITY	
COUNTY	
REVISIONS	
DATE	12/14/2000
JOB NUMBER	990107
SCALE	1"=300'
TECHNICIAN	GDF
CHECKED BY	GTG
TITLE	ZONING