

# AUSTELL LAND ASSEMBLAGE

OFFERING MEMORANDUM





# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS

- Level Topography
- High visibility on Austell Rd (VPD: 38,197)
- Utilities available to site
- Multiple ingress/egress
- Subdivisible to accommodate either residential or commercial use

## PROPERTY INFORMATION

ADDRESS	PARCEL ID#	ACREAGE	ZONING
4612 Austell Rd SW Austell, GA	19106600210	3.81	R-20
4582 Austell Rd Austell, GA	19106700170	2.4	R-20
4590 Austell Rd Austell, GA	19106700160	0.32	GC
1929 McDuffie Rd Austell, GA	19106700150	0.43	GC
1939 McDuffie Rd Austell, GA	19106700140	0.43	GC
Total Acreage		7.39	



# COBB COUNTY

Cobb County has a population of 756,000 with a median household income of ~ \$78,800. Population expected to surpass one million by 2050.

65,000+ city population | Population doubles during work days.

Dobbins Air Base in Marietta, is the largest multi-service reserve training base in the world. Dobbins supports more than 5,000 guardsmen and reservists from the Air Force, Army, Navy and Marines.

Cobb County is one of the most sought-after locations for businesses across diverse and growing industries, including aerospace, technology, healthcare, and professional services.

The heart of Cobb's economy beats from the "Platinum Triangle," an area comprising millions in square feet of office space at the juncture of interstates 285 and 75.

The Battery Atlanta, a \$900 million mixed-use development covering two million square feet, continues to expand just across from the Thyssenkrupp site.

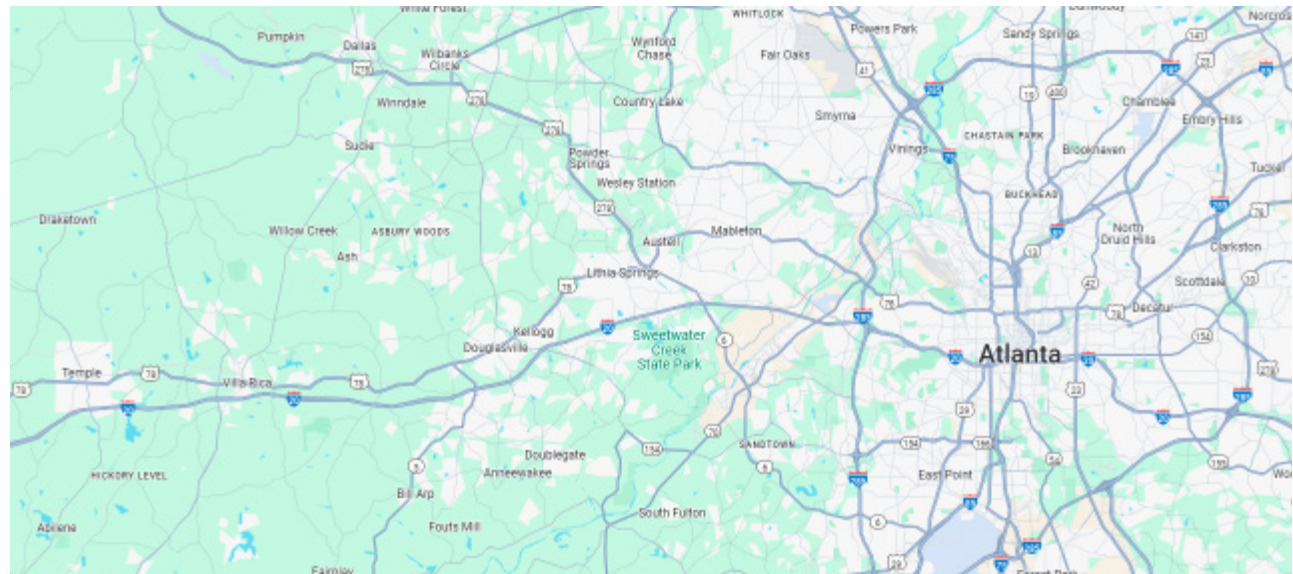
Thyssenkrupp recently opened \$240 million office space and 420-foot elevator test tower in Cumberland.

In 2020, Papa John's International announced their new headquarters at The Battery where they will occupy over 60,000 SF and add an additional 200 jobs in Atlanta.



Atlanta United FC, the metro's Major League Soccer team, recently relocated to Cobb County, where they invested \$60 million into their new 33-acre complex. Atlanta United is currently expanding its state-of-the-art training complex having purchased 17 adjacent acres of land for \$9.6 million.

- » **Ranked #3 for best county to live in (Atlanta)**
- » **Ranked #1 Most Educated County in Georgia and #13 Nationwide**
- » **Ranked #6 wealthiest county in Georgia**



# AREA DEMOGRAPHICS

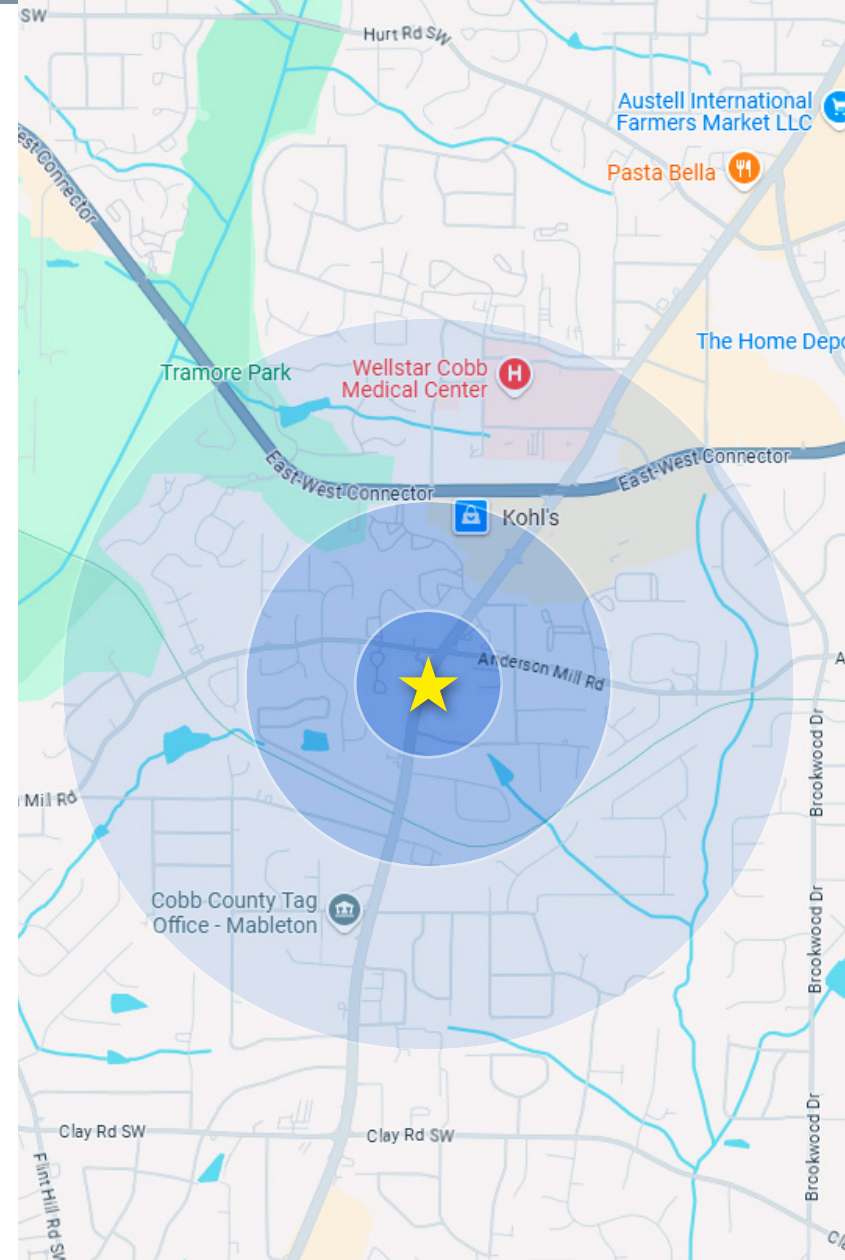
POPULATION	1 MILES	3 MILES	5 MILES
2029 POPULATION PROJECTION	8,586	59,219	172,029
2024 POPULATION	8,527	58,255	168,899
2020 POPULATION	8,824	57,499	167,038

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2029 POPULATION PROJECTION	3,361	21,734	62,289
2024 ESTIMATE	3,337	21,395	61,165
2020 CENSUS	3,453	21,222	60,773

INCOME	1 MILES	3 MILES	5 MILES
<\$25,000	425	2,821	8,343
\$25,000—\$50,000	854	4,472	12,002
\$50,000—\$75,000	694	4,357	11,721
\$75,000—\$100,000	395	2,708	7,590
\$100,000—\$125,000	341	2,546	6,322
\$125,000—\$150,000	242	1,469	4,863
\$150,000—\$200,000	245	1,782	5,772
\$200,000+	141	1,242	4,553
2024 AVG HOUSEHOLD INCOME	\$ 82,343	\$ 88,898	\$ 94,278
DAYTIME EMPLOYMENT	3,212	23,635	47,865





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## BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.