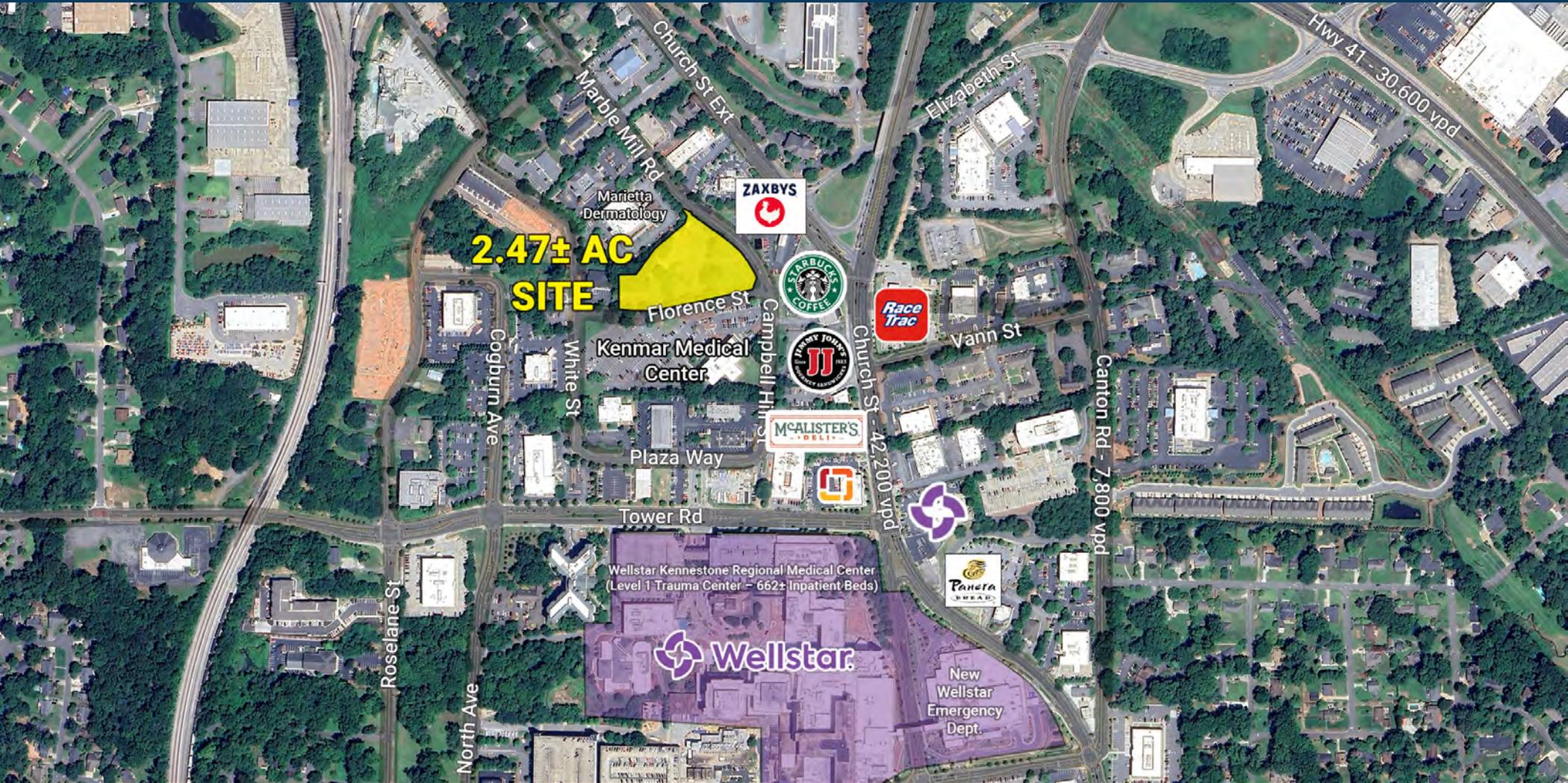


Offering Memorandum

2.47± Acre Site For Hotel, Senior Housing, Office, Multi-Family, Townhomes / Condominiums,
or Medical



McWhirter



Walk to Wellstar Kennestone Regional Hospital
100, 120, & 150 Florence Street
Marietta, GA 30060

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:

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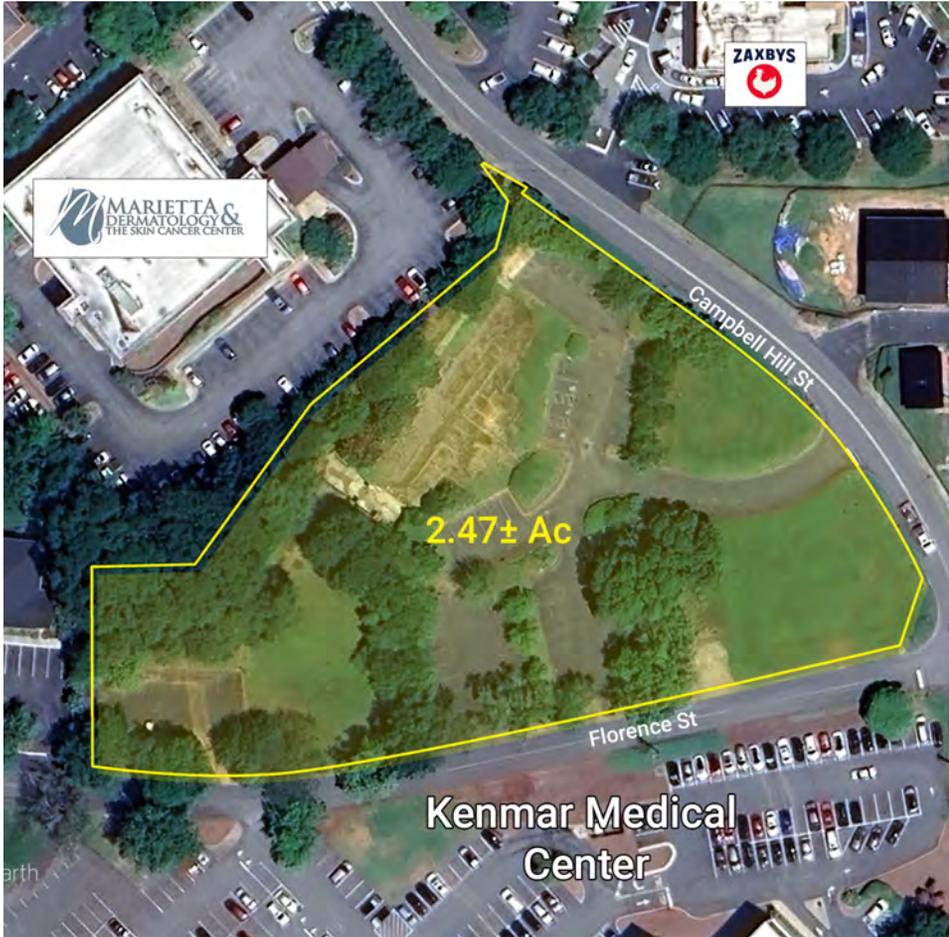
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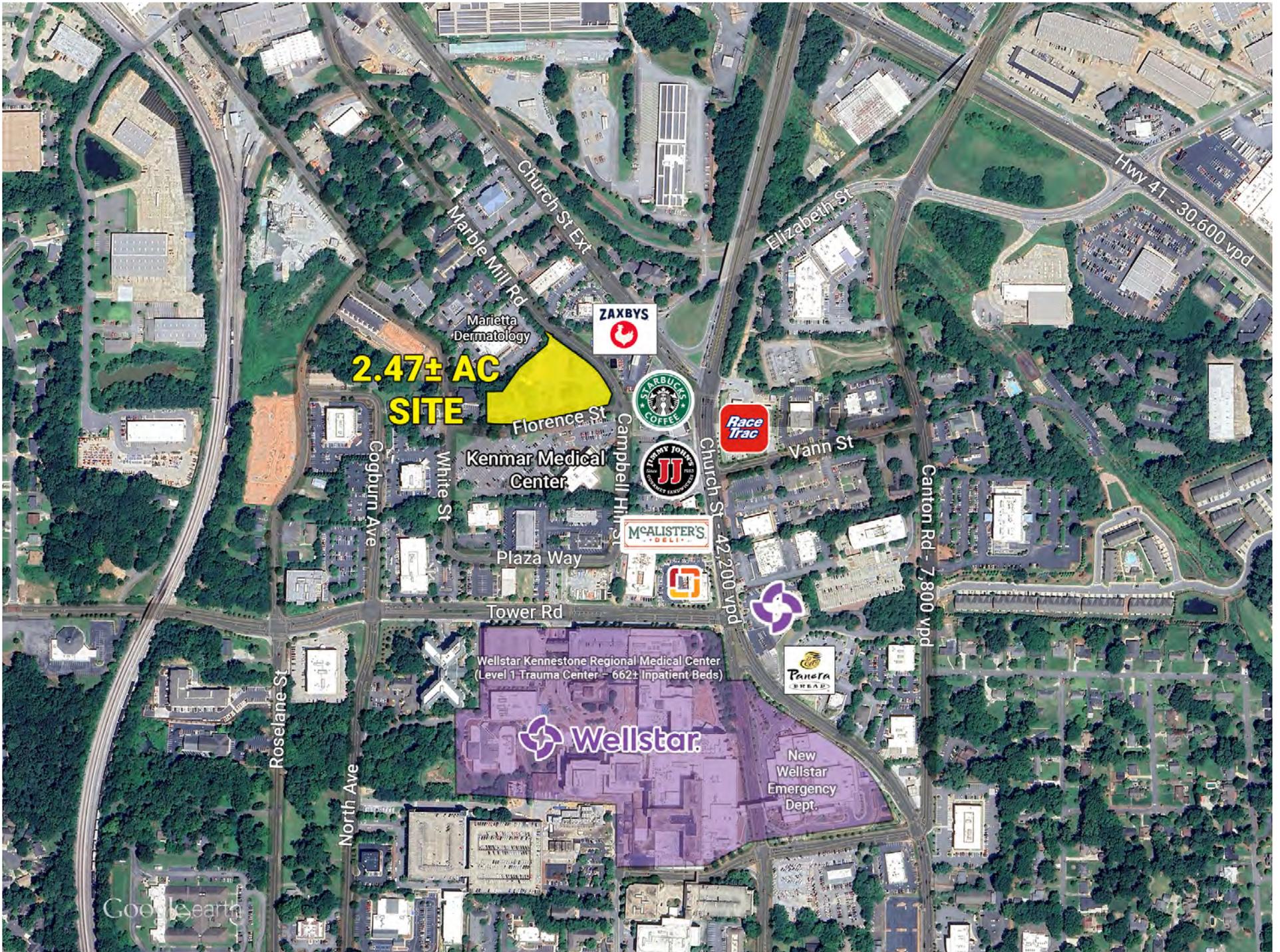


2.47± Acre Development Opportunity

100, 120, 150 Florence Street
 Marietta, GA 30060

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**2.47± AC
SITE**



Google Earth

Property Summary

McWhirter Realty Partners is pleased to offer for sale a 2.47± acre development opportunity at 100, 120, and 150 Florence Street in Marietta, Georgia within walking distance of Wellstar Kennestone Regional Hospital, one of the largest and most established healthcare campuses in Metro Atlanta.

Prior ownership demolished a former office building, creating a fully prepared development site that includes a graded building pad, constructed parking lot, stormwater detention, and all utilities in place, significantly reducing development time and cost for a future user or investor. The site is bordered by Florence Street to the south, Campbell Hill Street to the northeast/east, and outpatient medical uses to the northwest/west, including Marietta Dermatology. The immediate surrounding uses also include numerous retail/dining uses.

Location / Area

The property is located in the Kennestone Hospital area of the City of Marietta, Cobb County, Georgia, an infill, amenity-rich submarket within the Atlanta MSA. The Site is walking distance from the Wellstar Kennestone Regional Hospital campus, the area's largest employment center, and offers easy access to metro Atlanta, via I-75, US Highway 41/Cobb Parkway, Highway 120/Roswell Rd and Highway 5.

Marietta is approximately 20± miles northwest of Downtown Atlanta and benefits from strong demographics, a mature submarket, infill location, established infrastructure, and a deep healthcare employment pool. The surrounding area includes a concentration of medical office buildings, outpatient facilities, senior housing facilities, and supporting retail and residential development. The submarket supports further investment in lodging, housing (for sale and for rent) and senior housing to support the dense area employment and high patient load at the Hospital.

Access / Frontage

The site benefits from direct access via Florence Street and strong internal connectivity to the Wellstar Kennestone medical campus. Its walkable location relative to the hospital and surrounding medical and retail makes it ideal for hotel, senior housing (AL/IL/SNF), multifamily, condominium, medical office, outpatient, or specialty healthcare uses.

Utilities

All utilities are in place, including water, sewer, power, and stormwater detention. The site is development-ready, subject to independent verification.

Zoning / Future Land Use

The property is zoned for Office Institutional (OI) uses that benefit from the surrounding medical environment and very dense area employment. Buyers should confirm permitted uses with the City of Marietta.

Future Land Use is Community Service & Institutional (CSI) and Community Activity Center (CAC).

Price

The Property is being offered without an asking price.



Area Demographics

Population	1-mile	3-miles	5-miles
2029 Projection	4,997	65,180	185,218
2024 Population	4,880	63,786	181,272
2020 Population	4,621	61,070	173,623
Daytime Population	24,814	71,481	134,116

Income	1-mile	3-miles	5-miles
Average Household Income	\$117,375	\$104,400	\$101,948
Median Household Income	\$79,429	\$76,422	\$76,342

Source: Claritas

Prominent View of Property from I-75 Egress (Canton Road)



2.47± AC



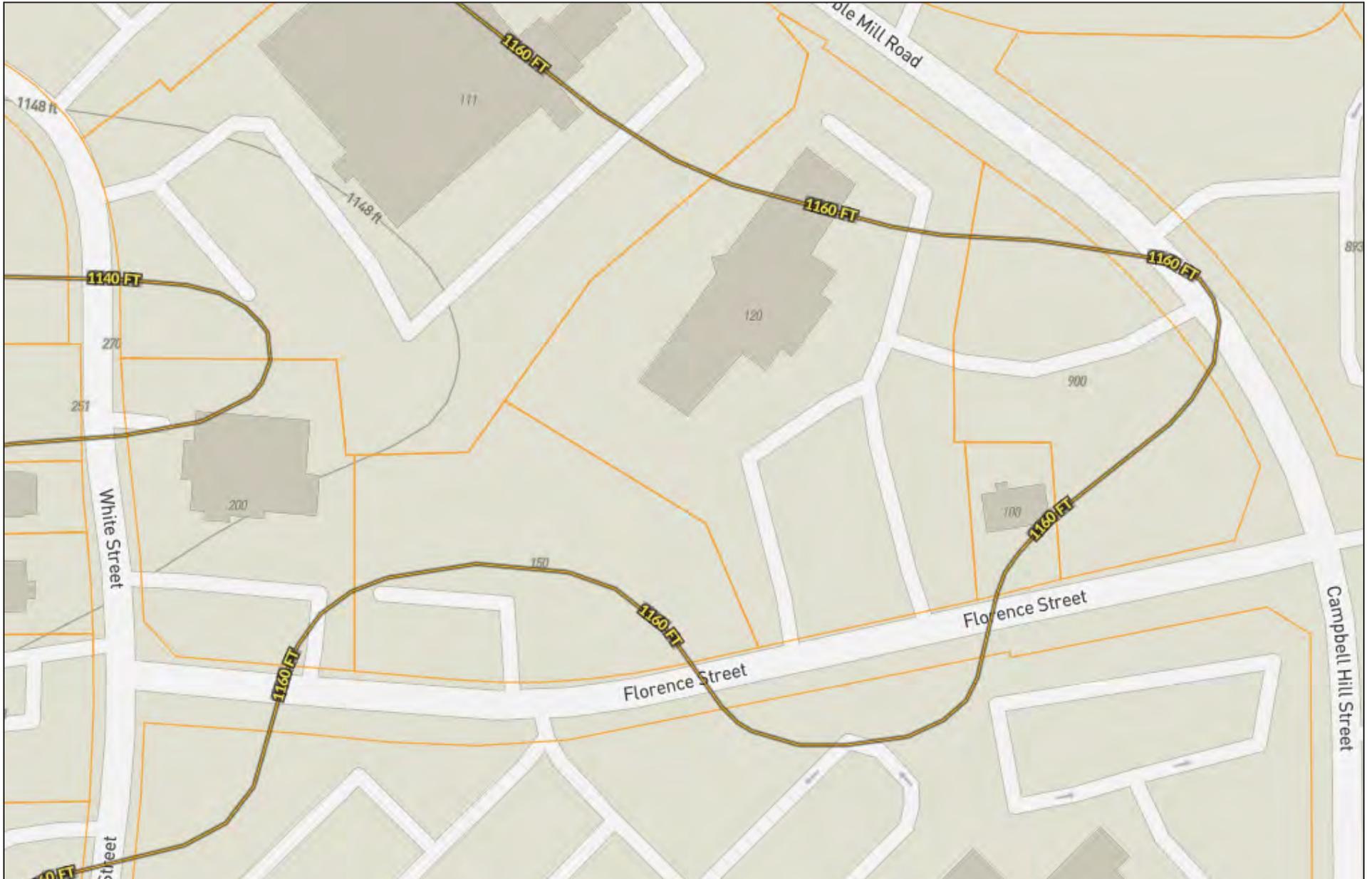
Aerial Tax Plat



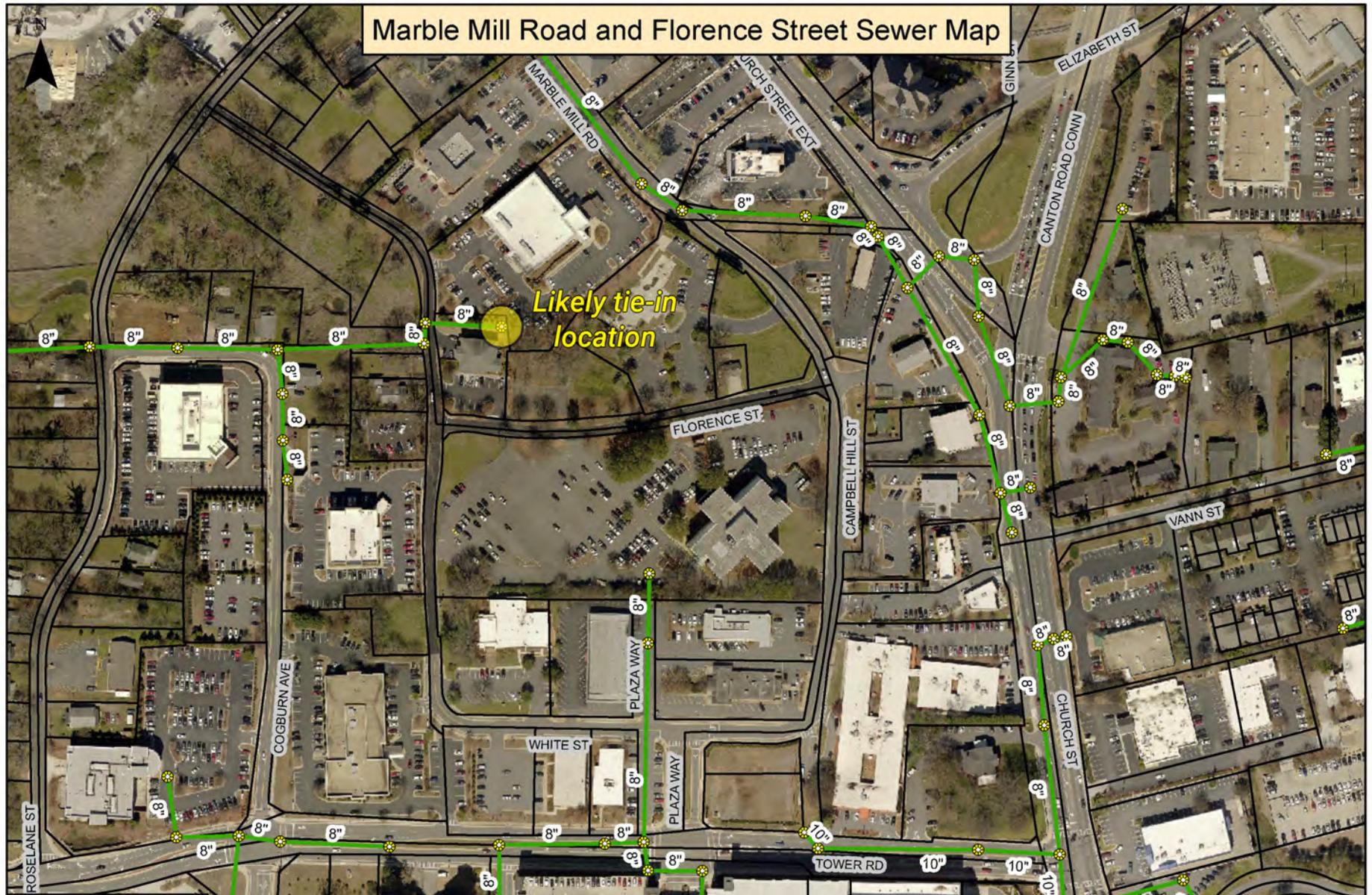
Topography



Topography



Sewer Map



Marietta / Cobb County Overview

Marietta / Cobb County Overview

Marietta, Georgia, established in 1834, is a vibrant and historically rich city that serves as the **county seat of Cobb County** and a key economic and cultural hub in Northwest Metro Atlanta. The City of Marietta successfully blends small-town character with the advantages of a major metropolitan location, offering residents, businesses, and visitors a high quality of life supported by strong infrastructure, diverse employment, and long-term economic stability.

Located **just north of Atlanta and south of the North Georgia Mountains**, Marietta benefits from immediate access to the region's primary transportation corridors, including **Interstates 75 and 285**, providing efficient connectivity throughout the Atlanta MSA. This strategic positioning has helped establish Marietta as a desirable location for corporate offices, healthcare institutions, professional services, and residential development.

Marietta is home to a **vibrant and walkable historic downtown**, centered around Marietta Square. The Square features a diverse mix of restaurants, retail, museums, theaters, nightlife, community events, festivals, and the popular Glover Park, creating a strong sense of place and consistent year-round activity. The city's well-preserved historic neighborhoods, Victorian architecture, public parks, and cultural landmarks further enhance its appeal.

Cobb County is one of Georgia's **most economically robust counties**, anchored by a diverse employment base that includes healthcare, professional services, advanced manufacturing, education, logistics, and corporate headquarters. Major employers in the county include **Wellstar Health System, Lockheed Martin, The Home Depot, Cobb County School District, and Dobbins Air Reserve Base**, among others. Healthcare in particular represents a dominant and growing sector, with Wellstar Kennestone Regional Medical Center serving as a primary employment and economic anchor within the City of Marietta.

Supported by strong demographics, a highly educated workforce, and continued public and private investment, Marietta and Cobb County remain well positioned for sustained growth, making the market especially attractive for **medical, office, and institutional real estate development**.

Sources: City of Marietta; Cobb County Economic Development; Georgia Department of Economic Development; Metro Atlanta Chamber; U.S. Census Bureau.



Kennestone Hospital Market Area Employment & Demographic Overview

Why This Matters for the Property

The immediate presence of thousands of employees — especially within healthcare and support services — directly underpins demand for:

- Retail, hospitality, and food service concepts that benefit from dense daytime workforce foot traffic.
- Lodging, housing and residential usage for hospital employees seeking close-in living options, as well as patients and their families seeking lodging, and an aging population seeking housing proximate to world-class medical services.
- Medical office tenants seeking proximity to a major hospital campus.
- Services oriented toward hospital staff (urgent care, outpatient clinics, imaging, therapy).

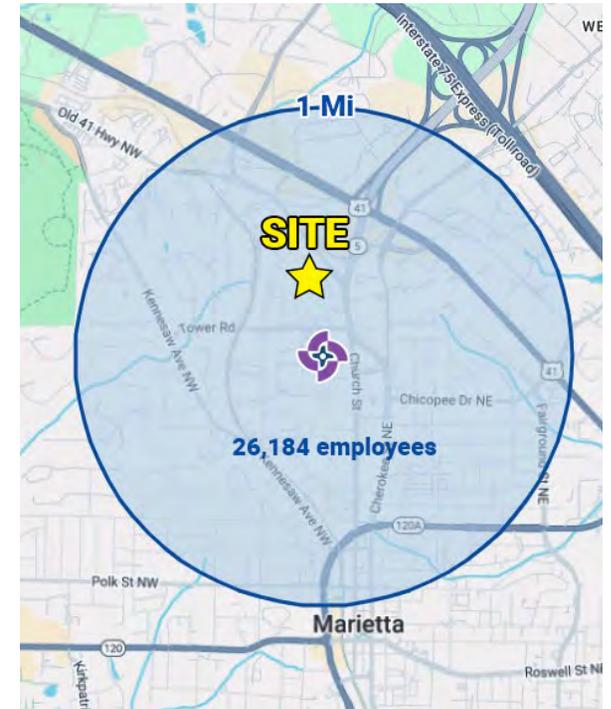
Employment Engines Within a 1-Mile Radius of Wellstar Kennestone Regional Medical Center

The Florence Street 2.47± acres benefits from an exceptionally strong employment base anchored by Wellstar Kennestone Regional Medical Center, one of the largest employers in Marietta and Cobb County, and a significant magnet for healthcare professionals, support staff, visitors, and ancillary services. This robust employment ecosystem plays a critical role in driving demand for lodging, housing, senior housing, retail, office, and medical office.

Wellstar Kennestone Regional Medical Center — Regional Healthcare Anchor

Wellstar Kennestone Regional Medical Center is a major tertiary care facility located at 677 Church Street NE in Marietta, within walking distance to the subject site. It serves as a healthcare hub for central and northern Cobb County and draws patients from across the Atlanta metropolitan area.

- Hospital Employment: Wellstar Kennestone Hospital is among Marietta's largest employers with approximately 5,055 employees, comprised of clinical staff, administrative personnel, and support services.
- Healthcare System Scale: Wellstar Health System — the parent organization — is one of Georgia's largest healthcare employers, with over 24,000 team members across its network. The system's growth trajectory and ongoing expansions contribute to employment stability and expansion in the region.



Area Employment & Demographic Overview - Continued

Employment Density & Market Impact (Within 1-Mile Radius)

The Kennestone Hospital campus anchors one of the highest employment density zones in Marietta / Cobb County. Considerations include:

- **Healthcare Services Cluster:** In addition to Kennestone, the area supports a cluster of medical office buildings, clinics, diagnostic centers, therapy providers, and specialty practices – driven by the hospital's service lines and patient volumes. This cluster generates thousands of additional jobs ranging from physicians and nurses to allied health professionals, administrative staff, and service contractors.
- **Professional Services & Support Roles:** Medical office tenants and outpatient providers located adjacent to the site contribute to localized employment, increasing daytime population and captured workforce for ancillary services.

Economic & Workforce Dynamics – Marietta / Cobb County

The broader employment context also reinforces localized workforce strength:

- **Other Major Employers in Marietta / Cobb County** include The Home Depot (HQ and Local Operations), Lockheed Martin, Kennesaw State University, Dobbins Air Reserve Base, Genuine Parts Company / NAPA (HQ), Cobb County School District & Cobb County Government.
- **Healthcare Employment Growth:** Education and health services, including hospitals like Kennestone, have been among the fastest growing industry sectors in the Atlanta-Sandy Springs-Roswell metro area, underscoring demand for medical and support roles region-wide.
- **Marietta's Labor Market:** WellStar Kennestone Hospital ranks as the number one employer in Marietta and is central to the city's employment base.
- **Regional Workforce:** Metro Atlanta remains one of the nation's largest employment centers, with over 3.1 million workers across industries; healthcare is a leading contributor to job gains.

Demographic Advantages Supporting Labor Supply

The hospital's location also benefits from favorable population and workforce demographics:

- **Population Base:** Marietta's population is diverse and growing, with residents representing a range of age groups and skills that contribute to the local labor pool.
- **Labor Participation:** The broader Atlanta region's employment landscape includes strong participation in healthcare, professional services, education, and logistics – all sectors that support a robust daytime employment base.



Listing Team



Dan Buyers
Partner

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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 an active member of the commercial real estate industry and a recipient of the Silver Phoenix Award (25 years in the Million Dollar Club), numerous Top Ten Land Sales Producer awards as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Atlanta Region Transit Link Authority (ATL), the Cobb County-Marietta Water Authority (Vice Chair), the Cobb Chamber of Commerce, the Council for Quality Growth, the Town Center Area Community Improvement District, the Atlanta Commercial Board of Real Estate (ACBR), the Cobb Community Foundation, and the Wellstar Foundation.

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



Nelson Vinson
Partner

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Nelson specializes in commercial and residential 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.



Justin Carswell
Partner

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Justin joined McWhirter Realty Partners in 2012 and was named a Partner in 2019. Justin has over 13 years of commercial real estate experience and specializes in representing medical and general office clients.

Justin provides real estate services with a comprehensive approach that is tailored to maximize the value for each of his clients. In his role, Justin advises owners and investors of medical real estate and general office properties on the execution of key objectives for their portfolio. Objectives include, but are not limited to, implementing a leasing and marketing plan, targeting acquisition and disposition strategies and conducting property evaluations. In addition to representing Landlords, Justin spearheads tenant representation assignments for medical practices and general office companies. These services include lease and sale analysis, market searches, strategic planning, and lease negotiations.

Justin has in-depth knowledge of working with owners, investors, and tenants to provide pre-construction and construction management services. Prior to joining McWhirter Realty Partners, Justin was a Senior Project Engineer at Holder Construction Company where he was a part of managing \$550 million in construction projects across the US.

Justin earned a Master of Real Estate Development (MRED) from Auburn University.



McWhirter

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