

Offering Memorandum

9.86± Ac Redevelopment Opportunity for Mixed-Use, Senior Housing, Medical, Residential, Educational, or Religious Redevelopment



McWhirter



2570 & 2618 Lower Roswell Road
Marietta, GA 30068

Presented by:

Dan Buyers

770.596.2629

tdb@mcwrealty.com

Nelson Vinson

678.385.2718

nrv@mcwrealty.com

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Building 2, Suite 150

770.955.2000

www.mcwrealty.com



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.

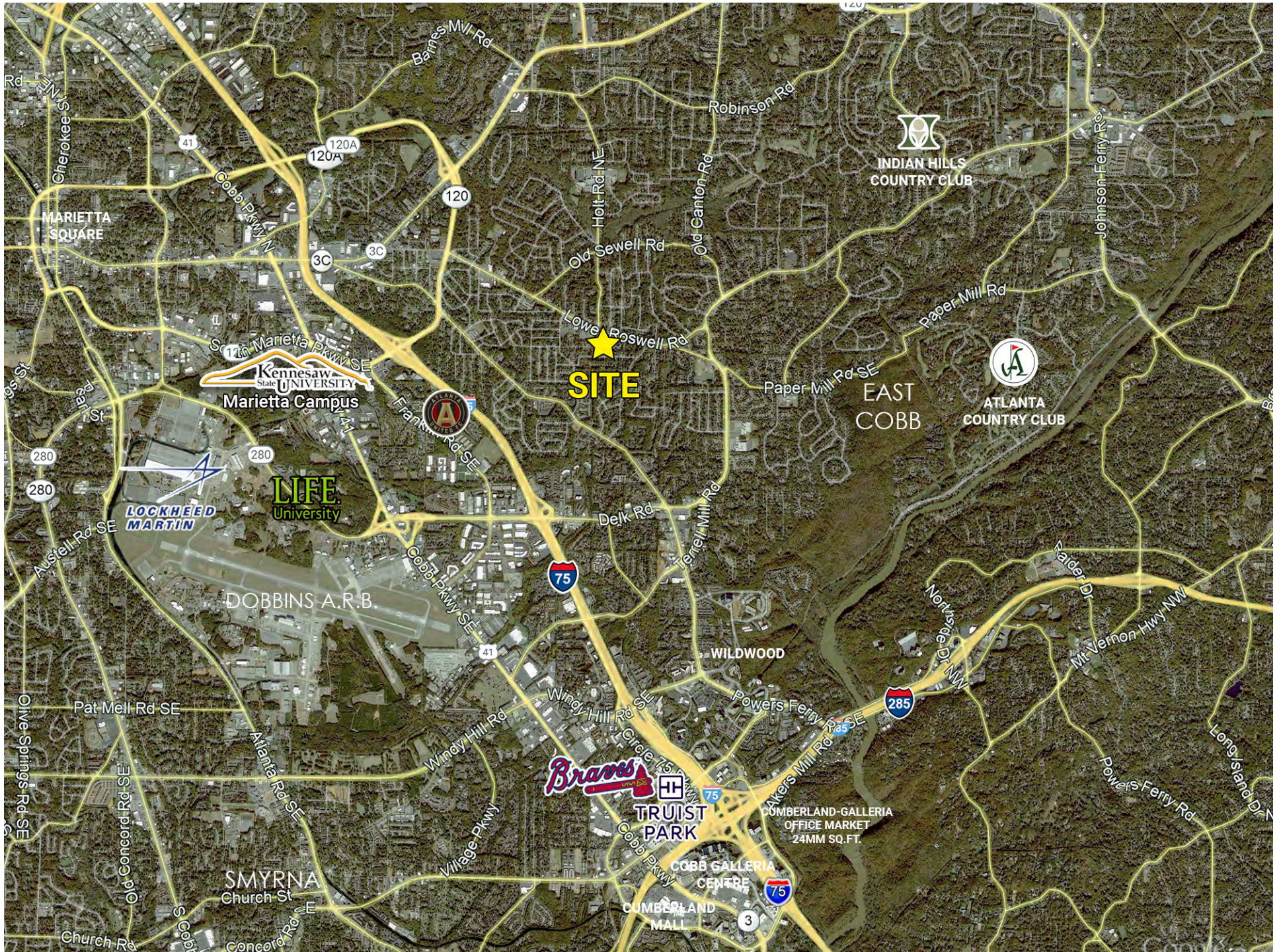


9.86± AC Redevelopment Opportunity

2570 & 2618 Lower Roswell Road
Marietta, GA 30068

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Property Summary

McWhirter Realty Partners is pleased to offer for sale the former Eastvalley Elementary School campus.

Location / Area

The site is located at 2570 & 2618 Lower Roswell Road in the unincorporated Marietta area, East Cobb County, Georgia.

Description of Improvements

The 9.86± acre Eastvalley Elementary campus has approximately 58,800± square feet with 87 parking spaces, a sports field, playground, and a cell tower.

Cobb County School District is willing to retain the acreage including cell tower and Comcast Hut in approximate area, as shaded in blue, or larger, as shown on page 9. Please call listing agents if you would like to discuss.

Zoning / Future Land Use

The property is zoned Single-Family Residential (R-15/R-20). See page 10.

Cobb County's Future Land Use designates the larger tract as Public Institutional, and the smaller tract is designated as low density residential (see page 11).

Access / Frontage

The site has excellent visibility from Lower Roswell Road. The site has three curb cuts on Lower Roswell Road, and a curb cut at the traffic light. There is also a rear access point via Freydale Road.

Proximity to Nearby Major Employment Markets

The Subject Property offers hard to beat commute times to many of Metro Atlanta's largest and most significant employment districts.

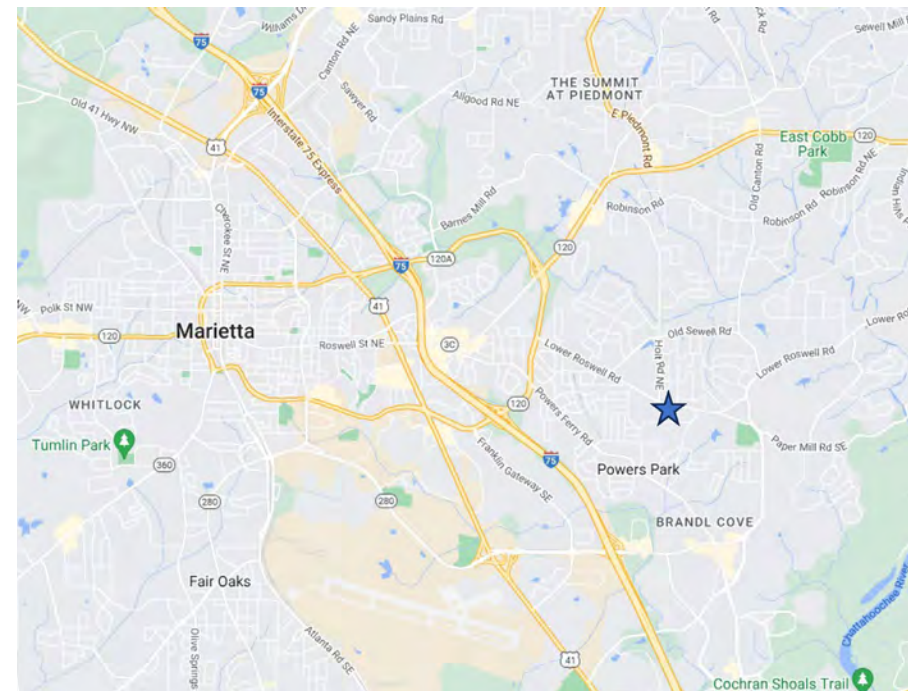
- 4.4± mi to Marietta Square
- 5.6± mi to Truist Park / The Battery
- 6.8± mi to Cumberland/Galleria/Vinings
- 9± mi to Town Center Office Submarket
- 9.6± mi to Kennesaw State University
- 13± mi to Buckhead
- 16± mi to Midtown

Schools

The area schools that serve the property are Eastvalley Elementary School, East Cobb Middle School, and Wheeler High School.

Acreage / Price

The property is being marketed as 9.86± acres with improvements. The property is being marketed without an asking price.



Market Summary

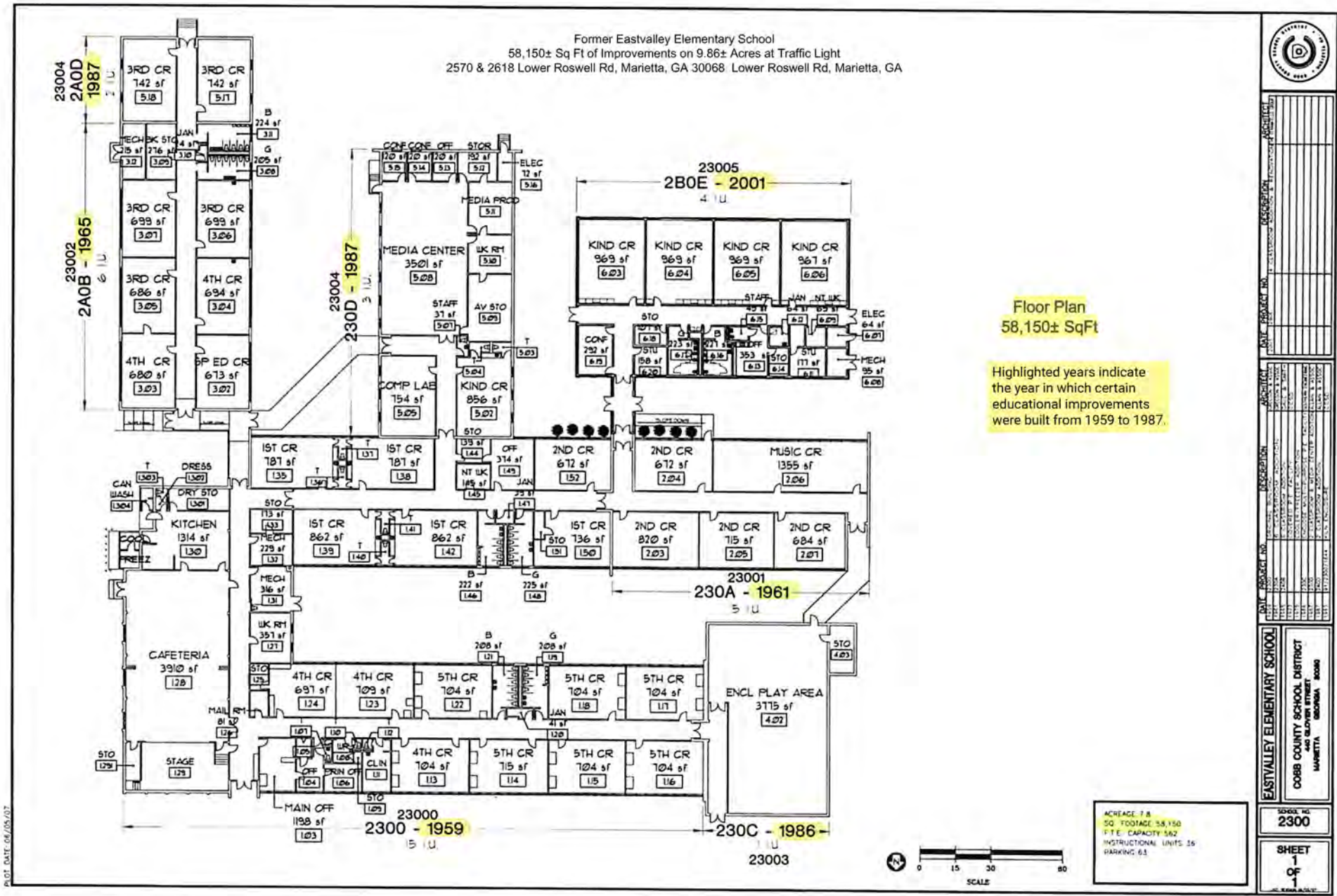
East Cobb, GA

East Cobb is a community of over 170,000 residents, located in Cobb County just northwest of Atlanta. In 2016, Money magazine named East Cobb as Georgia's best place to live. Schools rank among the best in the state. Nearly 1 out of every 10 residents in Cobb County is 65 years old or older, according to recent estimates from the U.S. Census Bureau.

Downtown Atlanta is just a short drive away. In addition, the proximity to interstates I-75 and I-285 makes it easy to move around the metro area. There are numerous parks and recreation areas throughout East Cobb, including a national battlefield park near the historic downtown Marietta Square, and a national recreation area along the Chattahoochee River. Cobb County is also home to the Atlanta Braves, and their new ball park features a mixed-use area, The Battery, surrounding the stadium that includes numerous restaurants, shops, hotels, and a concert venue. The Marietta Square has over 30 restaurants, numerous shops and boutiques, Glover Park, and year-round farmers markets and artisanal craft fairs, among many other features. Cobb Energy Performing Arts Center hosts plenty of performing arts events, including performances by the Atlanta Ballet. East Cobb is home to one of the best selections of restaurants in the area.

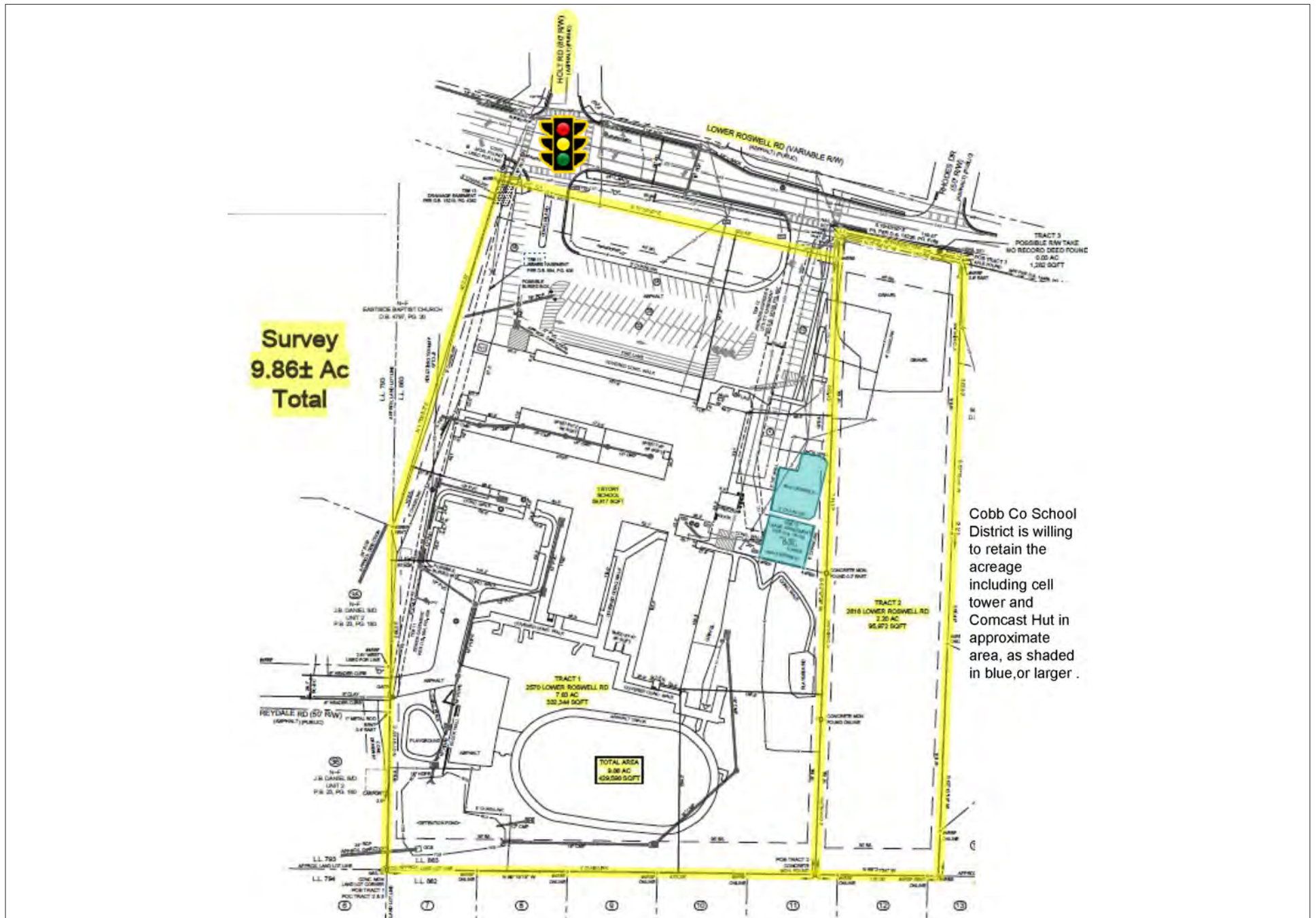
www.eastcobb.com



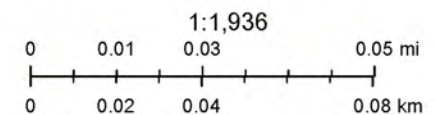




Property Survey - Labeled



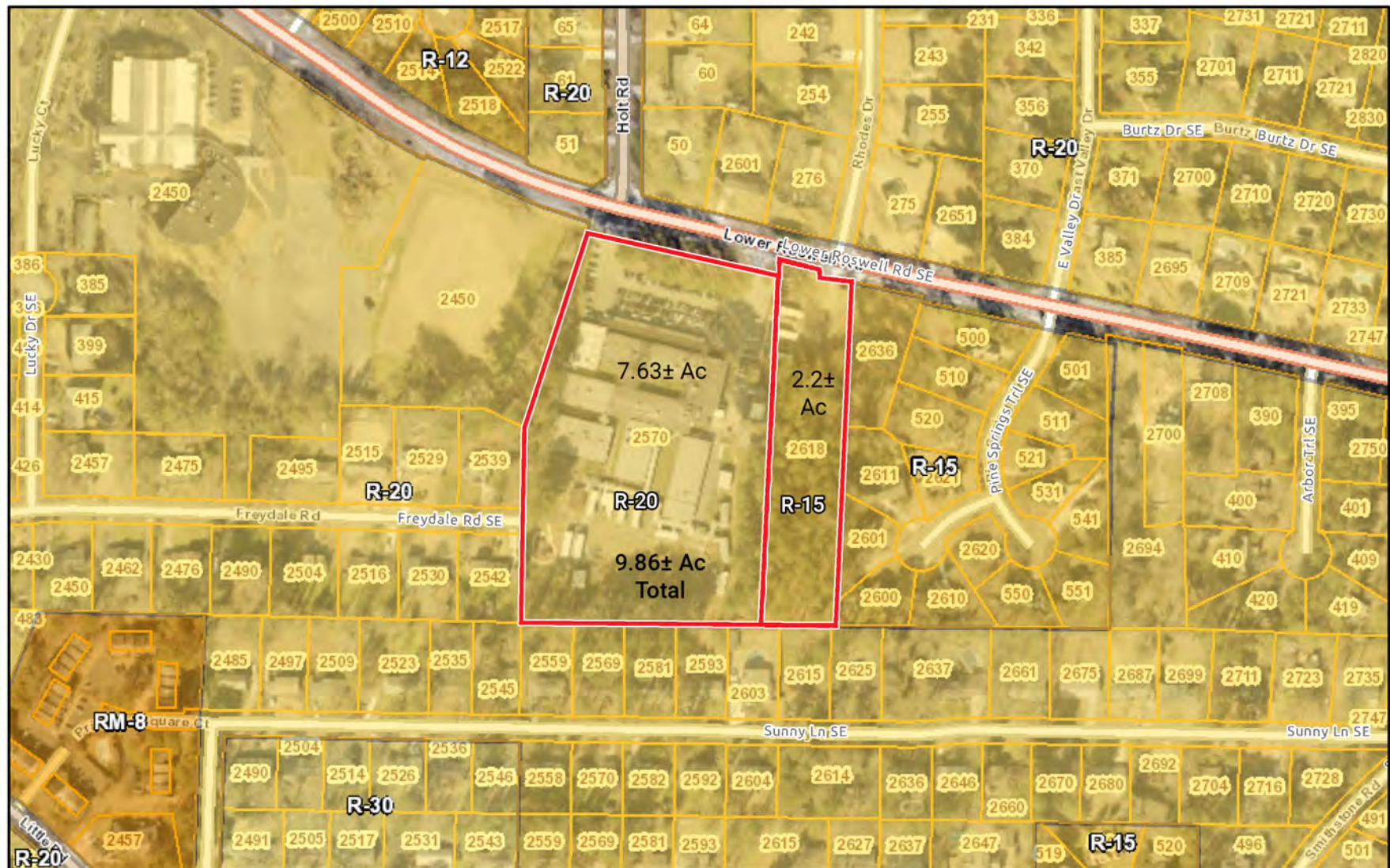
2570 & 2618 Lower Roswell Rd, Marietta, GA



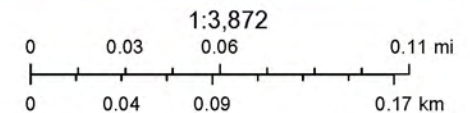
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2570 & 2618 Lower Roswell Rd - Zoning Districts

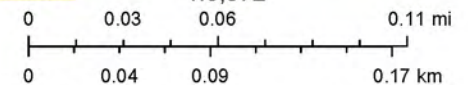


Zoning Districts	NRC	CRC	PSC	HI	LRO	OHR	R-80/OSC	R-40
<all other values>	UVC	UC	GC	IF	OI	OS	RR	R-30/OSC
CF	PVC	NS	RRC	LI	OMR	R-80	R-40/OSC	R-30



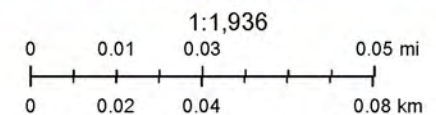
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2570 & 2618 Lower Roswell Rd - Topography & Hydrology



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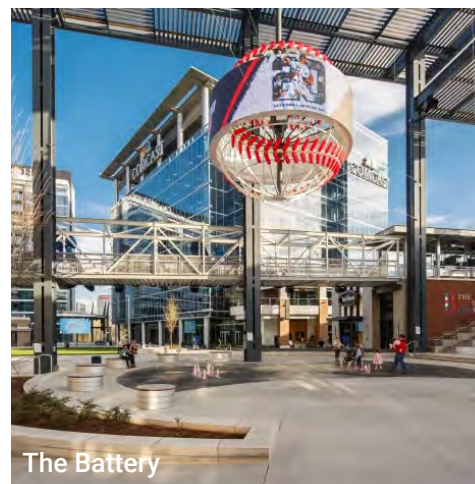
Property Photos



Property Photos



Area Photos



Listing Team



Dan Buyers
Partner

(678) 385-2722 O
(770) 596-2629 M
tdb@mcwrealty.com

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 a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

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



Nelson Vinson
Partner

(678) 385-2718 O
(404) 925-0995 M
nrv@mcwrealty.com

Nelson specializes in residential and commercial 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.



McWhirter
Commercial Real Estate Since 1981