

5875 McClure Road

UNION CITY, GA 30213



OFFERING SUMMARY

Sale Price: \$60,000 / acre

Price / Acre: \$60,000

Lot Size: 33.2 Acres

Zoning: TCMU

Market: South Fulton Parkway

PROPERTY OVERVIEW

Zoned Town Center Multi Use in one of the fastest growing Industrial Markets in the nation. Approximately 890 ft of frontage on South Fulton Pkwy
 Approximately 1,200 feet of frontage on McClure Road
 No flood plain, No creeks

South Fulton Parkway serves as a major thoroughfare connecting West Point, Troup County, through LaGrange, paralleling I-85 to the west, through portions of Coweta County and Fulton County crossing I-285 west of Hartsfield-Jackson Atlanta International Airport. Portions of South Fulton Parkway are included as part of the National Highway System, a system of roadways important to the nation's economy, defense, and mobility. The subject property is located between two master planned communities totaling over 2,000 residential units. This subsection of Metro Atlanta is drawing substantial investment in logistics and warehousing. Over 17 Million new square feet of space is currently under construction. Residential growth is to follow with several large developers taking positions and working through entitlements.

LOCATION OVERVIEW

Located along South Fulton Parkway between two major intersections, this property sits directly in the path of progress for South Fulton. Positioned just south of the Hwy 92/South Fulton Parkway Intersection, this parcel is within the City limits of Union City. Only minutes from I-85 and about 15 minutes to Hartsfield Jackson Airport.

For More Information:

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Stephen Lovett

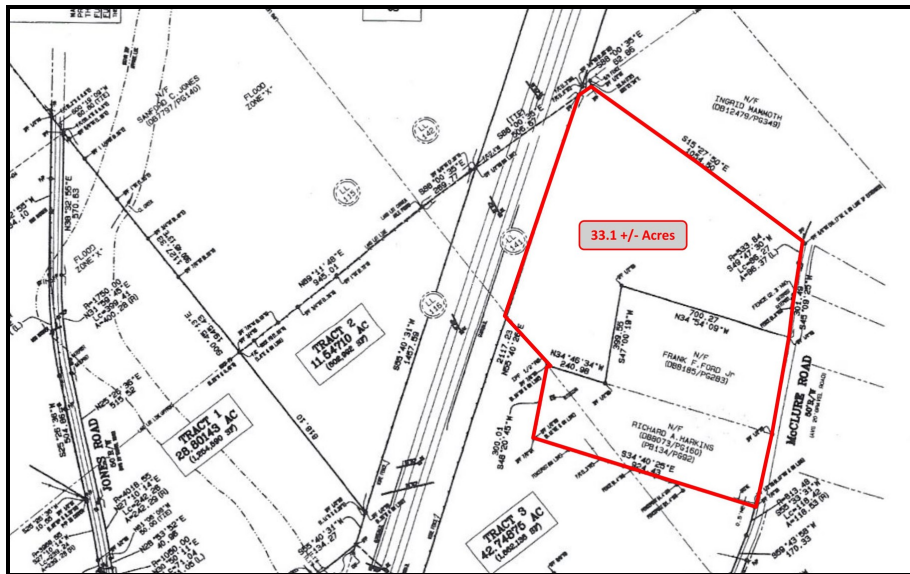
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ADDITIONAL PHOTOS

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MARKET OUTLOOK AND STATISTICS

- The South Atlanta Market has accounted for over half of the Metro Atlanta Industrial Market Absorption in the past 3 years
- Institutional Investors drawn to Atlanta Market because of upward mobility in lease rates
- The consistence absorption averages about 17 million square feet per year since 2015
- The steady demand is due in large part to our the thriving E-Commerce and Logistics hub near the Airport
- 1,210,754 square feet of Net Absorption in Metro Atlanta in 2018
- 6.10% Vacancy Rate for spaces <100,000 square feet
- Average Rent \$5.19 per Square Foot
- 17,207,348 Square Feet Under Construction
- Core 5 developing Crossroads Business Center adjacent to McClure Road Phase 1 will be over 1,000,000 square foot

RESIDENTIAL HIGHLIGHTS

- The South Fulton submarket has become a hub for workforce and blue-collar housing which is seeing exponential growth.
- Regional developer is pursuing a 130 +/- Acre tract just over 1 mile from the subject property which is currently entitled for a total of 347 dwelling units.
- A separate regional developer is pursuing a 180 +/- acre tract just over 4 miles away which is currently entitled for a total of 399 dwelling units.
- The recent push for reasonably priced housing in South Fulton is encouraging national and regional builders to move into the area.
- Local municipalities are becoming bullish on a smaller and more affordable home. In late 2018, new home sales were up 49% year over year due to this change in political climate.
- We expect this same growth to continue for the foreseeable future as people continue to seek homes at a more affordable price in close proximity to Atlanta.
- Within a 5 mile radius, there is a population of 52,436 people.



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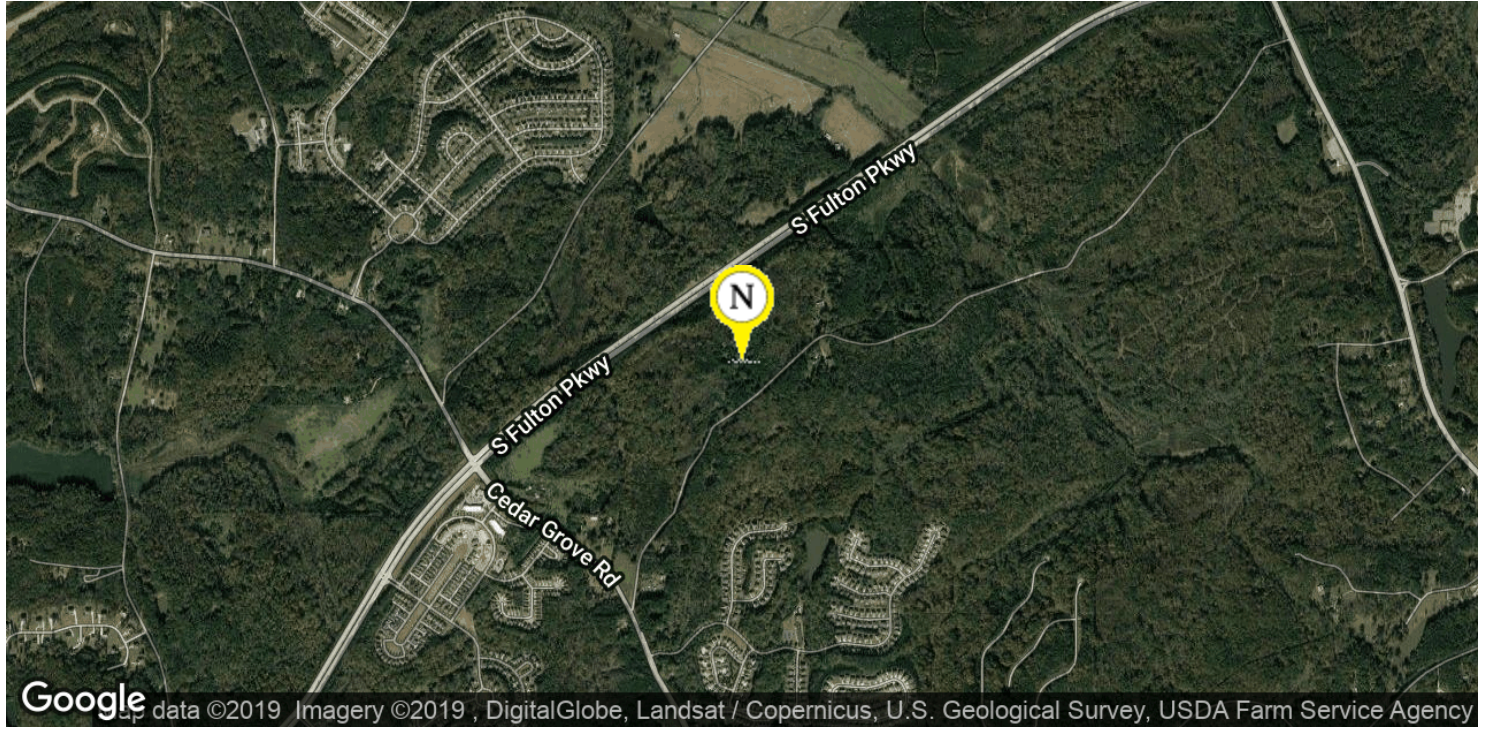
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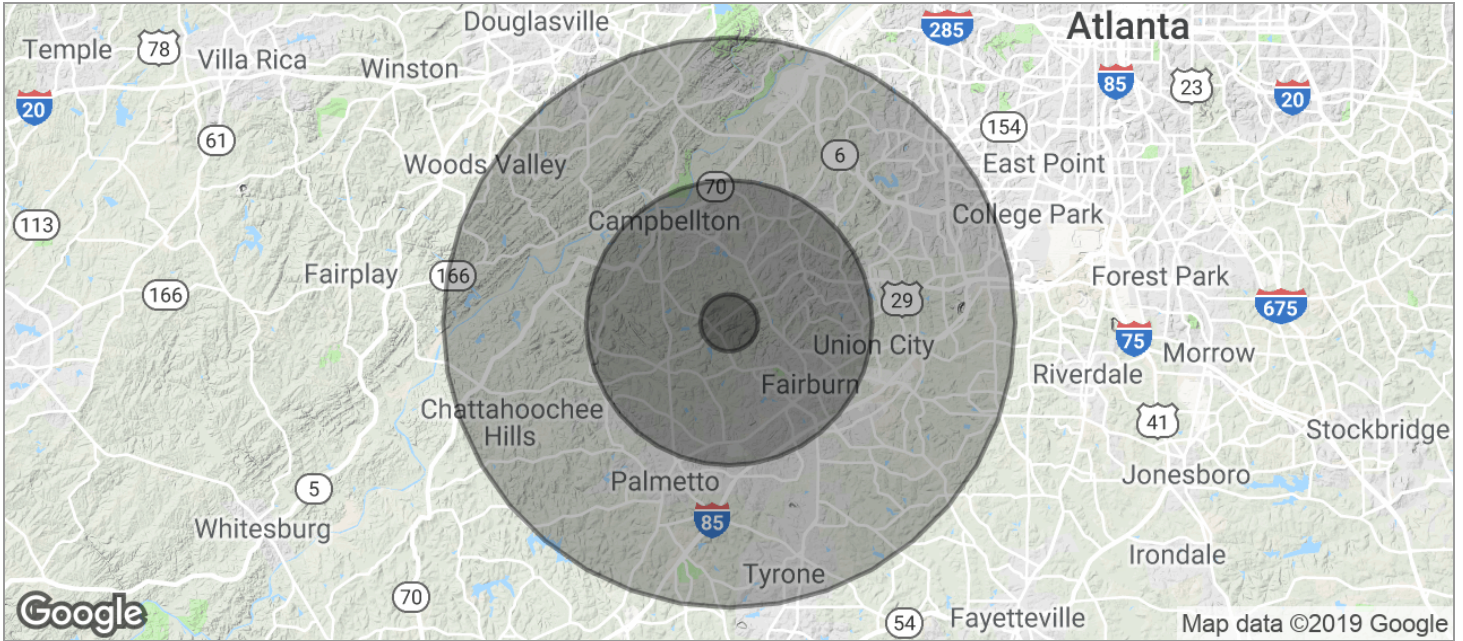
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	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	1,449	35,313	181,911
MEDIAN AGE	32.7	32.5	33.6
MEDIAN AGE (MALE)	32.3	31.4	32.0
MEDIAN AGE (FEMALE)	33.0	33.4	34.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	506	12,399	64,426
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$76,138	\$72,407	\$71,120
AVERAGE HOUSE VALUE	\$222,893	\$192,152	\$190,825

* Demographic data derived from 2010 US Census

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Executive Summary

5875 McClure Rd, Fairburn, Georgia, 30213
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.59855
Longitude: -84.63031

	1 mile	3 miles	5 miles
Population			
2000 Population	691	5,155	17,530
2010 Population	2,517	15,398	43,306
2018 Population	3,204	20,105	52,436
2023 Population	3,568	22,288	57,457
2000-2010 Annual Rate	13.80%	11.56%	9.47%
2010-2018 Annual Rate	2.97%	3.29%	2.35%
2018-2023 Annual Rate	2.18%	2.08%	1.85%
2018 Male Population	46.7%	46.4%	46.1%
2018 Female Population	53.3%	53.6%	53.9%
2018 Median Age	35.6	35.1	33.9

In the identified area, the current year population is 52,436. In 2010, the Census count in the area was 43,306. The rate of change since 2010 was 2.35% annually. The five-year projection for the population in the area is 57,457 representing a change of 1.85% annually from 2018 to 2023. Currently, the population is 46.1% male and 53.9% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	11.5%	12.2%	12.2%
2018 Black Alone	83.3%	82.4%	81.5%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	0.9%	0.9%	1.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	1.5%	1.6%	2.5%
2018 Two or More Races	2.6%	2.6%	2.5%
2018 Hispanic Origin (Any Race)	3.9%	4.3%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	266	1,798	6,295
2010 Households	967	5,444	15,398
2018 Total Households	1,214	7,060	18,532
2023 Total Households	1,343	7,778	20,178
2000-2010 Annual Rate	13.78%	11.72%	9.36%
2010-2018 Annual Rate	2.80%	3.20%	2.27%
2018-2023 Annual Rate	2.04%	1.96%	1.72%
2018 Average Household Size	2.62	2.83	2.82

The household count in this area has changed from 15,398 in 2010 to 18,532 in the current year, a change of 2.27% annually. The five-year projection of households is 20,178, a change of 1.72% annually from the current year total. Average household size is currently 2.82, compared to 2.80 in the year 2010. The number of families in the current year is 13,146 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$68,175	\$66,841	\$61,651
2023 Median Household Income	\$75,521	\$74,838	\$68,922
2018-2023 Annual Rate	2.07%	2.29%	2.25%
Average Household Income			
2018 Average Household Income	\$79,987	\$79,484	\$76,566
2023 Average Household Income	\$90,808	\$90,523	\$87,838
2018-2023 Annual Rate	2.57%	2.64%	2.78%
Per Capita Income			
2018 Per Capita Income	\$28,443	\$28,424	\$27,287
2023 Per Capita Income	\$32,015	\$32,112	\$31,089
2018-2023 Annual Rate	2.39%	2.47%	2.64%

Households by Income

Current median household income is \$61,651 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$68,922 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$76,566 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$87,838 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,287 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,089 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	266	1,838	6,619
2000 Owner Occupied Housing Units	214	1,451	4,481
2000 Renter Occupied Housing Units	51	346	1,814
2000 Vacant Housing Units	1	41	324
2010 Total Housing Units	1,033	6,031	17,511
2010 Owner Occupied Housing Units	807	4,418	11,458
2010 Renter Occupied Housing Units	160	1,026	3,940
2010 Vacant Housing Units	66	587	2,113
2018 Total Housing Units	1,264	7,439	19,874
2018 Owner Occupied Housing Units	1,055	5,850	14,080
2018 Renter Occupied Housing Units	159	1,210	4,451
2018 Vacant Housing Units	50	379	1,342
2023 Total Housing Units	1,416	8,153	21,440
2023 Owner Occupied Housing Units	1,182	6,562	15,706
2023 Renter Occupied Housing Units	161	1,216	4,472
2023 Vacant Housing Units	73	375	1,262

Currently, 70.8% of the 19,874 housing units in the area are owner occupied; 22.4%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 17,511 housing units in the area - 65.4% owner occupied, 22.5% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 5.79%. Median home value in the area is \$182,447, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.70% annually to \$208,479.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.