

OFFERING MEMORANDUM

± 9.25 ACRE LAND SITE | ZONED R-40 | ACWORTH, GA

DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

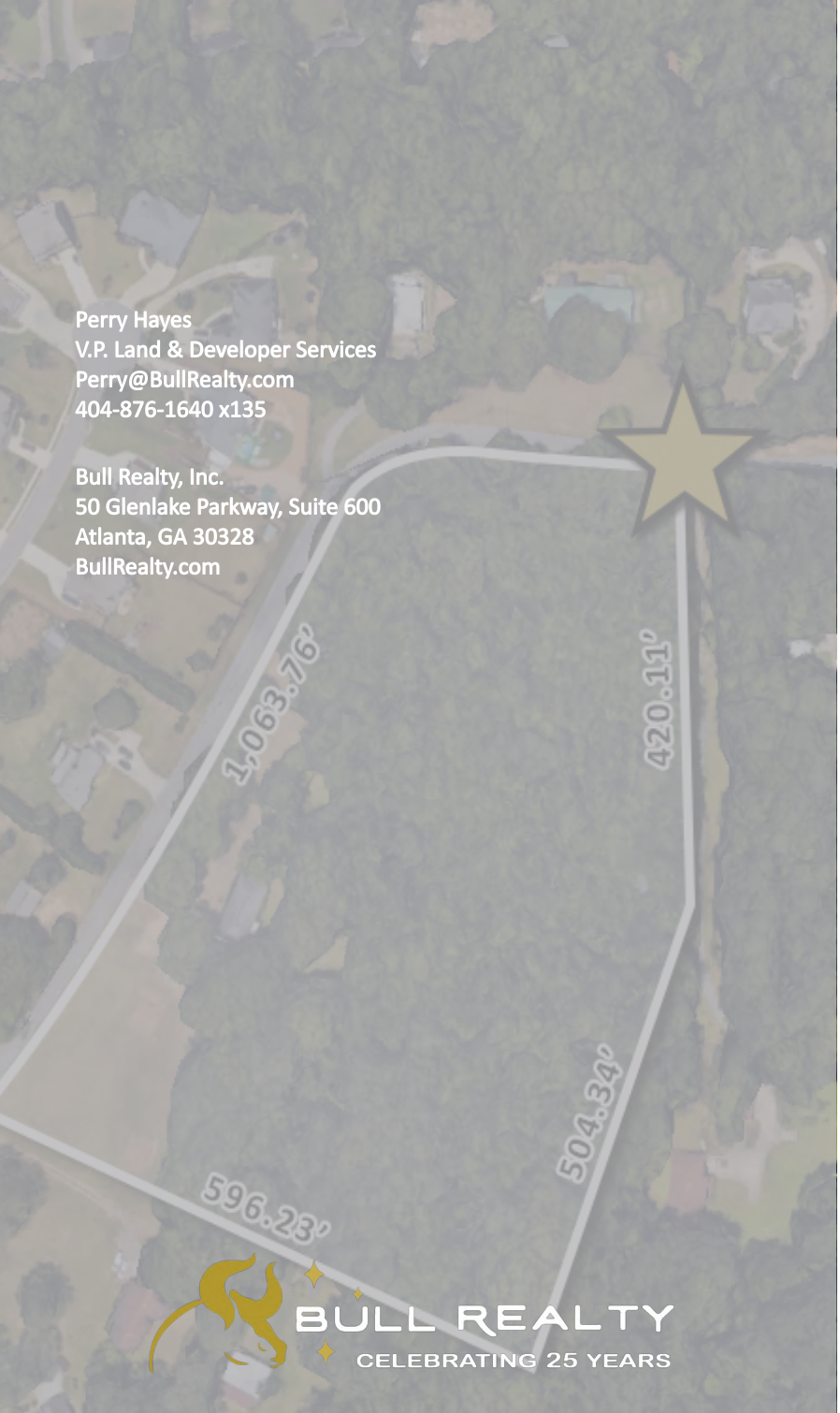
This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.



Perry Hayes
V.P. Land & Developer Services
Perry@BullRealty.com
404-876-1640 x135

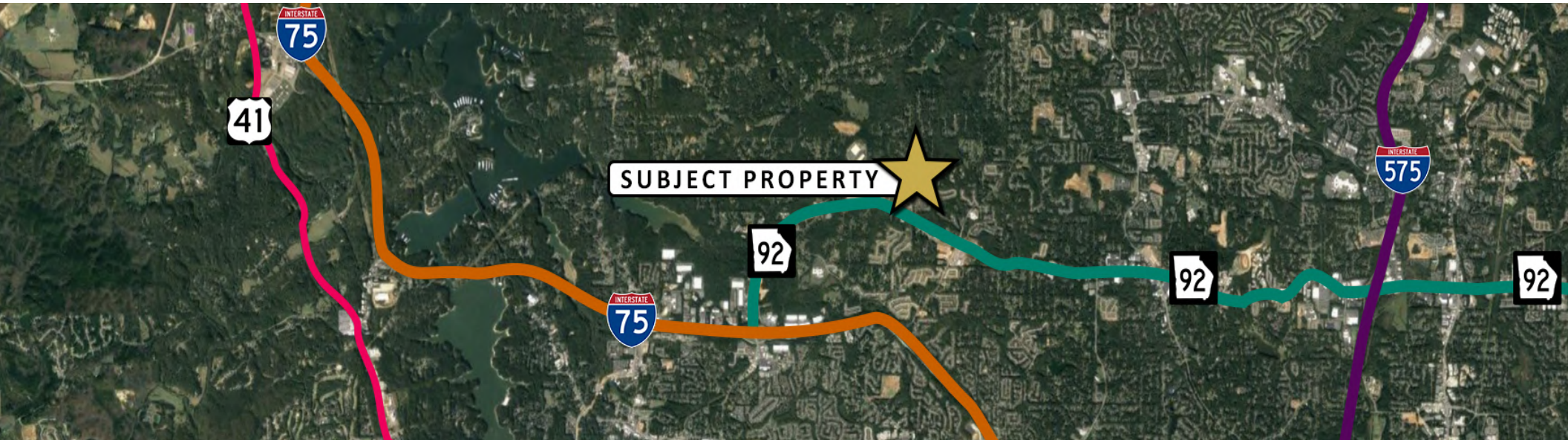
Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Located in SW Cherokee County, this ± 9.25 acre land site is available for sale at a price of \$1,600,000. Zoned R-40, the gentle sloping topography of this site can be easily developed for high-density single family households or condominiums.

The property's location is just far enough from bustling city life, yet convenient to all major highways and interstate systems. Its proximity to these roadways enables an easy commute to the city of Atlanta as well as other major metropolitan areas such as Chattanooga, Nashville, Birmingham and Huntsville. Centrally located between Woodstock, Kennesaw and Cartersville, this residential site is served by the Cherokee County School District, more specifically, Oak Grove Elementary, E.T. Booth Middle School and Etowah High School. In addition to accessibility via major roadways, an abundance of retail and restaurants are located less than a mile from the property on Highway 92.

PROPERTY HIGHLIGHTS

- > 0.3 miles north of Highway 92
- > 2.5 miles north of I-75
- > 5.5 miles west of I-575
- > 1.0 miles south of Lake Allatoona



Sale Price: \$1,600,000



Site Size: ± 9.25 Acres

PROPERTY INFORMATION

GENERAL

Property Address: 6010 Little Ridge Road, Acworth, GA 30102

County: Cherokee

SITE

Site Size: ± 9.25 Acres

Number of Lots: 1

Parcel ID: 21N11-006

Zoning: R-40

Proposed Use: High-density single family detached

Utilities: Electricity/power, water, telephone & cable

Topography: Sloping

AREA

Frontage: 1,063' on Little Ridge Road

Ingress/Egress Points: 2

Neighboring Properties: 7 - Residential subdivisions

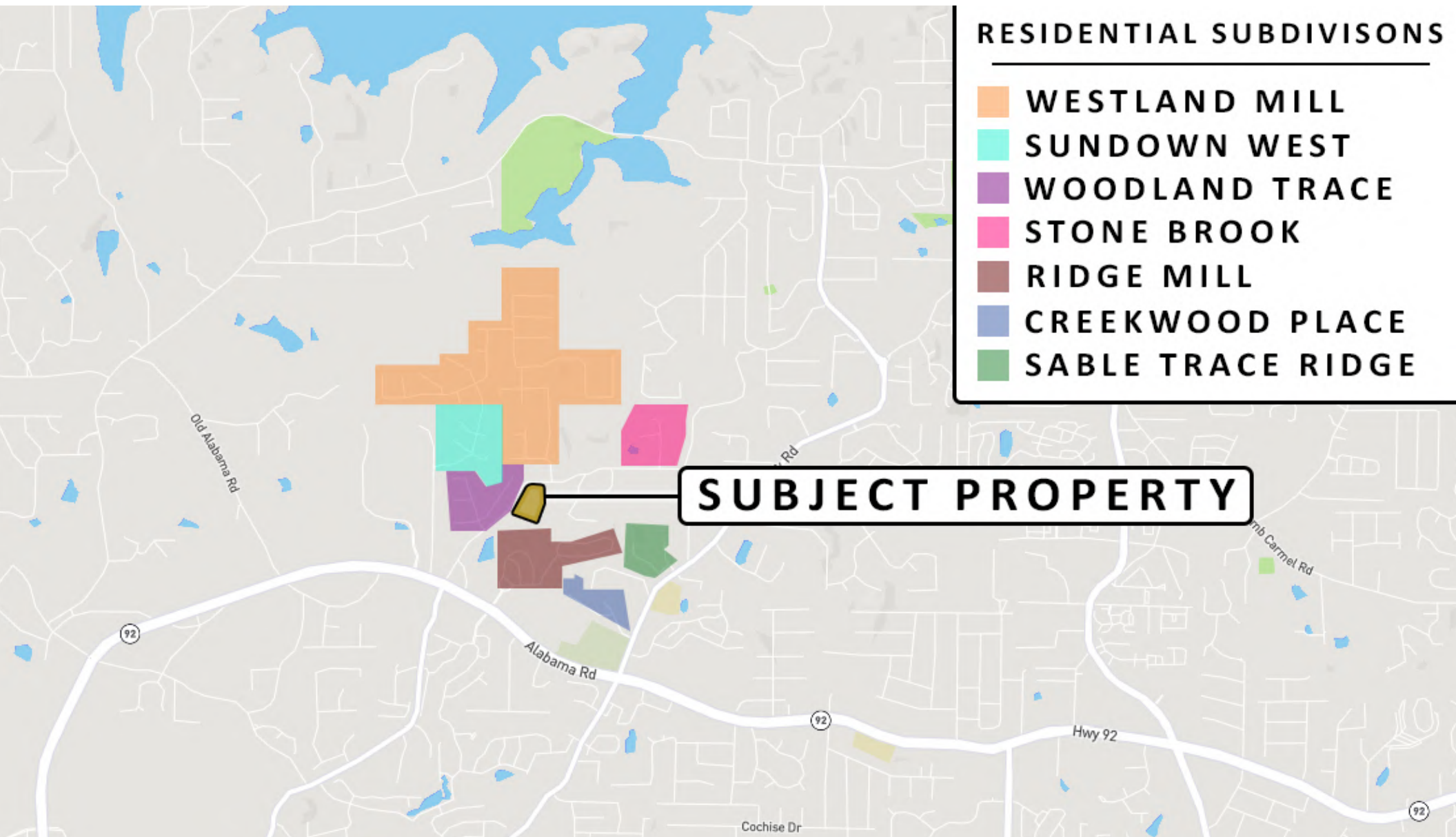
Cross Streets: Little Ridge Road & Highway 92

FINANCIAL

Sale Price: \$1,600,000



RESIDENTIAL SUBDIVISION MAP



SURVEY



AERIAL MAP



RETAILER MAP

LAKE ALLATOONA

SUBJECT PROPERTY



Walmart

EXXON

LDL

O'Reilly AUTO PARTS

NO LONGER BOUND THRIFT STORE

Bath Works

ULTA BEAUTY

OfficeMax

KOHL'S

SMOOTHIE KING

THE HOME DEPOT

PETSMART

TACOMAC

DUNKIN'

STARBUCKS COFFEE

LOWE'S

Krispy Kreme

RaceTrac

Firestone

WAFFLE HOUSE

planet fitness

Target

goodwill

IHOP

Checkers

Sam's CLUB

McDonald's

Arby's

SHERWIN WILLIAMS

TACO BELL

HONEY BAKED Ham

Chick-fil-A

DQ

CAPTAIN D'S

BURGER KING

TIRE PLUS

Bojangles

ingles Publix

Hardee's

Walgreens

Cabela's

DOLLAR TREE

Pizza Hut

Hampton Inn

FAMILY DOLLAR

ZAXBY'S

SONIC

Bass Pro Shops

Culver's

POPEYES

KFC

SIEGEL SELECT Extended-Stay Living

DOLLAR GENERAL

QT

campers inn RV

WOODSTOCK FURNITURE & MATTRESS OUTLET

CVS pharmacy

Kroger

Wendy's

Krystal

FAT SHACK

LUMMUS SUPPLY COMPANY

Advance Auto Parts

Shell

SUBWAY

AutoZone

IN THE AREA



TOWN CENTER AT COBB

Town Center at Cobb is conveniently located just off of I-75 in a dense retail corridor. With over 175 stores, Town Center is the main shopping destination in Northwest Atlanta. Major department stores include Macy's, JCPenney's, Belk and more.



RED TOP MOUNTAIN STATE PARK

Known as one of Georgia's most popular state parks, Red Top Mountain attracts an impressive number of annual visitors. Located on Lake Allatoona, the park is ideal for swimming, fishing and water sports as well as picnics, hiking and camping.

KENNESAW STATE UNIVERSITY

Kennesaw State University offers more than 150 undergraduate, graduate & doctoral degrees to its more than 35,000 students. With 13 colleges in two metro - Atlanta campuses, KSU is a member of the University System of Georgia & the third largest university in the state.



OUTLET SHOPPES OF WOODSTOCK

Located just off I-575, The Outlet Shoppes is a premier lifestyle center, providing visitors a beautiful outdoor shopping experience, access to over 100 nationally known storefronts and an abundance of dining/drink opportunities.



DEMOGRAPHIC OVERVIEW

DEMOGRAPHICS



1 Mile	3,700
3 Miles	49,007
5 Miles	129,958

POPULATION



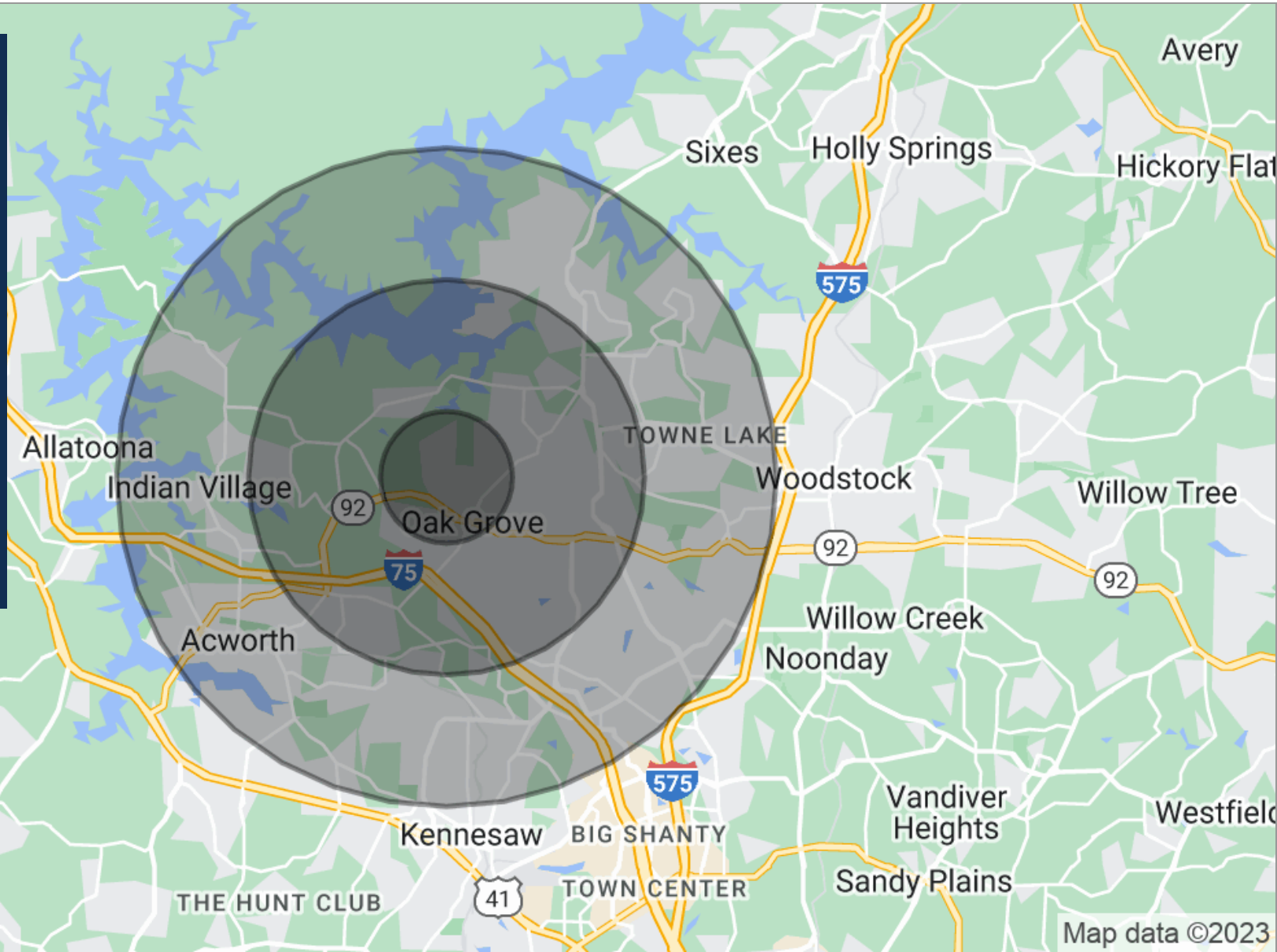
1 Mile	1,496
3 Miles	17,523
5 Miles	48,904

HOUSEHOLDS



1 Mile	\$74,842
3 Miles	\$83,563
5 Miles	\$91,945

AVG. HH INCOME



Map data ©2023

BROKER PROFILE

PERRY HAYES

V.P. Land & Developer Services



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
404-876-1640 x135
Perry@BullRealty.com



PROFESSIONAL BACKGROUND

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

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