

# Offering Memorandum

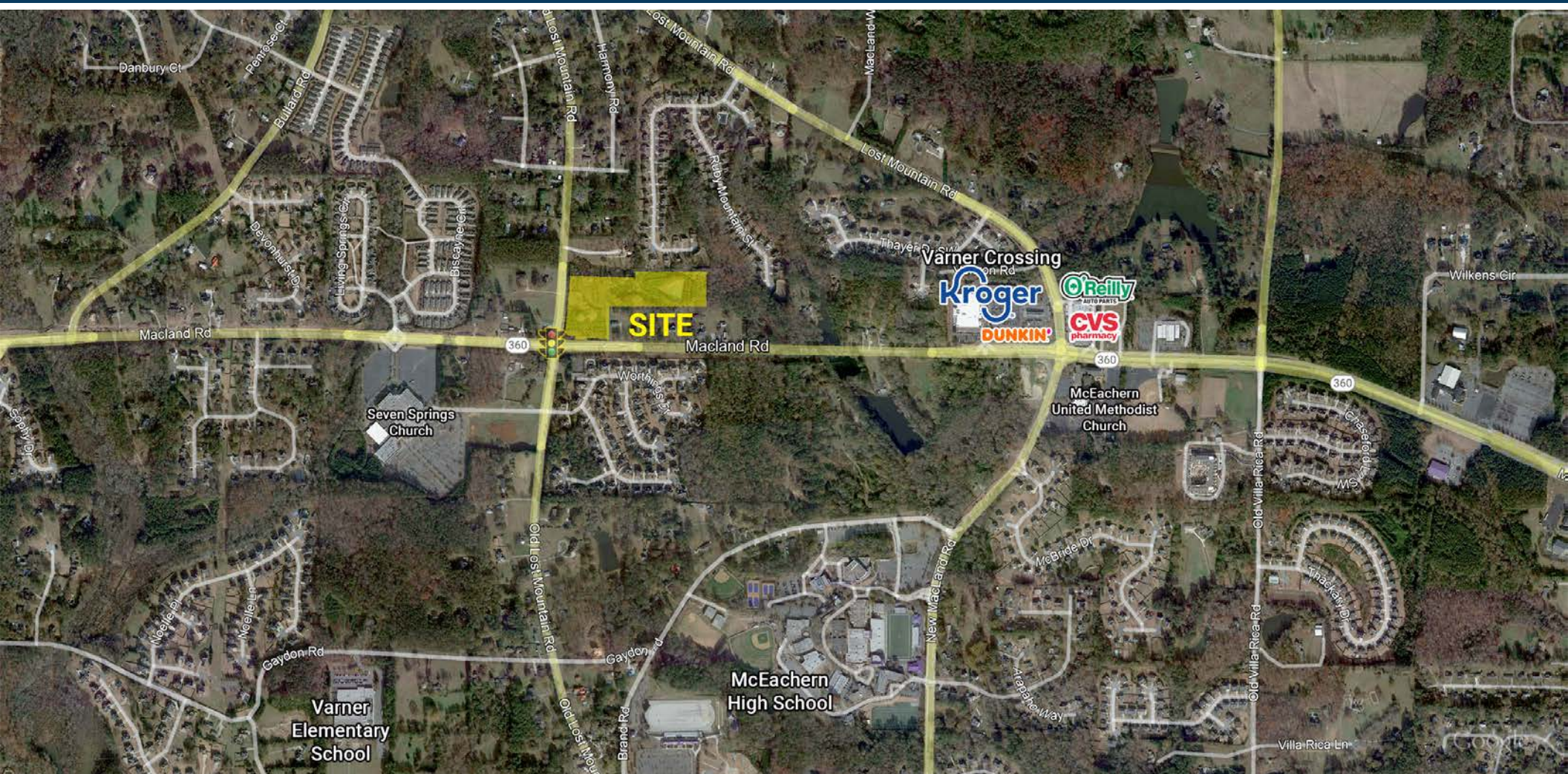
## 11.25± Ac Residential Development Opportunity

(Alternate uses may include senior housing, educational, recreational, equestrian, or religious)

### McEachern High School District



McWhirter



Traffic Light Intersection of Macland Road & Old Lost Mountain Road  
Powder Springs, GA 30127

## 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.

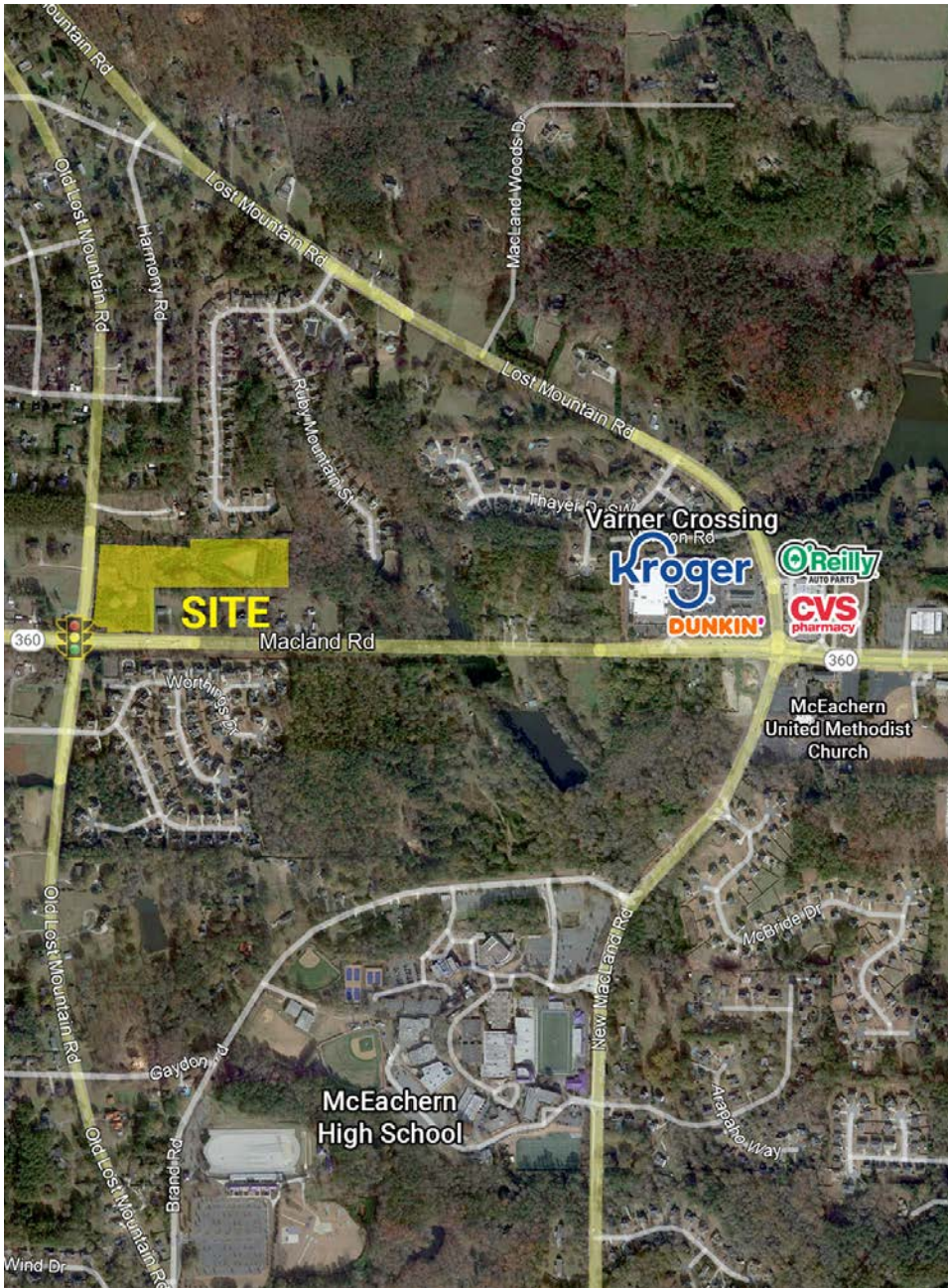
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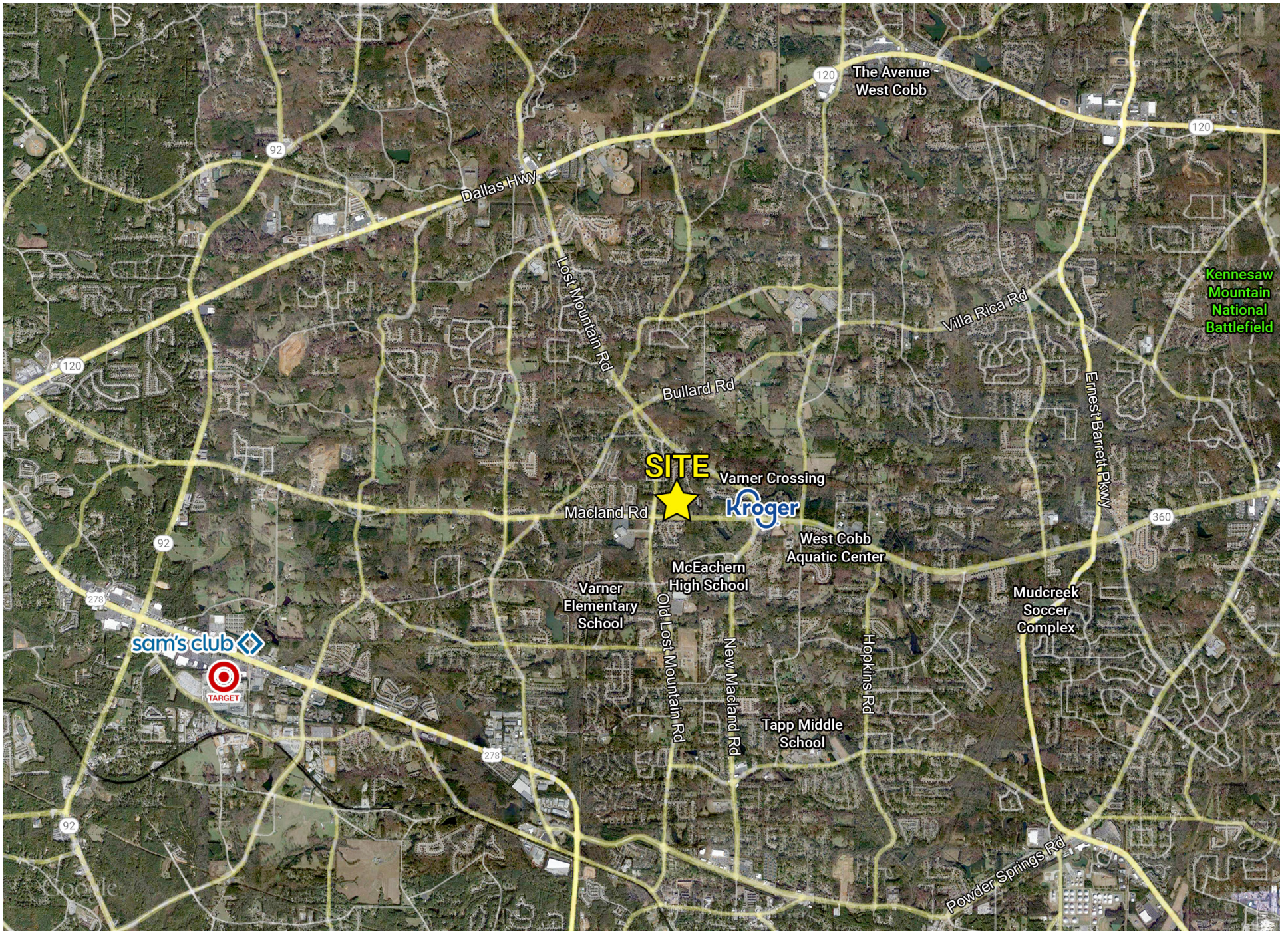
# 11.25± AC Residential Development Opportunity

Macland Road @ Old Lost Mountain Road  
Powder Springs, GA 30127

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Aerial Map



## Property Summary

McWhirter is pleased to offer this 11.25± acre tract for sale, located at the northeast quadrant of the traffic light intersection of Macland Road (State Highway 360) and Old Lost Mountain Road. Development alternatives include traditional residential development, senior housing development, equestrian development, recreational development, an enclave of high-end residential homes, educational or religious development. Located in the desirable Macland Road corridor, within 5± miles of the 3,000 acre Kennesaw Mountain National Park. This property is served by some of the finest Cobb County public schools and in close proximity to the most prestigious private schools in Northwest Metro Atlanta. This beautiful property has been owned and enjoyed by the same family for decades.

Three separate parcels fronting Macland Road and Old Lost Mountain Road is a total of 11.25± acres. These parcels are raw, undeveloped land, and includes a natural flowing stream at the northeast corner of the property. The 10± acre parcel has one home located on the property. The topography of both parcels is gently sloping.

### Location

Located in Unincorporated Cobb County, the property is near recent single family, senior housing, and commercial developments. It is very close to a good commercial node that includes the Varner Crossing Kroger anchored shopping center with CVS, Dunkin Donuts, and others.

### Access / Frontage

This 11.25± acre property is located at a traffic light intersection with 600± feet of frontage on Macland Road (State Highway 360) and 500± feet of frontage on Old Lost Mountain Road with convenient access to Barrett Parkway, East West Connector, and Dallas Highway. Macland Road carries over 30,000 cars per day.

### Utilities

Utilities are served by Cobb County.

### Zoning / Future Land Use

The property is currently zoned R-30, and designated as Low Density Residential on the County's Future Land Use map.

### Price

The Property is listed at \$1,365,000 (\$121,333.33/ac).





## Market Summary

### Kennewaw Mountain National Battlefield Park

Kennesaw Mountain National Battlefield Park is a 2,965 acre National Battlefield Park located 4± miles east-northeast of the subject property that preserves a Civil War battleground of the Atlanta Campaign. Opposing forces maneuvered and fought here from June 19, 1864 until July 2, 1864. Although most famous as a Civil War battlefield, Kennesaw Mountain has a much richer story.

The elevation of Kennesaw Mountain is 1,808 feet above sea level. While hiking up to the top, an elevation of 708 feet is gained in the short 1.2 miles.

Kennesaw Mountain was a physical barrier standing between a large Federal force and an important Confederate railroad and manufacturing center. The battle played an important role in a complicated national drama of bitter military combat and politics.

Today Kennesaw Mountain National Battlefield preserves the locations of and commemorates the major events associated with the Battle of Kennesaw Mountain. It is the only National Park Service property that commemorates the Atlanta Campaign.

**More importantly to many area residents, The National Park offers 3,000± acres for recreation, jogging, hiking, horseback riding, picnics and preservation. It is an oasis of natural beauty in the modern cities of Marietta and Metropolitan Atlanta.**



## Market Summary

### City of Powder Springs, GA

Downtown Powder Springs is located 4.5 miles south of the subject property. Powder Springs is a vibrant part of Metro Atlanta.

Downtown Powder Springs offers residents and visitors a walkable downtown environment with an increasing number of restaurants and shops.

The City of Powder Springs received the "2020 Great Place Award" from the Atlanta Regional Commission for the City's focus on their Downtown development and renovations to its Town Green and historic buildings. Downtown Powder Springs can easily access the adjacent Silver Comet Trail, two blocks from Downtown.

In 2020, Powder Springs opened the new Thurman Springs Park named for Mayor Al Thurman. This award-winning downtown park offers an amphitheater for concerts and events, fountain/splash pad, play area, seating, and a large open lawn.

Powder Springs residents enjoy reduced commute times compared to many metro submarkets.



## Market Summary

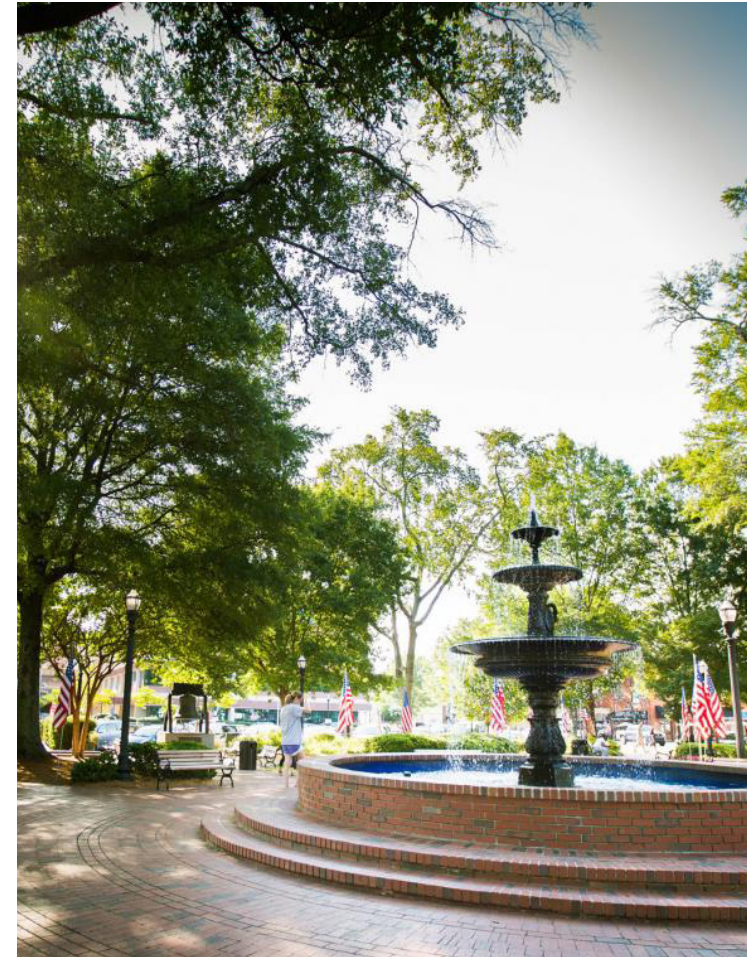
### City of Marietta, GA

The Marietta Square is located 9 miles northeast of the subject property.

Established in 1834, Marietta is a vibrant city that offers world-class amenities while preserving its important ties to the past. The City of Marietta is a unique blend of small-town values with big-city opportunities. Mariettans appreciate the past and are excited about the future.

Nestled just north of Atlanta and south of the North Georgia Mountains, the City of Marietta, Georgia, offers visitors the charm of a small city along with a stimulating urban environment. Marietta has a beautiful and vibrant downtown Square filled with restaurants, museums, theaters, nightlife, festivals, farmers market and the fun-filled Glover Park. As the County seat of Cobb County, Marietta offers her residents and visitors beautiful parks, quaint streets, Victorian homes and historic sites. Area shopping and progressive businesses are found here as well. Multiple local attractions, sporting events, festivals and industry provide visitors with many exciting things to do and business to conduct.

Source: [www.mariettacivilwar.com](http://www.mariettacivilwar.com)





## Public Schools Serving the Property

The property is served by Hillgrove High School, Lovinggood Middle School, and Dowell Elementary School.

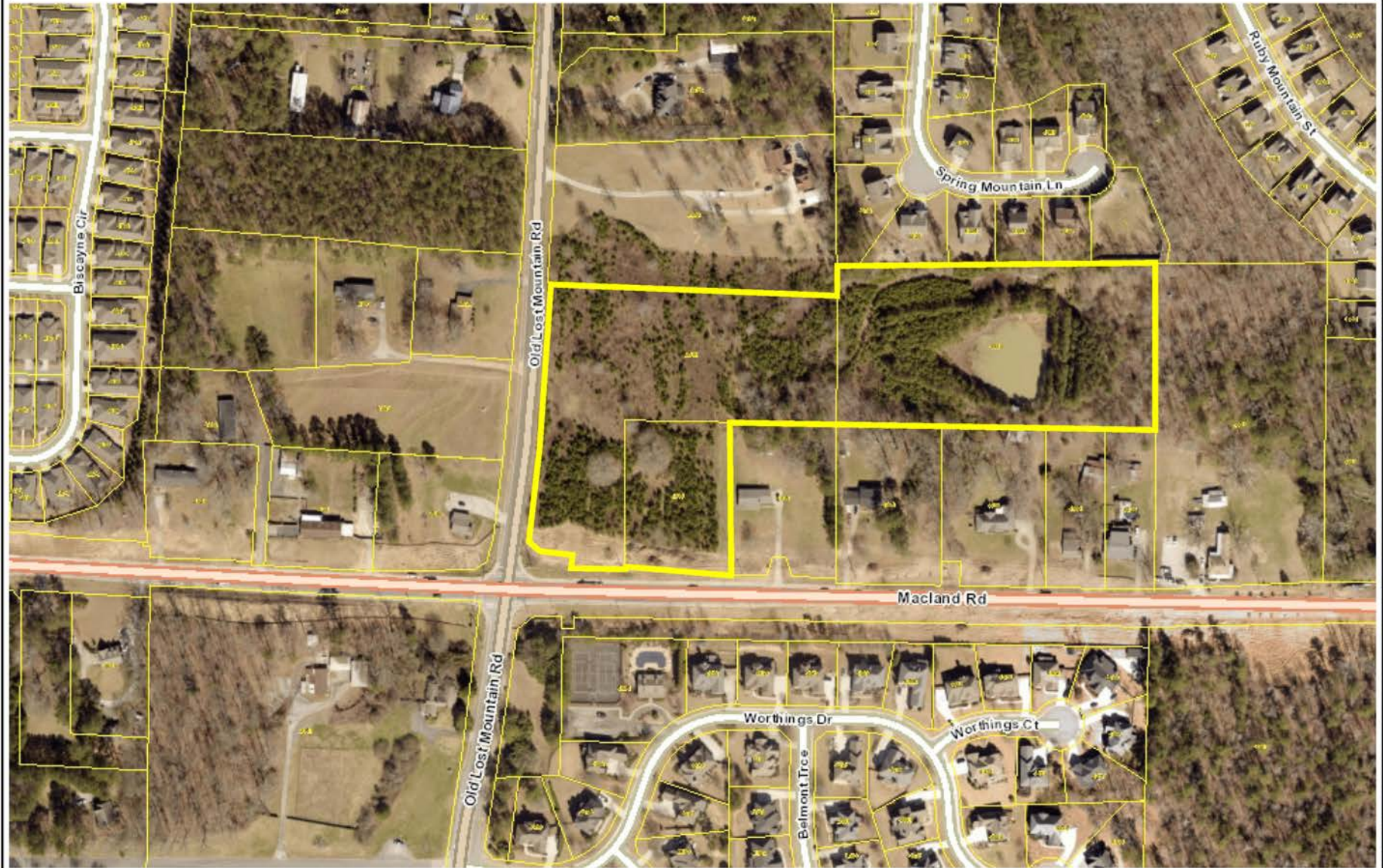
McEachern High School	Tapp Middle School	Varner Elementary
		
<p data-bbox="247 651 562 711">2400 New Macland Road Powder Springs, GA 30127</p> <p data-bbox="128 781 512 808">Ranked 6/10 by greatschools.org</p> <p data-bbox="128 846 684 935">SchoolDigger.com ranks McEachern High School 215 out of 409 Georgia public high schools. (www.schooldigger.com).</p>	<p data-bbox="869 651 1184 711">3900 Macedonia Road Powder Springs, GA 30127</p> <p data-bbox="751 781 1136 808">Ranked 7/10 by greatschools.org</p> <p data-bbox="751 846 1308 967">Tapp Middle School is ranked 272 out of 540 Georgia public middle schools, and 16th among 24 middle schools in the Cobb County School District (www.schooldigger.com).</p>	<p data-bbox="1486 651 1801 711">4761 Gaydon Rd Powder Springs, GA 30127</p> <p data-bbox="1369 781 1753 808">Ranked 6/10 by greatschools.org</p> <p data-bbox="1369 846 1925 967">Varner Elementary School is ranked 588 out of 1,208 Georgia public middle schools, and 36th among 64 middle schools in the Cobb County School District (www.schooldigger.com).</p>

### Private schools in the area include:

- » Mount Paran Christian School - 9.3± miles
- » The Walker School - 12.2± miles



# 11.25± @ Macland Road & Old Lost Mountain Road, Powder Springs, GA



630.5 0 315.26 630.5 Feet

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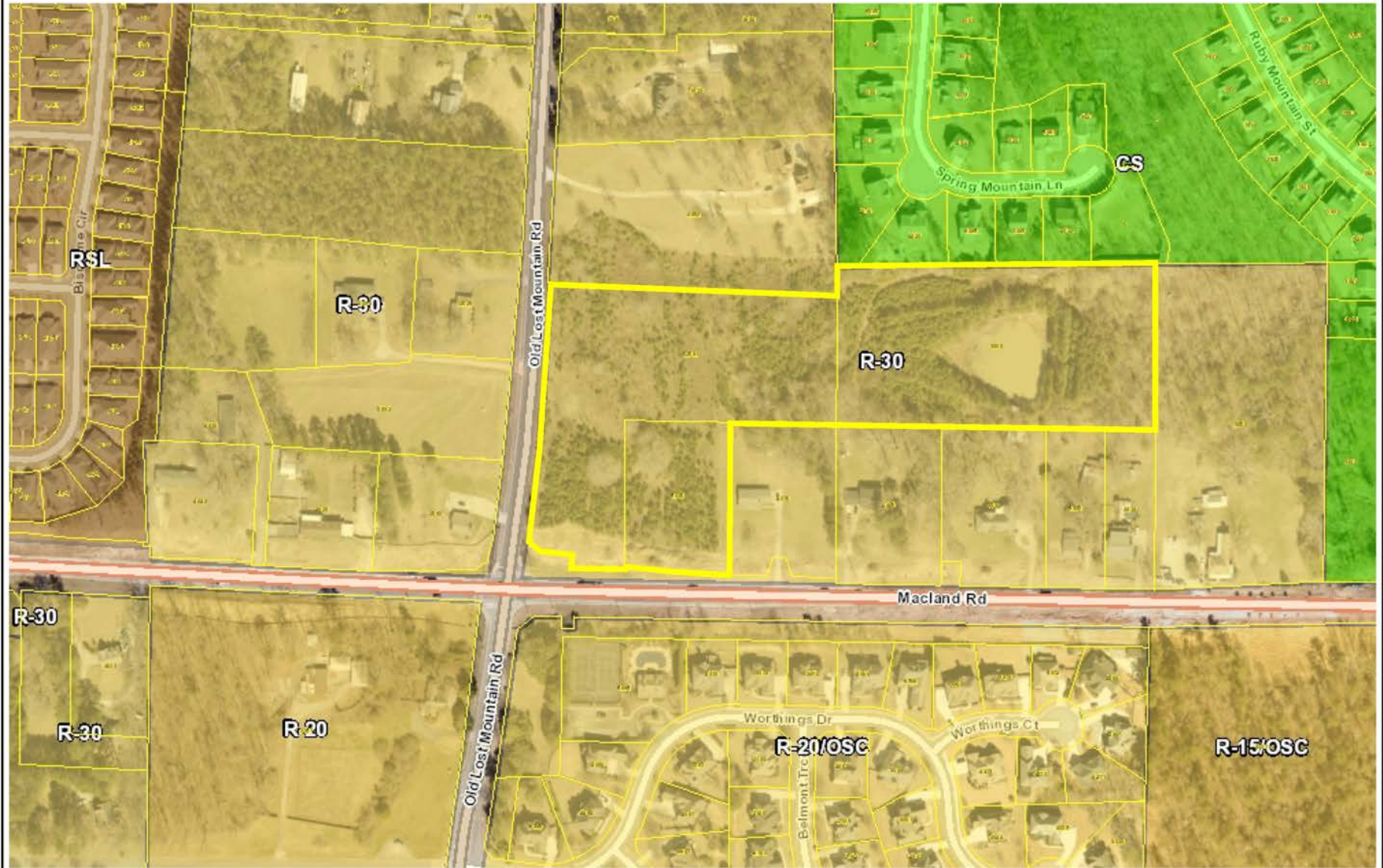


Prepared by: McWhirter Realty Partners, LLC - 770.955.2000

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# 11.25± Ac @ Macland Road & Old Lost Mountain Road - Zoning Districts



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# 11.25± Ac @ Macland Road & Old Lost Mountain Road - Future Land Use



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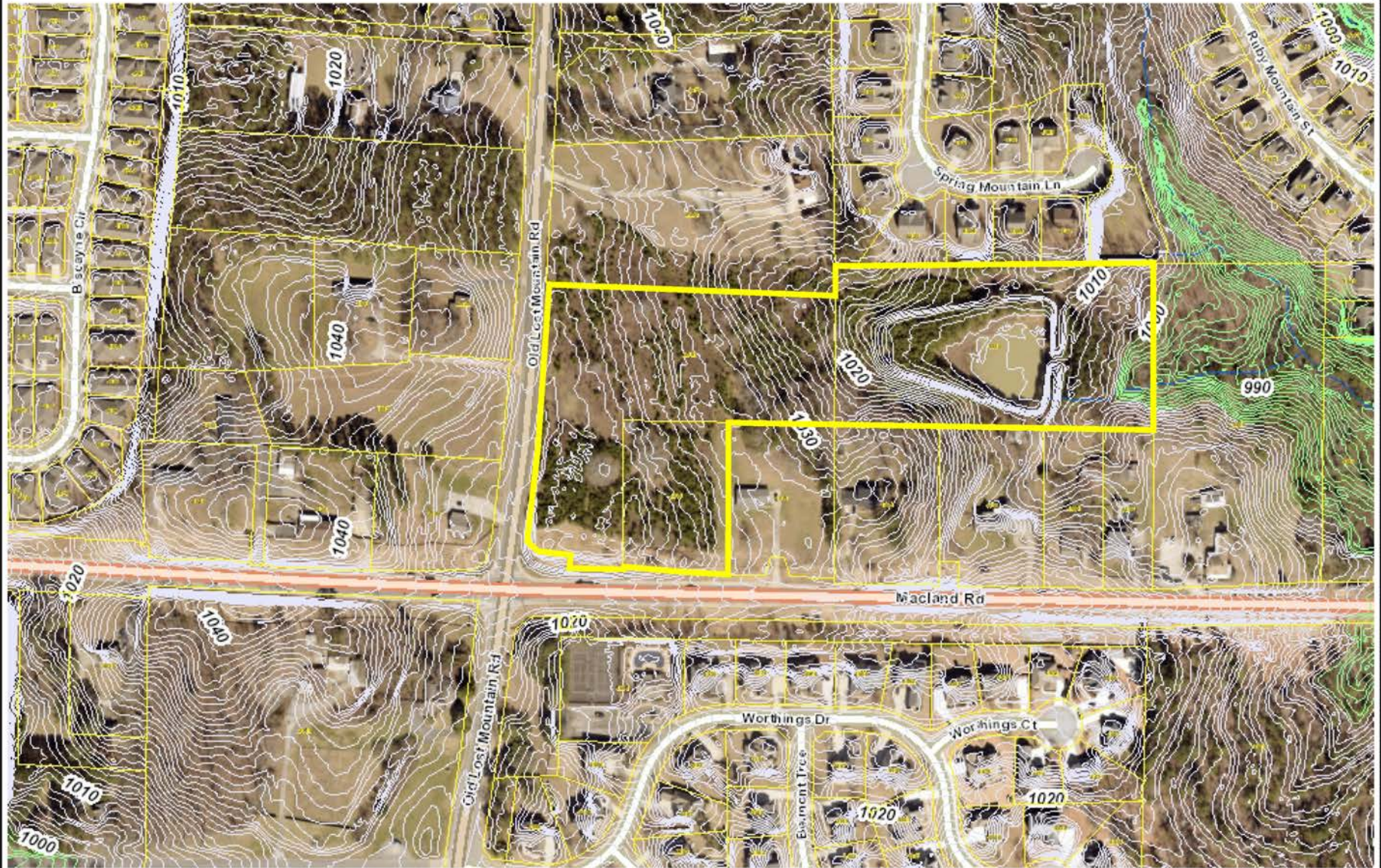
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# 11.25± Ac @ Macland Road & Old Lost Mountain Road - Topography & Hydrology



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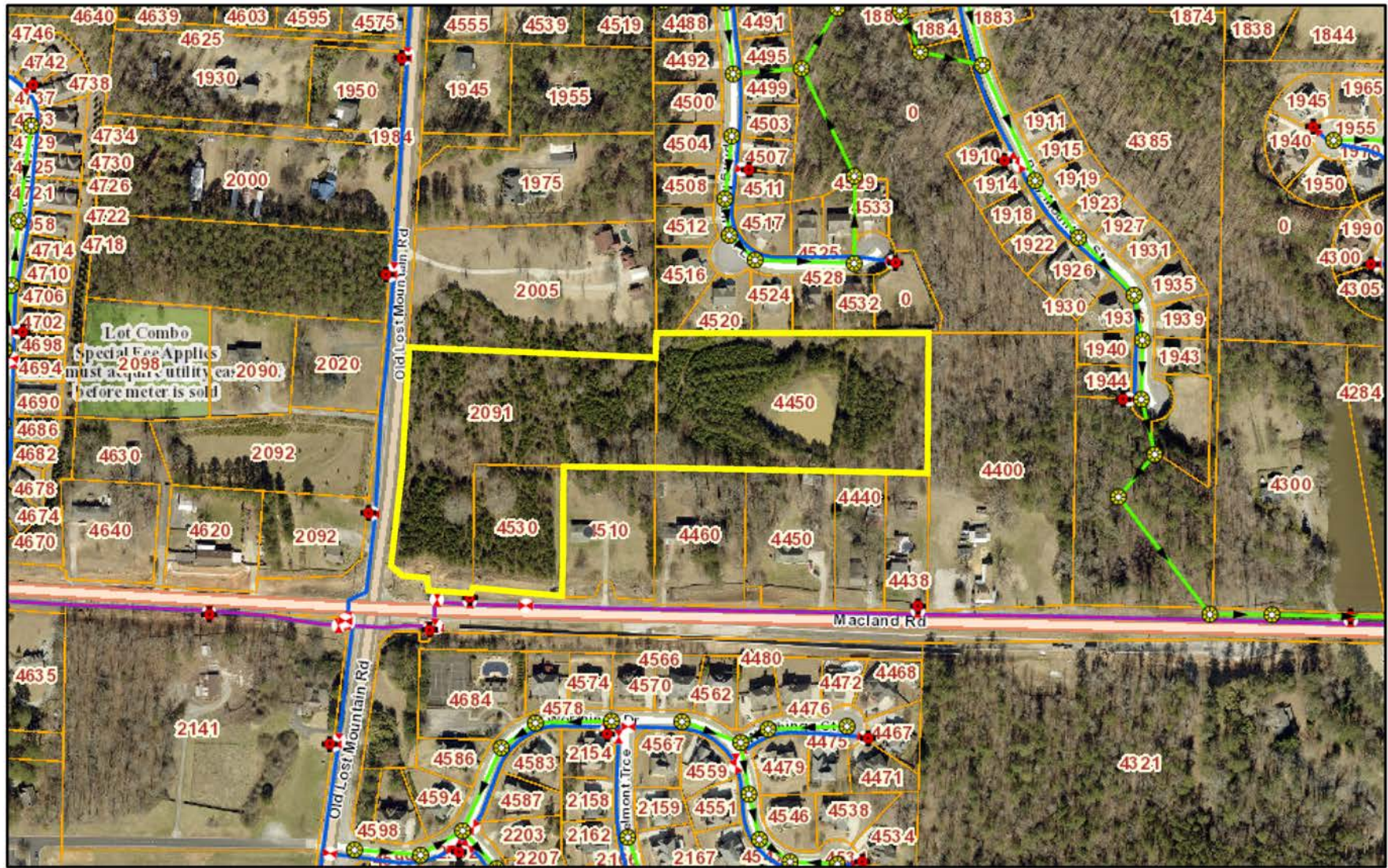
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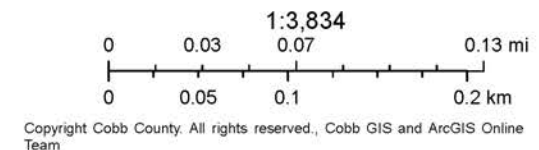
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# 11.25± @ Macland Road & Old Lost Mountain Road - Sewer



5/15/2024, 10:25:19 AM

- |              |             |                |              |                        |
|--------------|-------------|----------------|--------------|------------------------|
| Service Line | JOINT       | Tap            | ssManhole    | Pressure Zones         |
| Meter        | Water Valve | Sewer Customer | COBB COUNTY  | HIGH PRESSURE          |
| Water Main   | Hydrant     | Gravity Main   | Cobb Parcels | REDUCED PRESSURE       |
| CCWS         | COBB COUNTY | COBB COUNTY    |              | Critical Service Sites |



ArcGIS Web AppBuilder  
 Cobb GIS and ArcGIS Online Team | cobbcodevmap\_mercator.mxd | Copyright Cobb County. All rights reserved. |

# Surrounding Area Photos



Historic Lost Mountain Store



West Cobb Aquatic Center



The Avenue West Cobb



Macland Baptist Church

## Surrounding Area Photos



McEachern High School



McEachern High School



McEachern United Methodist Church



Macland Presbyterian Church



## Surrounding Area Photos



## Listing Team



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