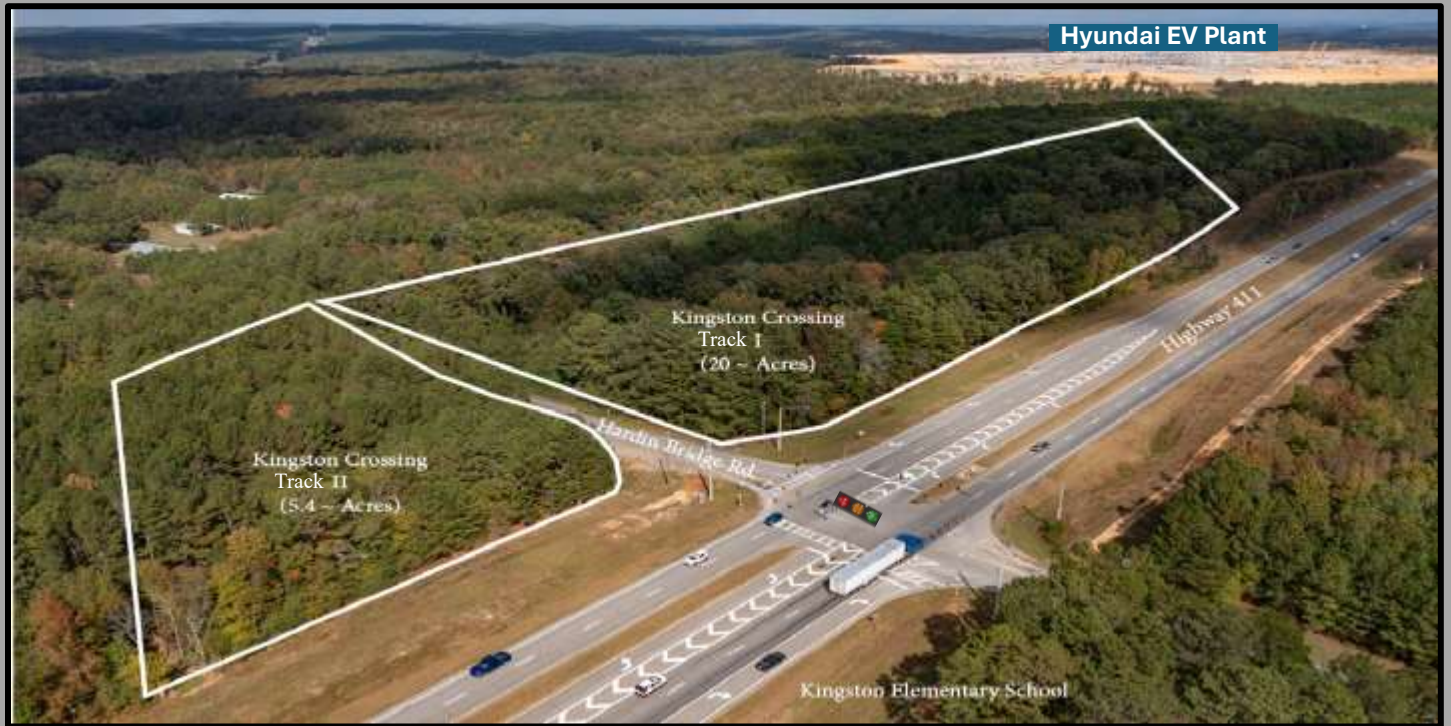


KINGSTON CROSSING

BARTOW COUNTY, GEORGIA



A 25~ acre mixed-use development site located at the signalized intersection of GA Hwy 411 and Hardin Bridge Road in Bartow County

300~ yards from the new \$5 Billion Hyundai / SK EV Battery Manufacturing Plant

SITES AVAILABLE FOR
MULTI-FAMILY | HOTEL | RETAIL | MEDICAL | OFFICE

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KINGSTON CROSSING PROJECT OVERVIEW



Kingston Crossing is a 25~acre mixed-use land development site of Artisan Kingston Crossing, LLC an affiliate of Artisan Land Companies, an Atlanta-based land investment/land development/land marketing firm. The project's boundaries are highlighted in yellow above.

Kingston Crossing is offering sites for sale for multi-family residential, retail, hotel, and medical office development.

The project is located at the signalized intersection of Highway 411 and Hardin Bridge Road in Bartow County, and directly across Highway 411 from the Kingston Elementary School approximately **300 yards from the new \$5 Billion, 600~acre Hyundai Motors/SK Electric Battery Manufacturing plant**. The Hyundai/SK plant (as further described in Section VII of this presentation) is scheduled to open in Q4 of 2025, eventually housing 3500-5000 employees and creating a massive need for surrounding residential, retail, medical, office and hotel services.

Georgia Highway 411, which provides primary access to Kingston Crossing, is a four-lane, controlled access, median highway linking the two dynamic cities of Cartersville and Rome and featuring a planned new interchange with I-75 just south of the Anheuser-Busch plant in Bartow County.

This section of Highway 411 is also known as the **Rome/Cartersville Development Corridor** (or “RCDC” for short) and is currently experiencing a significant level of new commercial and residential development in response to the needs being created by the new Hyundai/SK facility.

SOG Realty Partners LLC is proud to serve as the Exclusive Marketing Agent for Kingston Crossing, and this Marketing Package will provide further information on the multi-family residential, retail, hotel, and medical office sites now being offered.



Tract I - Looking Westward on Highway 411

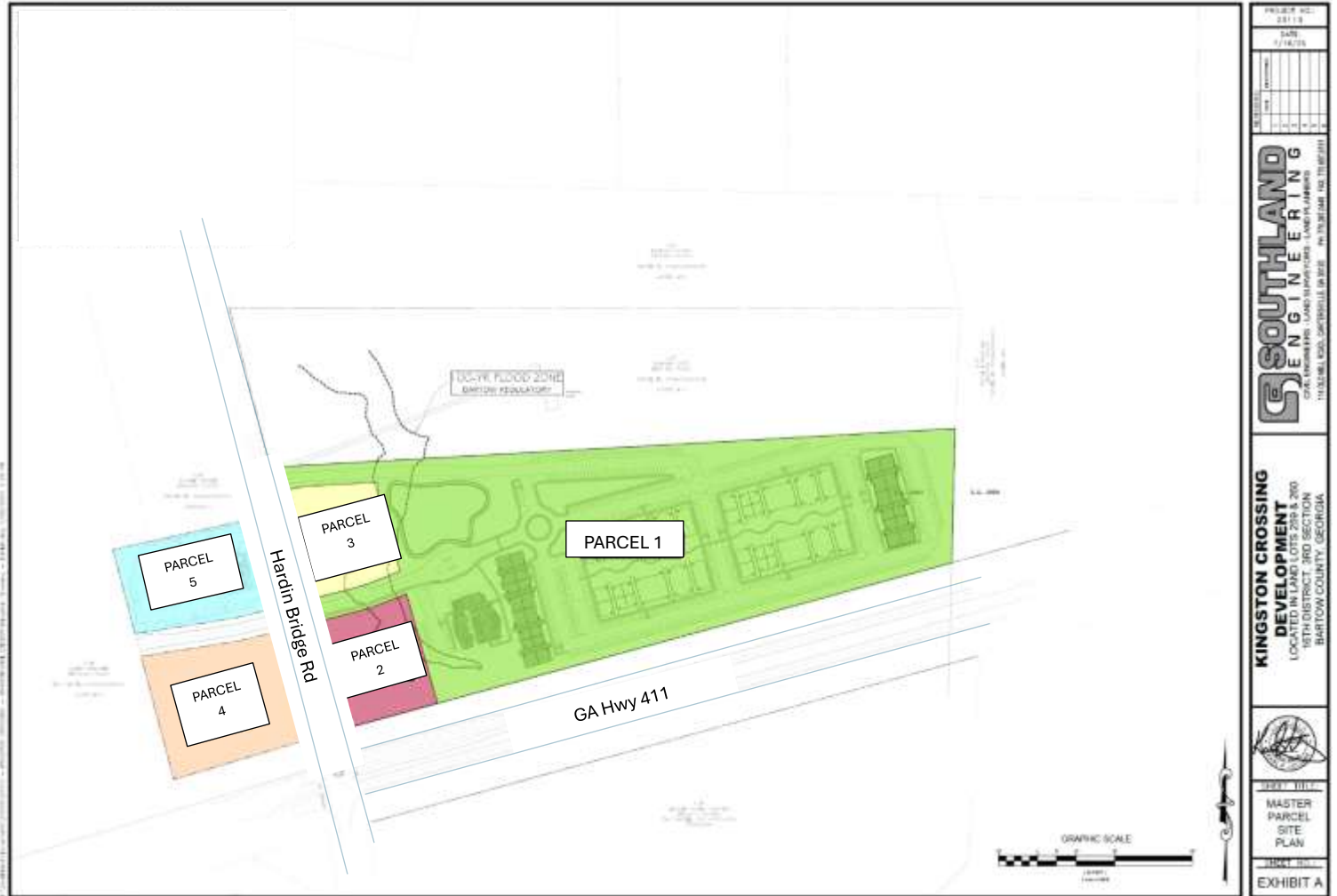


Tract II – Interior View

SITE PLANS

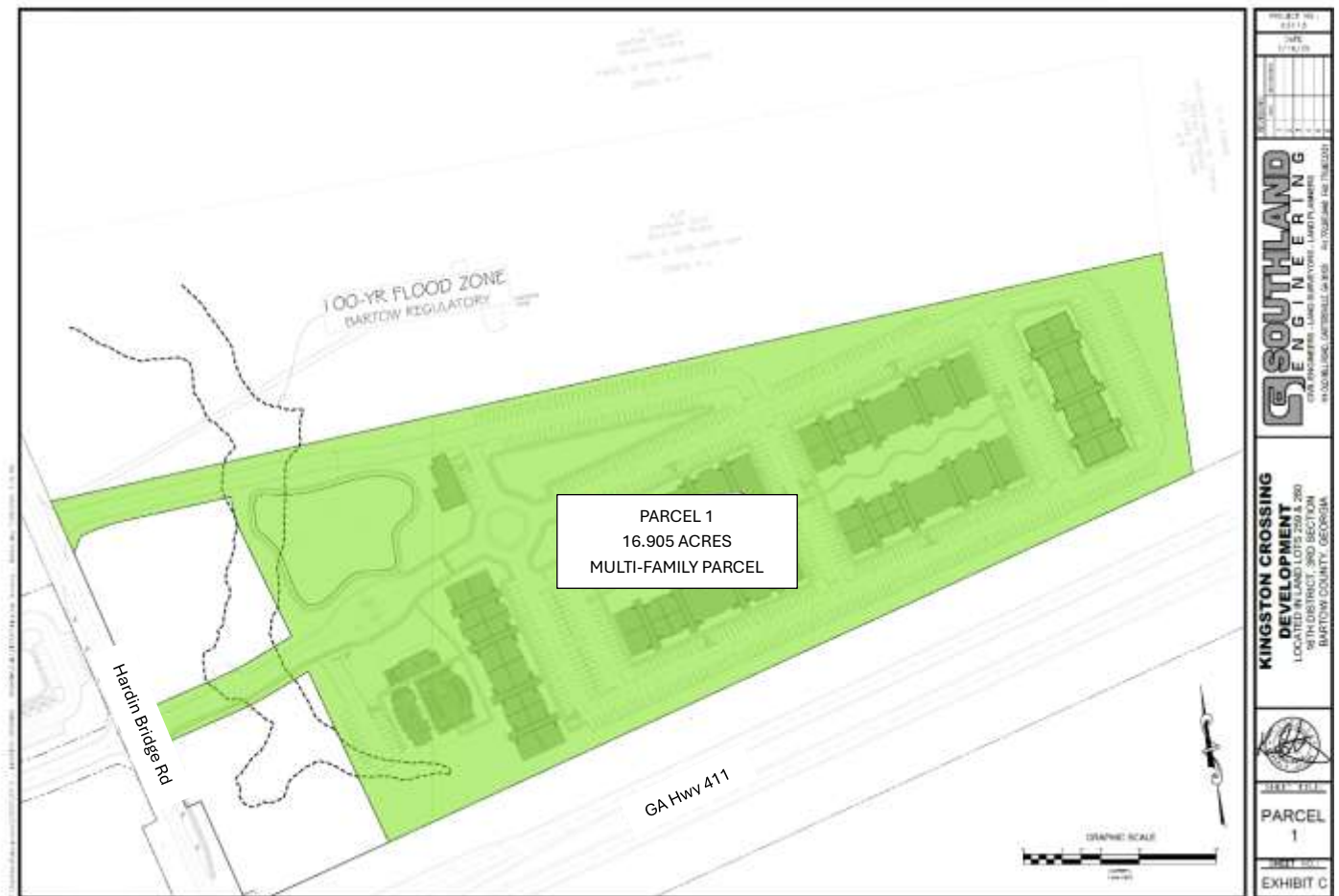
- Conceptual 25~ Acres Project Master Plan
- Parcel #1 - 17~ Acres Multi-Family
- Parcel #2 – 1.6~ Acres Retail | Commercial
- Parcel #3 – 1.5~ Acres Commercial | Medical | Office
- Parcel #4 – 2.6~ Acres Retail | Convenience Store
- Parcel #5 – 2.1~ Acres Hotel

CONCEPTUAL PROJECT MASTER PLAN



PARCEL #1

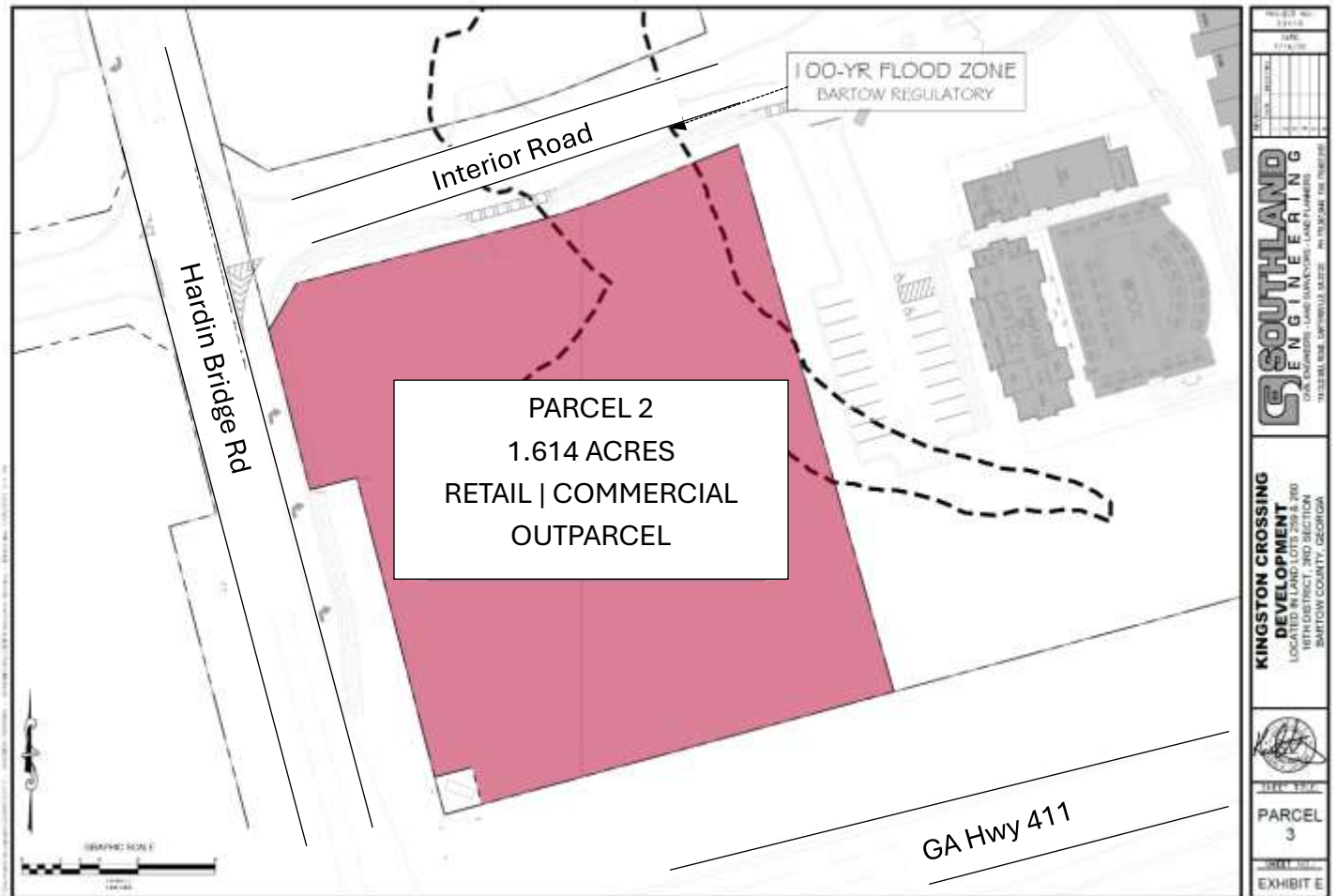
MULTI-FAMILY



The multi-family tract has been designed for 284 three-story apartment units with surface parking.

PARCEL #2

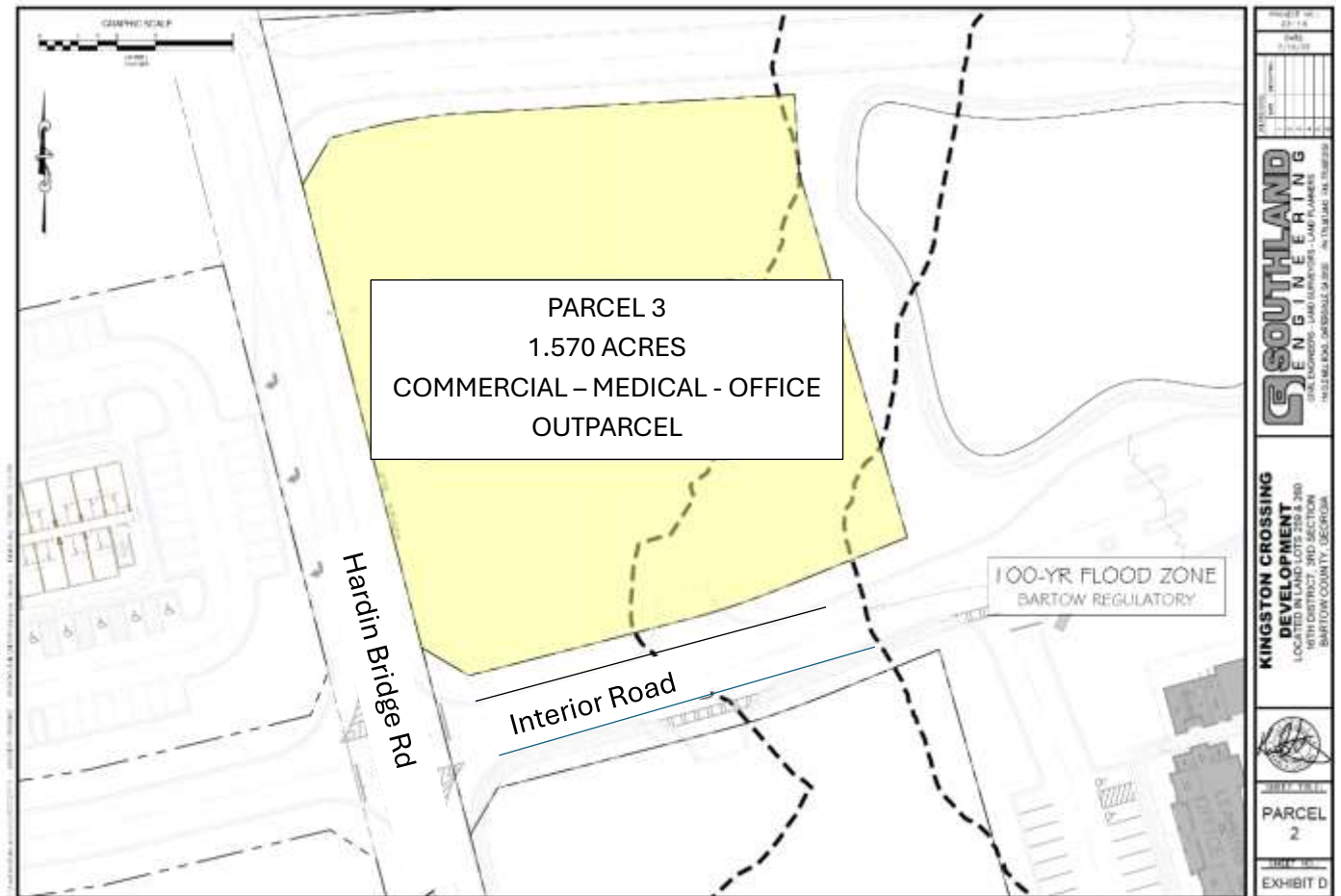
RETAIL | COMMERCIAL



- Located at signalized intersection of Hwy 411 and Hardin Bridge Rd.

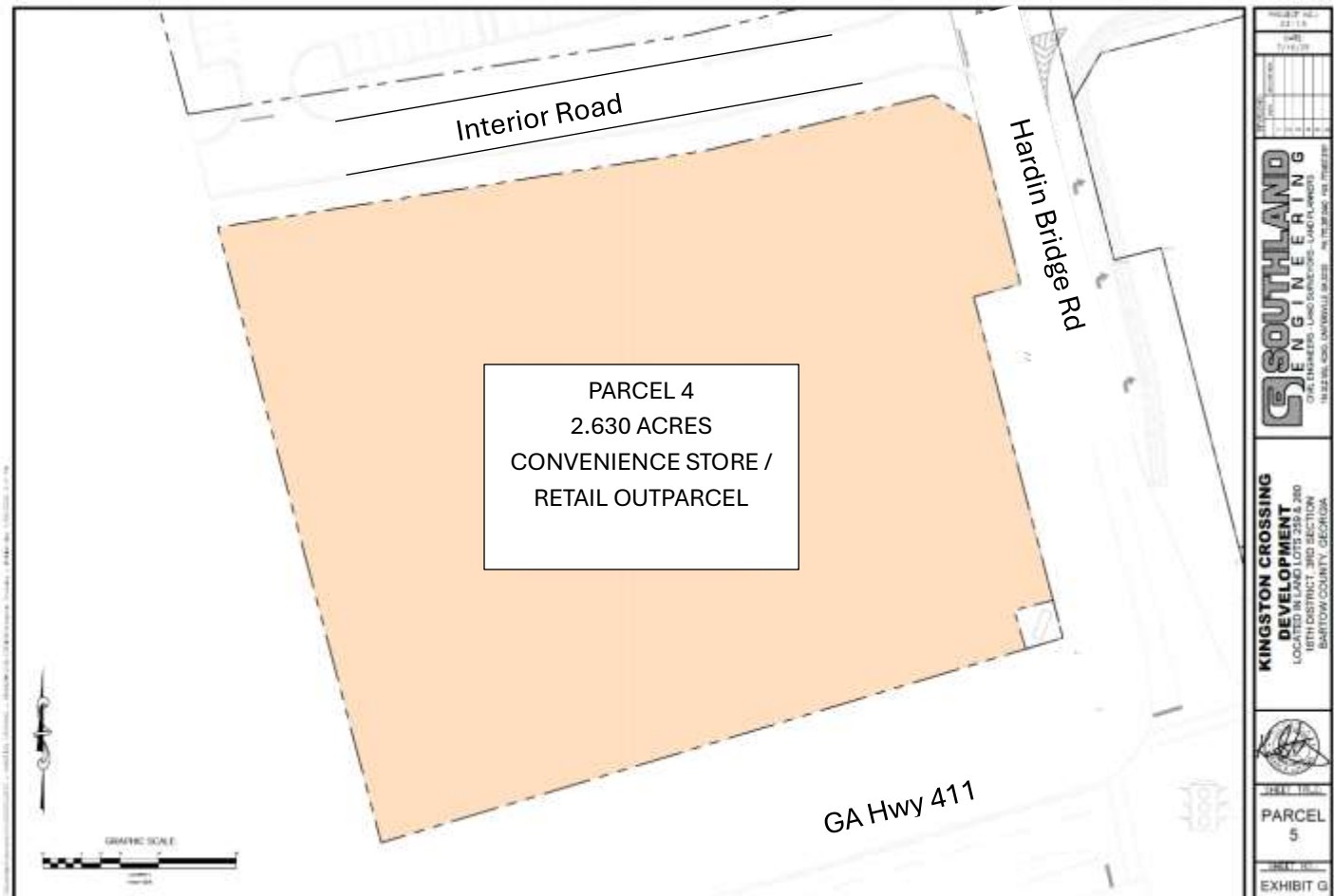
PARCEL #3

COMMERCIAL | MEDICAL OFFICE



PARCEL #4

RETAIL | CONVENIENCE STORE



- Located at signalized intersection of Hwy 411 and Hardin Bridge Rd.

PARCEL #5

HOTEL SITE



- Designed for 100 – Key Extended Stay Hotel

SELLER COMMITMENTS

ZONING/SEWER DELIVERY

- Kingston Crossing is selling its outparcels on an “**as is**” basis, with sewer and utilities to be provided to the property line or to the adjacent right-of-way.
- The 2.630 acre retail/convenience parcel and the 2.120 acre extended stay hotel parcel in Tract II are both currently zoned for commercial development.
- The 17~ acre multi-family parcel and the other two parcels in Tract I will all be sold subject to re-zoning. The cost of the re-zoning will be borne by the Seller, and Seller will work with the buyer/developer to achieve the necessary re-zoning which will be required.

HYUNDAI PLANT OVERVIEW



SK-Hyundai Joint Battery Plant

(located ~330 yards from Subject Property on Hwy 411)

On December 8, 2022, Georgia Governor Brian Kemp announced the new 35 Gwh electric battery production plant joint venture between Hyundai Motor Group (HMG) and SK ON (lithium-ion subsidiary of SK Innovation) which is now completing construction 330 yards east of the Kingston Crossing Property on a 600~ acre site.

- 3rd largest **Economic Development** initiative in State History
- Projected to create 3,500 new jobs for the area
- \$4 - \$5 billion dollars worth of investment in Bartow County
- Planned opening in September 2025



Awarded the 2023 “**Deal of the Year**” by the Georgia Economic Developers Association

December 08, 2022

Press Release



Hyundai Motor Group and SK On To Build EV Battery Facility in Bartow County

Atlanta, GA – Governor Brian P. Kemp today announced that Hyundai Motor Group (HMG) and SK On have selected a site in Bartow County for a new electric vehicle (EV) battery manufacturing facility that will supply Hyundai Motor Group's plants in the U.S. One of the largest economic development projects in state history, stakeholders estimate it will create more than 3,500 new jobs through approximately \$4-5 billion of investment in Bartow County.

Hyundai Motor Group and SK On recently signed a memorandum of understanding (MOU) regarding the partnership for a new EV battery facility in the U.S., with the details of the partnership still in development.

"Hyundai Motor Group and SK On are valued partners and key players in our state's ever-growing automotive industry," **said Governor Brian Kemp.** "Since day one, my administration has been focused on bringing jobs and opportunity to communities across the state that may have been overlooked in the past. SK and HMG share this goal, and we're proud they are choosing to invest even further in this No. 1 state for business."

Established in 2021, SK On is the lithium-ion battery subsidiary branch of SK Innovation and currently employs more than 2,000 Georgians at its SK Battery America facility in Commerce. In July, SK Battery America announced it would partner with the Work for Warriors Georgia program to hire veterans, servicemembers, and their families at their Georgia operations.

Subject to execution of relevant agreements and HMG and SK On's final board decisions, the new facility will be located at Bartow Centre, a zoned manufacturing and industrial site located on Highway 411, and is aiming to begin operations in 2025.

"Bartow County is very pleased with the decision of Hyundai Motor Group and SK On," **said Bartow County Sole Commissioner Steve Taylor.** "We thank the owners of the former Bartow Centre Industrial property. Together, we pursued this extraordinary economic development project. The project will have regional benefit for job seekers in the area and establishes Bartow in Georgia's EV ecosystem in a significant way. With Bartow's strong history and talent-base built upon advanced manufacturing, the automotive industry, and innovation, the battery partnership should thrive in this environment. We look forward to welcoming HMG and SK in meaningful ways in the community and enjoying a long-term partnership together."

Director of Korean Investment Yoonie Kim represented the Georgia Department of Economic Development's (GDECD) Global Commerce team on this competitive project in partnership with Georgia EMC, Development Authority of Bartow County, the Cartersville-Bartow County Department of Economic Development, and Georgia Quick Start.

"HMG and SK have been pioneering partners for Georgia for decades as one of the major drivers for Georgia's automotive renaissance and as the first Korean manufacturer to locate in the state, respectively," said **GDECD Commissioner Pat Wilson**. "By supporting cooperation and partnerships across our growing EV ecosystem, we're creating a fully integrated supply chain for automotive OEMs while also connecting battery manufacturers with recyclers to close the loop on battery manufacturing. We're excited for the jobs of the future this will create for Bartow County and northwest Georgia, and we're grateful for the support of our community and utility partners!"

Georgia's prime location, major ports system and extensive infrastructure, skilled workforce, and pro-business climate have made it an attractive location for a diverse array of rapidly developing industries focused on creating a sustainable future. Building on the assets that make the automotive industry successful, Georgia is positioned as a hub for the electric transportation industry.

Excluding this announcement, EV-related projects announced in the state since 2020 total approximately \$17 billion in investment and more than 22,800 new jobs in Georgia.

In addition to the two companies' EV battery partnership, Hyundai Motor Group separately announced in May its plans to invest \$5.54 billion in Hyundai Motor Group Metaplant America, an EV manufacturing facility in Bryan County. Hyundai Motor Group broke ground on the facility in October with Governor Kemp, other state leaders, and local and federal officials.

CARTERSVILLE | BARTOW COUNTY OVERVIEW

The City of Cartersville serves as the County Seat of Bartow County and features a 2020 population of approximately 25,000 people (approximately 115,000 people within Bartow County). It is located approximately 42 miles north of Downtown Atlanta, and lies within the northwest edge of the Greater Atlanta SMSA.

Since the 2014 opening of the 1300~ acre LakePoint Sporting Community (located at the intersection of I-75 and Redtop Mountain Road near Lake Allatoona in the City of Emerson in South Bartow County), both Bartow County and the nearby City of Cartersville have experienced a dramatic commercial and residential development boom.

LakePoint (whose site was assembled by SSG Realty Partners) was recognized by the Sports Business Journal in 2021 as one of the Top Five Sports Venues in America, and its \$100 million in indoor and outdoor sporting venues now regularly attract over three million visitors each year to its youth travel sports tournaments. The LakePoint project has been recognized as Bartow County's "Economic Development Deal of the Century," and has been a catalyst for significant additional commercial and residential development.

The LakePoint project has been enhanced and supported by significant infrastructure investments made by both Bartow County and the Georgia Department of Transportation, including over \$40 Million for interior LakePoint road and sewer construction, a \$35 MM County Revenue Bond placement to fund construction of LakePoint's Indoor Sports Pavilion, and an additional \$90 Million SPLOST investment to widen and extend the Red Top Mountain



LakePoint Sporting Community

Road/Old Alabama Road Connector between LakePoint and the Cartersville-Bartow Regional Airport (located 6~miles to the west of LakePoint in the City of Cartersville).

The combination of the massive LakePoint development and the subsequent enhancements to the Red Top/Old Alabama Connector have spurred an unprecedented level of new development in the South Bartow/Cartersville submarket, including extensive single family, multi-family, retail and logistics projects.

Interstate 75, the major north/south transportation corridor for the region, passes through the eastern edge of Cartersville, with access via five separate exits.

The Cartersville/Bartow Regional Airport, located less than ten minutes from the LakePoint Campus, serves as a major transportation asset. Although commercial carriers such as Delta are not permitted to use the facility, the Regional Airport is capable of handling the largest

private/corporate jets in the world. When major sporting events are being held at LakePoint, there are often 30 to 40 private jets parked at one time on the Airport tarmac, registered to such schools as Duke University, UNC, Kentucky and UCLA.

The City of Cartersville has been dubbed by the Atlanta Journal Constitution as “Georgia’s Museum City”, noting that it is the smallest city in America with two Smithsonian Affiliate museums (the Booth Western Art Museum and the Tellus Science Museum) as well as the spectacular 65,000 sq. ft. Savoy Automobile Museum, which opened in December of 2021 on a 37 acre campus in Cartersville near the campus of Georgia Highlands College.



Savoy Automotive Museum

Cartersville is also home to Piedmont Cartersville Medical Center and the Hope Center, a major oncology/cancer treatment facility, making Cartersville, along with Rome, two of Northwest Georgia’s premier regional healthcare hubs.

The Bartow/Cartersville area was recognized in 2019 as Georgia’s #1 International Community, due to the significant number of international companies that have recently opened major facilities in the area, particularly in the automotive supply industries.

Downtown Cartersville was also recognized in 2019 by the Travel Channel as “One of the 50 Most Charming Small Towns in America”, featuring an eclectic blend of restaurants, antique stores, museums and art galleries.

Since late 2022, Bartow County has experienced a major wave of new and expanded manufacturing activity which is adding a significant number of new jobs in the area around the Kingston Crossing project:

Hyundai | SK Battery Manufacturing Plant:

In December of 2022 (As noted earlier in this package) the State of Georgia announced the third largest economic development initiative in state history, with the purchase by Hyundai | SK of a

600~ acre site on Highway 411 in Bartow County for a new electric vehicle (EV) battery manufacturing plant, expected to create over 3,500 jobs at this new \$4 - \$5 billion facility, which is scheduled to open in Q4 2025.

Qcells:

In January of 2023, the State of Georgia announced that Qcells, one of the largest and most recognized renewable energy solutions provider, will develop a new manufacturing facility located at Highland 75 Corporate | Industrial Park in Cartersville. This new, state-of-the-art facility will manufacture 3.3 Gigawatts of solar ingots, wafers, cells and finished solar panels. This new facility will add approximately 2,000 new jobs in Bartow County.

For more information on the Bartow | Cartersville Market visit

www.locationofchoice.com

ROME | FLOYD COUNTY OVERVIEW

Rome, Georgia is the largest city in, and the County Seat of, Floyd County. It is also the largest city in the entire Northwest Georgia Region, with a 2020 population of over 37,000 people (with a population within Floyd County of approximately 100,000), and Rome is the 26th largest city in the State.

Rome originally developed in an area clustered around seven hills (with rivers running between them), a feature that inspired early settlers to name it in honor of Rome, Italy, which was also built on seven hills. The American city of Rome, Georgia was located at the confluence of the Etowah and the Oostanaula Rivers, which together form the Coosa River. In the early 1800's, Rome began developing as a market and trading center due to its advantageous location on the rivers, shipping its regional cotton product downriver to markets on the Gulf Coast and thence to export markets overseas.

Today, Rome is the largest city near the triangular area defined by the Interstate Highways linking Atlanta, Birmingham and Chattanooga, and has developed as a regional center in the fields of healthcare and education.



Berry College

It is home to the Darlington School (one of the Southeast's premier private preparatory schools), as well as four colleges, including Berry College, Shorter College, Georgia Highlands College and Georgia Northwestern Technical College.

Rome has enjoyed the benefits of a diverse economy founded on manufacturing, technology and tourism, as well as healthcare and education. The City is particularly well known within the Northwest Georgia Region for its medical facilities, including Floyd Medical Center, Redmond Regional Medical Center, and Harbin Clinic. Partnering with these facilities for physician development and medical education is the Northwest Georgia Clinical Campus of the Medical College of Georgia, which is part of Georgia Health Sciences University.

National companies that are a part of Rome's technology and automotive industries include Briggs Cable and Telecom, Suzuki Manufacturing of America, automotive parts makers Neaton Rome and F&P Georgia, Peach State Labs and the North American headquarters of Pirelli Tire. In March of 2020, Kerry Group announced plans to build a \$125 million food-manufacturing facility in Rome, the company's largest ever capital investment.



Rome Tennis Center

Sports and sports tourism also represent a significant element within Rome's economy. The Rome Braves (the High-A affiliate of the Atlanta Braves) have built a state-of-the-art minor league baseball stadium in Rome and the United States Tennis Association (USTA) in 2016 opened the Rome Tennis Center at Berry College (RTCBC), featuring 57 courts on a 30-acre site, including 6 NCAA regulation Courts, 6 indoor courts within a 51,000 sq. ft. indoor facility, and 3 outdoor Center Courts for tournament and collegiate play.

Rome has also hosted stages of the Tour de Georgia long distance bicycle race during multiple years, and Shorter College's Barron Field Stadium, has hosted both the NAIA Football National Championships and the USATF outdoor track and field championships.

For more information on the Floyd County | Rome Market visit

www.romea.com

RCDC CORRIDOR OVERVIEW

The Cartersville to Rome Connector



Green line represents the planned HWY 411 to I-75 Connection with new Interstate exit. Construction to begin in 2027.

Conveniently located along Highway 411 at a signalized interchange

Kingston Crossing | 20 acres Bartow County, GA

10

CARTERSVILLE ROME DEVELOPMENT CORRIDOR

DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 34.1567/-85.1009

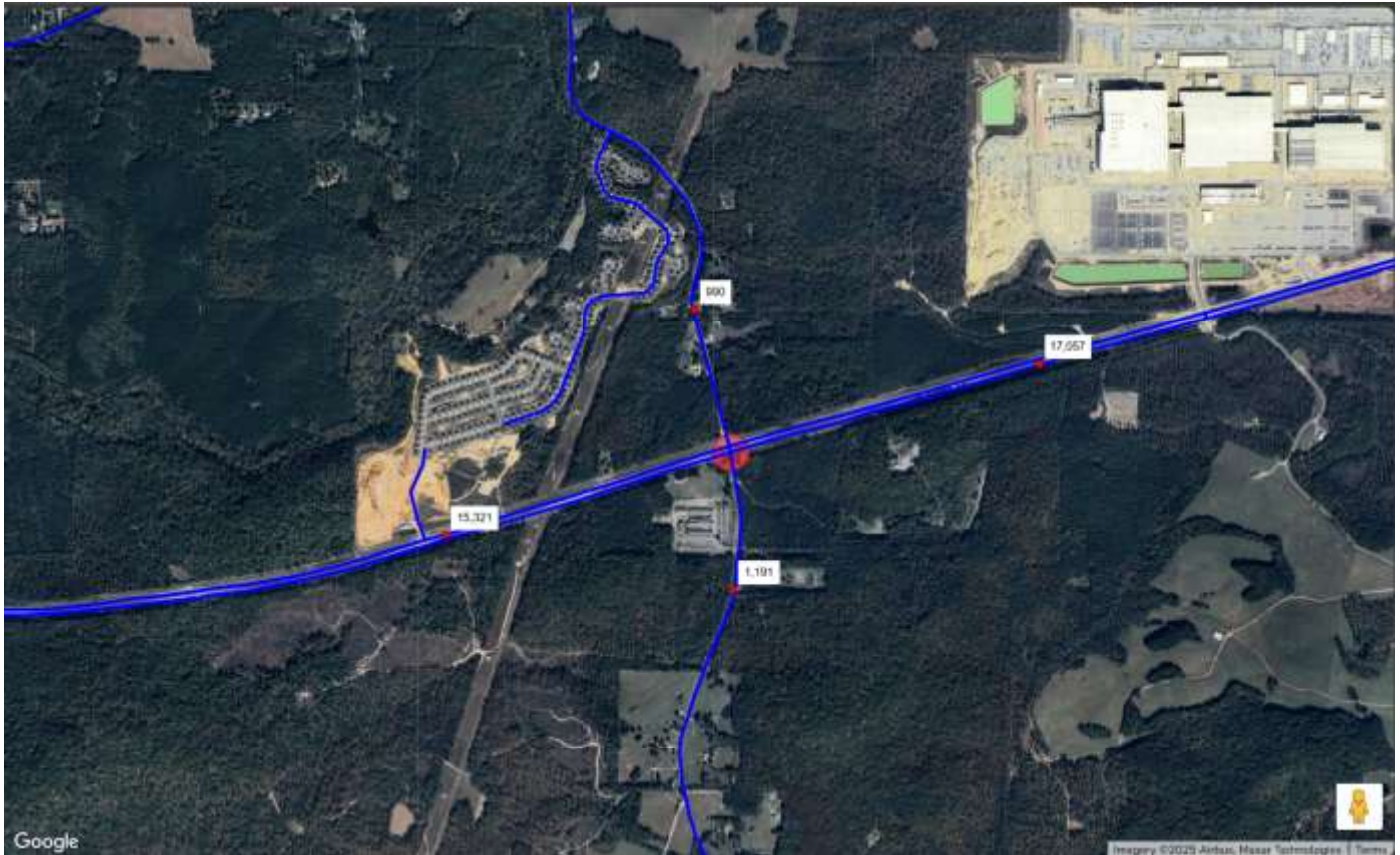
Trade Area	Trade Area
Population	
2022 Estimated Population	167,102
2027 Projected Population	171,722
2020 Census Population	164,075
2010 Census Population	153,740
Projected Annual Growth 2022 to 2027	0.6%
Historical Annual Growth 2010 to 2022	0.7%
2022 Median Age	37.7
Households	
2022 Estimated Households	61,619
2027 Projected Households	63,626
2020 Census Households	60,399
2010 Census Households	55,890
Projected Annual Growth 2022 to 2027	0.7%
Historical Annual Growth 2010 to 2022	0.9%
Race and Ethnicity	
2022 Estimated White	69.0%
2022 Estimated Black or African American	14.7%
2022 Estimated Asian or Pacific Islander	2.5%
2022 Estimated American Indian or Native Alaskan	0.6%
2022 Estimated Other Races	13.3%
2022 Estimated Hispanic	11.9%
Income	
2022 Estimated Average Household Income	\$72,252
2022 Estimated Median Household Income	\$60,584
2022 Estimated Per Capita Income	\$26,906
Education (Age 25+)	
2022 Estimated Elementary (Grade Level 0 to 8)	6.0%
2022 Estimated Some High School (Grade Level 9 to 11)	9.7%
2022 Estimated High School Graduate	34.7%
2022 Estimated Some College	21.8%
2022 Estimated Associates Degree Only	7.8%
2022 Estimated Bachelors Degree Only	12.6%
2022 Estimated Graduate Degree	7.6%
Business	
2022 Estimated Total Businesses	7,423
2022 Estimated Total Employees	75,313
2022 Estimated Employee Population per Business	10.1
2022 Estimated Residential Population per Business	22.5

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AREA METRICS | DEMOGRAPHICS

2025 Traffic Counts



Area Demographics

Hwy 411 & Hardin Bridge Rd	3 mi radius	5 mi radius	10 mi radius
2024 Estimated Population	2,596	19,389	88,221
2029 Project Population	3,027	21,434	96,001
2024 Estimated Households	974	6,786	33,046
2029 Estimated Households	1,150	7,582	36,157
2024 Estimated Average Income	\$78,575	\$104,547	\$102,783
2024 Estimated Median Income	\$65,813	\$86,043	\$83,131

Hwy 411 & Hardin Bridge Rd	15 mi radius	20 mi radius	25 mi radius
2024 Estimated Population	177,961	377,230	745,211
2029 Project Population	191,640	406,050	802,252
2024 Estimated Households	67,340	138,586	275,228
2029 Estimated Households	72,6960	149,620	298,150
2024 Estimated Average Income	\$98,917	\$107,509	\$116,513
2024 Estimated Median Income	\$79,057	\$86,001	\$93,070



Strategic location on Highway 411 Rome | Cartersville Development Corridor



PEYTON STINSON

Multi-Family Outparcel

E: peyton@ssgrealtypartners.com

P: (804) 350-2147

KELLY WILSON

Retail | Office | Hotel Outparcels

E: kelly@ssgrealtypartners.com

P: (404) 920-8698