

HIRAM PARK

Hiram Park Dr | Hiram, GA
OFFERING MEMORANDUM



HIRAM PARK



SEVER
GROUP

Hiram Park

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01

Executive Summary

Investment Summary

Location Summary

HIRAM PARK

Prime Location

- Short Distance To Jimmy Lee Smith Pkwy
- Located very near to the Cobb/Paulding County Line
- Sits In Front Of A Nice New Subdivision In A Fast Growing Area

Fronts High Traffic Road

- Over 15,000+ Vehicles Per Day

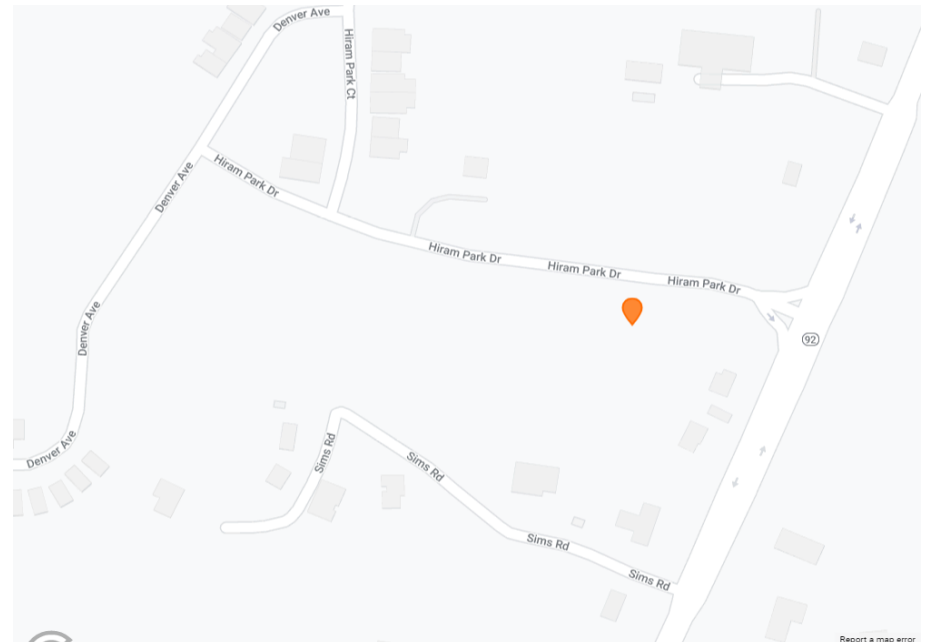
Highly Desirable Area

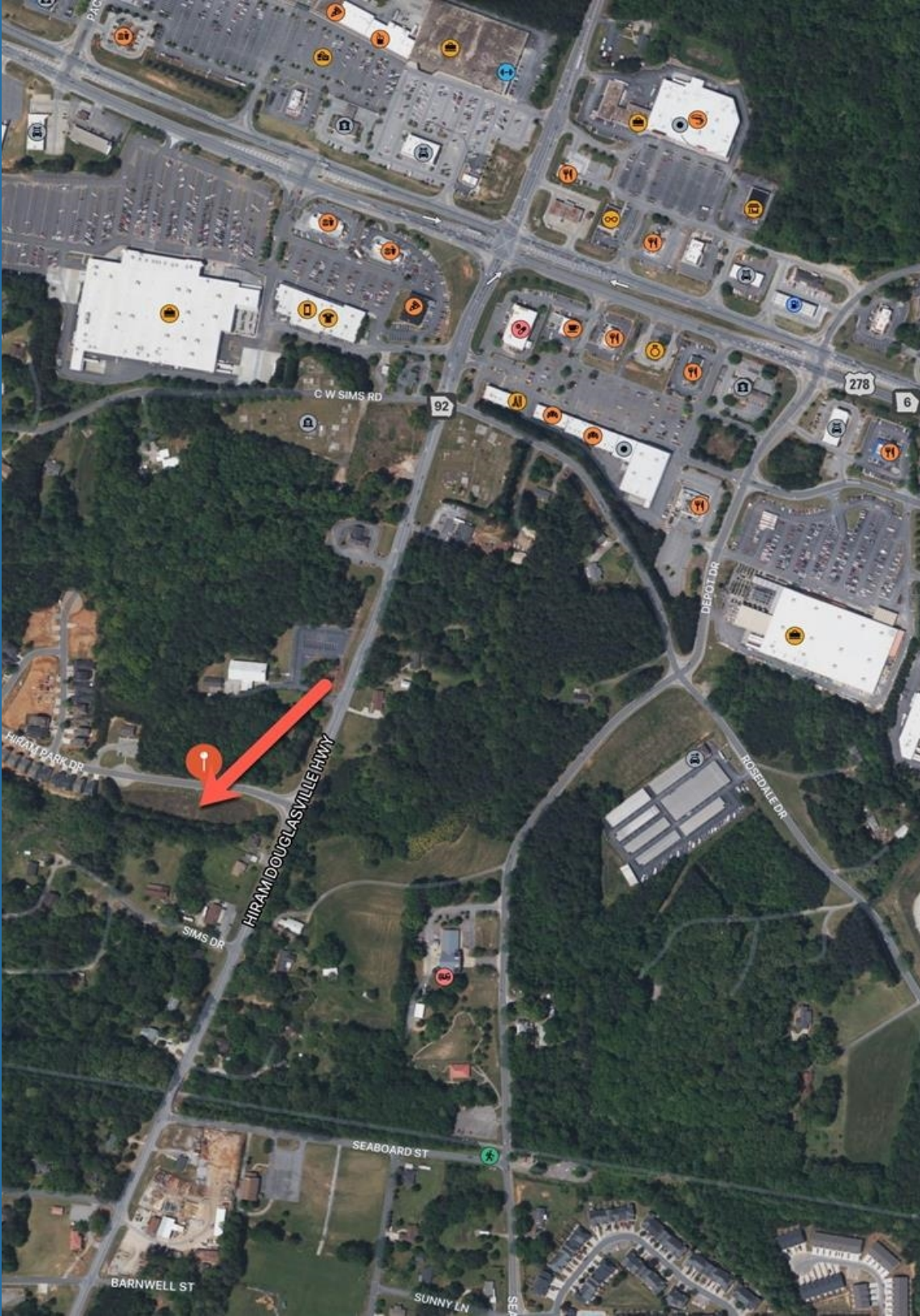
- Located On Future 4-Laned Highway

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

HIRAM PARK

PROPERTY FEATURES

| | |
|-----------------|--------|
| LAND SF | 82,328 |
| LAND ACRES | 1.89 |
| # OF PARCELS | 1 |
| ZONING TYPE | C4 |
| TOPOGRAPHY | Level |
| CORNER LOCATION | Yes |



View of Hiram Park Frontage



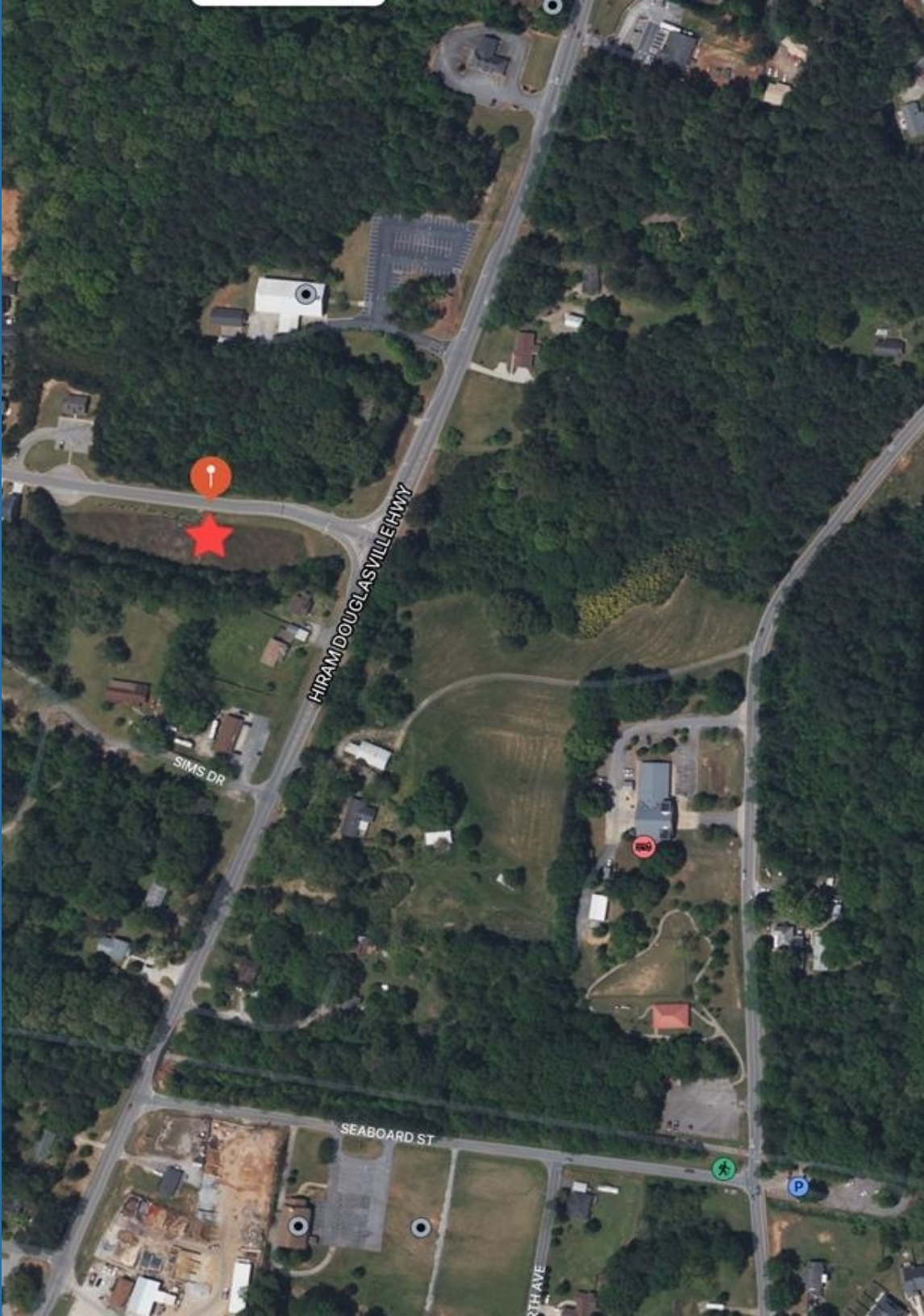
Home Depot

HIRAM PARK

Demographics

- Demographic Details
- Demographic Charts

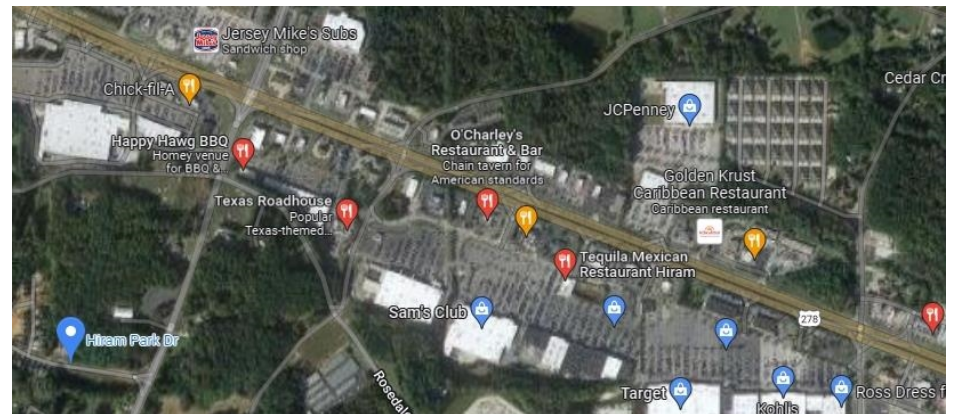
03



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Population | 941 | 12,694 | 51,219 |
| 2010 Population | 1,737 | 22,723 | 74,641 |
| 2021 Population | 2,724 | 28,483 | 87,659 |
| 2026 Population | 3,062 | 31,157 | 94,166 |
| 2021 African American | 1,111 | 9,509 | 27,639 |
| 2021 American Indian | 6 | 101 | 279 |
| 2021 Asian | 40 | 483 | 1,511 |
| 2021 Hispanic | 259 | 2,396 | 6,656 |
| 2021 Other Race | 88 | 802 | 2,301 |
| 2021 White | 1,384 | 16,619 | 53,153 |
| 2021 Multiracial | 90 | 940 | 2,723 |
| 2021-2026: Population: Growth Rate | 11.85 % | 9.05 % | 7.20 % |

| 2021 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 104 | 962 | 2,034 |
| \$15,000-\$24,999 | 39 | 802 | 1,775 |
| \$25,000-\$34,999 | 104 | 900 | 2,077 |
| \$35,000-\$49,999 | 218 | 1,705 | 3,889 |
| \$50,000-\$74,999 | 199 | 1,969 | 5,923 |
| \$75,000-\$99,999 | 231 | 1,625 | 5,123 |
| \$100,000-\$149,999 | 155 | 1,660 | 5,619 |
| \$150,000-\$199,999 | 89 | 761 | 2,908 |
| \$200,000 or greater | 12 | 234 | 1,387 |
| Median HH Income | \$61,552 | \$59,541 | \$73,035 |
| Average HH Income | \$72,508 | \$73,885 | \$87,496 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing | 379 | 4,725 | 18,326 |
| 2010 Total Households | 727 | 8,475 | 26,134 |
| 2021 Total Households | 1,151 | 10,618 | 30,735 |
| 2026 Total Households | 1,294 | 11,622 | 33,025 |
| 2021 Average Household Size | 2.36 | 2.68 | 2.85 |
| 2000 Owner Occupied Housing | 267 | 3,872 | 15,425 |
| 2000 Renter Occupied Housing | 90 | 637 | 2,172 |
| 2021 Owner Occupied Housing | 937 | 7,858 | 24,822 |
| 2021 Renter Occupied Housing | 214 | 2,760 | 5,914 |
| 2021 Vacant Housing | 123 | 932 | 2,390 |
| 2021 Total Housing | 1,274 | 11,550 | 33,125 |
| 2026 Owner Occupied Housing | 1,061 | 8,807 | 27,010 |
| 2026 Renter Occupied Housing | 232 | 2,816 | 6,015 |
| 2026 Vacant Housing | 164 | 1,188 | 2,928 |
| 2026 Total Housing | 1,458 | 12,810 | 35,953 |
| 2021-2026: Households: Growth Rate | 11.85 % | 9.10 % | 7.25 % |



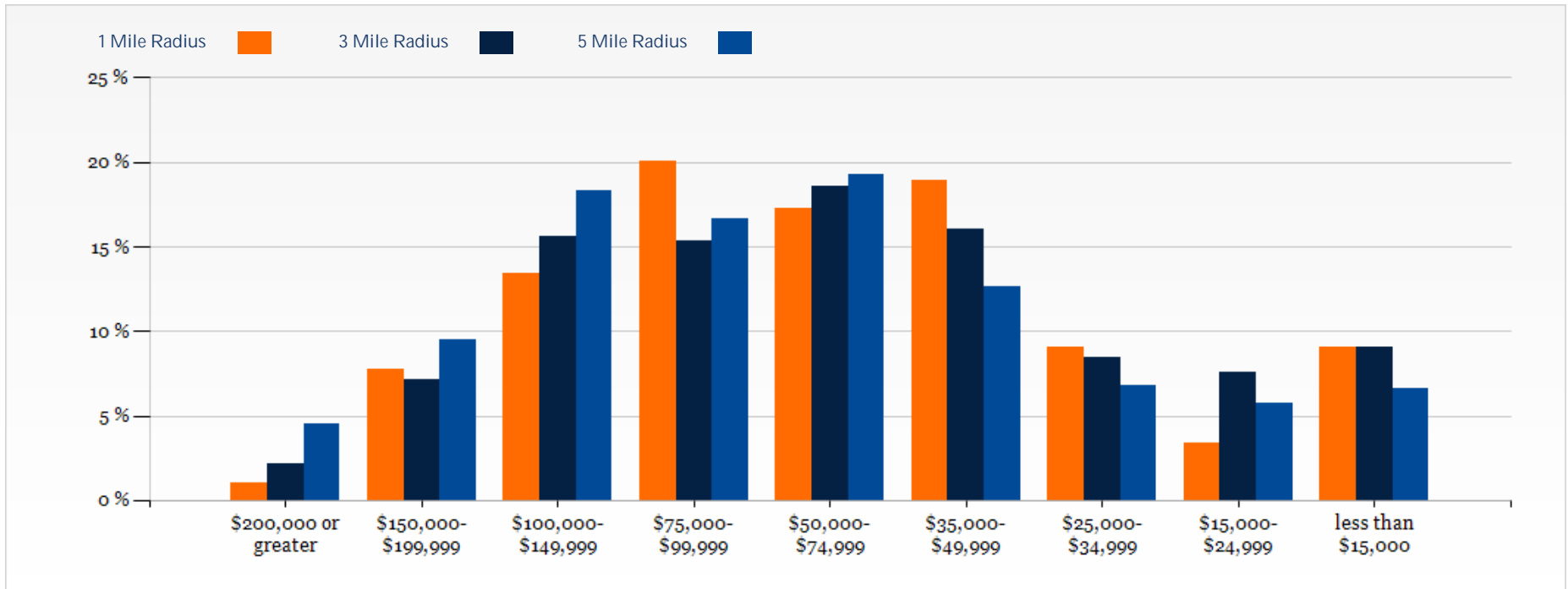
| 2021 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2021 Population Age 30-34 | 186 | 2,134 | 6,364 |
| 2021 Population Age 35-39 | 205 | 1,870 | 5,316 |
| 2021 Population Age 40-44 | 207 | 1,964 | 5,871 |
| 2021 Population Age 45-49 | 190 | 1,970 | 6,173 |
| 2021 Population Age 50-54 | 181 | 1,981 | 6,567 |
| 2021 Population Age 55-59 | 158 | 1,880 | 6,341 |
| 2021 Population Age 60-64 | 145 | 1,561 | 5,196 |
| 2021 Population Age 65-69 | 113 | 1,206 | 3,834 |
| 2021 Population Age 70-74 | 92 | 967 | 2,943 |
| 2021 Population Age 75-79 | 60 | 597 | 1,789 |
| 2021 Population Age 80-84 | 36 | 330 | 938 |
| 2021 Population Age 85+ | 28 | 271 | 759 |
| 2021 Population Age 18+ | 2,029 | 21,546 | 66,680 |
| 2021 Median Age | 36 | 36 | 37 |

| 2021 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$70,982 | \$58,047 | \$66,001 |
| Average Household Income 25-34 | \$74,673 | \$72,652 | \$80,821 |
| Median Household Income 35-44 | \$76,833 | \$78,330 | \$87,775 |
| Average Household Income 35-44 | \$83,031 | \$86,935 | \$97,909 |
| Median Household Income 45-54 | \$72,458 | \$72,946 | \$84,123 |
| Average Household Income 45-54 | \$81,657 | \$83,558 | \$98,678 |
| Median Household Income 55-64 | \$55,135 | \$58,629 | \$76,709 |
| Average Household Income 55-64 | \$65,854 | \$72,179 | \$91,632 |
| Median Household Income 65-74 | \$46,516 | \$50,827 | \$61,054 |
| Average Household Income 65-74 | \$59,002 | \$62,479 | \$79,108 |
| Average Household Income 75+ | \$55,609 | \$48,064 | \$54,185 |

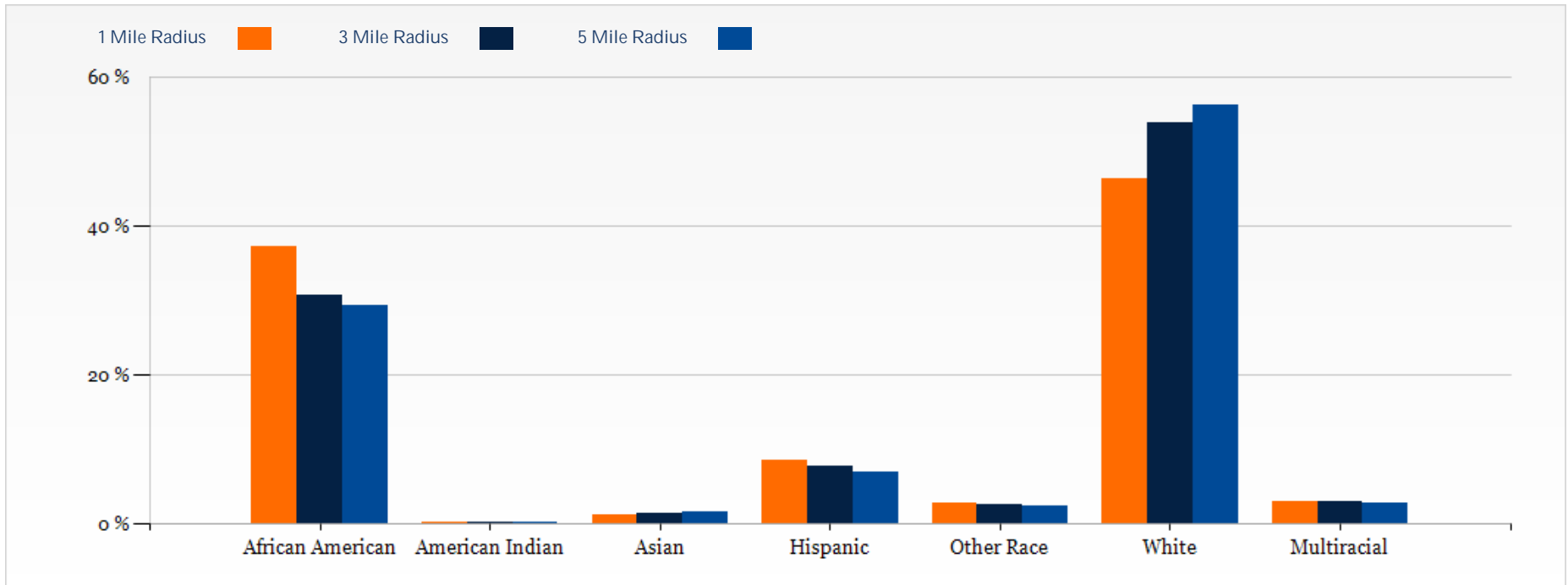
| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2026 Population Age 30-34 | 217 | 2,532 | 7,955 |
| 2026 Population Age 35-39 | 204 | 2,313 | 7,310 |
| 2026 Population Age 40-44 | 216 | 1,939 | 5,728 |
| 2026 Population Age 45-49 | 215 | 2,007 | 5,871 |
| 2026 Population Age 50-54 | 196 | 1,973 | 6,093 |
| 2026 Population Age 55-59 | 185 | 1,982 | 6,336 |
| 2026 Population Age 60-64 | 161 | 1,834 | 6,050 |
| 2026 Population Age 65-69 | 143 | 1,493 | 4,828 |
| 2026 Population Age 70-74 | 107 | 1,097 | 3,543 |
| 2026 Population Age 75-79 | 81 | 832 | 2,500 |
| 2026 Population Age 80-84 | 47 | 462 | 1,365 |
| 2026 Population Age 85+ | 34 | 318 | 924 |
| 2026 Population Age 18+ | 2,278 | 23,614 | 72,173 |
| 2026 Median Age | 36 | 37 | 37 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|-----------|
| Median Household Income 25-34 | \$77,659 | \$66,043 | \$74,968 |
| Average Household Income 25-34 | \$83,895 | \$81,555 | \$90,462 |
| Median Household Income 35-44 | \$83,152 | \$87,457 | \$100,217 |
| Average Household Income 35-44 | \$92,926 | \$97,278 | \$110,765 |
| Median Household Income 45-54 | \$78,752 | \$79,533 | \$90,038 |
| Average Household Income 45-54 | \$91,345 | \$93,662 | \$108,702 |
| Median Household Income 55-64 | \$63,546 | \$66,790 | \$82,588 |
| Average Household Income 55-64 | \$75,559 | \$81,916 | \$102,980 |
| Median Household Income 65-74 | \$54,202 | \$55,823 | \$68,359 |
| Average Household Income 65-74 | \$68,040 | \$72,125 | \$91,599 |
| Average Household Income 75+ | \$65,288 | \$56,337 | \$62,880 |

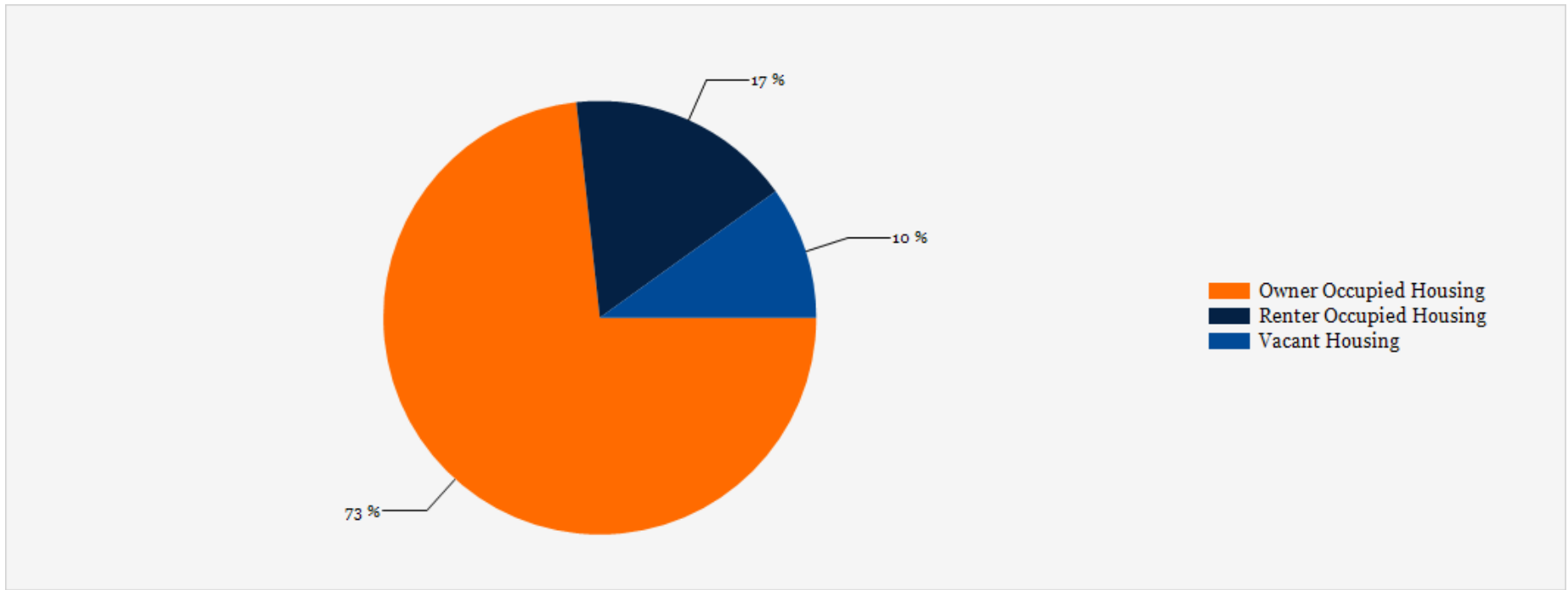
2021 Household Income



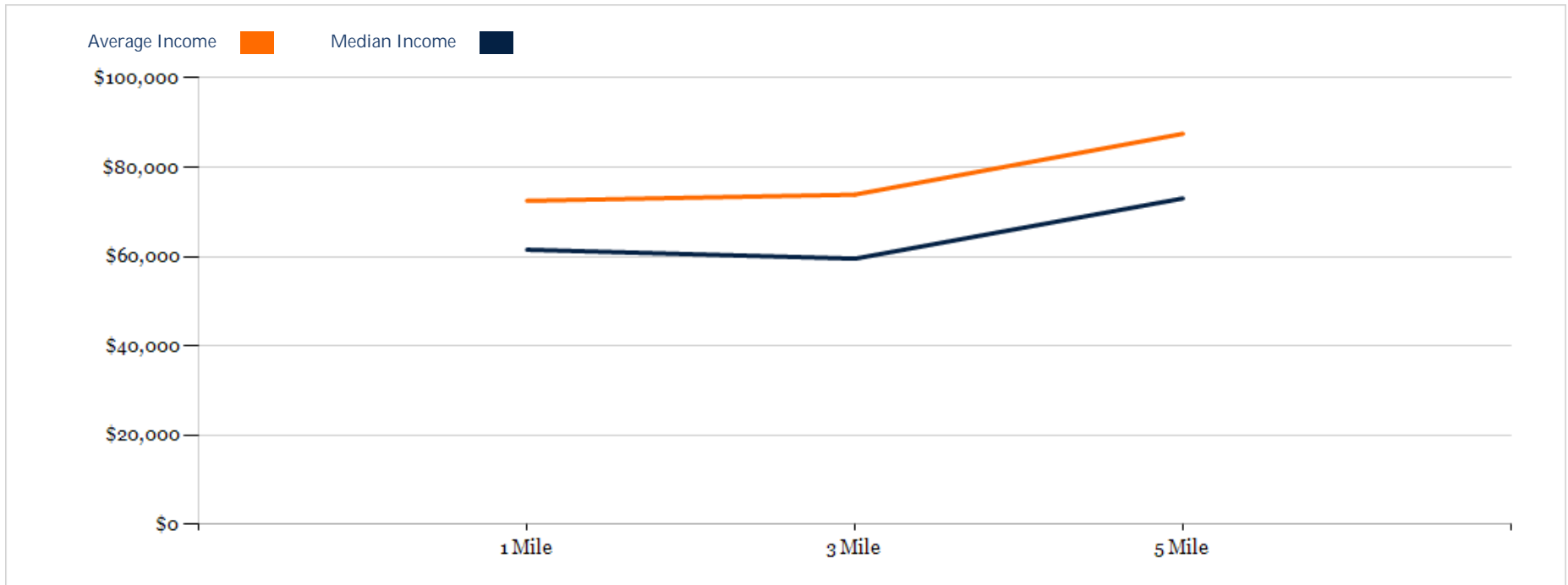
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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