



## **Hwy 120/Hwy 27 19.15 Acres**

*0 Hwy 120 / Hwy 27 - 19.15 Acres  
Buchanan, GA 30113*

Contact:  
**Rett Harmon**  
**Commercial Specialist**  
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**CENTURY 21** Novus  
RETRO group

## PROPERTY INFO:

# HWY 120/HWY 27 19.15 ACRES

### PURCHASE PRICE:

\$2,500,000.00

### PROPERTY ADDRESS:

0 HWY 120 / HWY 27 - 19.15 ACRES  
BUCHANAN, GA 30113

### PROPERTY SIZE

834,174 SQ. FT.

### LAND SIZE

19.15 ACRES

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# PROPERTY OVERVIEW

This 19.15-acre property in the City of Buchanan, GA, offers a prime opportunity for development in a highly visible and accessible location. The land is cleared and ready for construction, making it ideal for a variety of commercial or mixed-use projects. With gravity flow sewer and public utilities available, the property is well equipped to support new development. Frontage on both Highway 27 and Highway 120 provides excellent exposure and steady traffic flow, ensuring strong visibility and accessibility for future businesses. This strategic location offers a rare combination of size, infrastructure, and high-traffic frontage in a growing area.

## Hwy 120/Hwy 27 19.15 Acres

Buchanan GA 30113



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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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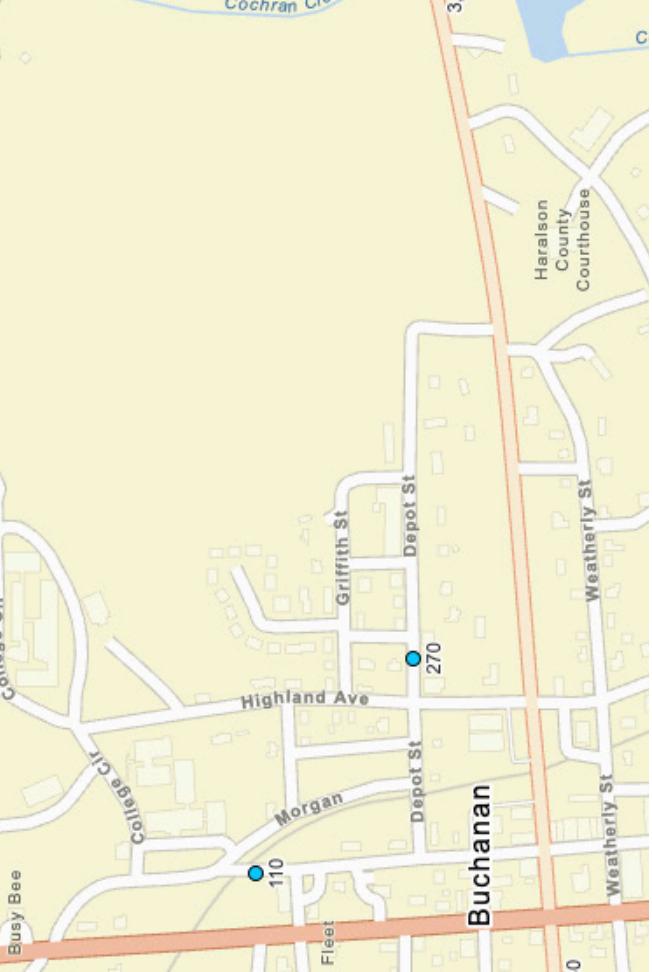


## COMPANY DISCLAIMER

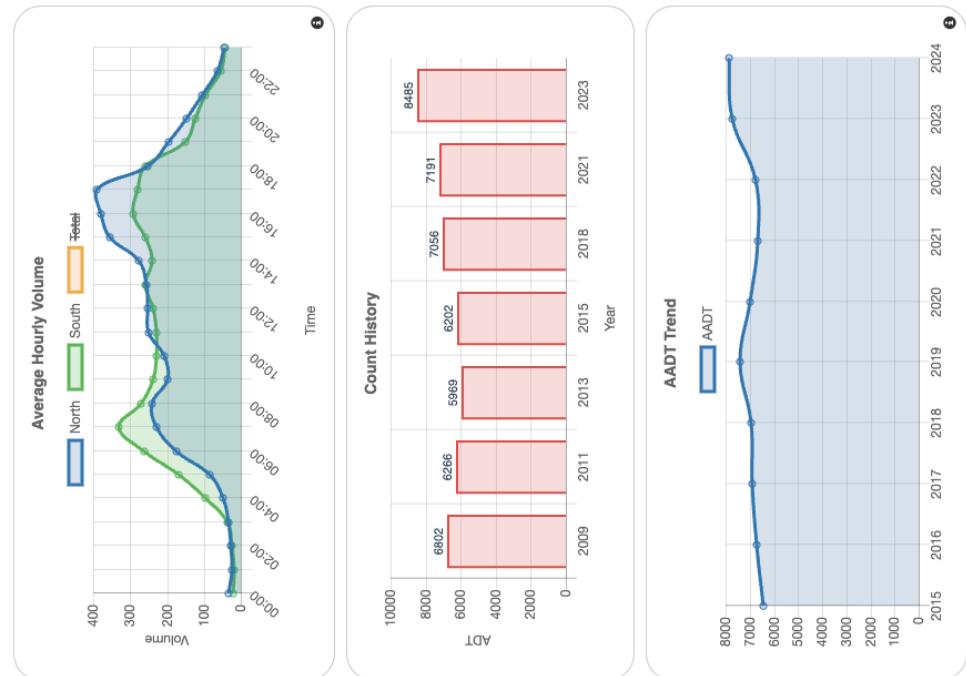
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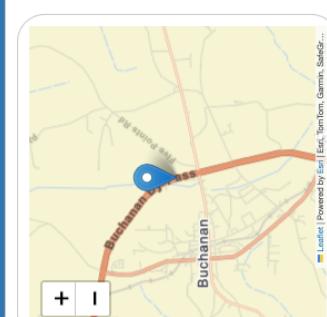
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Vehicle Classification 2025					
1. Motorcycles	0.38%				
2 axles, 2 or 3 wheels.					
2. Passenger cars	49.33%				
2 axles. Can have 1- or 2-axle trailers.					
3. Pickups, vans	27.58%				
2-axle, 4-tire single units. Can have 1- or 2-axle trailers.					
4. Buses	0.9%				
2- or 3-axle, full length.					
5. Single-unit trucks	6.88%				
2-axle, 6-tire, (dual rear tires), single-unit trucks.					
6. Single-unit trucks	0.84%				
3-axle, single-unit trucks.					
7. Single-unit trucks	0.02%				
4 or more axle, single-unit trucks.					
8. Single-trailer trucks	2.09%				
3- or 4-axle, single-trailer trucks.					
9. Single-trailer trucks	11.34%				
5-axle, single-trailer trucks.					
10. Single-trailer trucks	0.51%				
6 or more axle, single-trailer trucks.					
11. Multi-trailer trucks	0.05%				
5 or less axle, multi-trailer trucks.					
12. Multi-trailer trucks	0%				
6-axle, multi-trailer trucks.					
13. Multi-trailer trucks	0.07%				
7 or more axle, multi-trailer trucks.					



Year	Month	Count type	Duration	Count	ADT
2023	October	Class	48 hours	16,970	8,485
2021	May	Class	48 hours	14,382	7,191
2018	December	Class	48 hours	14,113	7,056
2015	August	Class	48 hours	12,403	6,202
2013	May	Class	48 hours	11,938	5,869
2011	May	Volume	48 hours	12,532	6,266
2009	March	Volume	48 hours	13,604	6,802



Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	AADT Trend
Statistics type	Actual	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	
AADT	6,430	6,690	6,900	6,930	7,380	6,990	6,670	6,740	7,730	7,870	
SU AADT	374	390	-	-	564	534	681	668	680	680	
CU AADT	789	822	-	-	559	530	880	889	1,085	1,105	
K-Factor	0.082	0.082	-	-	0.086	0.086	0.095	0.095	0.094	0.094	
D-Factor	0.600	0.600	-	-	0.550	0.550	0.590	0.590	0.590	0.590	
Future AADT	-	7,130	8,690	10,700	11,300	11,300	13,400	10,400	10,500	10,900	



# Things to Do

## Top 10 Attractions in Haralson County



### 1. Paddle The Poosa

The Dub Denman Canoe Trail is located on the Tallapoosa River. At approximately 27 miles long in Haralson County, Georgia, the trail connects to the Alabama Canoe Trail. There are three launch sites along the Tallapoosa River: Poplar Springs, Georgia Hwy 100, and Broad Street in Tallapoosa, Georgia. Enjoy this beautiful, quiet, and one of the cleanest rivers in the West Georgia area.



### 2. Budapest Cemetery

The cemetery, containing about 20 graves, has a large arch gateway entrance and a split rail fence along the roadway. In 1888, three winemaking communities were founded here on some 2000 acres. A local land developer, Ralph L. Spencer, invited some 200 Hungarian wine-making families to settle this region. The wine industry flourished in this climate until 1908 when the passage of the Prohibition Act in Georgia spelled their doom. The residents were forced back to the Pennsylvania mines.

"The Southern Roots of Budapest" – a collection of traditional Hungarian and classic Southern recipes is available for sale through the Haralson County Historical Society.

770-646-3369 or 770-630-8946

East of Tallapoosa, Georgia on Budapest Cemetery Road

[haralsoncountyhistory.com](http://haralsoncountyhistory.com)



### 3. Helton Howland Park

This unique park is a continuation of the Veterans Memorial with its displays of military vehicles. Enjoy a walk in the park or a picnic under the covered shelter. Doodle Thrower amphi-theater is available for local groups. A fantastic fireworks display is held at the park in July.

770-574-2345

2853 Hwy 78, Tallapoosa, GA 30176

[haralsoncountyyveteransassociation.org](http://haralsoncountyyveteransassociation.org)



### 4. Bremen Depot Park

Watch the more than 40 trains that pass through Bremen each day from the comfort of the new Bremen Depot Park. The park shelter was fashioned after the original design of the Trail Depot that was located in Bremen for many years. There is a scanner installed in the Depot that lets you listen in on train radio traffic and know what is coming down the tracks. It's sort of like the police scanner but more fun! Plenty of parking and restrooms. The park is open daily.

770-537-2331

Hwy 78, Bremen, GA 30110

[bremenga.gov](http://bremenga.gov)



## 5. West Georgia Museum

This museum has something for all ages. A look back at the late 1800 early 1900 era, replicas of old stores, a barber shop and bank, will take you back to an earlier time. For the youngsters, a whole assemblage of dinosaurs greets visitors as they enter the museum. With a 30 ft. Tyrannosaurus Rex towering over several other smaller dinosaurs, it is indeed an awesome site that will inspire young, inquisitive minds. A horse drawn buggy and a restored 1923 Ford Peddlers wagon will bring out the realism of that long ago period.

770-574-3125  
185 Mann Street, Tallapoosa, GA 30176



## 6. Historic Haralson County Courthouse

A picturesque agglomeration of towers, turrets, arches, differing wall surfaces, windows in a variety of sizes and shapes, and exuberant ornament, the old Haralson County courthouse, which has stood proudly in the center of the square in little Buchanan since 1892, epitomizes the Victorian period. The building is Queen Anne in style. It was designed by Bruce and Morgan, whose partnership produced at least eight Georgia courthouses including several along U.S. 27. The building now houses the local historical society and library.

770-646-3369  
145 Courthouse Square, Buchanan, GA 30113  
[haralsoncountyhistory.com](http://haralsoncountyhistory.com)



## 7. Standpipe Park

"The Standpipe" was Tallapoosa's first water system from 1890. The old pipe stands on Hwy 78 near the rail road track. The .84 acre park is directly across from the Standpipe and was vacant for many years. The property was purchased by our local historian in May 2015 for the purpose of beautifying the entrance into Tallapoosa from the east.

A main attraction in the park is a huge Deodar cedar, native to the mountain forests of the Himalayas. What started as an entrance to Tallapoosa gradually became an outside art park. This is a labor of love from the local art community. You will find folk art carvings, a Flintstone mobile made from part of an old magnolia tree, various art paintings on plywood used to boarder a section of the park and many metal art creations. Stop by and take a load off at the picnic area under the pavilion built by a local scout for his Eagle Scout project.

770-328-6674 (Mary Tolleson)  
Hwy 78, Tallapoosa, GA 30176



## 8. Bremen Veterans Park

A walkway to honor military service members in a manner similar to the Tomb of the Unknown Soldier, whose guards march twenty-one paces next to the Tomb, is part of the park.

"Twenty-one symbolizes the highest military honor that can be bestowed, the twenty-one gun salute," she said. "In the Bremen Veterans Park, there will be a walkway three feet wide, and sixty-three feet long that simulates the Tomb Guard pathway to provide a salute to all unknown military members, and to provide an interactive opportunity for students, young and old alike, to pace out the twenty-one steps."

The park includes a designated burn-pit that will be used exclusively for the retiring of old flags in accordance with the U.S. Flag Code, which states that flags must be destroyed in a dignified way, preferably by burning.

770-537-2331  
309 Buchanan Street, Bremen, GA 30110  
[bremenga.gov](http://bremenga.gov)



## 9. Haralson County Military Memorial

Preserving the history and service of Haralson County Veterans while providing community service, awareness and education for current and future generations of Georgia, while honoring our fallen heroes. A memorial to the fallen on 9/11/2001 was added in a dedication on 9/11/2011. This includes a replica of the Twin Towers along with a mangled piece of iron from the New York Towers.

An Americana Fourth of July Celebration is held here each year to honor our veterans.

678-416-1401 (Sammy Robinson)

Intersection of Hwy 100 N. and Robertson Ave., Tallapoosa, GA 30176



## 10. Sewell Mill Textile Exhibit

Sewell Mill Events Facility was established in September 2009 to serve as the first multipurpose community and professional center for the residents of Haralson County. The Mill is a catalyst and support system for social gatherings, community functions, and artisan endeavors. Built in 1918, this historical building gives honor and remembrance to our region's glorious past as "The Clothing Center of The South". To honor the Textile history of Haralson County, an Exhibit of the Textile Industry in Bremen has been created inside Sewell Mill. You can now take a Self-Guided Tour of the museum. As you enter in the front door, you will see a Time Clock near photos of some of the history of Sewell Mill. A card is located near the clock to prompt you to each step. Begin by Clocking In. You are now an employee at work at Sewell Manufacturing. Follow the prompts through each step. The tour will take approximately 20 minutes but will take you back in time to the days of the textile experience.

678-492-4336

126 Hamilton Avenue, Bremen, Georgia 30110

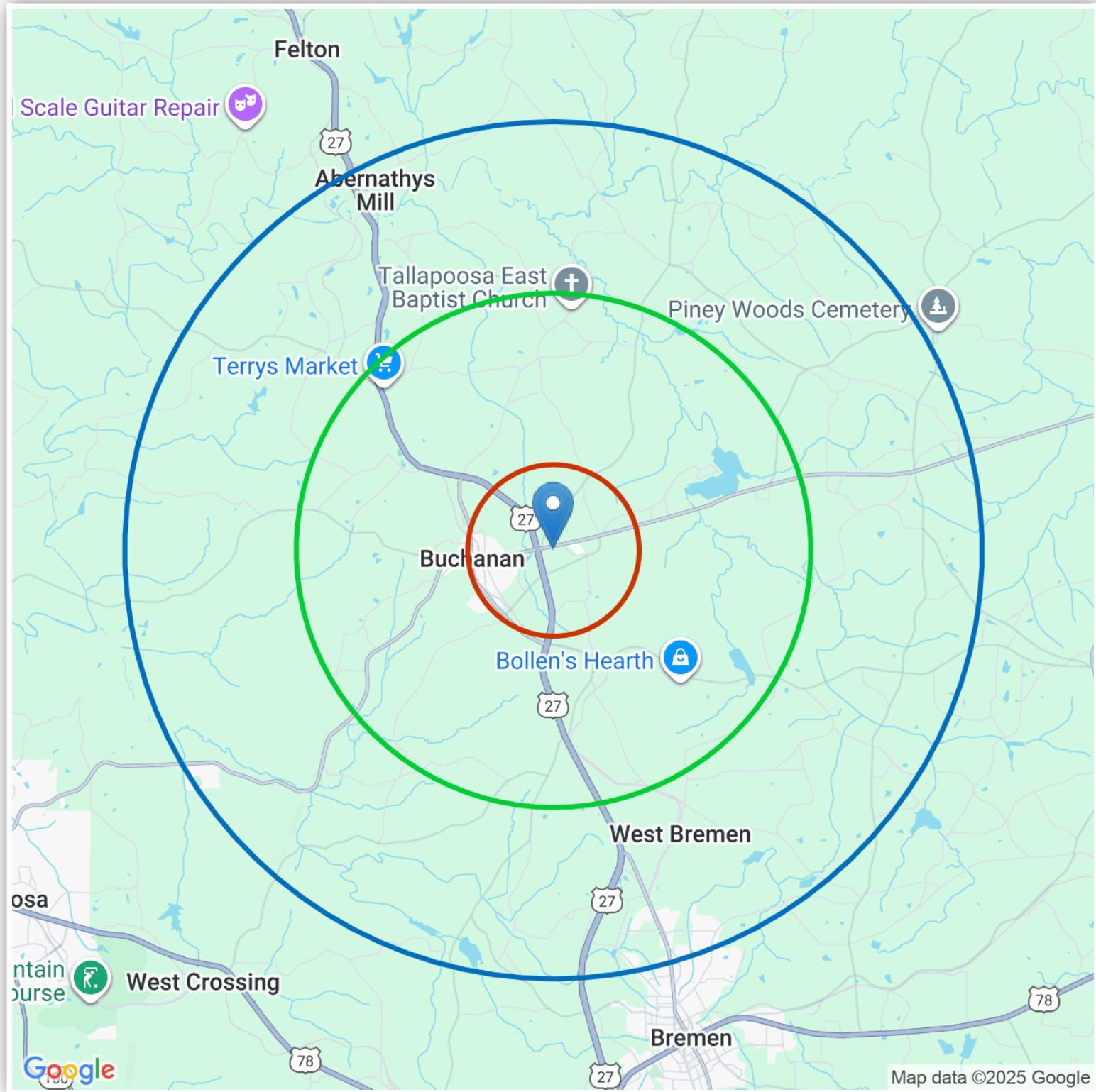
[sewellmill.org](http://sewellmill.org)

## HWY 120/HWY 27 19.15 ACRES

0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

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RETRO



Rett Harmon  
Commercial Specialist

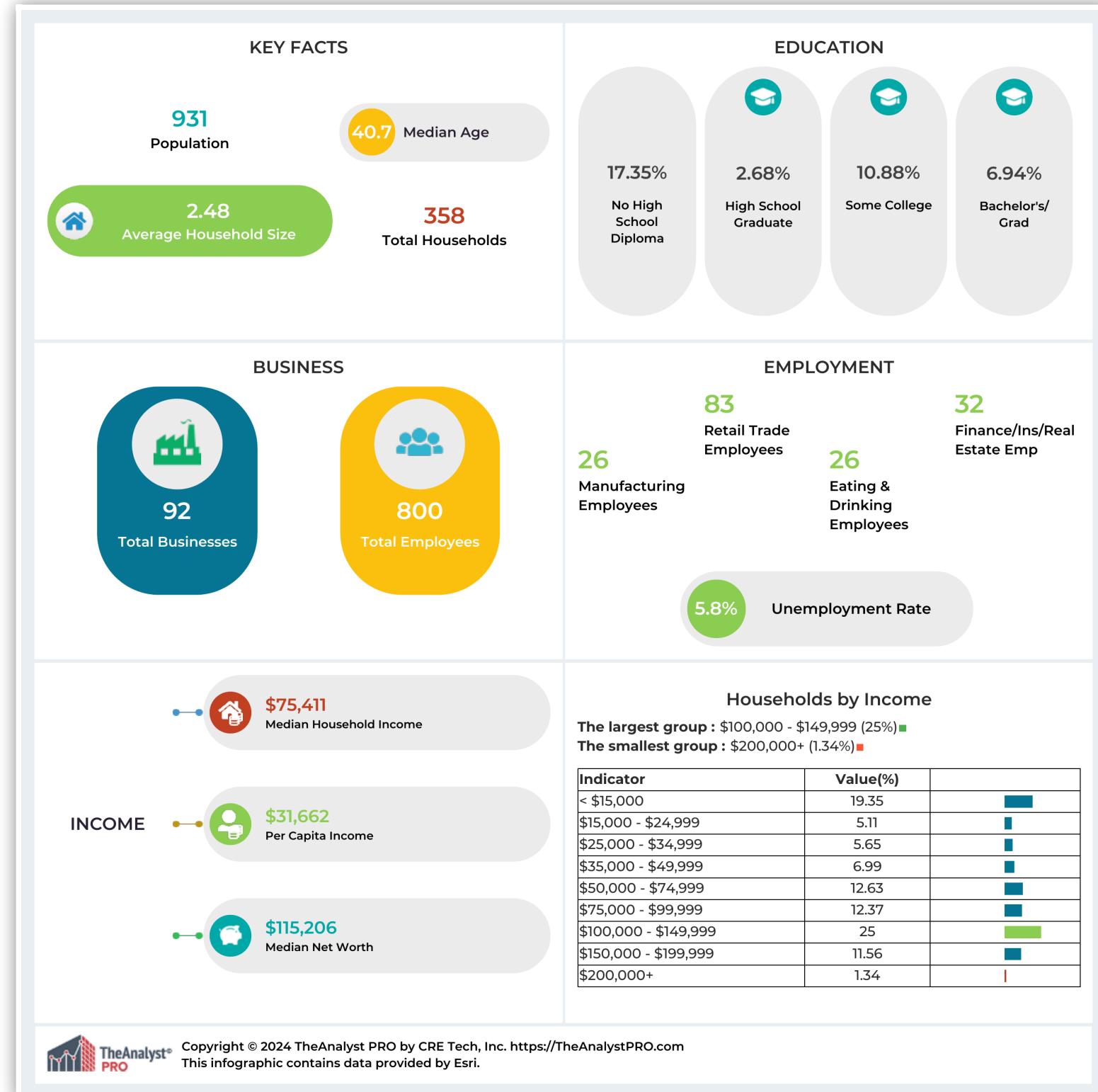
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537 Newnan Rd, Carrollton GA 30117

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**KEY FACTS****3,063**  
Population**42.5** Median Age**2.54**  
Average Household Size**1,136**  
Total Households**EDUCATION****15.74%**No High  
School  
Diploma**4.9%**High School  
Graduate**14.57%**

Some College

**7.01%**Bachelor's/  
Grad**BUSINESS****EMPLOYMENT****128**  
Retail Trade  
Employees**45**  
Finance/Ins/Real  
Estate Emp**91**  
Manufacturing  
Employees**45**  
Eating &  
Drinking  
Employees**5.4%** Unemployment Rate**INCOME**  
**\$71,546**  
Median Household Income  
**\$32,072**  
Per Capita Income  
**\$152,262**  
Median Net Worth**Households by Income**

The largest group : \$100,000 - \$149,999 (21.96%) ■

The smallest group : \$200,000+ (2.43%) ■

Indicator	Value(%)	
< \$15,000	16.51	
\$15,000 - \$24,999	5.53	
\$25,000 - \$34,999	6.87	
\$35,000 - \$49,999	8.38	
\$50,000 - \$74,999	14.17	
\$75,000 - \$99,999	13.66	
\$100,000 - \$149,999	21.96	
\$150,000 - \$199,999	10.48	
\$200,000+	2.43	

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**KEY FACTS****7,892**

Population

41.7 Median Age

**2.58**

Average Household Size

**2,864**

Total Households

**EDUCATION**

12.43%

No High School Diploma



7.37%

High School Graduate



16.59%

Some College



10.42%

Bachelor's/Grad

**BUSINESS****200**

Total Businesses

**1,616**

Total Employees

**175**

Retail Trade Employees

**51**

Finance/Ins/Real Estate Emp

**122**

Manufacturing Employees

**53**

Eating &amp; Drinking Employees

**4.5%**

Unemployment Rate

**Households by Income**

The largest group : \$100,000 - \$149,999 (17.19%) ■

The smallest group : \$200,000+ (3.48%) ■

**INCOME****\$70,329**

Median Household Income

**\$33,086**

Per Capita Income

**\$180,075**

Median Net Worth

**Indicator**

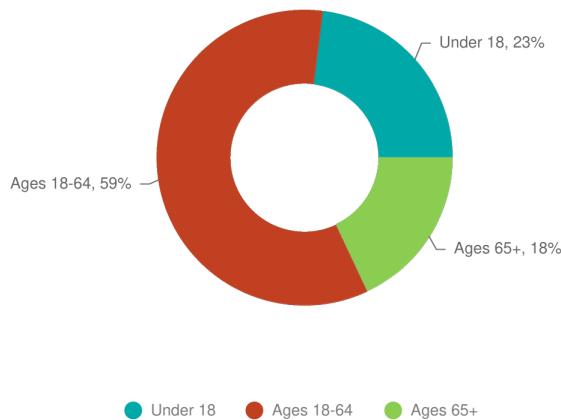
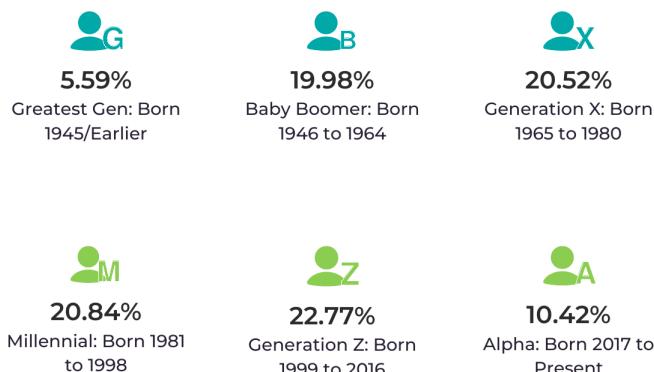
Indicator	Value(%)	
< \$15,000	13.22	■
\$15,000 - \$24,999	6.66	■
\$25,000 - \$34,999	7.94	■
\$35,000 - \$49,999	10.43	■
\$50,000 - \$74,999	13.71	■
\$75,000 - \$99,999	14.5	■
\$100,000 - \$149,999	17.19	■
\$150,000 - \$199,999	12.89	■
\$200,000+	3.48	■

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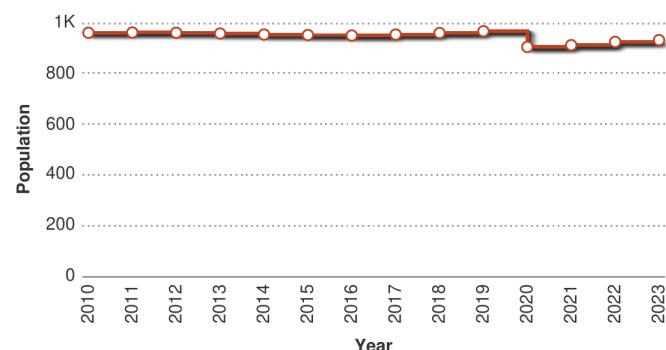
### POPULATION TRENDS AND KEY INDICATORS

1 Miles Ring

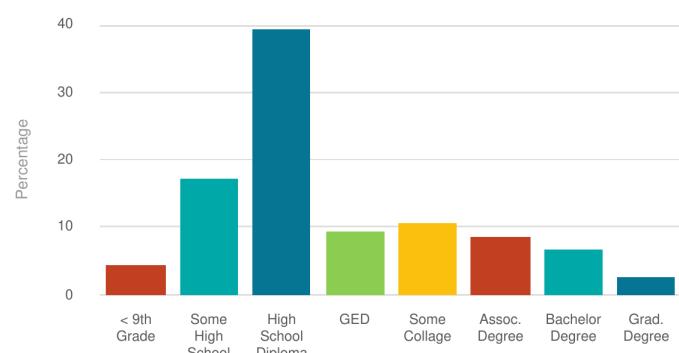
931	372	40.7
Population	Households	Median Age
2.48	\$75,411	\$191,429
Avg Size Household	Median Household Income	Median Home Value
52	156	18.8
Wealth Index	Housing Affordability	Diversity Index

**POPULATION BY AGE****POPULATION BY GENERATION****HISTORICAL & FORECAST POPULATION**

	<b>Household Population</b>
942	Population Density
303	

**DAYTIME POPULATION**

	<b>1,620</b>	2024 Total Daytime Population
	<b>561</b>	2024 Daytime Pop: Residents
	<b>1,059</b>	2024 Daytime Pop: Workers
	<b>516</b>	2024 Daytime Pop Density

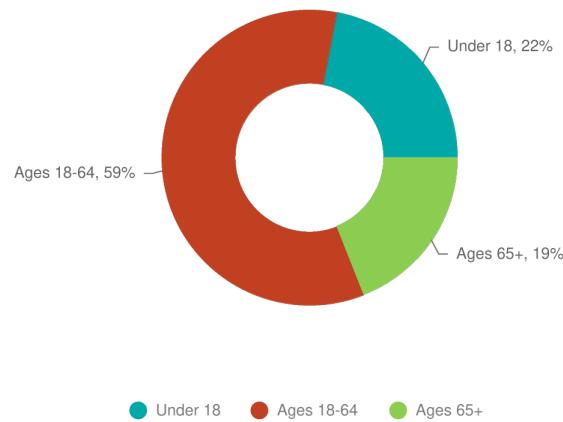
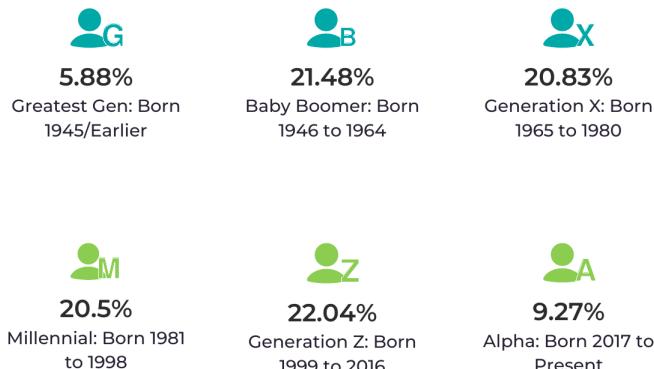
**POPULATION BY EDUCATION**

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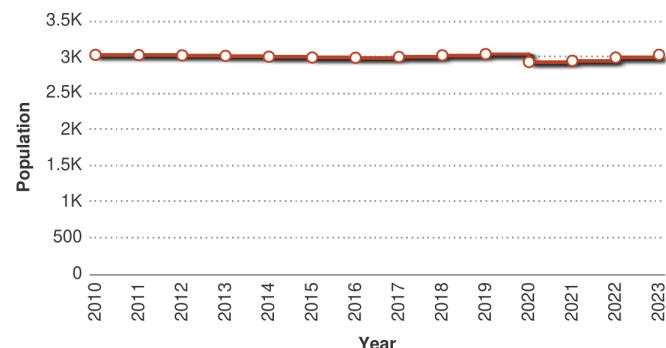


**POPULATION TRENDS AND KEY INDICATORS**  
 3 Miles Ring

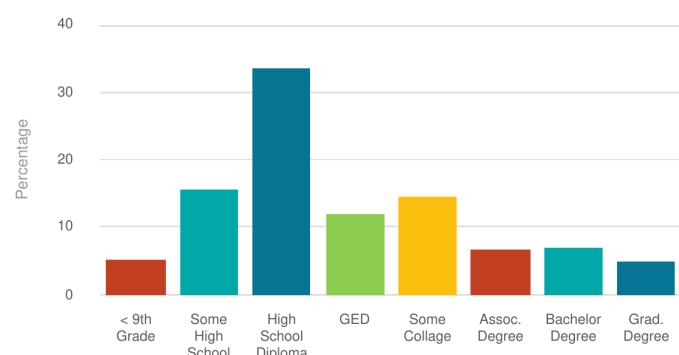
3,063	1,193	42.5
Population	Households	Median Age
2.54	\$71,546	\$230,903
Avg Size Household	Median Household Income	Median Home Value
60	123	18.6
Wealth Index	Housing Affordability	Diversity Index

**POPULATION BY AGE****POPULATION BY GENERATION****HISTORICAL & FORECAST POPULATION**

	<b>Household Population</b>
3,146	Population Density
112	

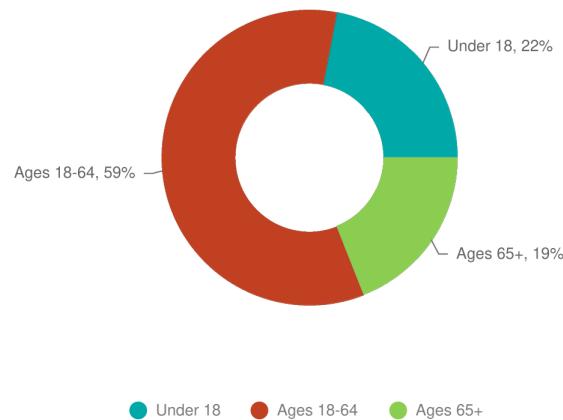
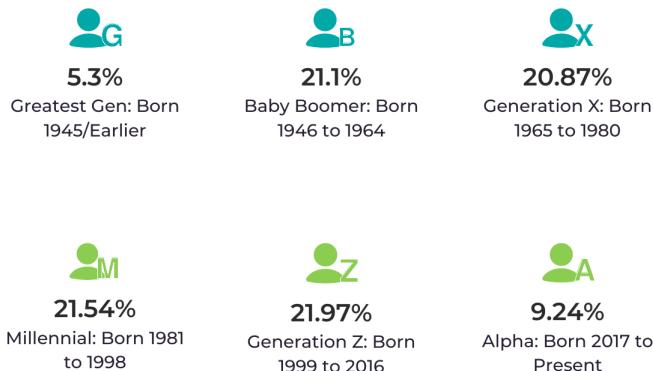
**DAYTIME POPULATION**

	<b>3,465</b>	2024 Total Daytime Population
	<b>1,897</b>	2024 Daytime Pop: Residents
	<b>1,568</b>	2024 Daytime Pop: Workers
	<b>123</b>	2024 Daytime Pop Density

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**POPULATION TRENDS AND KEY INDICATORS**  
 5 Miles Ring

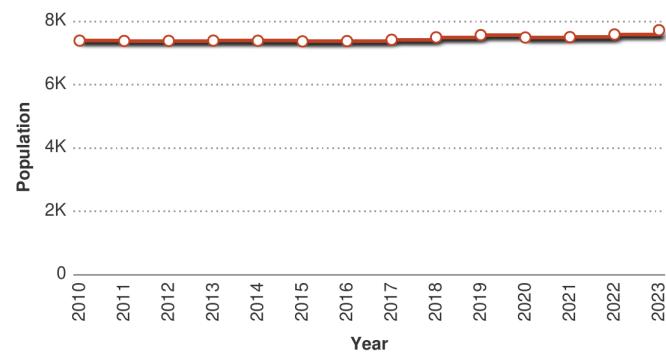
<b>7,892</b> Population	<b>3,049</b> Households	<b>41.7</b> Median Age
<b>2.58</b> Avg Size Household	<b>\$70,329</b> Median Household Income	<b>\$253,533</b> Median Home Value
<b>66</b> Wealth Index	<b>110</b> Housing Affordability	<b>19.5</b> Diversity Index

**POPULATION BY AGE****POPULATION BY GENERATION****HISTORICAL & FORECAST POPULATION**

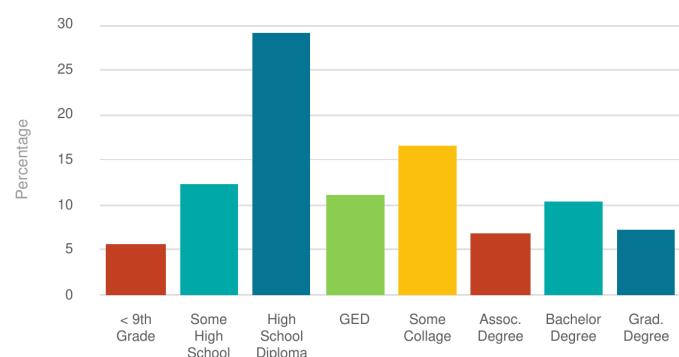
	<b>Household Population</b>
<b>8,210</b>	

	<b>Population Density</b>
<b>105</b>	

**DAYTIME POPULATION**

	<b>6,558</b> 2024 Total Daytime Population		<b>4,542</b> 2024 Daytime Pop: Residents
	<b>2,016</b> 2024 Daytime Pop: Workers		<b>84</b> 2024 Daytime Pop Density

**POPULATION BY EDUCATION**
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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



**\$761,516**  
Travel



**\$16,128**  
Theatre/Operas/Concerts



**\$14,659**  
Movies/Museums/Parks



**\$27,127**  
Sports Events



**\$292,302**  
Pets



**\$2,612**  
Online Gaming



**\$154,022**  
Cash Gifts to Charities



**\$187,316**  
Life/Other Insurance



**\$375,448**  
Education



**\$52,205**  
RV (Recreational Vehicles)

### TAPESTRY SEGMENTS

**10E**

**LifeMode Group: Rustic Outposts**  
**Rural Bypasses**

**245 Households**

Household Percentage: 65.86%

Average Household Size: 2.55

Median Age: 40.4

Median Household Income: \$33,000

**10B**

**LifeMode Group: Rustic Outposts**  
**Rooted Rural**

**127 Households**

Household Percentage: 34.14%

Average Household Size: 2.48

Median Age: 45.2

Median Household Income: \$42,300



**LifeMode Group: Affluent Estates**  
**Top Tier**

**0 Households**

Household Percentage: 0.00%

Average Household Size: 2.84

Median Age: 47.3

Median Household Income: \$173,200

**1A**

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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



**\$2,485,798**  
Travel



**\$52,127**  
Theatre/Operas/Concerts



**\$47,719**  
Movies/Museums/Parks



**\$89,532**  
Sports Events



**\$953,995**  
Pets



**\$8,209**  
Online Gaming



**\$503,497**  
Cash Gifts to Charities



**\$617,147**  
Life/Other Insurance



**\$1,229,293**  
Education



**\$172,992**  
RV (Recreational Vehicles)

### TAPESTRY SEGMENTS



**10B**

**LifeMode Group: Rustic Outposts Rooted Rural**  
571 Households  
Household Percentage: 47.86%  
Average Household Size: 2.48  
Median Age: 45.2  
Median Household Income: \$42,300



**10E**

**LifeMode Group: Rustic Outposts Rural Bypasses**  
450 Households  
Household Percentage: 37.72%  
Average Household Size: 2.55  
Median Age: 40.4  
Median Household Income: \$33,000



**10A**

**LifeMode Group: Rustic Outposts Southern Satellites**  
121 Households  
Household Percentage: 10.14%  
Average Household Size: 2.67  
Median Age: 40.3  
Median Household Income: \$47,800



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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



**\$6,633,725**  
Travel



**\$138,826**  
Theatre/Operas/Concerts



**\$127,177**  
Movies/Museums/Parks



**\$240,577**  
Sports Events



**\$2,540,353**  
Pets



**\$21,477**  
Online Gaming



**\$1,347,227**  
Cash Gifts to Charities



**\$1,653,461**  
Life/Other Insurance



**\$3,289,030**  
Education



**\$466,373**  
RV (Recreational Vehicles)

### TAPESTRY SEGMENTS



**LifeMode Group: Rustic Outposts**  
**Rural Bypasses**

1,187 Households

Household Percentage: 38.93%

Average Household Size: 2.55

Median Age: 40.4

Median Household Income: \$33,000

**10E**



**LifeMode Group: Rustic Outposts**  
**Rooted Rural**

1,005 Households

Household Percentage: 32.96%

Average Household Size: 2.48

Median Age: 45.2

Median Household Income: \$42,300

**10B**



**LifeMode Group: Rustic Outposts**  
**Southern Satellites**

721 Households

Household Percentage: 23.65%

Average Household Size: 2.67

Median Age: 40.3

Median Household Income: \$47,800

**10A**



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### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

### AI Location Risk Summary

## Flood Risk Analysis

**Risk Assessment:** The FEMA flood map indicates the subject property is not located within any Special Flood Hazard Area (SFHA) or high-risk flood zone. The subject property is situated in a low to moderate risk area, labeled as Zone X, outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

## Crime Risk Analysis

**Overview:** The crime risk indices for the area indicate that both personal and property crime rates are below the national average. The Personal Crime Index is 57, which is 43% lower than the national average of 100. The Property Crime Index is 74, which is 26% lower than the national average. Assault and burglary are the most notable categories within each index, but all reported crime types remain below national levels.



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**Personal Crime Index**

Crime Type	Index Value
Overall Personal Crime	57
Murder	49
Rape	65
Robbery	14
Assault	71

43% below the national average.

**Property Crime Index**

Crime Type	Index Value
Overall Property Crime	74
Burglary	88
Larceny	74
Motor Vehicle Theft	48

26% below the national average.

**Security Recommendation:** Given the below-average crime indices, the area presents a relatively low risk for both personal and property crime. However, it is still advisable to consider standard security measures and consult with local law enforcement or security professionals to ensure continued safety.



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# HWY 120/HWY 27 19.15 ACRES

0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113

## LOCATION RISK ANALYSIS

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### Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination.

**Proximity Analysis:** Two facilities with Moderate Risk interest types were identified within the 0.50-mile radius. All facilities within 0.25 miles had no records in the database; the facilities below are located between 0.25 and 0.50 miles of the subject property and warrant attention.



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## LOCATION RISK ANALYSIS

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### High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

### Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No moderate risk facilities found

**Important Note:** While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

### High Risk Contamination Facilities within 0.5 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

### Moderate Risk Contamination Facilities within 0.5 miles (2 facilities)

Facility Name	Address	Risk Type
BUCHANAN WWTP IMPROVEMENTS	4620 GA-120	STORM WATER CONSTRUCTION
BUCHANAN, CITY OF BUCHANAN WPCP	4300 GEORGIA HIGHWAY 120	POTW



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**Environmental Recommendation:** Engage an environmental professional to evaluate the identified wastewater and stormwater records. Although no High Risk Interest Types were identified within 0.25 miles, the presence of Moderate Risk interest types (stormwater construction and POTW/wastewater) within 0.50 mile suggests potential pathways for pollutant discharge to surface water or groundwater. A Phase I Environmental Site Assessment and targeted review of permit records and local topography (to assess uphill source migration potential) are recommended.

## Final Risk Assessment Summary

**Executive Summary:** Overall, the subject property is located in a low-risk flood zone and exhibits crime rates significantly below the national average. The absence of high-risk environmental hazards in the immediate vicinity further supports a favorable risk profile. Investors and tenants should confirm local requirements, maintain standard insurance and security practices, and consult with professionals as needed to ensure comprehensive risk management. No High Risk of Contamination Interest Types were identified in the report within the 0.25- or 0.50-mile review area. The environmental records show two nearby municipal wastewater/stormwater entries within 0.50 mile: BUCHANAN WWTP IMPROVEMENTS (4620 GA-120) listed for Storm Water Construction, and CITY OF BUCHANAN WPCP (4300 Georgia Highway 120) listed as POTW. Both facilities include NPDES-related records (some entries noted as ICIS-NPDES NON-MAJOR, which are classified as Lower Risk), but the presence of stormwater construction and POTW entries is classified as Moderate Risk in this review. Given the Moderate Risk classifications within the 0.50-mile radius, it is advisable to retain an environmental consultant to review permitting histories, operational records, and local drainage/topography to determine potential contaminant migration pathways and whether further site characterization (e.g., Phase I ESA or limited Phase II work) is warranted.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*



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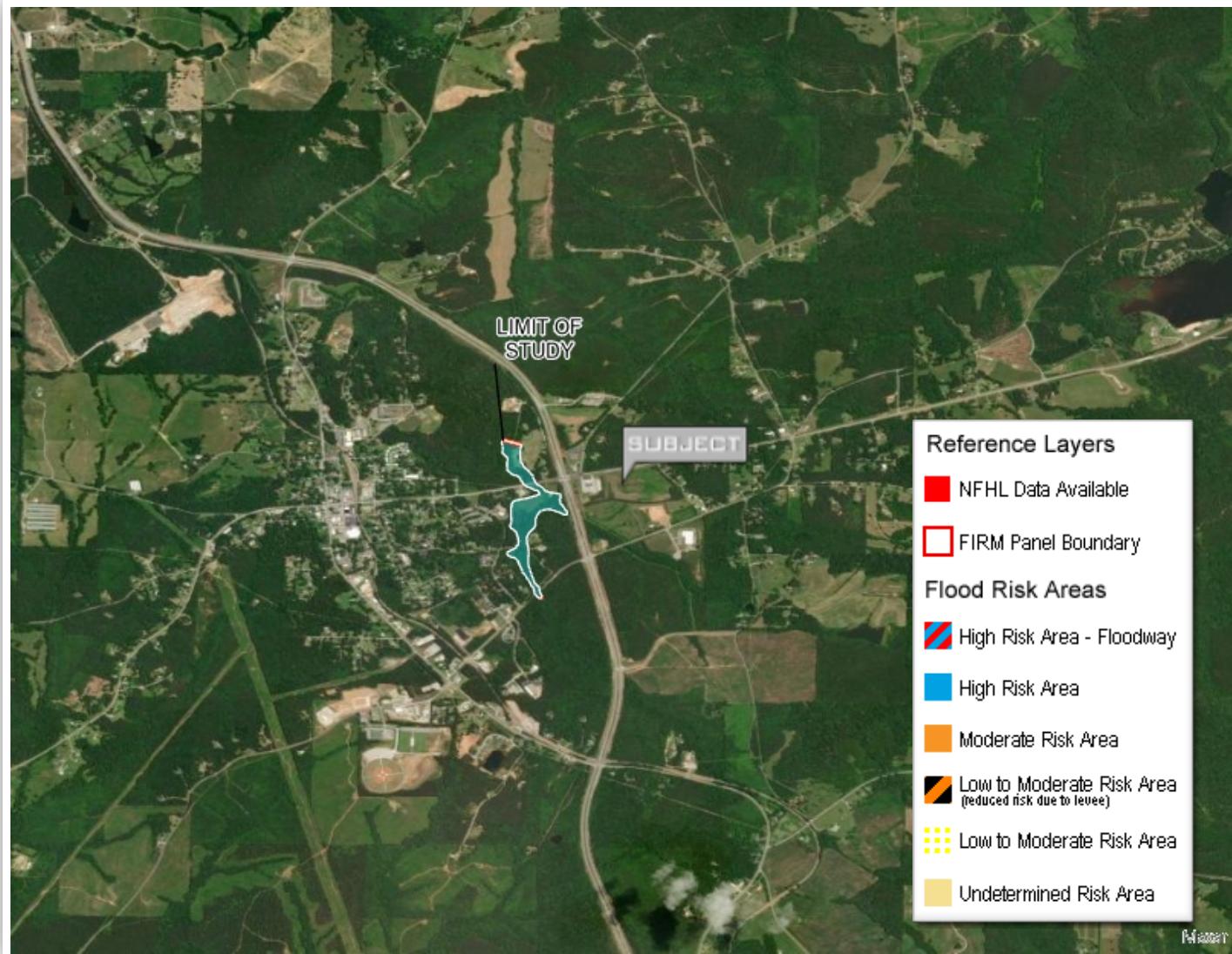
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## LOCATION RISK ANALYSIS

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Flood Risk Analysis

FEMA Map Last Updated:2022-08-12



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## Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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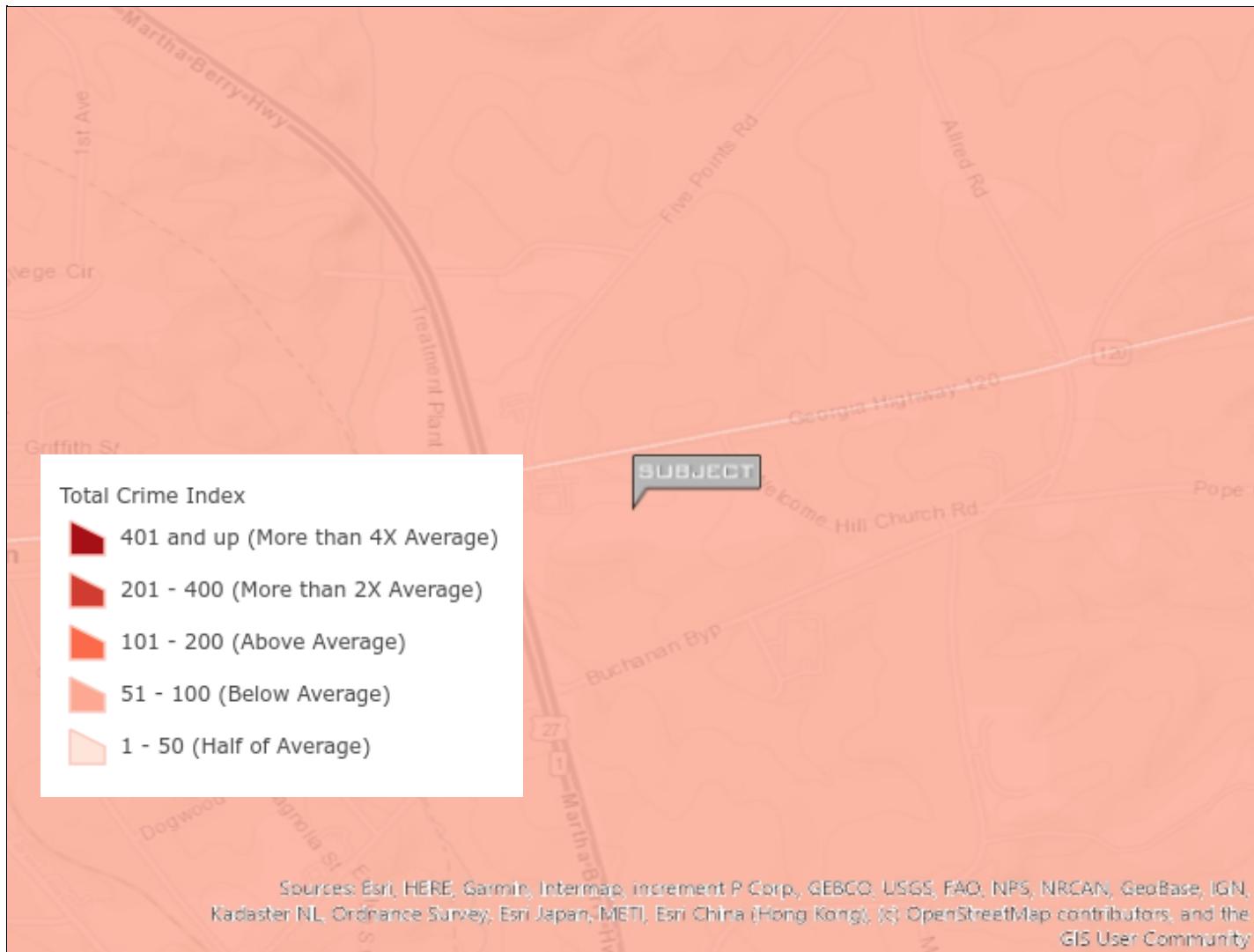
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## LOCATION RISK ANALYSIS

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### CRIME RISK ANALYSIS



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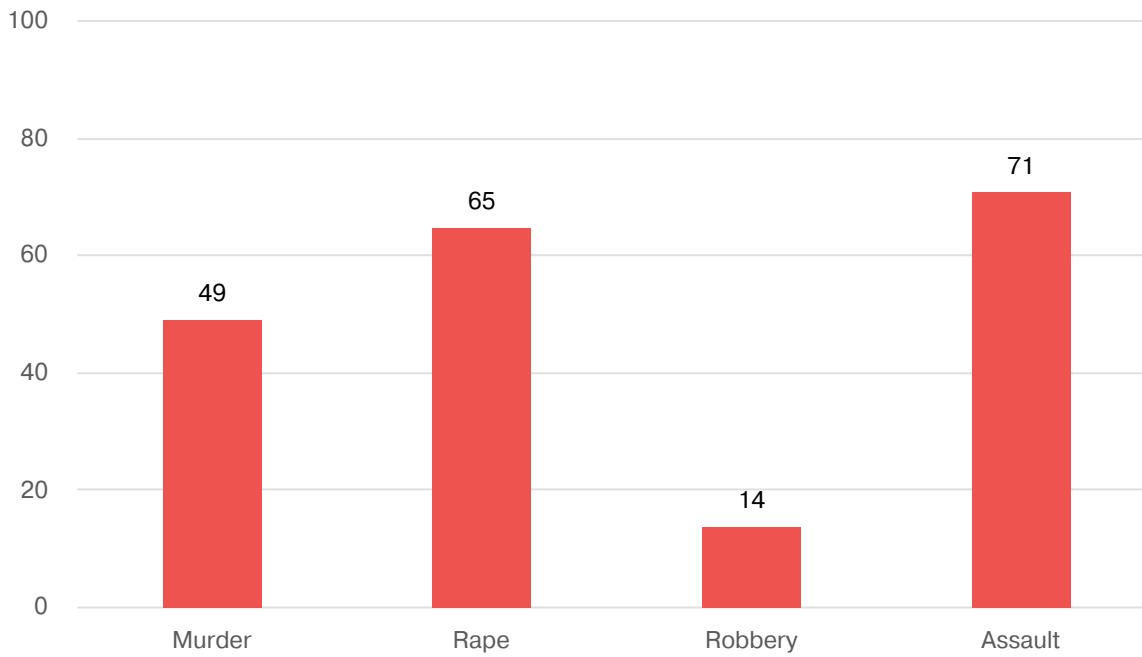
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## LOCATION RISK ANALYSIS

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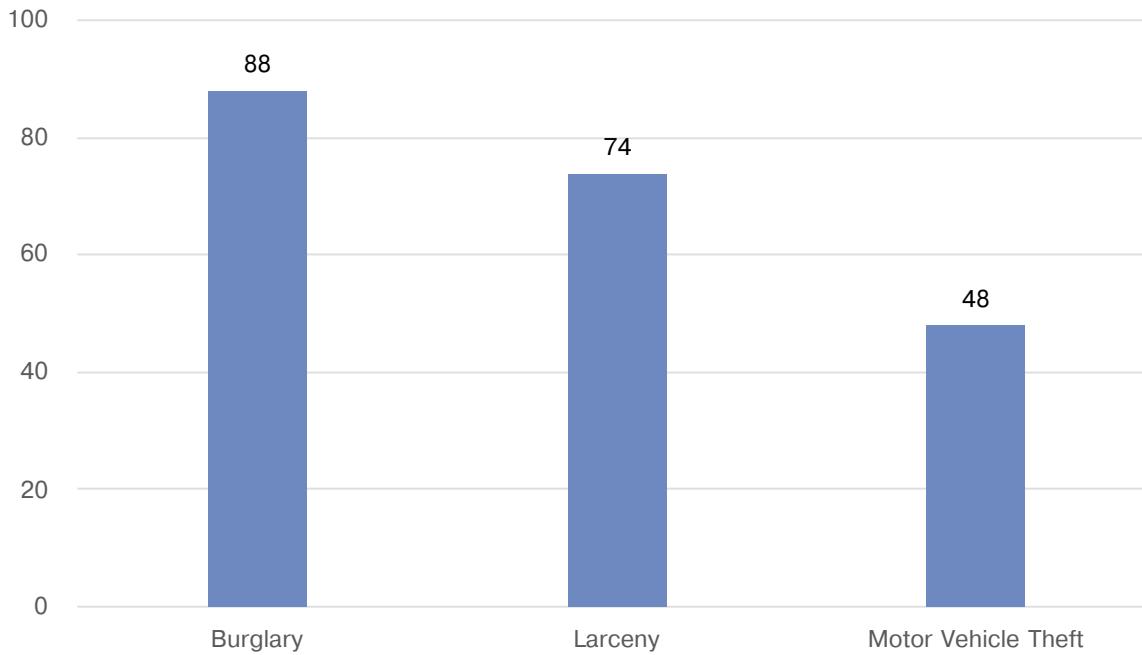
### Personal Crime

Overall Index in this area is: 57



### Property Crime

Overall Index in this area is: 74



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## Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

### Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2025 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



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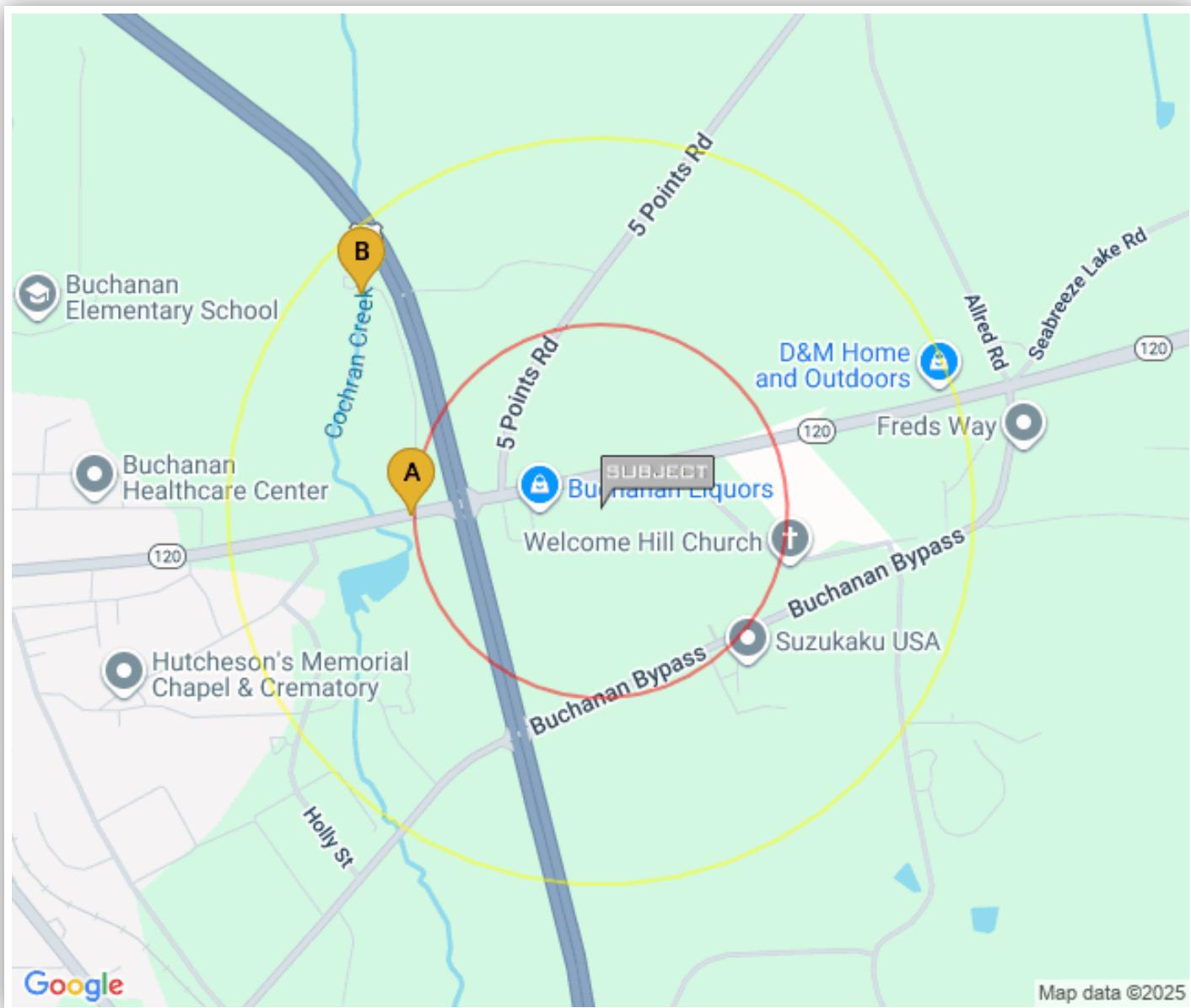
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## LOCATION RISK ANALYSIS

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### ENVIRONMENTAL RISK ANALYSIS



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Commercial Specialist



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**Locations within 0.25 mile of Subject**

There are no environmental hazards in our database within this area.

**Locations within 0.50 mile of Subject****BUCHANAN WWTP IMPROVEMENTS**

Latest Update:

**Site Type:** STATIONARY  
**County:** HARALSON COUNTY  
**Country:** USA

**Address:** 4620 GA-120  
**Facility Detail Report:** [110070022088](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	operator	MIKE BINGHAM	
ICIS-NPDES NON-MAJOR	NPDES	operator	MIKE BINGHAM	

**BUCHANAN, CITY OF BUCHANAN WPCP**

Latest Update: 23-Sep-2015

**Site Type:** STATIONARY  
**County:** HARALSON  
**Country:** UNITED STATES

**Address:** 4300 GEORGIA HIGHWAY 120  
**Facility Detail Report:** [110010041506](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	public works director	ROBERT BARGER	
POTW	NPDES	director	DEAN TANNER	
POTW	NPDES	public works director	ROBERT BARGER	
ICIS-NPDES NON-MAJOR	NPDES	director	DEAN TANNER	



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## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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# HWY 120/HWY 27 19.15 ACRES

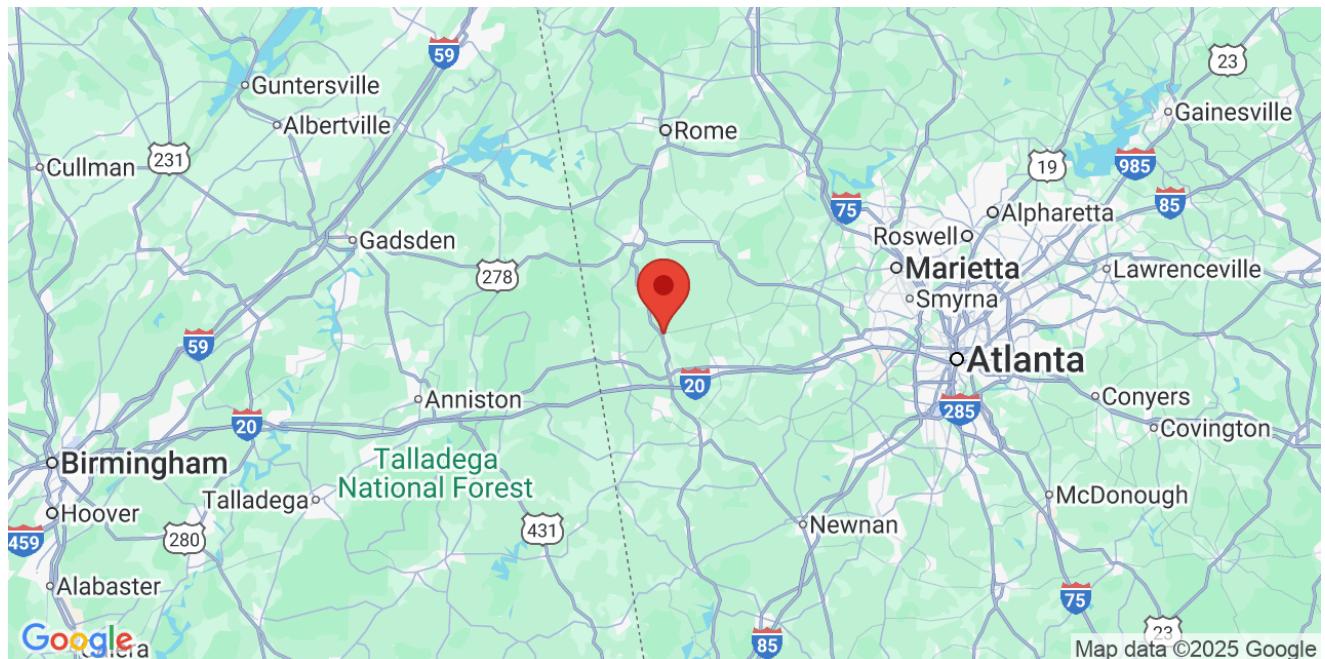
0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113

## AREA LOCATION MAP

CENTURY 21 Novus  
RETTITRO group

### HWY 120/HWY 27 19.15 Acres

0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113



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# HWY 120/HWY 27 19.15 ACRES

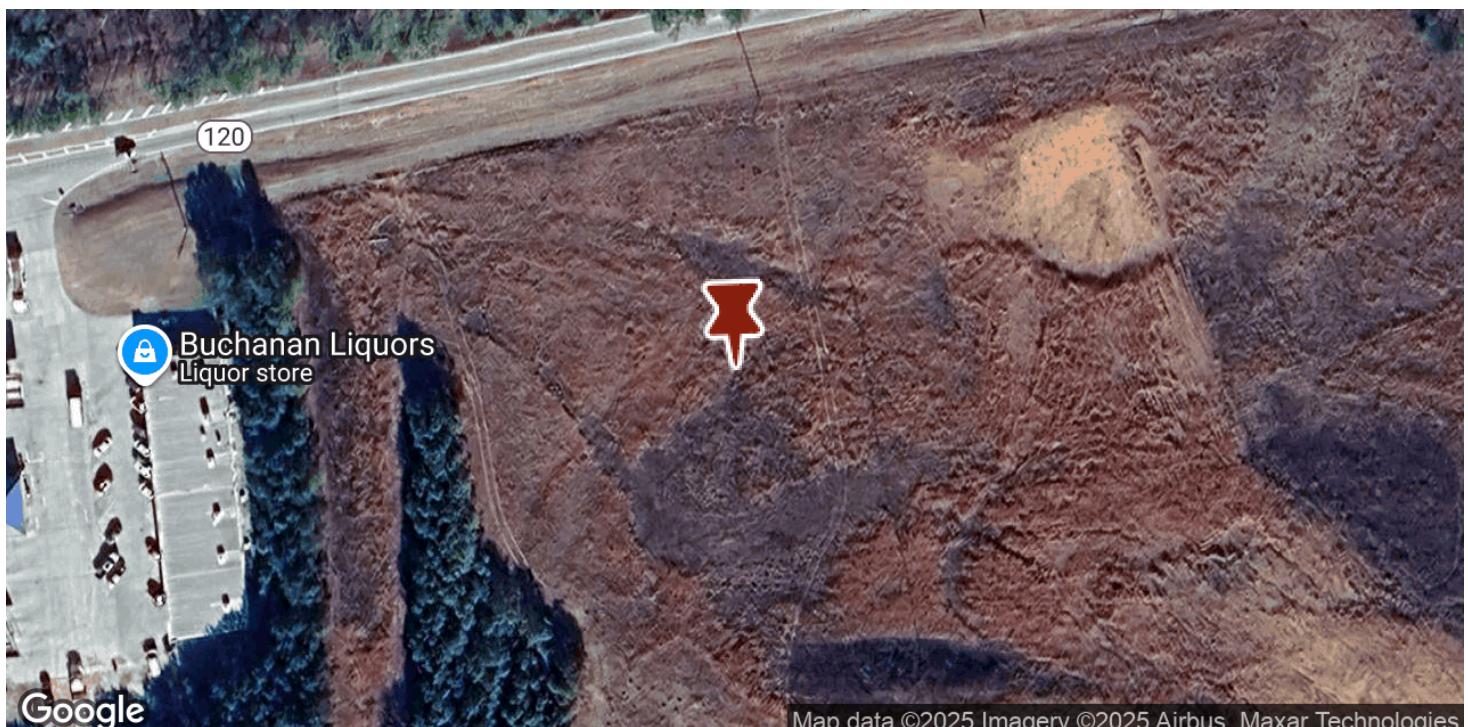
0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113

AERIAL ANNOTATION MAP

CENTURY 21 Novus  
RETTRO group

## Hwy 120/Hwy 27 19.15 Acres

0 Hwy 120 / Hwy 27 - 19.15 Acres, Buchanan, GA, 30113



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