

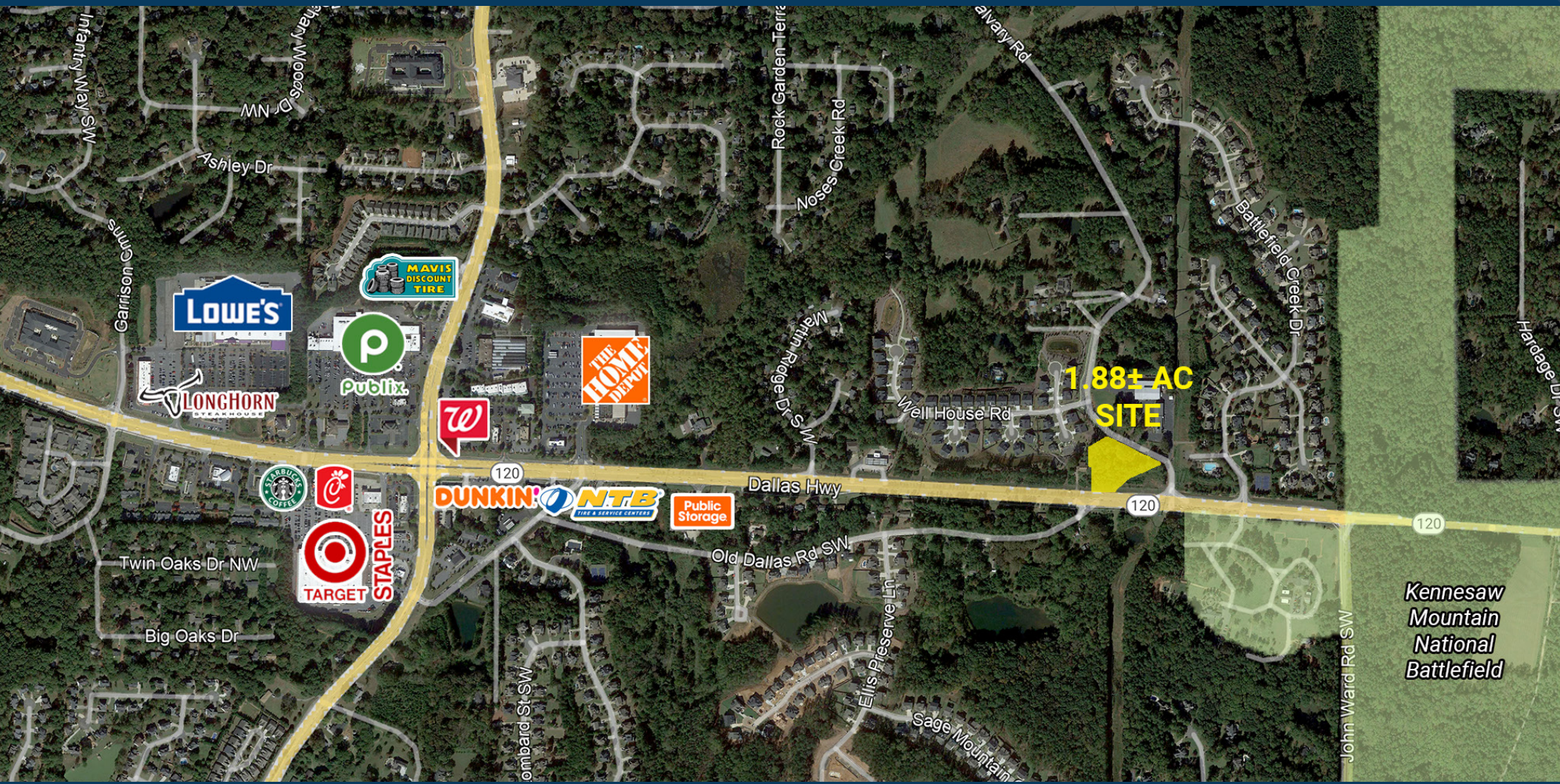
# Offering Memorandum

## 1.88± Acre Development Opportunity

### Dallas Highway (SR 120) Corridor, West Cobb County, GA



McWhirter



300 Mount Calvary Road  
Marietta, GA 30064

## 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.

### Presented by:

#### Nelson Vinson

678.385.2718

nrv@mcwrealty.com

#### Dan Buyers

770.596.2629

tdb@mcwrealty.com

#### McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Building 2, Suite 150

770.955.2000

www.mcwrealty.com



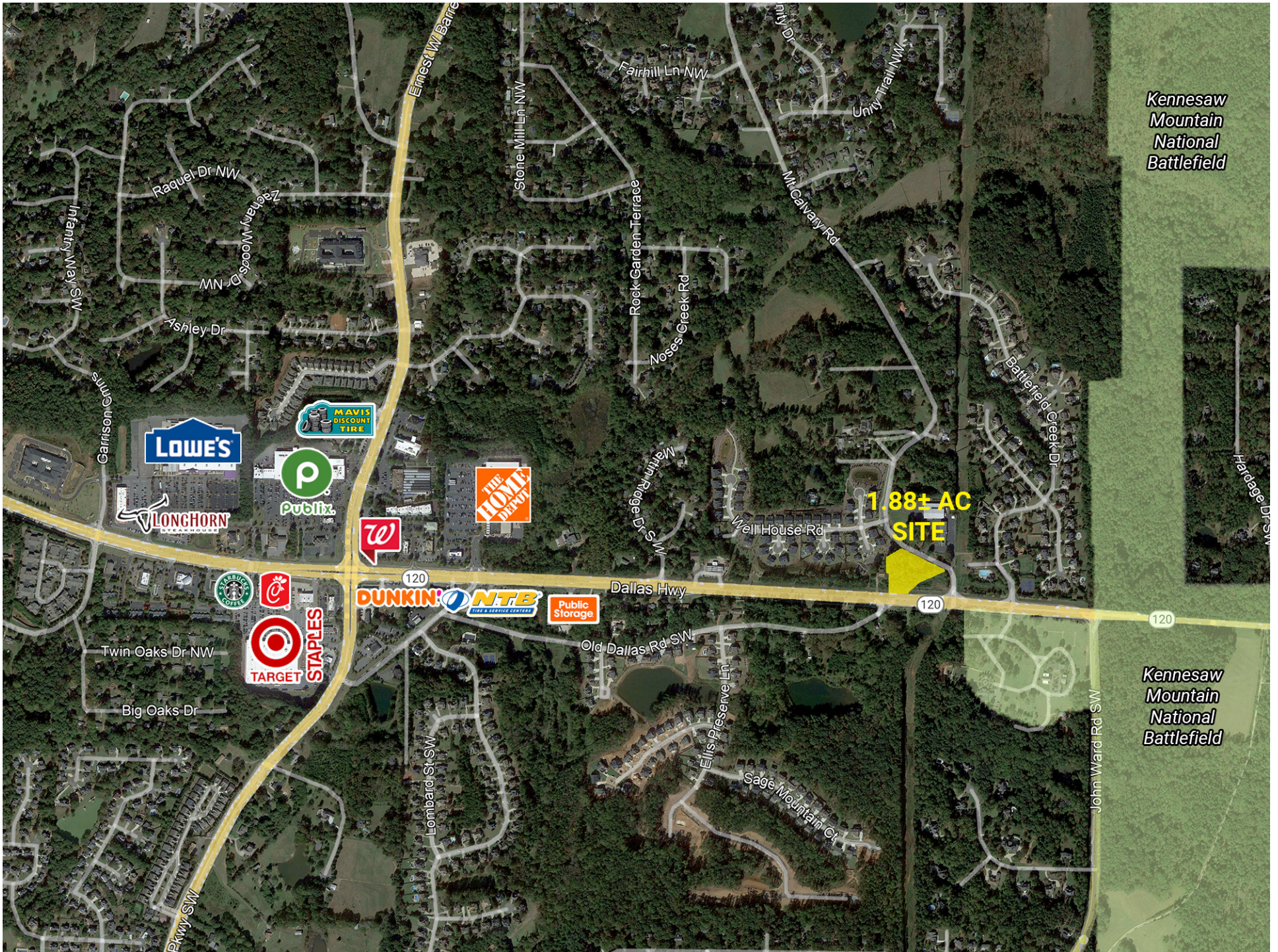


# 1.88± AC Development Site

300 Mount Calvary Road  
Marietta, GA 30064

## Table of Contents

|   |         |
|---|---------|
| Property Summary .....                          | 5       |
| Site Surveys .....                              | 7 - 8   |
| Traffic Count Map.....                          | 9       |
| Schools Serving the Property.....               | 10      |
| Property Tax Aerial .....                       | 11      |
| Cobb County Zoning & Future Land Use Maps ..... | 12 - 13 |
| Cobb County Topogography & Hydrology Map.....   | 14      |
| Sewer Diagram & Recorded Sewer Easement.....    | 15 - 23 |



# Property Summary

## Location

McWhirter is pleased to offer 300 Mount Calvary Road for sale. This 1.878± acres enjoys visibility and access to over 30,000+ cars per day on Dallas Hwy (SR 120). Potential uses include Limited Commercial – retail uses as well as professional office – medical office uses, or possibly senior housing, such as \ assisted living.

Although zoned residential (R-20), this property is adjacent to a neighboring 1+ acre tract which is zoned commercially, as Low Rise Office (LRO) and across Dallas Hwy from other commercial parcels, currently zoned Neighborhood Shopping (NS). The owners of this 1.88 acres are willing to sell the property subject to a rezoning for a mutually agreeable use.

Potential uses for the property include low-intensity commercial uses like those allowed under Cobb County zoning categories such as Limited Retail Commercial (LRC), Low Rise Office (LRO) or under Cobb County's Limited Professional Services Permit (LPSP), including uses like low-intensity commercial uses or specialized or limited low intensity shopping facilities. Examples included bakery, barbershop, hair salon, bookstore, delicatessen, dog grooming shop, florist, butcher shop. Or professional or medical office uses including urgent care, primary care, dentist, optician, audiologist, veterinarian, or other medical specialties. Or other professional offices such as legal, accounting, tax preparation, real estate, financial planning, architect, engineer, manufacturer representative, professional counselor, photographer, insurance, contractor, land surveyor. Or specialized education and training/studios including music schools, dance/ballet, art, photography, yoga, martial arts, and fitness studios.

## Location

The property is located on the north ("going home") side of Dallas Hwy (SR 120) and on the west side of Mount Calvary Rd, approximately 3.5 miles west of the Marietta Square and approximately 0.75 miles east of the major commercial node at Dallas Hwy (SR 120) and Barrett Pkwy. This property is located on a high-traffic corridor consisting of major retailers and restaurants.

## Access / Frontage

The site has high visibility to over 30,000 cars per day from Dallas Hwy (SR 120) and Mount Calvary Rd.

## Utilities

The available utilities include electric, gas, sewer and water. The nearest sewer manhole can be accessed via a recorded sewer easement (Deed Book 15477, Pages 4506-4512) in the adjacent Gladys Court cul-de-sac to the northwest of the 1.88± acres, at a low elevation that should accommodate gravity flow sewer service to the 1.88± acres.

## Zoning / Future Land Use

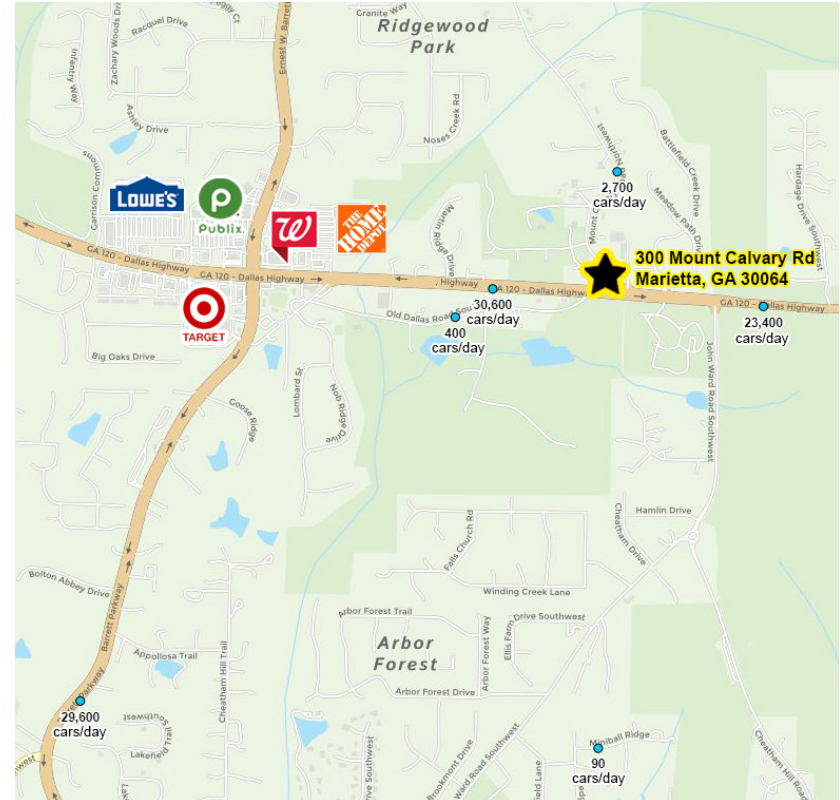
The property is zoned R-20 (1.75± ac tract) and R-20/OSC (0.128± ac tract) and designated as LDR (Low Density Residential) on Cobb County's Future Land Use map. Property is adjacent to a neighboring 1+ acre tract which is zoned commercially, as Low Rise Office (LRO) and across Dallas Hwy from other commercial parcels, currently zoned Neighborhood Shopping (NS). The owners of this 1.88 acres are willing to sell the property subject to a rezoning for a mutually agreeable use.

## Schools

The property is served by the following public schools: Kennesaw Mountain High (Math/Science Magnet School in top 10% of all high schools in Georgia), Pine Mountain Middle, and Cheatham Hill Elementary.

## Price

The Property is being marketed without an asking price. Please call listing agents to discuss pricing and desired use.



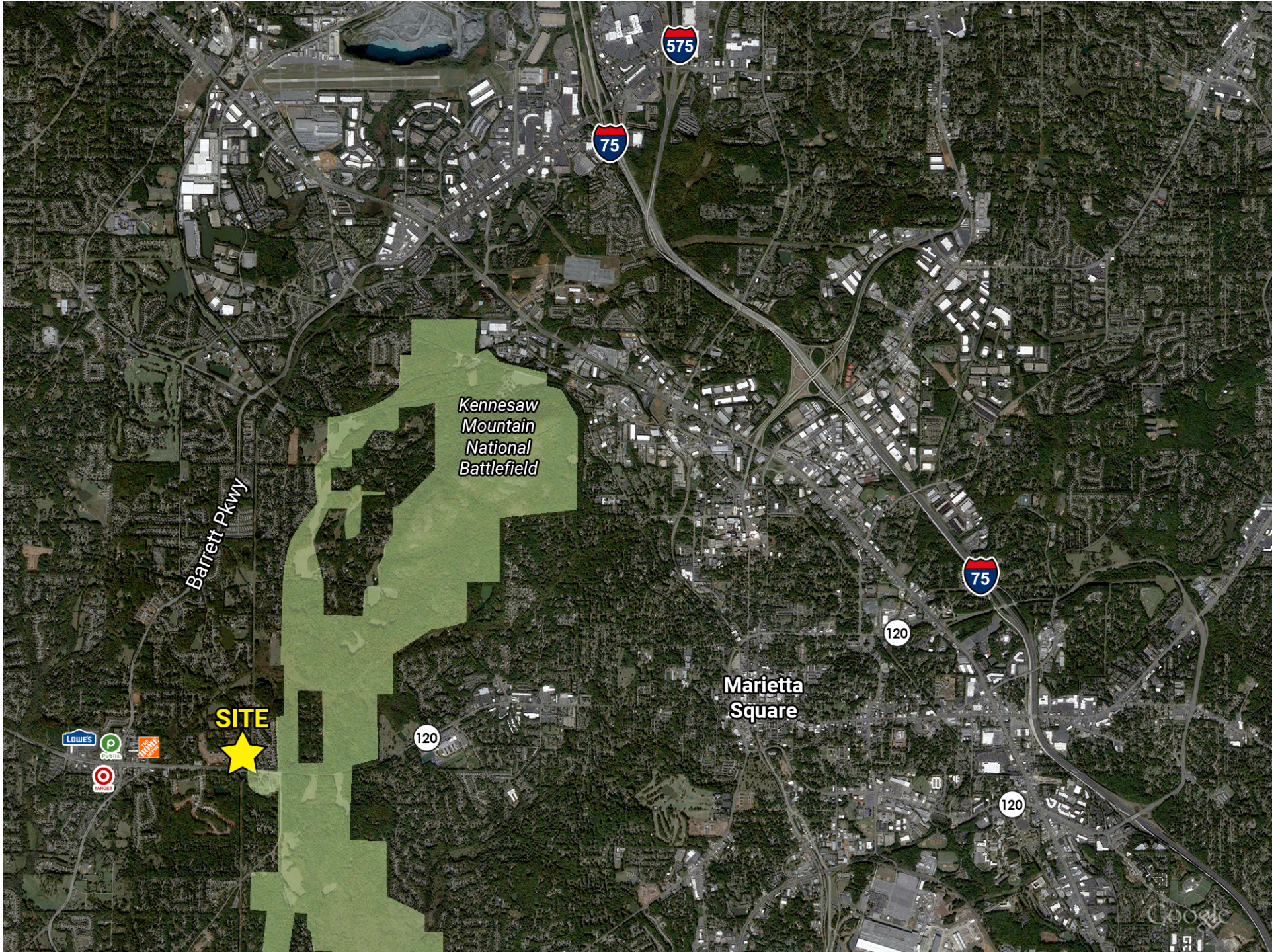
Source: GDOT

## Area Demographics

| Population         | 1-mile | 3-mile | 5-mile  |
|--------------------|--------|--------|---------|
| 2027 Projection    | 2,902  | 48,528 | 166,272 |
| 2022 Population    | 2,837  | 47,459 | 161,488 |
| 2010 Population    | 2,605  | 43,680 | 142,086 |
| Growth 2022-2027   | 0.5%   | 0.5%   | 0.6%    |
| Growth 2010-2022   | 0.7%   | 0.7%   | 1.1%    |
| Daytime Population | 1,713  | 12,028 | 73,406  |

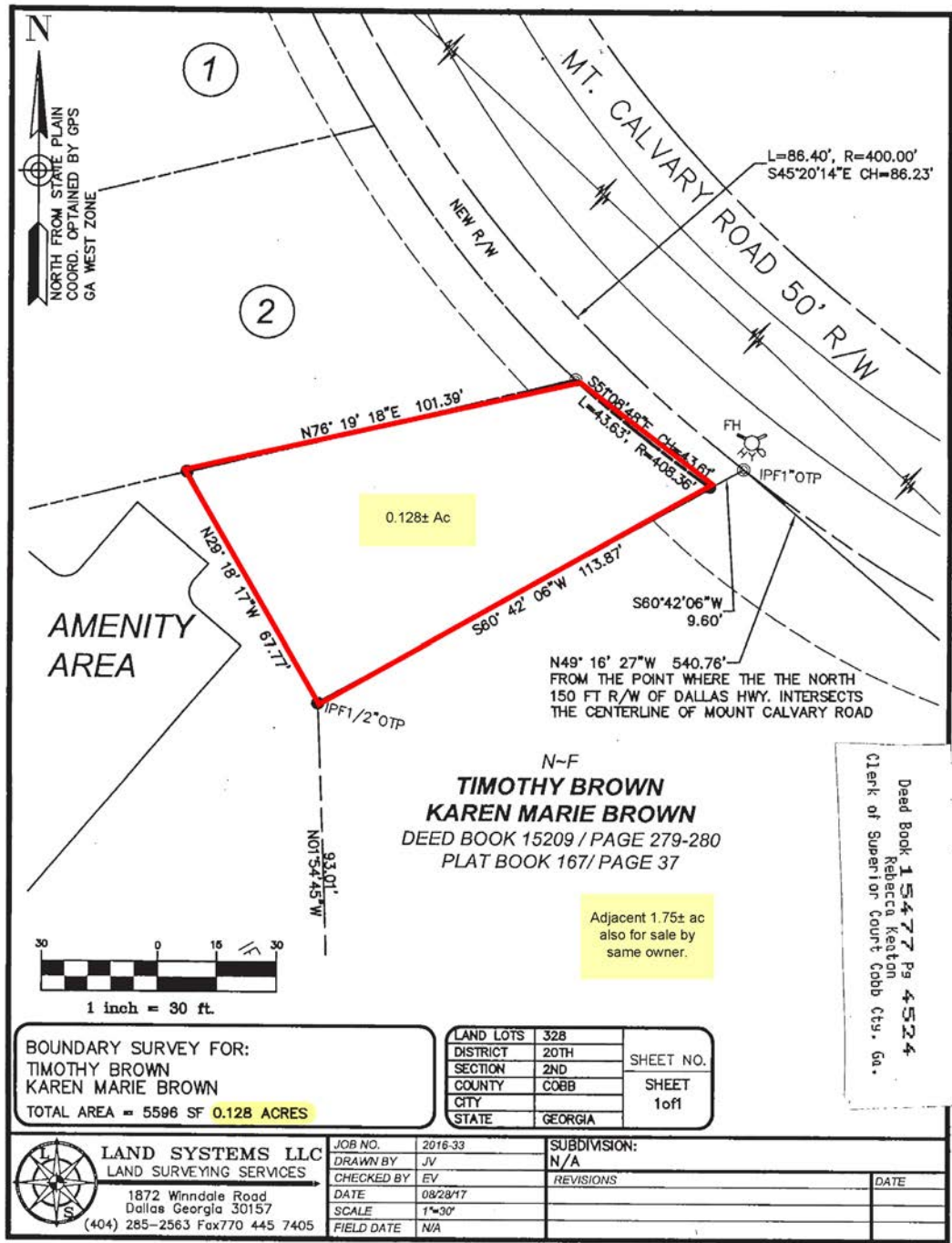
| Income               | 1-mile    | 3-mile    | 5-mile    |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$131,263 | \$126,740 | \$101,459 |
| Med Household Income | \$102,292 | \$97,406  | \$75,488  |

Source: CoStar



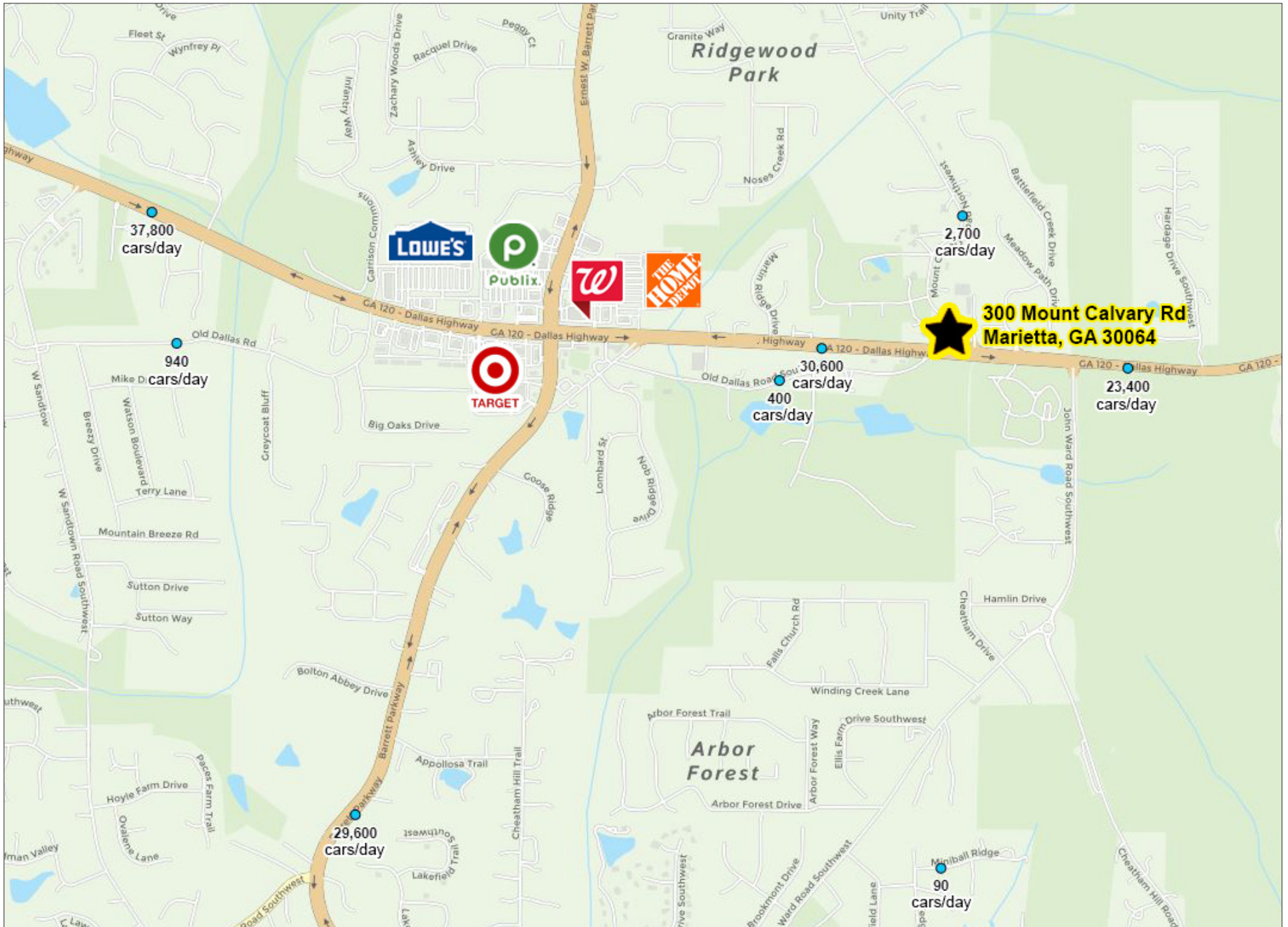


0.128± Ac Survey





# Traffic Counts



## Public Schools Serving the Property

The property is served by Kennesaw Mountain High School, Pine Mountain Middle School, and Cheatham Hill Elementary School.

### Kennesaw Mountain High School



1898 Kennesaw Due West Road  
Kennesaw, GA 30152

Ranked #15 out of 415 public high schools in State of Georgia by "Niche".

Kennesaw Mountain High School is a STEM Magnet School for Cobb County offering enrollment into the Kennesaw Mountain High School Academy of Mathematics, Science, and Technology.

### Pine Mountain Middle School



2720 Pine Mountain Circle  
Kennesaw, GA 30152

### Cheatham Hill Elementary School



1350 John Ward Road  
Marietta, GA 30064

### Private schools in the area include:

- » Mount Paran Christian School - 3.2± miles
- » The Walker School - 6± miles



# 300 Mount Calvary Rd



752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:4,514



Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.



# 300 Mount Calvary Rd - Zoning Districts



752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:4,514



Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# 300 Mount Calvary Rd - Future Land Use



752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:4,514

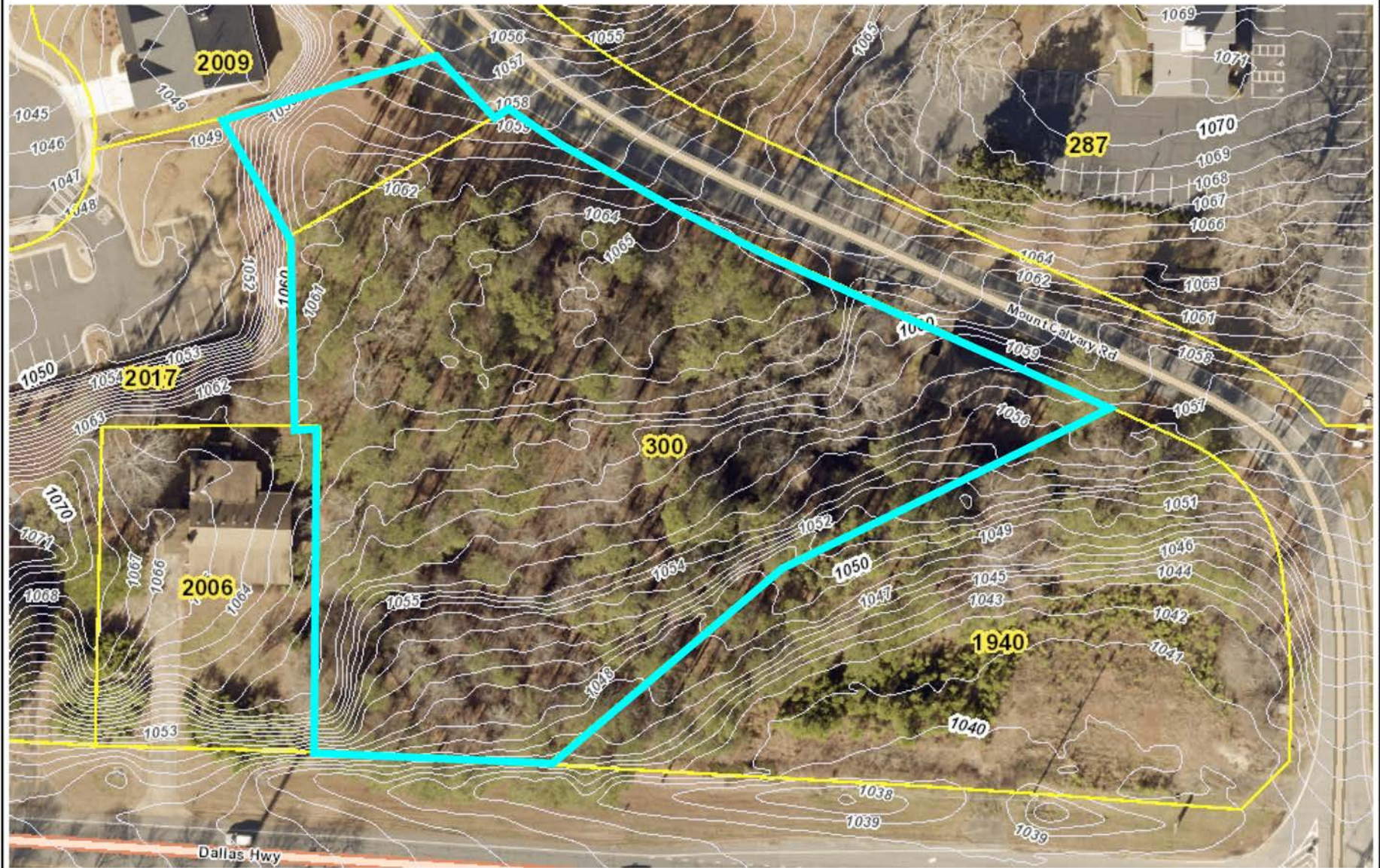


Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# 300 Mount Calvary Rd- Topography & Hydrology



157.6 0 78.82 157.6 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

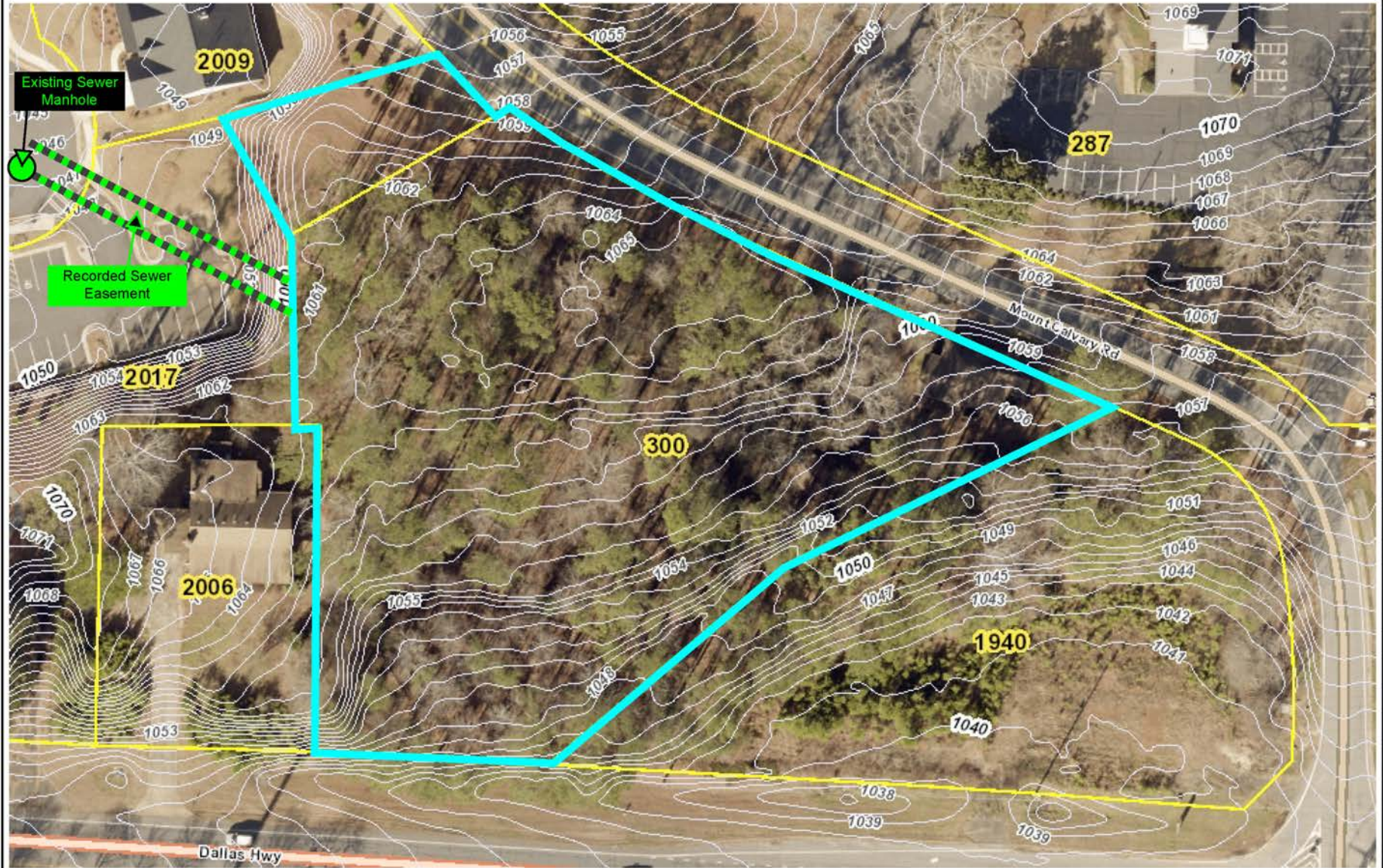
1: 946



Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.



# 300 Mount Calvary Rd- Sewer Diagram



157.6 0 78.82 157.6 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 946



Prepared By: Dan Buyers, McWhirter Realty Partners, LLC. 770.955.2000.

Deed Book 15477 Pg 4506  
Filed and Recorded Sep-18-2017 08:49aM  
2017-0104523  
Real Estate Transfer Tax \$0.00



Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

MCCOY MICHAEL, JOHNSON & STEELE  
REAL ESTATE DEPARTMENT  
EMERSON OVERLOOK  
328 ROSWELL STREET  
MARIETTA GA 30060

11K340.1

~~After Recording Return To:  
Cobb County Water System  
660 South Cobb Drive  
Marietta, Georgia 30060  
Attn: Angela Robinson~~

(For Recording Information Only)

**GRANT OF SANITARY SEWER EASEMENT**

**STATE OF GEORGIA  
COUNTY OF COBB**

**THIS GRANT OF SANITARY SEWER EASEMENT** (hereinafter referred to as the “Easement”) is made and entered into this 31<sup>st</sup> day of August, 2017, by and between **Harmony VDL, LLC**, (hereinafter referred to as “Grantors”) and **Timothy R. Brown and Karen Marie Brown**, (hereinafter referred to as “Grantee”) and **COBB COUNTY**, a political subdivision of the State of Georgia (hereinafter referred to as “**Intended Final Grantee**”) (to include their respective heirs, beneficiaries, legal representatives, employees, contractors, agents, tenants and sub-tenants, successors, and assigns, where the context hereof requires or permits).

**W I T N E S S E T H**

**WHEREAS**, Grantors are the owners of that certain real property located in **Land Lot 328 of the 20th District, 2<sup>nd</sup>** Section, Cobb County, Georgia, being more particularly described in Schedule “1” attached hereto and incorporated herein by this reference (“Property”); and

**WHEREAS**, Grantee is desirous of obtaining from Grantor a certain permanent easement over, across, and under a portion of Grantor’s Property as described herein and depicted in the drawing attached hereto and made a part hereof by reference as **Exhibit “A”** for constructing the sanitary sewer line and facilities for **300 Mount Calvary Road, Marietta, GA 30064** (“Project”).

**WHEREAS**, Intended Final Grantee is desirous of obtaining a permanent easement over, across and under a portion of the Property for the construction, use, maintenance, repair and/or replacement of such sanitary sewer line and facilities.



**NOW, THEREFORE**, in consideration of the foregoing recitals, the sum of Ten and no/100ths U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee and Intended Final Grantee, easements over, upon, through, under, and across Grantor's Property as follows:

1. **PERMANENT EASEMENT:** A nonexclusive permanent easement ("Permanent Easement") for purposes of constructing, using, maintaining, repairing, inspecting, and reconstructing sanitary sewer lines and facilities as may be required from time to time, together with the full right of access to and egress from the Permanent Easement. Said Permanent Easement being approximately 166 linear feet and twenty (20) feet in width (containing approximately 3320 square feet, more or less), as further depicted in Exhibit "A" ("Permanent Easement Area"). The center line of said Permanent Easement shall be the center line of the sanitary sewer line hereinafter installed. Upon final completion and acceptance of the Project by Intended Final Grantee, the Permanent Easement shall become a publicly dedicated easement for all purposes without any further action required of the parties hereto. Grantee's right to use the Permanent Easement shall terminate upon its dedication and acceptance by Intended Final Grantee.

2. **EASEMENT TERMS:**

- a. Grantee shall have the right to clear the Temporary and Permanent Easement Areas.
- b. Intended Final Grantee shall have the right, but not the obligation, to keep the Permanent Easement Area clear at all times, and to remove all brush, trees, structures, and other obstructions.
- c. Grantor shall have the right to use the easement areas, provided such use shall in no manner obstruct, interfere with, or be inconsistent with the use thereof by Grantee or Intended Final Grantee, as provided herein and in the Official Code of Cobb County. Grantor agrees to keep the Permanent Easement Area clear of all buildings, structures, and other obstructions and acknowledges that any landscaping placed within the Permanent Easement Area shall be at Grantor's own risk.
- d. Grantee shall install the sanitary sewer lines and facilities to Cobb County standards and at no cost or expense to Grantor. Grantee shall restore the easement areas to approximately the same grade as existed before construction and shall seed and straw all disturbed areas.

**ADDITIONAL STIPULATIONS ARE SOLELY BETWEEN GRANTOR AND GRANTEE:**

- a. Grantor shall convey to Grantee the 5,596 square foot tract identified on Exhibit "B," attached hereto and by this reference made a part hereof. Grantor shall have the right to grade this tract during development of its adjacent property.
- b. Grantee shall be permitted to name the street identified as "Street B" as shown on Exhibit "B," subject to all necessary and customary government approvals of the street name.
- c. Grantor, or its successors and assigns, shall install an active sanitary sewer system in accordance with Cobb County specifications, including the manhole labeled as "S10" on Exhibit "B" with an invert elevation of 1026.80.

- d. Grantor may assign its rights and obligations under this Agreement without the consent of Grantee. In the event of such assignment, the assignee shall assume the obligations of Grantor under this Agreement, and Grantor shall have no further obligation or liability under this Agreement.
- e. In the event Grantor sells its adjacent property before it is developed, the obligations of Grantor hereunder shall be assigned to the purchaser of that property, and Grantor shall have no further obligations to Grantee hereunder.

**TO HAVE AND HOLD** said Easement unto said Grantee and Intended Final Grantee and their successors and assigns, upon the terms and for the periods set forth above.

Grantor hereby covenants with Grantee and Intended Final Grantee that it is lawfully seized and possessed of the real property previously described herein and that he has good and lawful right to convey it, or any part thereof, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor and Grantee have hereunto set their hands and seals the day and year above first written.

**GRANTEE:**

Timothy R. Brown (SEAL)  
Timothy R. Brown

Karen Marie Brown (SEAL)  
Karen Marie Brown

Sworn to and subscribed before me  
This 31st day of August, 2017.  
[Signature]  
Witness Signature

Eldon J. Basham  
Witness Printed Name  
Clara Plang  
NOTARY PUBLIC  
(NOTARY SEAL)



**GRANTORS: Harmony VDL, LLC**

By: [Signature] (SEAL)  
William H. Harper, Jr. Manager

Sworn to and subscribed before me  
this 31st day of August, 2017.  
[Signature]  
Witness Signature  
Eldon Basham  
Witness Printed Name

[Signature]  
Notary  
(Notary Seal and Expiration Date)



**SCHEDULE "I"****Hazel Greer, Tract 1**

## Legal Description

**ALL THAT TRACT** or parcel of Land lying and being in Land lot 328 of the 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia and being shown as Tract 1 containing 13.577 acres on that certain boundary survey for Harmony VDL, LLC, Fidelity Bank and Chicago Title Insurance Company, prepared by Land Systems LLC, Edward G. Vickery, Georgia registered land surveyor number 2563, dated September 13, 2016, last revised August 21, 2017 and being more particularly described as follows:

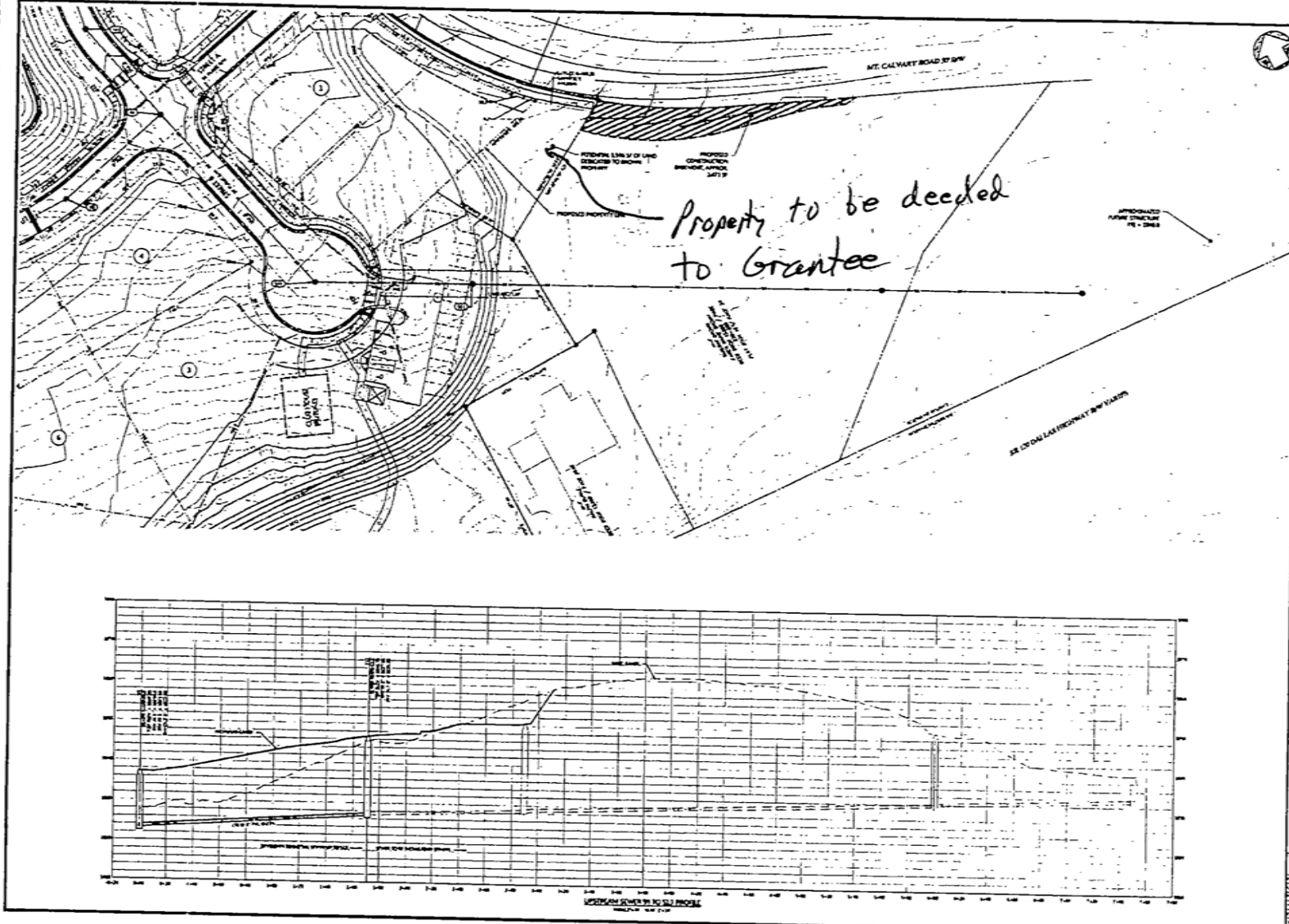
To find the **TRUE POINT OF BEGINNING** commence at the intersection of the northerly right-of-way of Dallas Highway (having a variable right-of-way) with the centerline of Mount Calvary Road; thence proceed along the northerly right-of-way of Dallas Highway along the arc of a curve an arc distance of 615.86 feet said arc being subtended by a chord bearing north 86° 09' 47" west a chord distance of 615.86 feet and having a radius of 85,627.74 feet to a point; thence leaving said right-of-way proceed north 01° 30' 19" east for a distance of 157.86 feet to an iron pin found (3/4 inch open top pipe) and the **TRUE POINT OF BEGINNING**, thence from said **TRUE POINT OF BEGINNING** proceed south 89° 18' 07" east for a distance of 945.25 feet to an iron pin found (2 inch iron rod) and corner; thence proceed north 01° 31' 09" east for a distance of 446.27 feet to an iron pin set (number 4 rebar) and corner; thence proceed north 88° 49' 38" east for a distance of 674.50 feet to an iron pin found (number 4 rebar) and corner; thence proceed north 02° 36' 04" east for a distance of 19.97 feet to an iron pin found (number 4 rebar); thence proceed north 10° 20' 23" east for a distance of 316.60 feet to an iron pin found (1 inch rod) and corner; thence proceed north 89° 11' 18" east for a distance of 330.11 feet to a point located on the westerly right-of-way of Mount Calvary Road (having a 50' right of way); thence proceed along the westerly and southwesterly right of way of Mount Calvary Road the following courses and distances; along the arc of a curve to the left an arc distance of 36.83 feet said arc being subtended by a chord bearing south 15° 37' 54" west a chord distance of 36.80 feet and having a radius of 267.31 feet to a point; south 11° 41' 03" west for a distance of 38.72 feet to a point; along the arc of a curve to the left an arc distance of 101.85 feet said arc being subtended by a chord bearing south 10° 16' 24" west a chord distance of 101.84 feet and having a radius of 2,068.00 feet to a point; thence proceed south 08° 51' 45" west for a distance of 109.49 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 94.08 feet said arc being subtended by a chord bearing south 4° 33' 44" west a chord distance of 93.99 feet and having a radius of 626.75 feet to a point; thence proceed south 00° 15' 44" west for a distance of 17.35 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 216.67 feet said arc being subtended by a chord bearing south 19° 26' 37" east a chord distance of 212.43 feet and having a radius of 315.00 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 86.40 feet said arc being subtended by a chord bearing South 45° 20' 14" east a chord distance of 86.23 feet and having a radius of 400.00 feet to an iron pin found (1 inch open top pipe) and corner; thence leaving said right-of-way proceed south 60° 42' 06" west for a distance of 123.47 feet to an iron pin found (1/2 inch open top pipe) and corner; thence proceed south 01° 54' 45" east for a distance of 93.01 feet to an iron pin

found (1/2 inch open top pipe) and corner; thence proceed south 89° 45' 11" west for a distance 95.95 feet to the **TRUE POINT OF BEGINNING**.



Deed-Book-15477-Pg-4512  
 Rebecca Keaton  
 Clerk of Superior Court Cobb Cty., Ga.

Exhibit 'B'



|   |  |
|---|--|
|   |  |
| <b>ATWELL</b><br>PROFESSIONAL ENGINEER<br>LICENSE NO. 10000 STATE OF GEORGIA                                    |  |
| PROPERTY VOL. LLC<br>AT CALVARY ROAD 37/38/39/40<br>CONSTRUCTION PLANS<br>UPSTREAM OF SITE SIMULATION (SHEET 7) | LAND OF USE WITH DEED<br>MT. CALVARY ROAD<br>UNINCORPORATED<br>COBB CO., GEORGIA |
| DATE: _____<br>DRAWN BY: _____<br>CHECKED BY: _____<br>APPROVED BY: _____                                       | SCALE: _____<br>SHEET NO. _____ OF _____<br>PROJECT NO. _____                    |
| OP-2  |  |

## Listing Team



**Nelson Vinson**  
Partner

(678) 385-2718 O  
(404) 925-0995 M  
nrv@mcmwrealty.com

Nelson specializes in residential and commercial land sales, working directly with land owners, residential and commercial developers, and multi-family and residential home builders. Nelson takes a personal approach by engaging in the process through the entitlement and pre-development phase.

Nelson has in-depth knowledge of working with owners, investors, and developers through the marketing process, selection of buyer, and throughout the contract and due diligence period.

Nelson joined McWhirter in 2007 and was named partner in 2016. Nelson currently holds Associate Broker licenses in Georgia and Alabama.

Nelson is a member of the Atlanta Commercial Board of REALTORS® Million Dollar Club and has been recognized as a Top Ten Land Broker (#2) in 2009 and a Top Ten Land Broker (#7) in 2013.



**Dan Buyers**  
Partner

(678) 385-2722 O  
(770) 596-2629 M  
tdb@mcmwrealty.com

Dan Buyers joined McWhirter in 1994 and became a Partner in 2014. He specializes in land sales, site selection and office/medical office brokerage. His expertise includes land sales and site selection for medical office, senior housing, retail, industrial, single family residential and multi-family properties as well as landlord and tenant representation in office and medical office transactions.

Dan is a recipient of the Silver Phoenix Award, Young REALTOR® of the Year, numerous Top Ten Land Sales Producer awards and is a Life Member of the Million Dollar Club as recognized by the Atlanta Commercial Board of REALTORS®.

Dan is also an active member of the community, serving on multiple Boards including the Cobb Chamber of Commerce, the Council for Quality Growth, the Cobb County-Marietta Water Authority (Vice Chair), the Town Center Area Community Improvement District (Vice Chair), the Atlanta Commercial Board of REALTORS® (Awards Chair, Past Chair-Diversity), and the Wellstar Foundation (Finance Chair).

Dan earned a Bachelor of Business Administration in Real Estate from the University of Georgia.



McWhirter

Commercial Real Estate Since 1981