



EXCLUSIVE OFFERING MEMORANDUM

45 East Howard St., Kingston, GA | White Columns of Kingston | 11.5 Acres

PROPERTY BRIEF

45 East Howard St., Kingston, GA | 11.5 Acres



White Columns at Kingston began as a simple idea; to build a place for people to come together, stay for a few days and enjoy each other's company. They wanted to host groups of people and the concept of a retreat center enabled them to serve a variety of needs while allowing them to keep their grounds open and comfortable.

They remembered weddings where they, as guests, stayed at the same hotel and spent quality time with old friends and relatives. They remembered their own experiences at camp (as children) or company weekend retreats (camp for adults!) where the act of just being together in an overnight setting enhanced the experience and enriched relationships. They remembered the fun they had as kids when the church would pack up the youth group and take the weekend to create mini-camps that would continue the feeling they had from when they spent full weeks together in the summer.

White Columns at Kingston is a retreat and event center in Kingston, Georgia. This property consists of five well-furnished buildings, on eleven and one-half sprawling acres of extravagant landscaped grounds, that includes lodging, dining, individual classrooms/meeting rooms, outdoor chapel and corporate offices. The buildings are connected by concrete walkways meandering throughout the immaculate landscaping and connecting all the buildings by a short but pleasant walk. Total heated building area is around 25,000 square feet. This property is ideal for church retreats, corporate retreats, wedding venue, community and team building events, reunions, private school, children's shelter, rehabilitation center, couple's retreat, to name a few.



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DINING HALL

45 East Howard St., Kingston, GA | 11.5 Acres



The Dining/Event Hall with over 10,000 Square feet on two levels was constructed in 2015. It is a beautiful southern style framed structure with natural wood vaulted ceilings, fine chandeliers, a large rock fireplace and plenty of windows and doors overlooking and opening out onto the well-groomed landscaped yard with large water fountain and outdoor chapel. It is supplied with a fully equipped commercial kitchen, excellent furnishings and ample dining place settings. This building has the capacity to feed and entertain up to 295 people.

DINING HALL DETAILS

- Grand Entrance
- Size: +/-10,949 SF of heated space
- Hardwood and Tile flooring
- Zoned Heating and Air
- Fully equipped commercial kitchen (stainless steel appliances)
- Central sound system
- Dining room furniture
- Large yard with fountain
- Capacity for 295 patrons
- Nearby Parking



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HOPE HALL

45 East Howard St., Kingston, GA | 11.5 Acres



Hope Hall is another southern styled structure created in 2015. This building is brilliantly painted white with columns supporting the wrap-around patio beautified with white wooden rocking chairs. Its function is to house up to 78 overnight guests in 13 private bedrooms with adjoining bathrooms. A large foyer leads to wide hallways accessing the thirteen sleeping rooms. Fully furnished with bedroom furniture.

HOPE HALL DETAILS

- 5,820 square feet of heated floor area
- 1,672 square feet of covered patio area
- Individual heating and air systems
- Gathering room
- Sleeps up to 78 guests



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GRACE HALL

45 East Howard St., Kingston, GA | 11.5 Acres



Grace Hall is a restored two-story dwelling originally built in 1949 and renovated into multiple bedrooms, a living room with rock fireplace and fully equipped kitchen in 1990 and again in 2015-2016. This building is fully furnished as living quarters that will accommodate up to around 20 overnight guests on three levels.

GRACE HALL DETAILS

- +/- 3,800 square feet
- Central and zoned heating and air conditioning
- 10 Bedrooms with bath facilities
- Fully furnished
- Large living room
- Rocking chair front porch
- Fully furnished



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EDUCATIONAL BUILDING

45 East Howard St., Kingston, GA | 11.5 Acres



The education building was constructed in 2016 and served as a classroom building with private breakout rooms, large and equipped kitchen and a sanctuary room for large meetings and worship. This building is located just a short, connected walk to the other buildings.

EDUCATIONAL BUILDING DETAILS

- Six separate classrooms
- Fully equipped kitchen
- Zoned heating and Air conditioning
- Ample restroom facilities for large groups
- Large meeting room with central PA system (Sanctuary)
- Front covered porch

There is also an office building adjacent to the White Columns at Kingston fronting on Howard Street that contains 4,500 SF of office/storage space and consists of three private offices, two restrooms, a conference room, break room and unfinished storage space. It is located at the southeast corner of the campus.

There are two maintenance buildings located on the northern side of the property out of view from the main campus of White Columns.



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SITE MAP

45 East Howard St., Kingston, GA | 11.5 Acres



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PROPERTY OVERVIEW

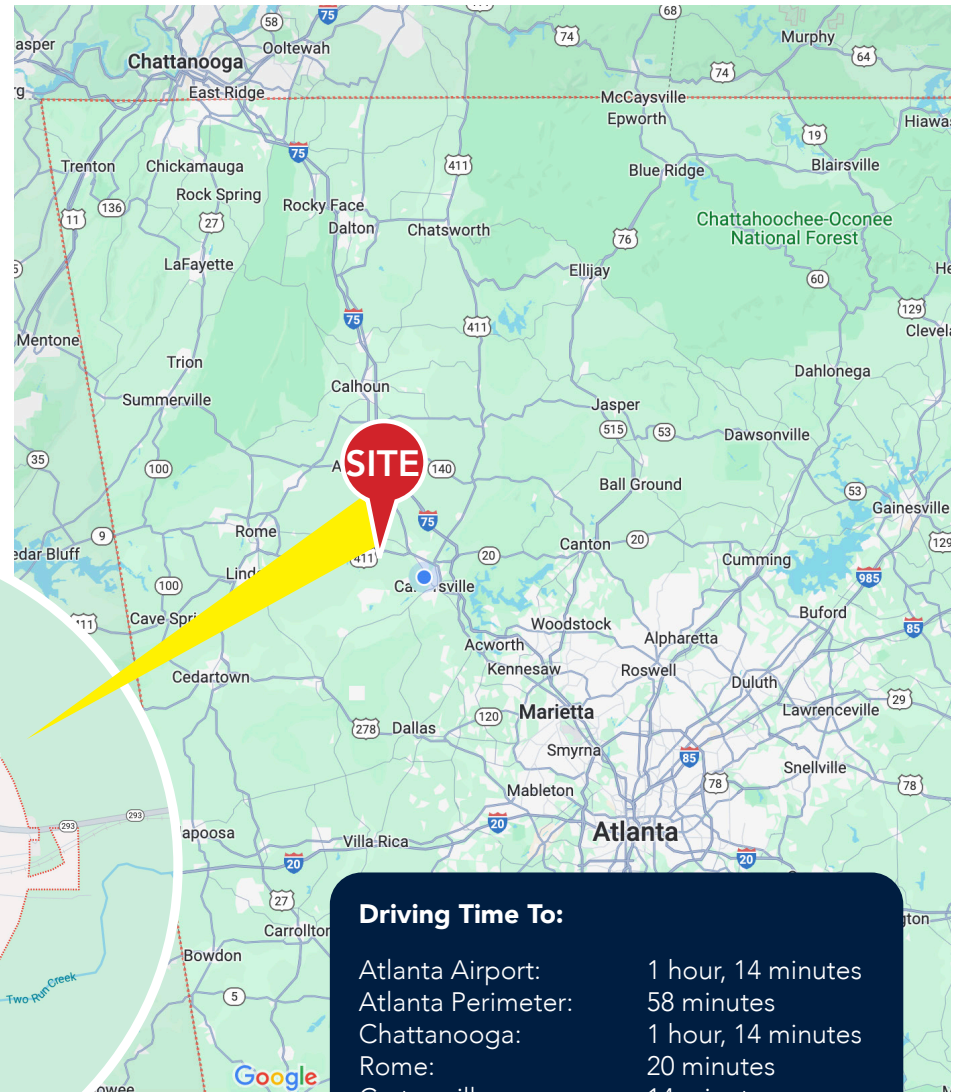
45 East Howard St., Kingston, GA | 11.5 Acres

Address:	96 East Howard St., Kingston, GA 30120
County:	Bartow
Site Size:	11.5 acres
Zoning:	C4 (Commercial)
Parcel IDs:	K002-0005-014
Utilities:	all on site
Price:	\$5,200,000.00

H&H Realty, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Development contingent on appropriate zoning and/or rezoning for intended use.

This marketing flyer contains selected information pertaining to the property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require.

This property flyer is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by H&H Realty, LLC or the current owner/seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the property described herein.



Driving Time To:	
Atlanta Airport:	1 hour, 14 minutes
Atlanta Perimeter:	58 minutes
Chattanooga:	1 hour, 14 minutes
Rome:	20 minutes
Cartersville:	14 minutes
Canton :	31 minutes



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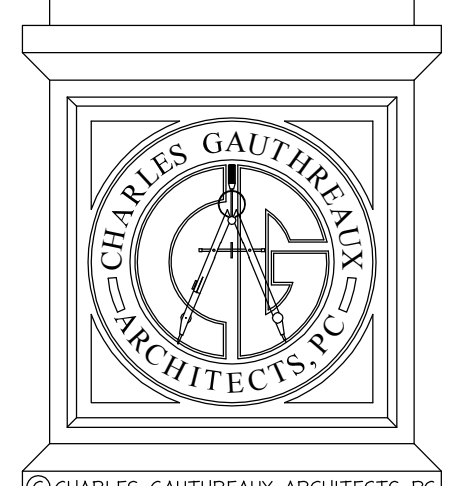
REVISION DATE
REVISED 2/8/2018

CONSTRUCTION OF
WAREHOUSE & OFFICE FACILITY
AT THE
WHITE COLUMNS AT KINGSTON
KINGSTON, GEORGIA

PROJECT NO
2018-04-D
DATE
JANUARY 2018

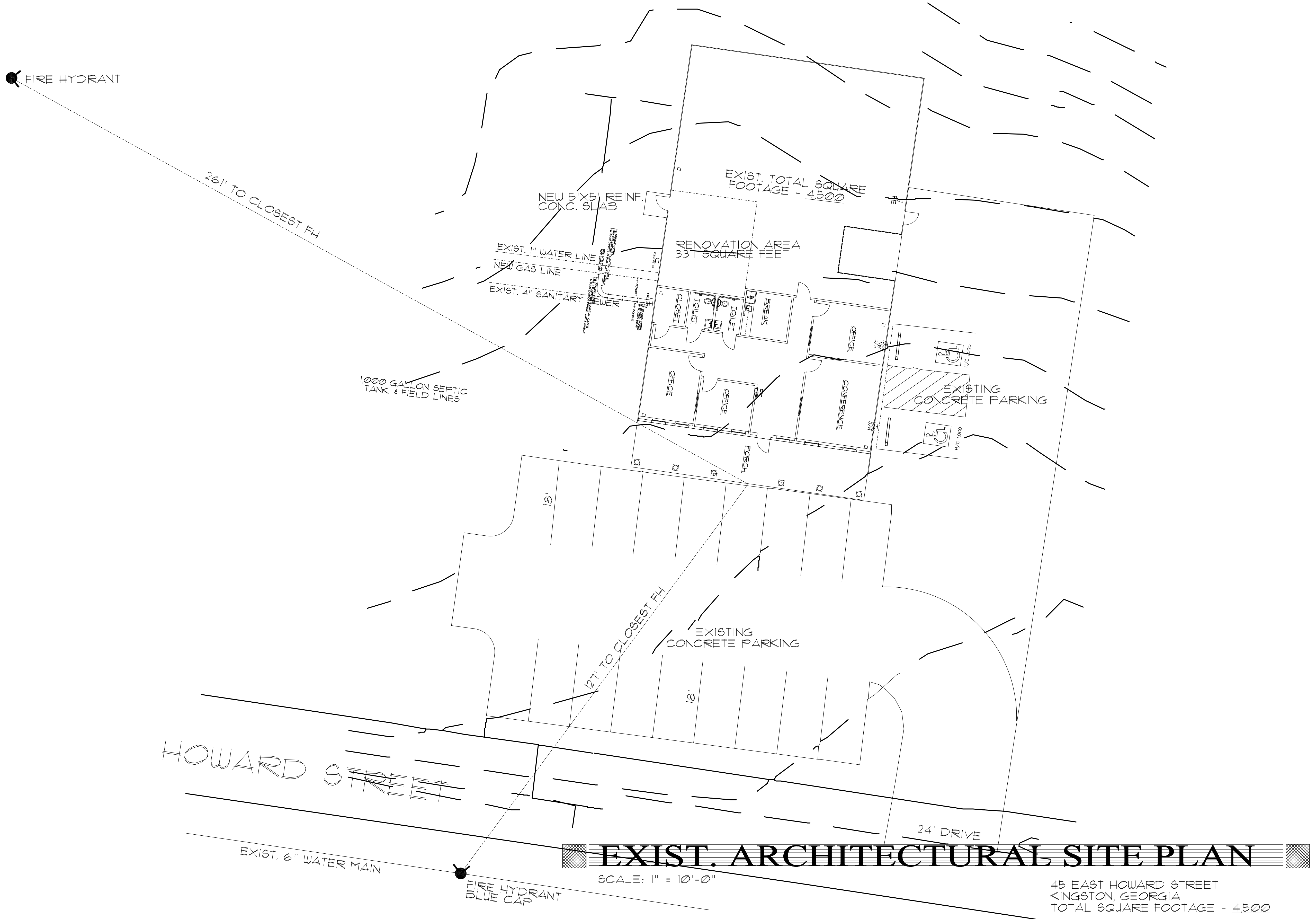
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OF
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TOTAL

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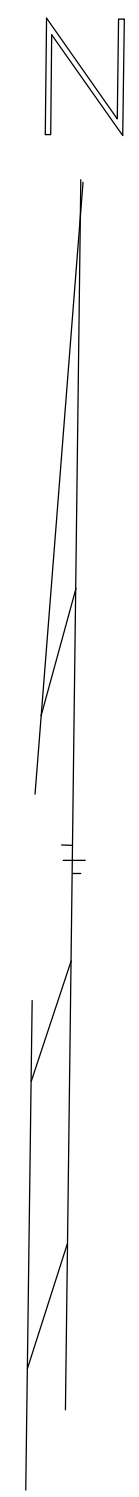
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1 DOWNING STREET SE • ROME, GEORGIA 30161-8002 • PHONE 706-236-9640 • cgarchitects@bellsouth.net

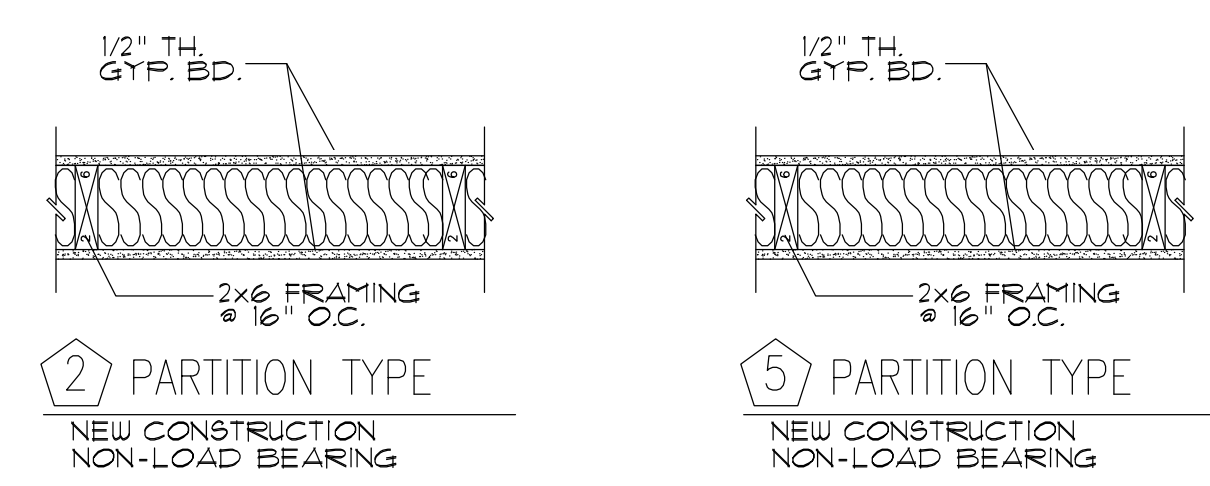


EXIST. ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

45 EAST HOWARD STREET
KINGSTON, GEORGIA
TOTAL SQUARE FOOTAGE - 4,500





NOTE:
 (FIRE STOP DEVICES AT PENETRATIONS IN FLOOR-CEILING ASSEMBLIES)

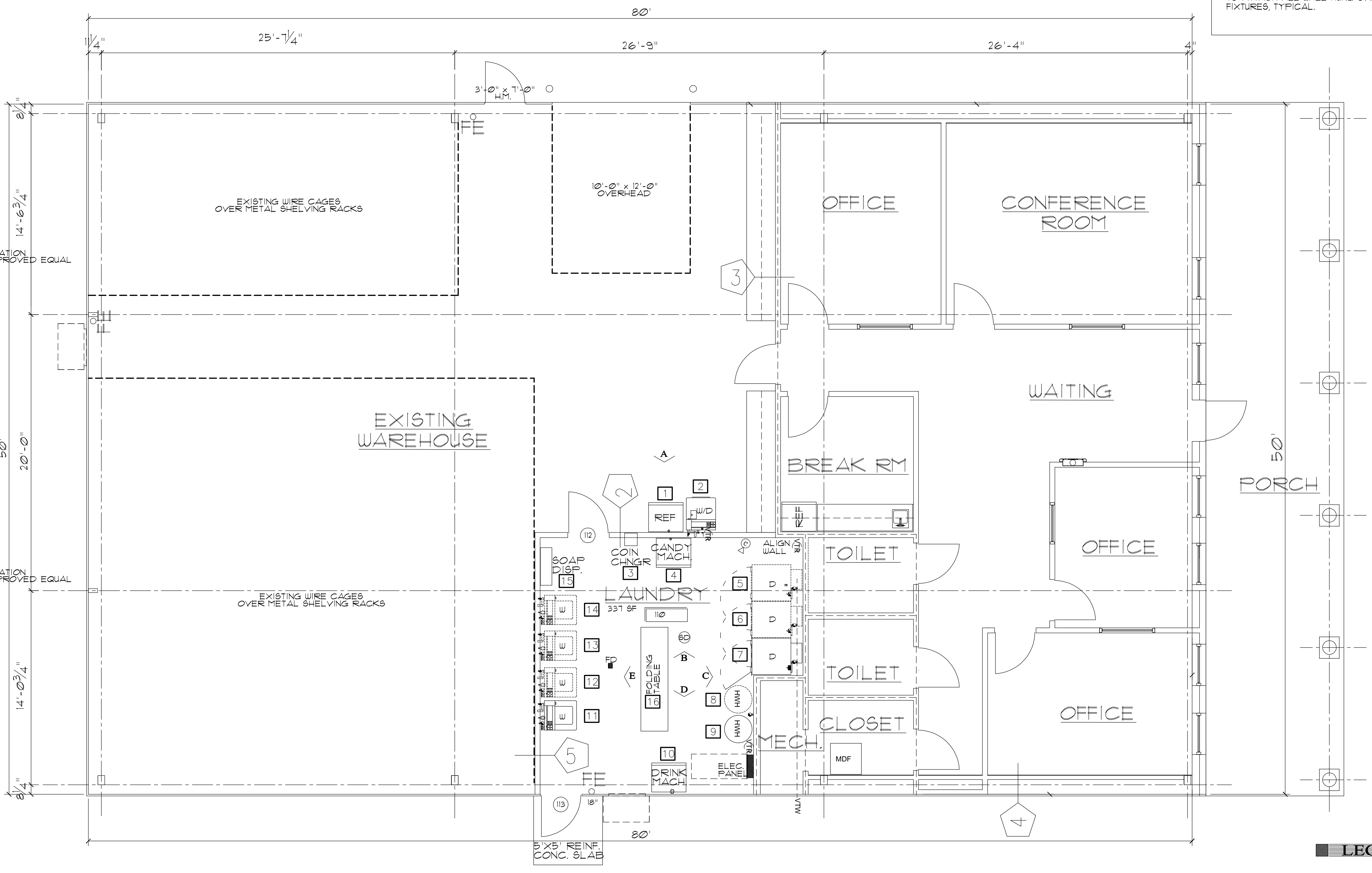
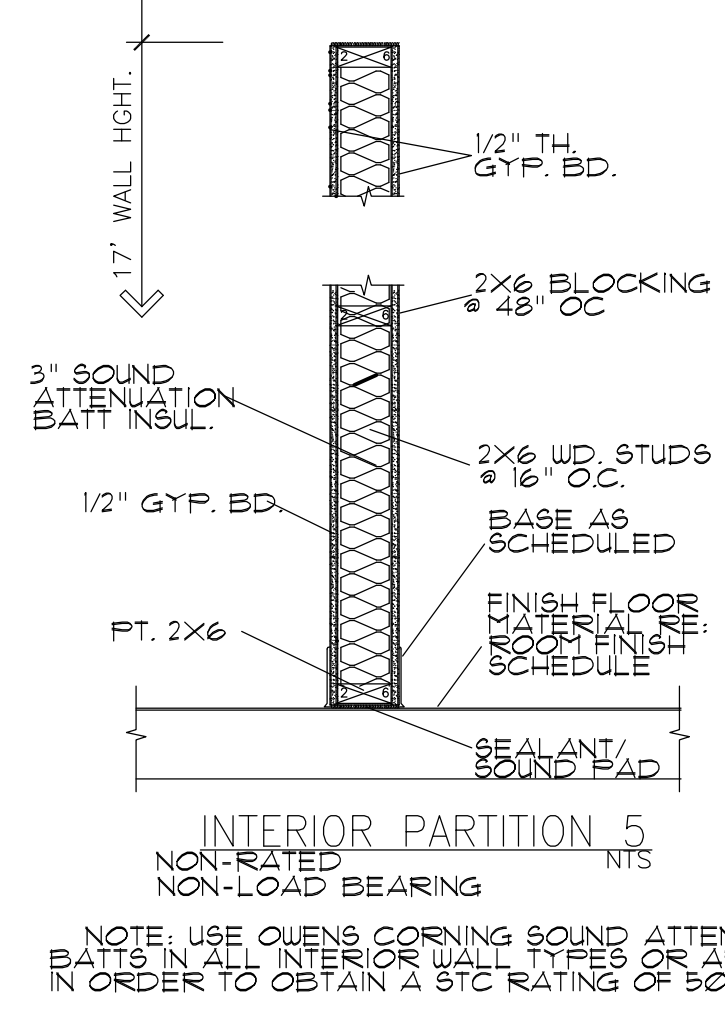
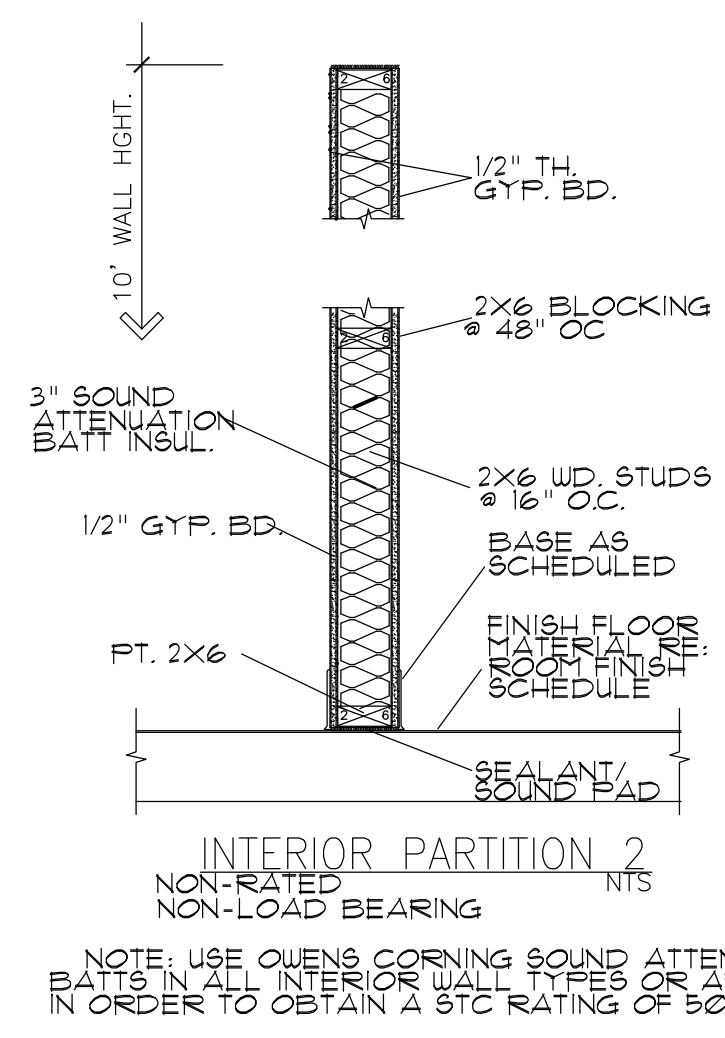
1. ALL RISERS TO BE 1-HOUR RATED (UL. NO. FC2011)
2. ALL WATER CLOSET FLANGES TO BE 1-HOUR RATED (UL. NO. FC2012)
3. ALL TUB / SHOWER DRAIN ASSEMBLIES TO BE 1-HOUR RATED (UL. NO. FC2013)

NOTE:
 ALL ELECTRIC SWITCHES, OUTLETS, TELEPHONE BOXES & DATA BOXES, IN ALL WALLS, SHALL OCCUR IN SEPARATE STUD SPACES. (TYPICAL ALL OFFICE WALLS) DO NOT LOCATE BOXES BACK TO BACK.

PROVIDE WOOD BLOCKING IN WALLS WHERE REQUIRED TO ATTACH ALL WALL HUNG OR ATTACHED FURNITURE OR FIXTURES, TYPICAL.

REVISION	DATE
REVISED	2/8/2018

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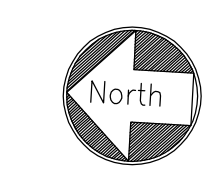
NOTE: USE OWENS CORNING SOUND ATTENUATION BATT INSULATION IN ALL INTERIOR WALL TYPES OR APPROVED EQUAL IN ORDER TO OBTAIN A STC RATING OF 50

NOTE: USE OWENS CORNING SOUND ATTENUATION BATT INSULATION IN ALL INTERIOR WALL TYPES OR APPROVED EQUAL IN ORDER TO OBTAIN A STC RATING OF 50

NOTE: 1. SEAL ALL VAPOR BARRIER JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
 2. FASTEN VAPOR BARRIER TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
 3. SEAL ALL BATT INSULATION JOINTS WITH TAPE AFTER STAPLE LAPPING CONT. ATTACHMENT OVER FACE (PREFERRED) OR SIDE OF STUDS AT 8 TO 12 INCHES TO HOLD IN PLACE.

REVISED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

45 EAST HOWARD STREET
 KINGSTON, GEORGIA
 TOTAL SQUARE FOOTAGE - 4500



LEGEND

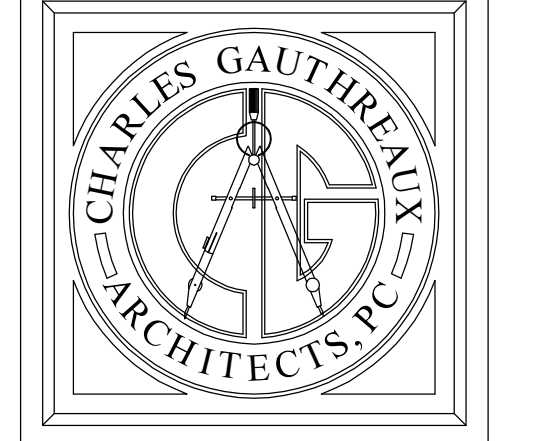
- VTR VENT THRU ROOF
- VTW VENT THRU WALL
- 101 ROOM NUMBERS
- 102 KEY TO DOOR NUMBER
- 103 KEY TO PARTITION TYPES
- 104 KEY TO INTERIOR ELEVATIONS
- 105 KEY TO EXTERIOR WINDOW TYPES
- FE FIRE EXTINGUISHER W/ CABINET
- FX FIRE EXTINGUISHER W/O CABINET
- RUN WALL TO DECK

RENOVATIONS TO
WAREHOUSE & OFFICE FACILITY
 AT THE
WHITE COLUMNS OF KINGSTON
 KINGSTON, GEORGIA

PROJECT NO.
 01804-D
 DATE
 JANUARY 2018

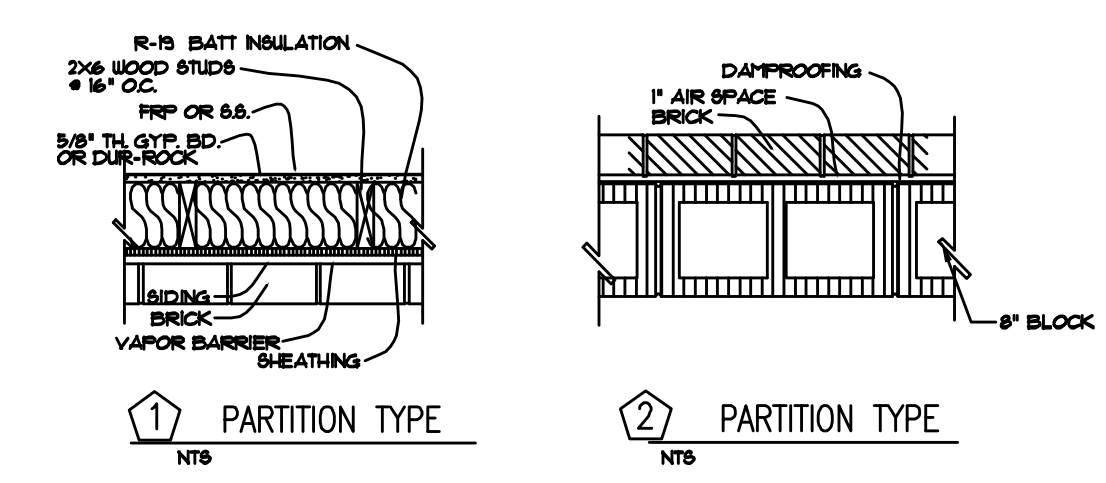
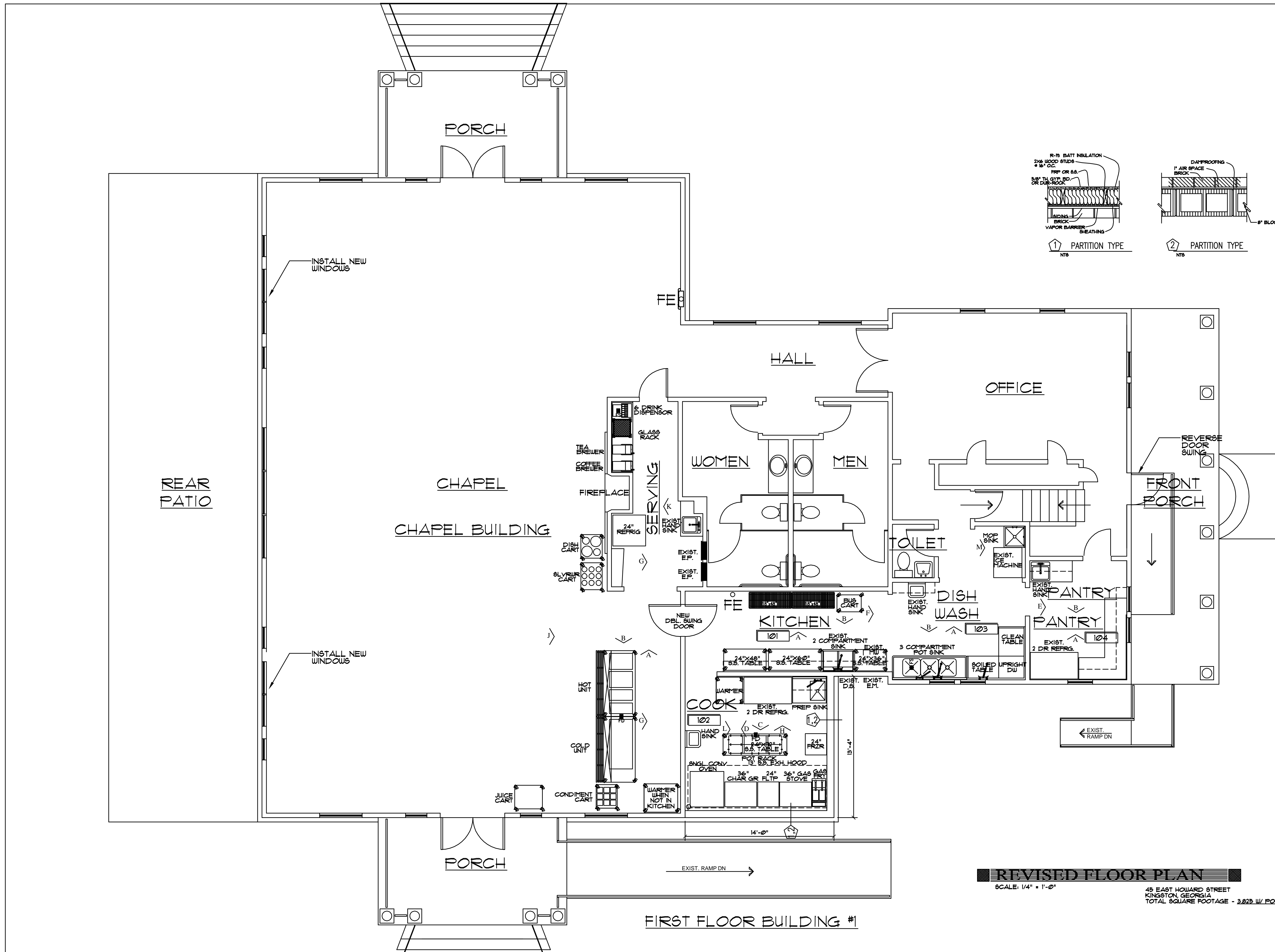
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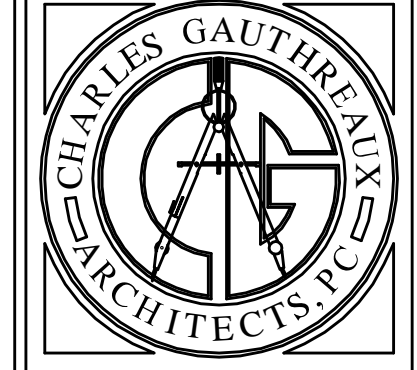


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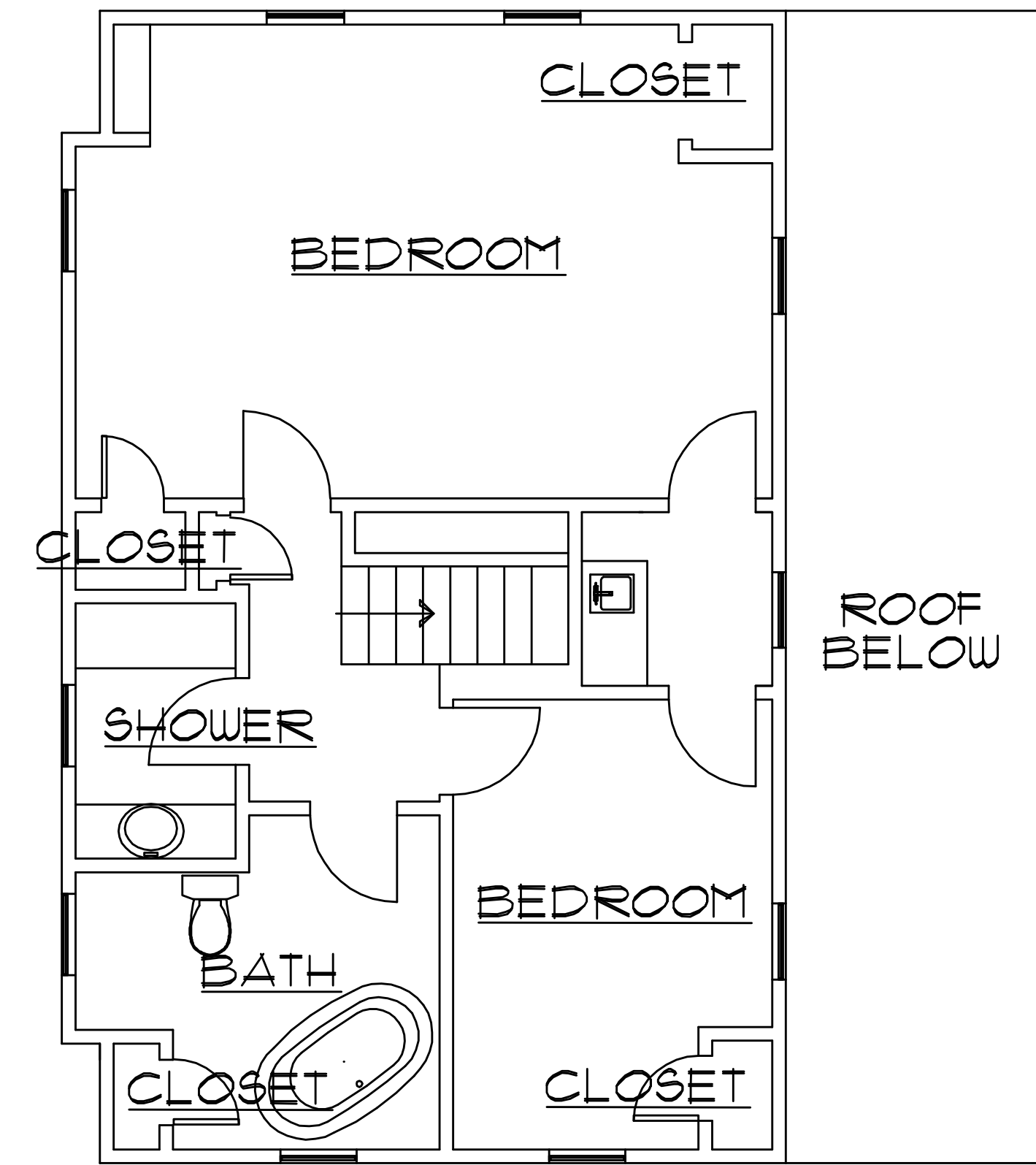


REVISED FLOOR PLAN
SCALE: 1/4" = 1'-0"
45 EAST HOWARD STREET
KINGSTON, GEORGIA
TOTAL SQUARE FOOTAGE - 3,829 W/ PORCHES


 REVISOR DATE
XXX
 PROJECT NO.
01505-A
 DATE
JANUARY 2015
A-1.0
 OF
3
 TOTAL
 DRAWN BY:

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ADDITION & RENOVATIONS TO EXISTING
CHAPEL BUILDING
 AT THE
WHITE COLUMNS OF KINGSTON
 KINGSTON, GEORGIA

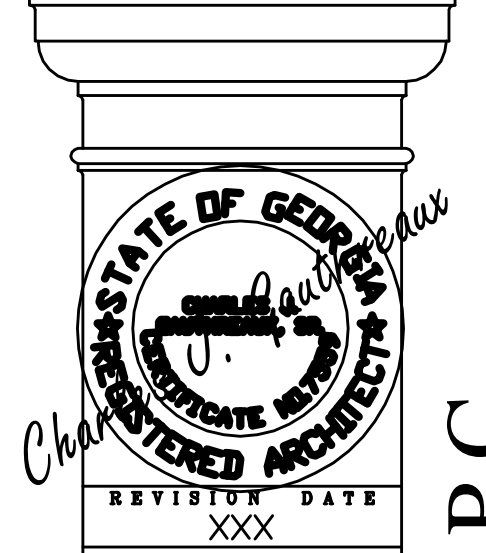
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THIS FLOOR IS CLOSED TO THE PUBLIC
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

45 EAST HOWARD STREET
 KINGSTON, GEORGIA
 TOTAL SQUARE FOOTAGE - 116

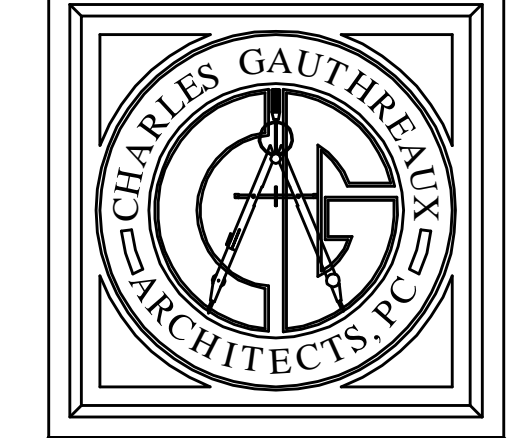


ADDITION & RENOVATIONS TO EXISTING
CHAPEL BUILDING
 AT THE
WHITE COLUMNS OF KINGSTON
 KINGSTON, GEORGIA

PROJECT NO.
 21525-A
 DATE
 JANUARY 2015

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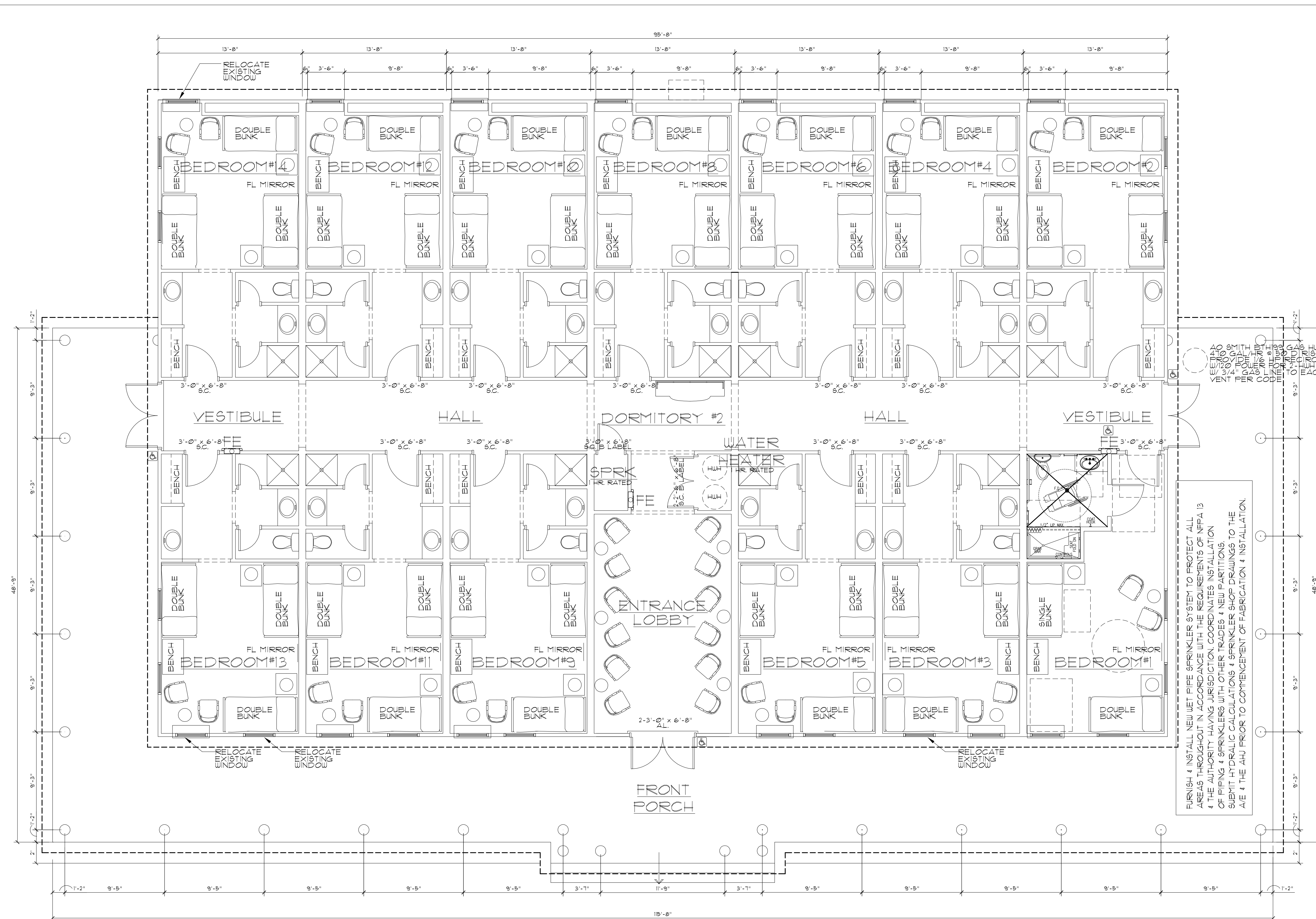
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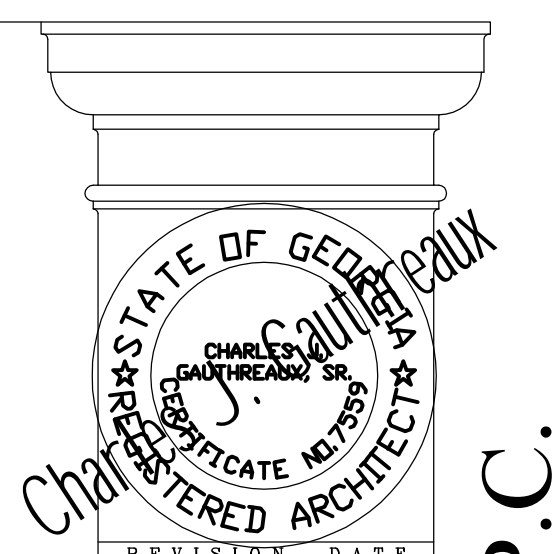
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REVISED FLOOR PLAN

SCALE: 1/4" = 1'-0"

45 EAST HOWARD STREET
KINGSTON, GEORGIA
TOTAL SQUARE FOOTAGE - 1,146



REVISION DATE
XXX

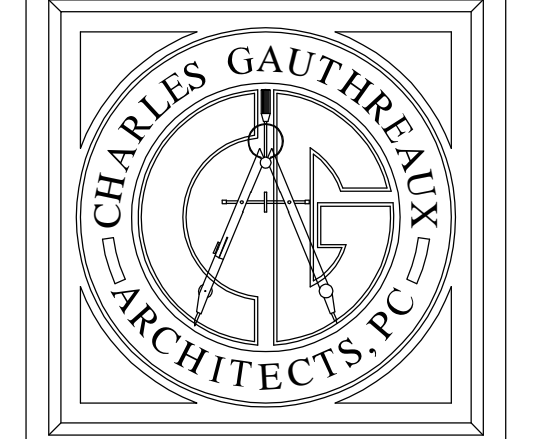
RENOVATIONS TO EXISTING
DORMITORY BUILDINGS
AT THE
WHITE COLUMNS OF KINGSTON
KINGSTON, GEORGIA

PROJECT NO.
01505-B
DATE
JANUARY 2015

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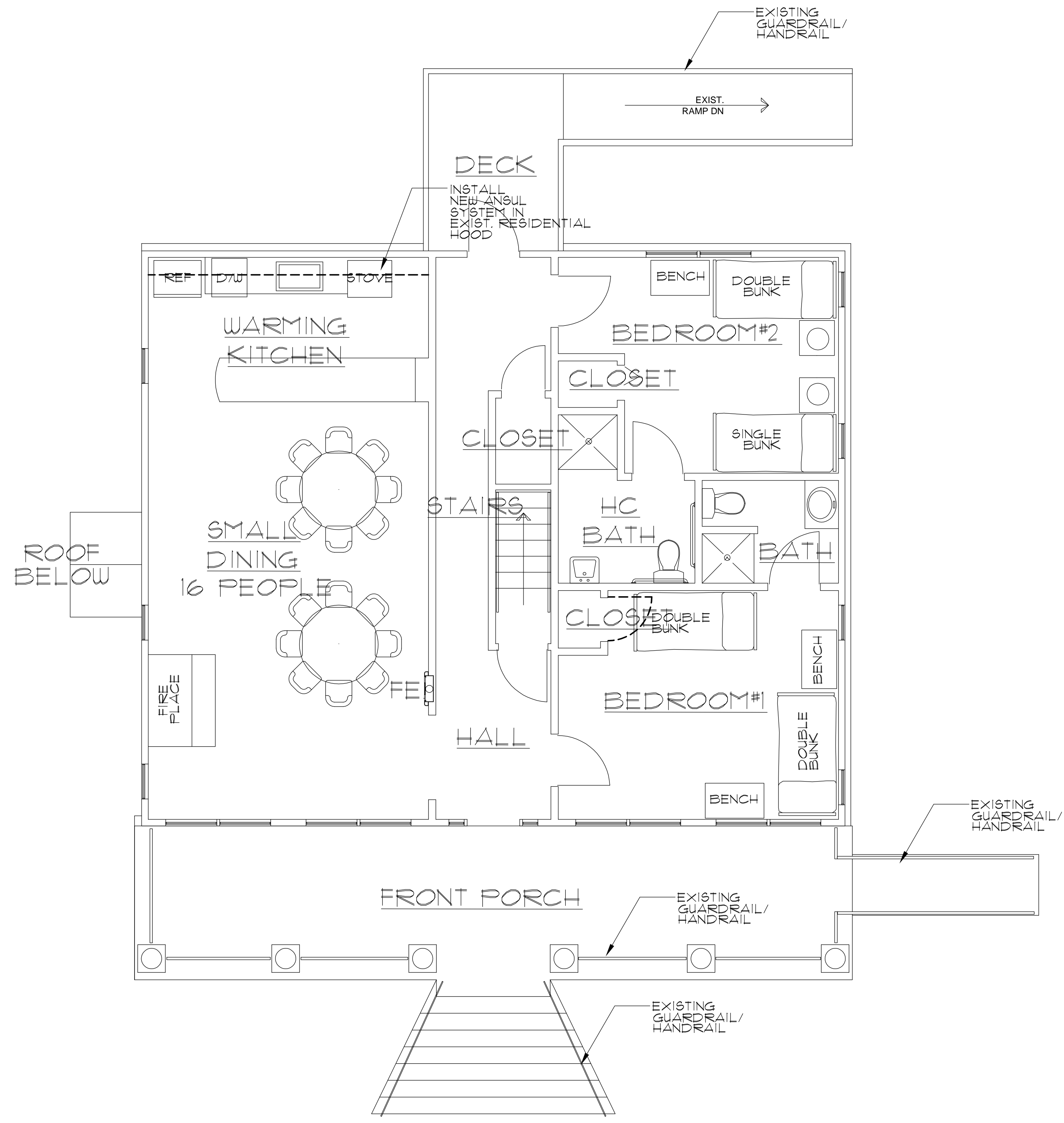
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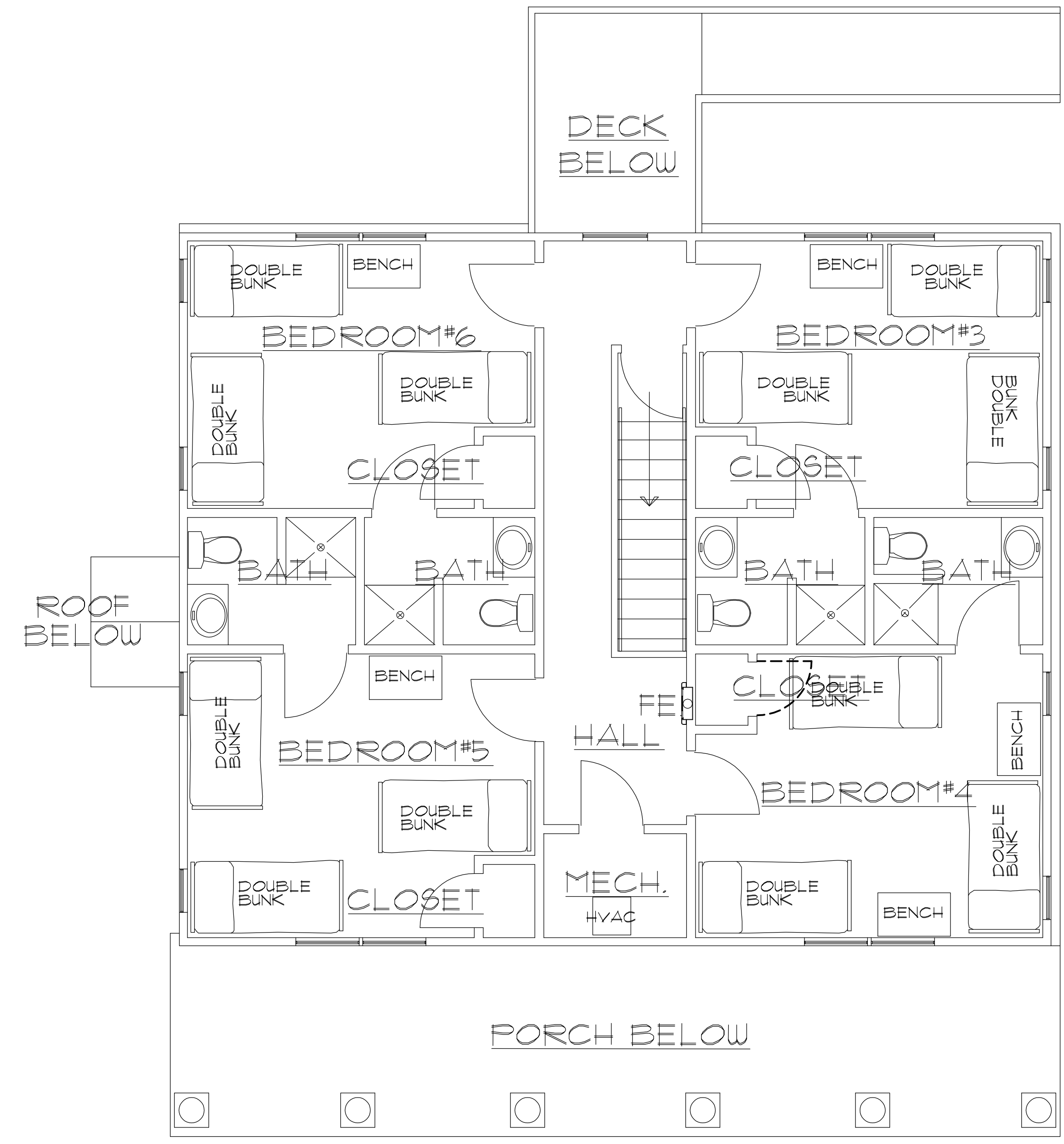


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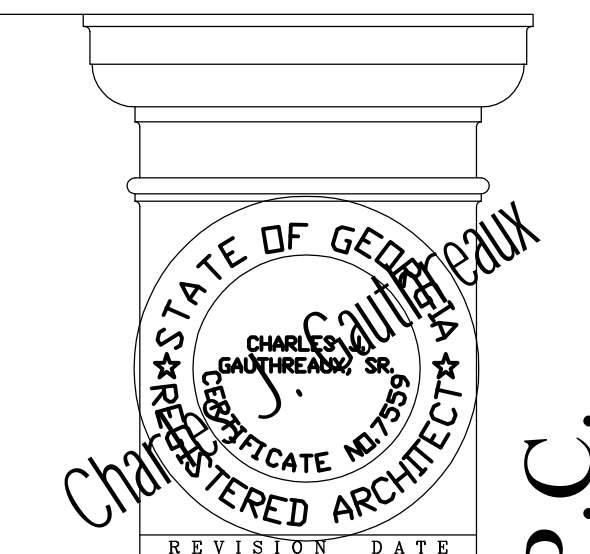


EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 45 EAST HOWARD STREET
 KINGSTON, GEORGIA
 TOTAL SQUARE FOOTAGE - 1113



EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 45 EAST HOWARD STREET
 KINGSTON, GEORGIA
 TOTAL SQUARE FOOTAGE - 1232

FURNISH & INSTALL NEW WET PIPE SPRINKLER SYSTEM TO PROTECT ALL AREAS THROUGHOUT IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13 & THE AUTHORITY HAVING JURISDICTION. COORDINATES INSTALLATION OF PIPING & SPRINKLERS WITH OTHER TRADES & NEW PARTITIONS. SUBMIT HYDRALIC CALCULATIONS & SPRINKLER SHOP DRAWINGS TO THE A/E & THE AHJ PRIOR TO COMMENCEMENT OF FABRICATION & INSTALLATION.



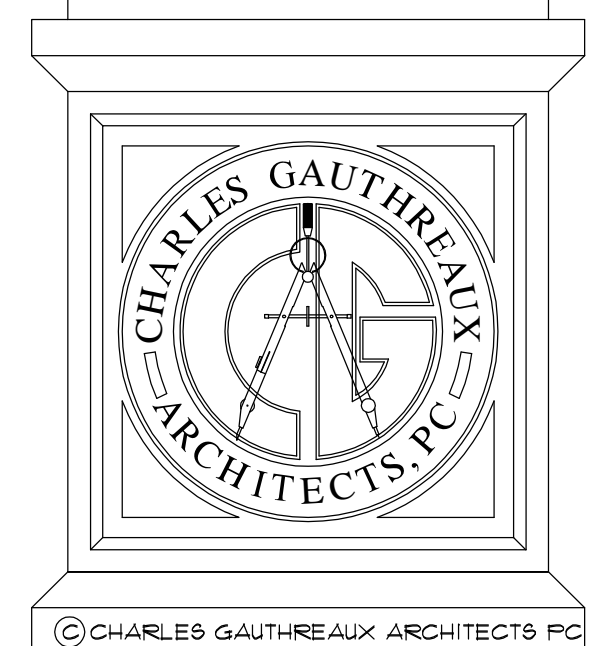
RENOVATIONS TO EXISTING
DORMITORY BUILDINGS
 AT THE
WHITE COLUMNS OF KINGSTON
 KINGSTON, GEORGIA

PROJECT NO.
 01505-B
 DATE
 JANUARY 2015

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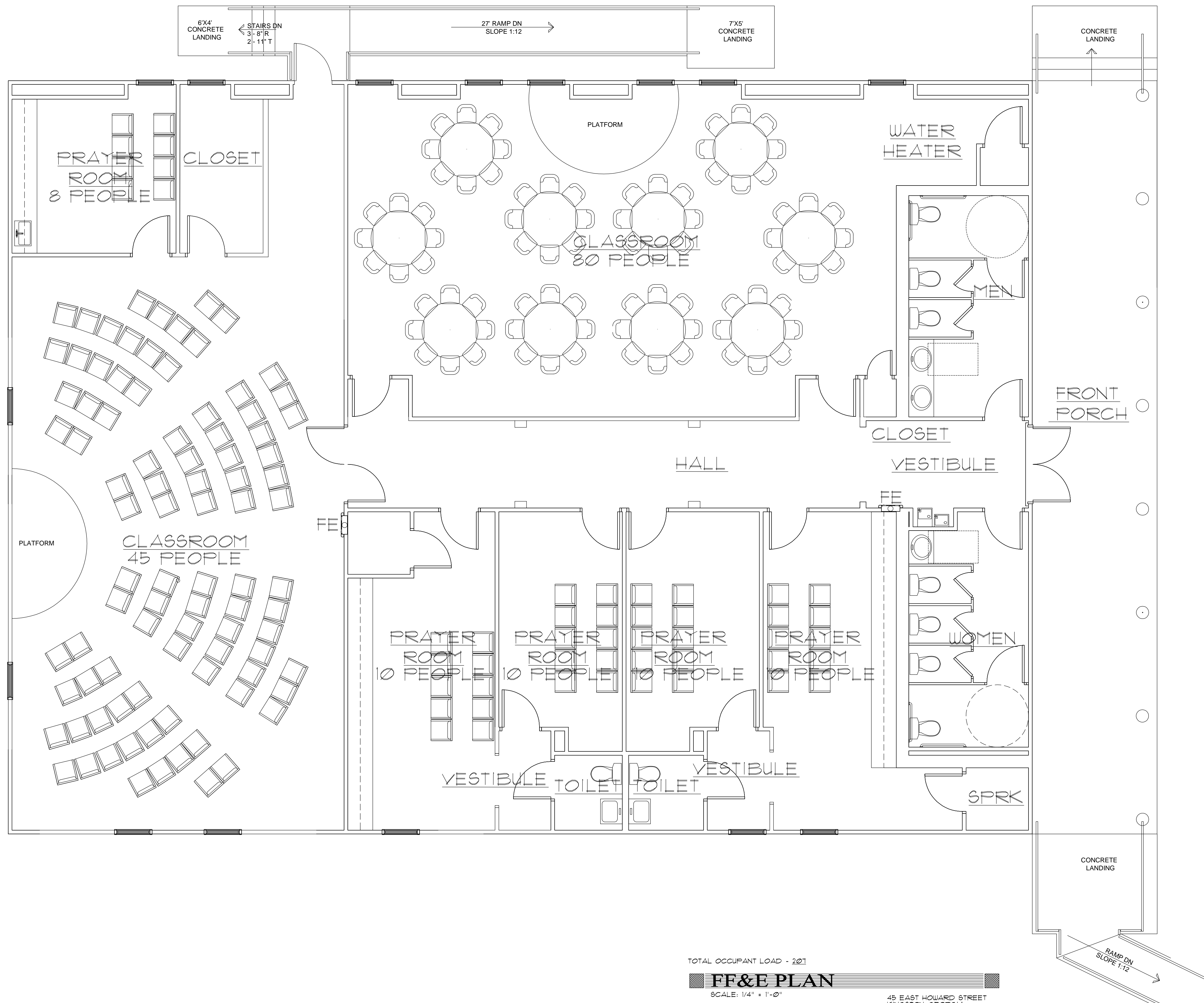
OF
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 TOTAL

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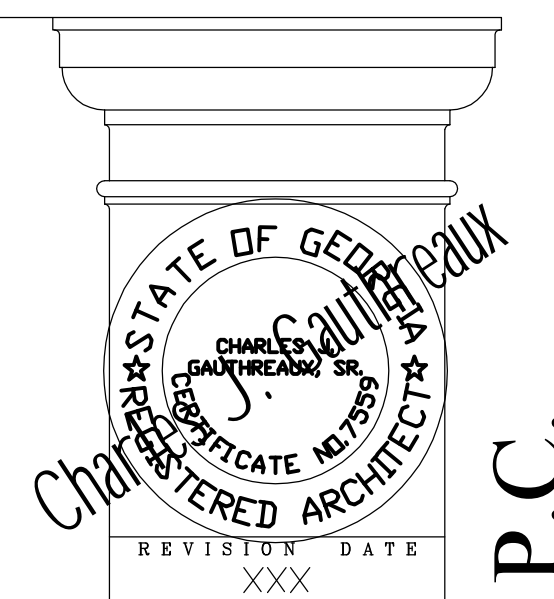
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TOTAL OCCUPANT LOAD - 201

FF&E PLAN
SCALE: 1/4" = 1'-0"

45 EAST HOWARD STREET
KINGSTON, GEORGIA
TOTAL SQUARE FOOTAGE - 9,550

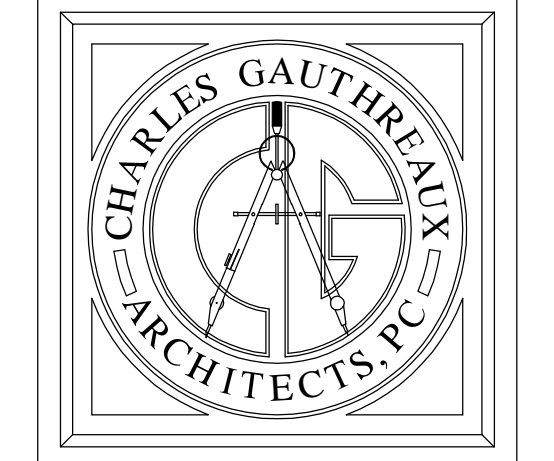


RENOVATIONS TO EXISTING
CLASSROOM BUILDING
AT THE
WHITE COLUMNS OF KINGSTON
KINGSTON, GEORGIA

PROJECT NO.
01505
DATE
JANUARY 2015

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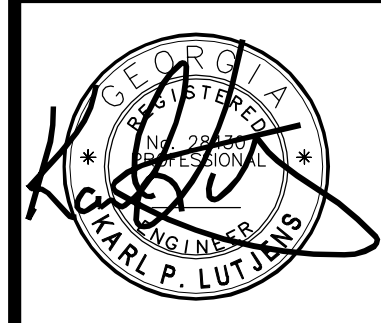
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REVISIONS:	DATE	DESCRIPTION
1	10/15/15	REVISION 001
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30720
 PH: 770.387.0440 FAX: 770.607.5151

WHITE COLUMN OF KINGSTON
 LOCATED IN LAND LOT 219
 16TH DISTRICT, 2ND SECTION
 CITY OF KINGSTON, GEORGIA



SHEET TITLE:

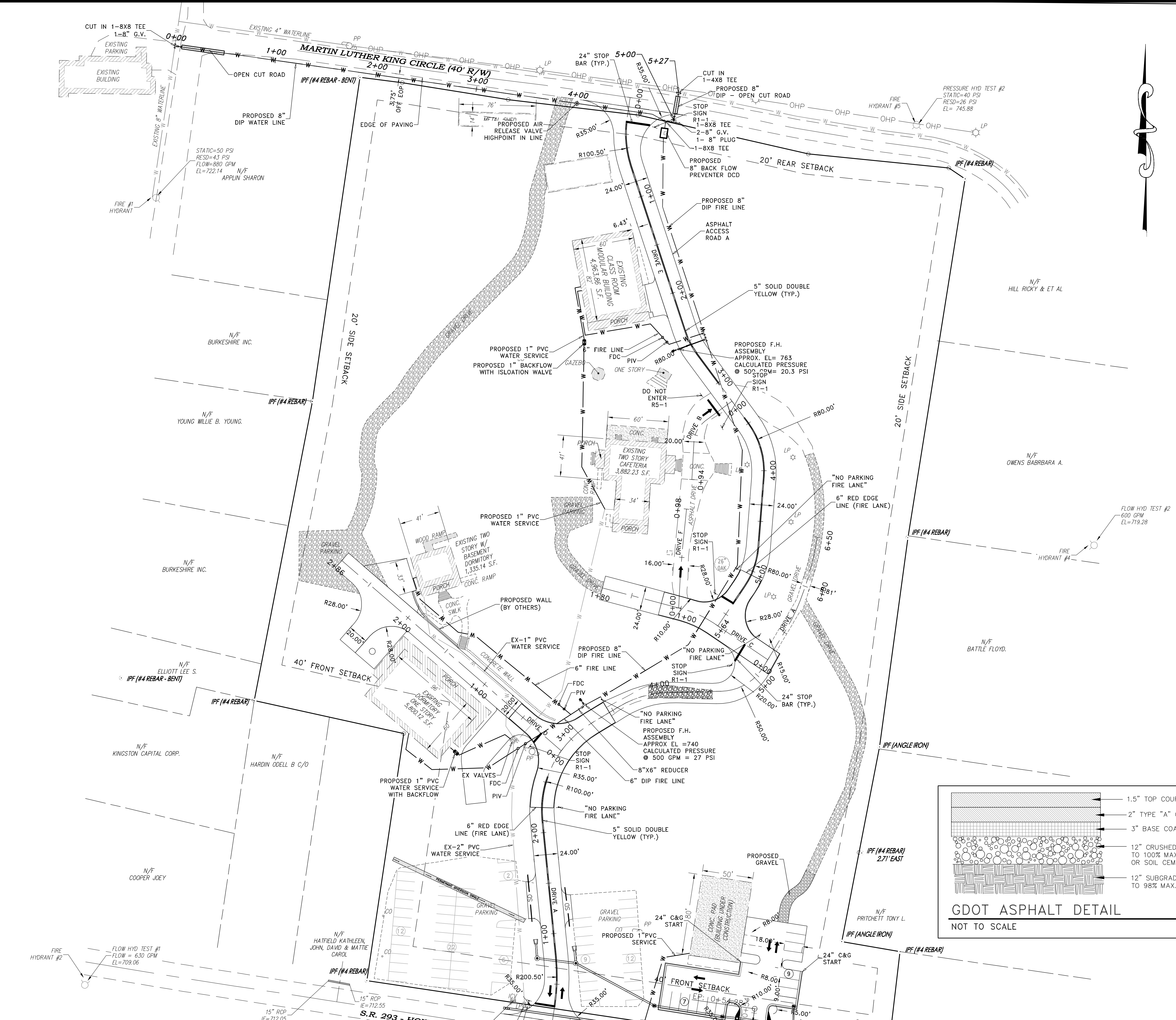
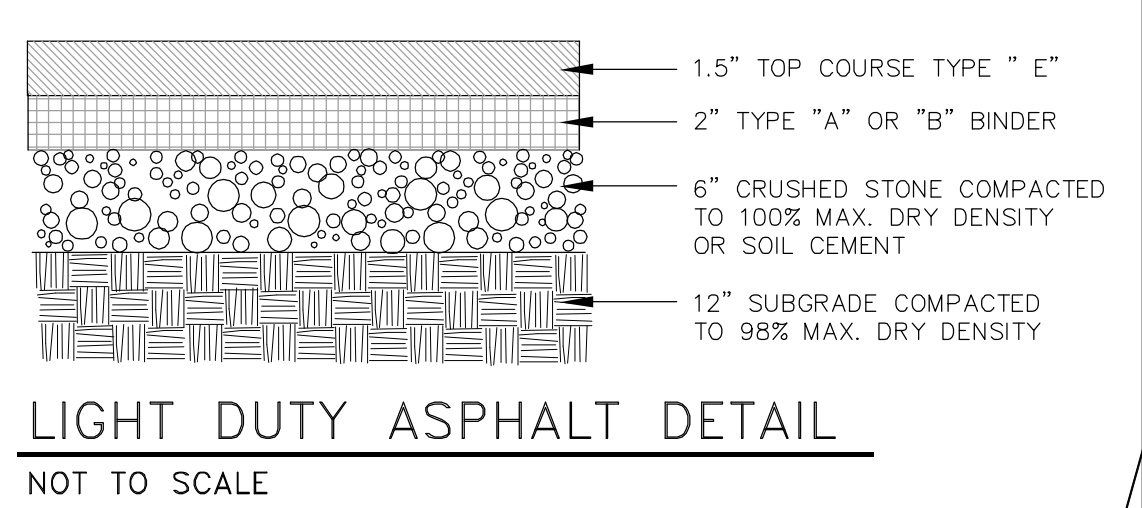
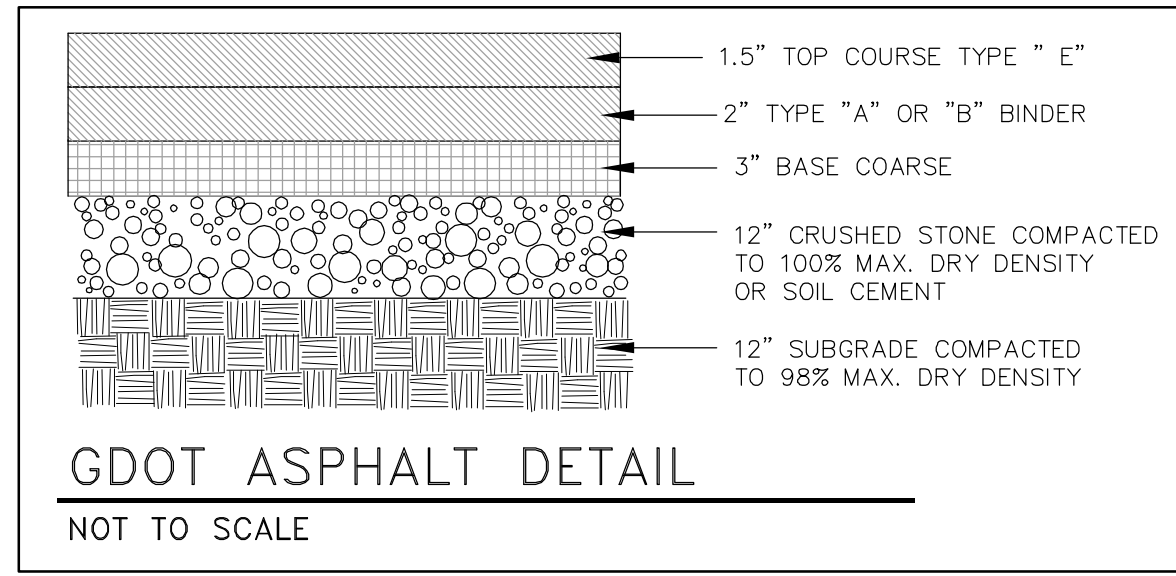
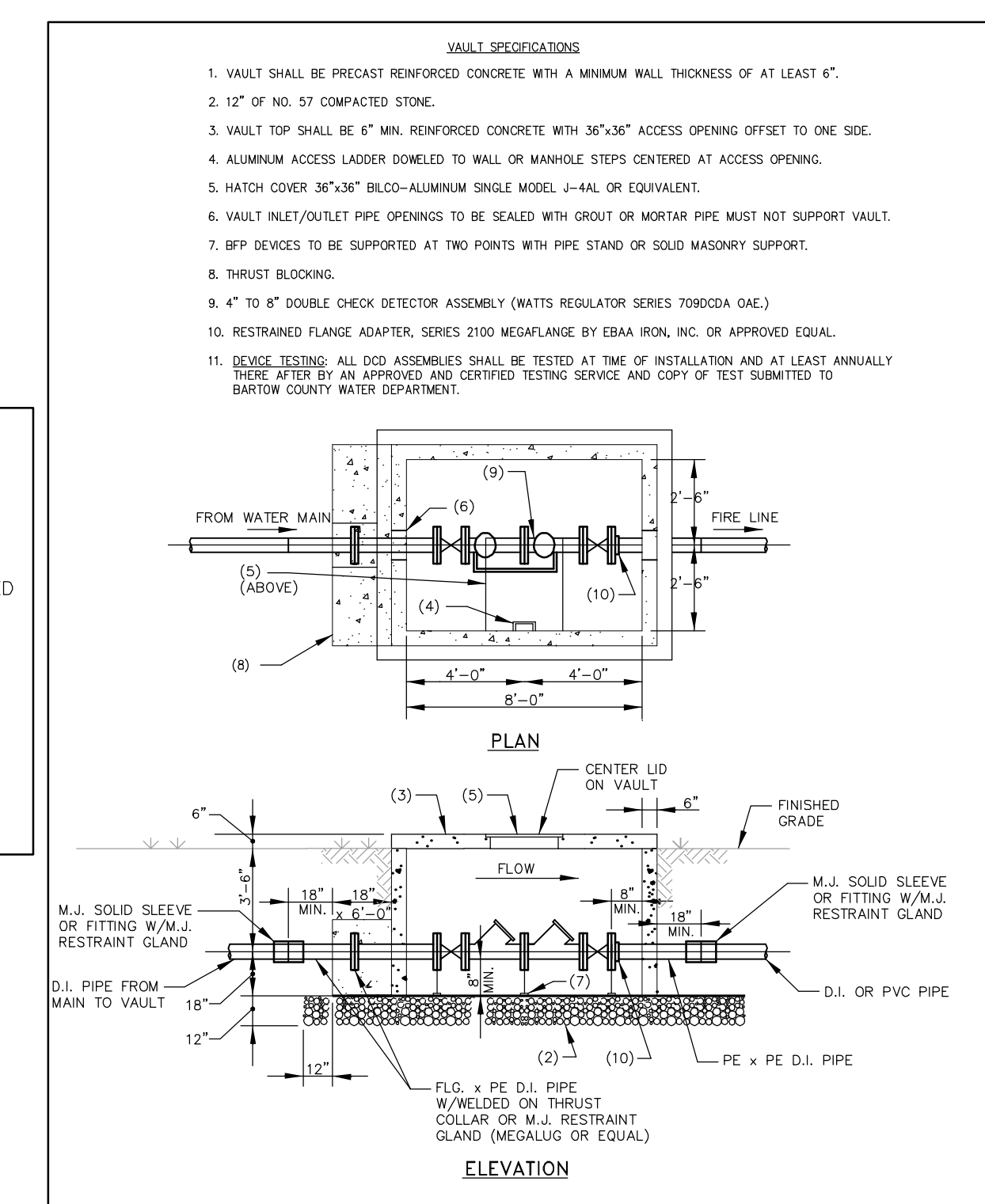
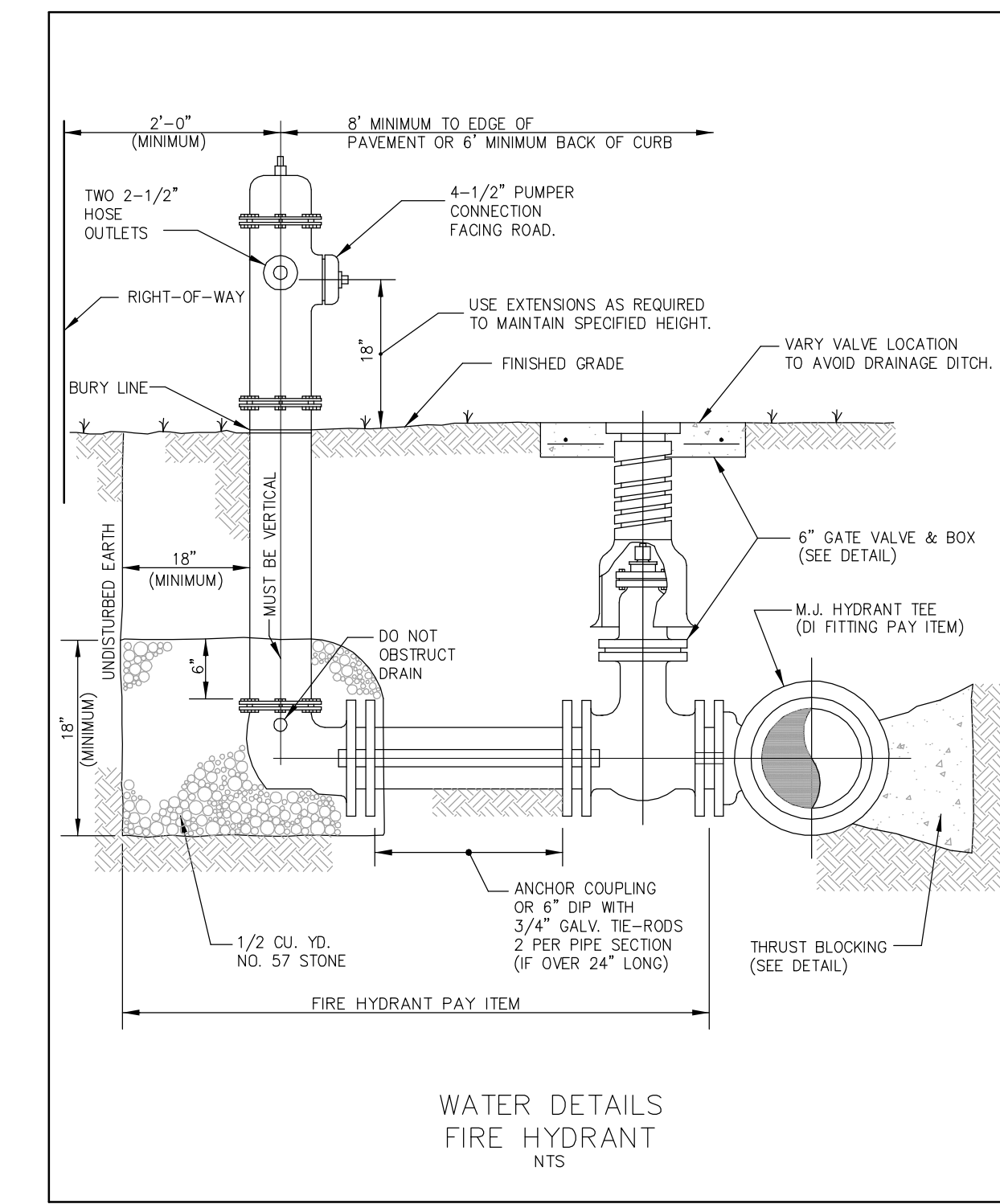
SITE & UTILITY PLAN

SHEET NO.:

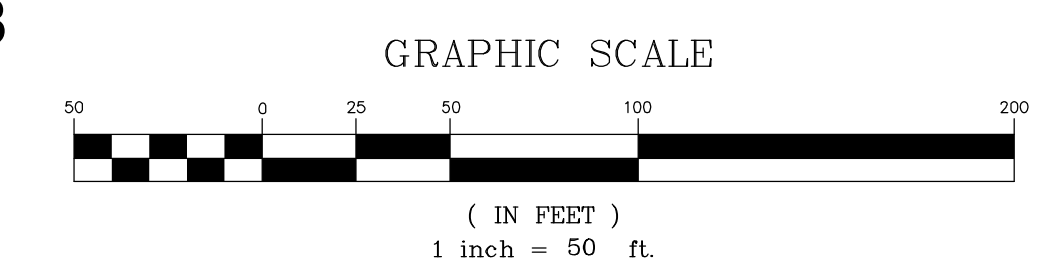
C201

SITE NOTES

1. ACREAGE OF SITE: 11.51 ACRES
2. ALL INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY OWNER
3. THE SITE IS NOT LOCATED WITHIN THE FLOOD PLAIN PER BARTOW COUNTY COMMUNITY F.I.R.M. PLAN NUMBER: 13015 0230 G, DATED SEPTEMBER 28, 2007.
4. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE COUNTY SPECIFICATIONS.
5. ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. THERE ARE NO STATE WATERS ON SITE.
7. THERE ARE NO WETLANDS ON SITE.
8. BOUNDARY INFORMATION TAKEN FROM SOUTHLAND ENGINEERING SURVEYING DEPARTMENT
9. EXISTING UTILITY LOCATIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
10. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES AND FOR COORDINATING HIS OPERATIONS WITH ALL UTILITIES WHICH CONFLICT WITH HIS WORK.
11. STORM DRAIN LOCATIONS AND INVERTS ARE TO BE FIELD VERIFIED. DISCREPANCIES ARE TO BE ADDRESSED TO THE ENGINEER. STORM DRAIN GRADES ARE TO MATCH EXISTING WATERCOURSE GRADES UNLESS NOTED OTHERWISE.
12. WATER MAIN TO BE CLASS 350 DIP.
13. DOMESTIC FITTINGS TO BE USED ON WATER LINE FORM MAIN TO DDC.
14. DDC SHALL BE A WATTS OR WILKENS OR EQUAL TO BE APPROVED BY ENGINEER.



**24 HOUR CONTACT
TOM LINDER
404-272-2518**





700 Douthit Ferry Road
Suite 770
P.O. Box 606
Cartersville, GA 30120

Phone: 770.386.1400
Fax: 770.607.9555
handhrealty.net

Experience

1980-1990 Harris Real Estate Service (Family Owned Firm)
1990-2003 Harris Properties, Inc. (Sole Proprietor Real Estate Firm)
2003-Present H and H Realty, LLC (Qualifying Broker and Partner)

Specialist in the brokerage and development of commercial and industrial properties for 44 years.

Licenses:

Georgia Real Estate Broker #101,506
Georgia General Certified Real Property Appraiser #3396

Partial List of Commercial/Industrial Real Estate Projects and Assignments

Cartersville West Industrial Park – Developer and Lead Broker for +/-300 Acre Industrial Park
Academy Sports and Outdoors – Ground up Development and Leasing a 72,000 SF Retail Box/Sold for Over \$8 million
Cartersville Crossing – Repositioned Older Retail Center with National Anchors and Sold to Investor for \$12 million
Village Hill Development – Assembled 4 Commercial Tracts and Developed a 19 Acre Commercial Subdivision.
Village Hill Marketing – Lead Broker in Leasing Commercial Sites to National Chains and Other End Users
200 Princeton Blvd, Adairsville – Seller Represented 105,000 SF Industrial Sold for \$2,258,000.
Interstate Commerce Park – Assembled two Tracts to Develop a 62 Acre Commercial Park and Over 400,000 SF Bldgs

Real Estate Training and Education

Georgia Institute of Real Estate
Commercial-Investment Real Estate Council
Barney Fletcher School of Real Estate
The Real Estate Information Management School

The Appraisal Institute
National Association of Independent Fee Appraisers
Bramlett School of Real Estate

Professional Licensure and Affiliations

Licensed Real Estate Broker
Licensed Certified General Real Property Appraiser
National Association of Realtors

Atlanta Commercial Board of Realtors
Georgia Association of Realtors
NW Georgia Association of Realtors