

FOR SALE



Powder Springs Outparcel Pad

2820 Macedonia Road Powder Springs, GA 30127



For more information contact: **Todd Semrau** | tsemrau@oakrep.com | (404) 371-4100

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A great opportunity to purchase an outparcel at the intersection of Barrett Parkway and Macedonia Road. Located at the pin corner of the Crofthouse West Cobb development, the pad measures .8+ acre with outstanding street visibility. The lot benefits from a fully signalized intersection and strong traffic counts. This area of Powder Springs is experiencing significant growth with the addition of several thousand new residences and new nationally branded retail and restaurant offerings.

- » .845 Acre Parcel
- » All utilizes at site
- » Sized for 5,000 SF building
- » Priced at \$450,000
- » Zoned NRC - Neighborhood Commercial Retail
- » Ideal for retail, office, medical
- » Convenient access to East/West Connector
- » 21,500 VPD at Barrett Pkwy. and Macedonia Rd.
- » Surface parking in place



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Site Plans



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SUMMARY

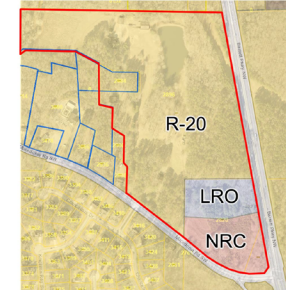
Land lots 717 and 764 of the 19th district
2884, 2896 and 2820 Macedonia Road, City of Powder Springs
Cobb County
Zoned R-20, LRO and NRC
Proposed zoning MXU

47.4 acres +/- 34 acres net useable site area
4.7 acres flood plain
5.2 acres stream buffer/wetland
1.0 acres gas esmt.

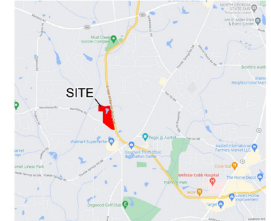
446 total units proposed overall density 9.4 units/acre
30% open space provided
Less than 50% impervious surface

- (A) 297 UNITS MULTIFAMILY 3 floors +/- 14.7 acres
- (B.1) 6,000 s.f. retail first floor
- (B.2) 5,000 s.f. retail 1 floor
- (C) 43 Townhomes 24' X 50' front garage
- (D) 55 Townhomes 20' x 50' alley garage
Townhome +/-14.0 acres 7 duac
- (E) 20 Single family homes, 55' x 100' lots
- (F) 31 Single family homes, 50' x 100' lts
Single family 18.7 acres 6 duac

NOTE: Minimum distance between buildings and property lines fronting on Macedonia Road and Barrett Parkway are shown on plan.



ZONING



SITE LOCATION

Parking Summary

Callout	USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING REQUIRED	Provided
B.2	Restaurant	1 per 125 square feet	1 per 75 square feet	40
B.1	Retail	1 per 275 square feet	1 per 200 square feet	21
RESIDENTIAL USES¹				
	Apartment 1 bdrm.	1.5 per unit plus .1 per unit for guest space	2 per unit plus .2 per unit for guest space	478
A	Apartment 2 bdrm.	1.5 per unit plus .1 per unit for guest space	1.75 per unit plus .2 per unit for guest space	
	Apartment 3 bdrm.	2 per unit plus .2 per unit for guest space	2.5 per unit plus .2 per unit for guest space	
C-F	Single family detached or attached (townhouse)	1 per unit ²	2 per unit plus	180
RECREATIONAL FACILITIES				
	Swimming pool subdivision amenity	1 per 150 square feet of surface water area ³	1 per 100 square feet of surface water area	11
Amenity	Community center	1 per 300 square feet	1 per 250 square feet	4

¹10% reduction in total required parking for MXU zoning district

²Single family and townhomes with garages

³Includes on street spaces

NOTE:
Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.



0 100 200 300 FT.

March 20, 2023



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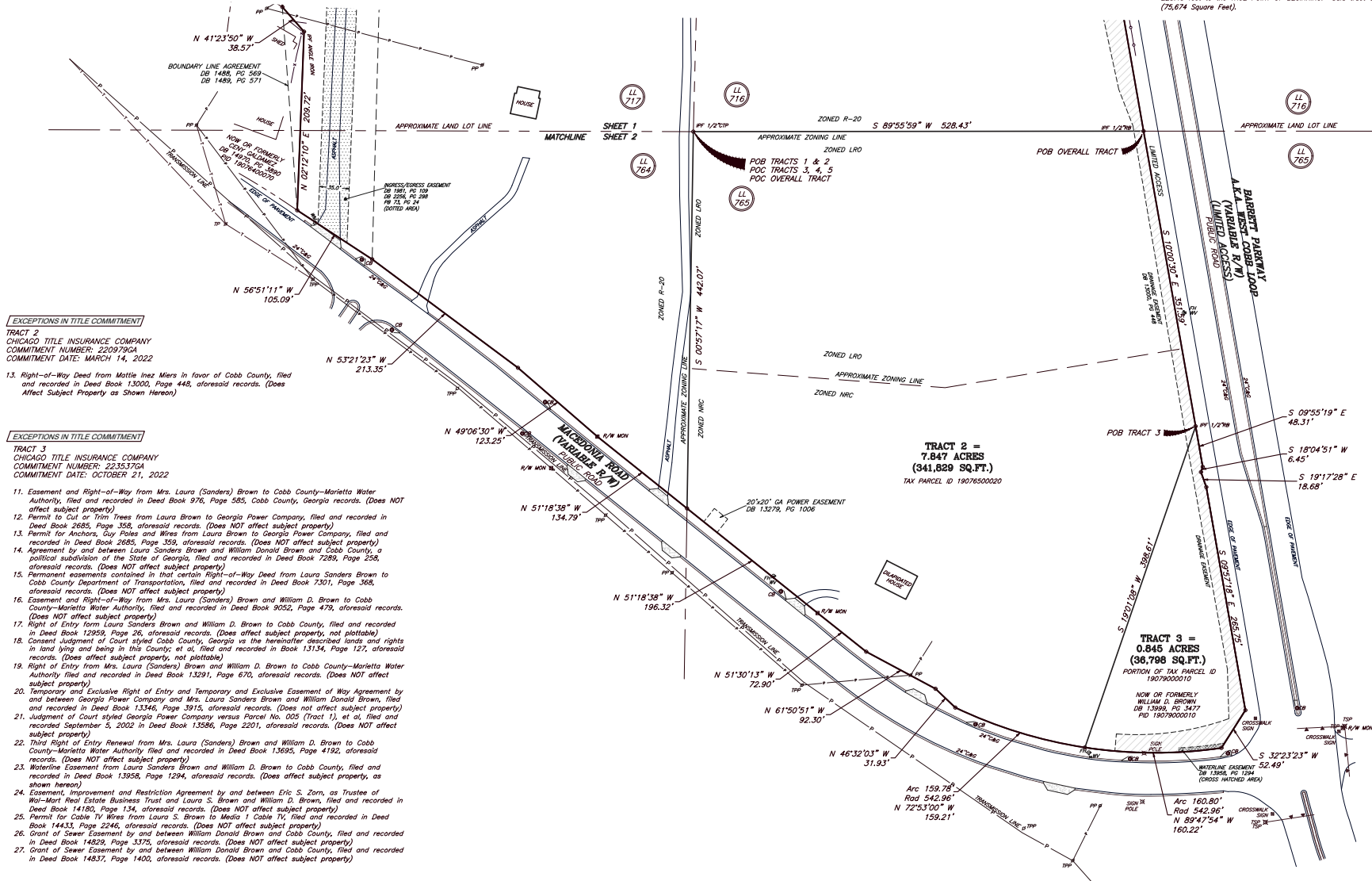
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of Macedonia Road (variable Right of Way; thence running along said miter South 32° 23' 23" West a distance of 52.49 feet to a point of on the southerly most mitered intersection of said intersection; thence running along the easterly Right of Way of Macedonia Road running along the along a curve to the right an arc length of 160.80 feet, (solid curve having a radius of 542.96 feet, with a chord bearing of North 89° 47' 54" West, and a chord length of 160.22 feet) to a point; thence North 19° 01' 08" East a distance of 398.61 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.845 Acres (36,798 Square Feet).

46° 44' 22" West a distance of 112.16 feet to point; thence South 39° 55' 02" West a distance of 85.25 feet to point; thence South 34° 32' 19" West a distance of 32.27 feet to point; thence South 50° 09' 50" West a distance of 36.28 feet to point; thence South 44° 35' 17" West a distance of 13.43 feet to point; thence South 57° 28' 49" West a distance of 22.56 feet to point; thence South 45° 36' 08" West a distance of 43.10 feet to point; thence South 48° 35' 44" West a distance of 19.63 feet to a point on the Land Lot Line common to Land Lots 717 and 718; thence leaving the centerline of the creek and running along the Land Lot Line North 01° 33' 49" East a distance of 436.69 feet to a 3/4" crimp lap pipe found at the Land Lot corner common to Land Lots 689, 690, 717 and 718; thence running along said Land Lot Line common to Land Lots 690 and 717 South 88° 26' 02" East a distance of 228.45 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.737 Acres (75,674 Square Feet).



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Demographics and Lifestyle Segmentation

Within 5 Miles of Subject Property



158,049

Population



\$114,434

Average Household Income



55,632

Total Households



3,642

Businesses



36,592

Employees

Lifestyle Segmentation: Workday Drive



We're affluent and family-oriented, with a country flavor. We live outside the city, but close enough for our professional jobs. Both parents work to support our growing children, and we love

time-saving innovations like online banking and housekeeping services.

- » Education: 40.5% college graduates; more than 72% with some college education.
- » High labor force participation rate at 71%; two out of three households include two plus workers.
- » Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- » Well insured and invested in a range of funds, from savings accounts or bonds to stocks.