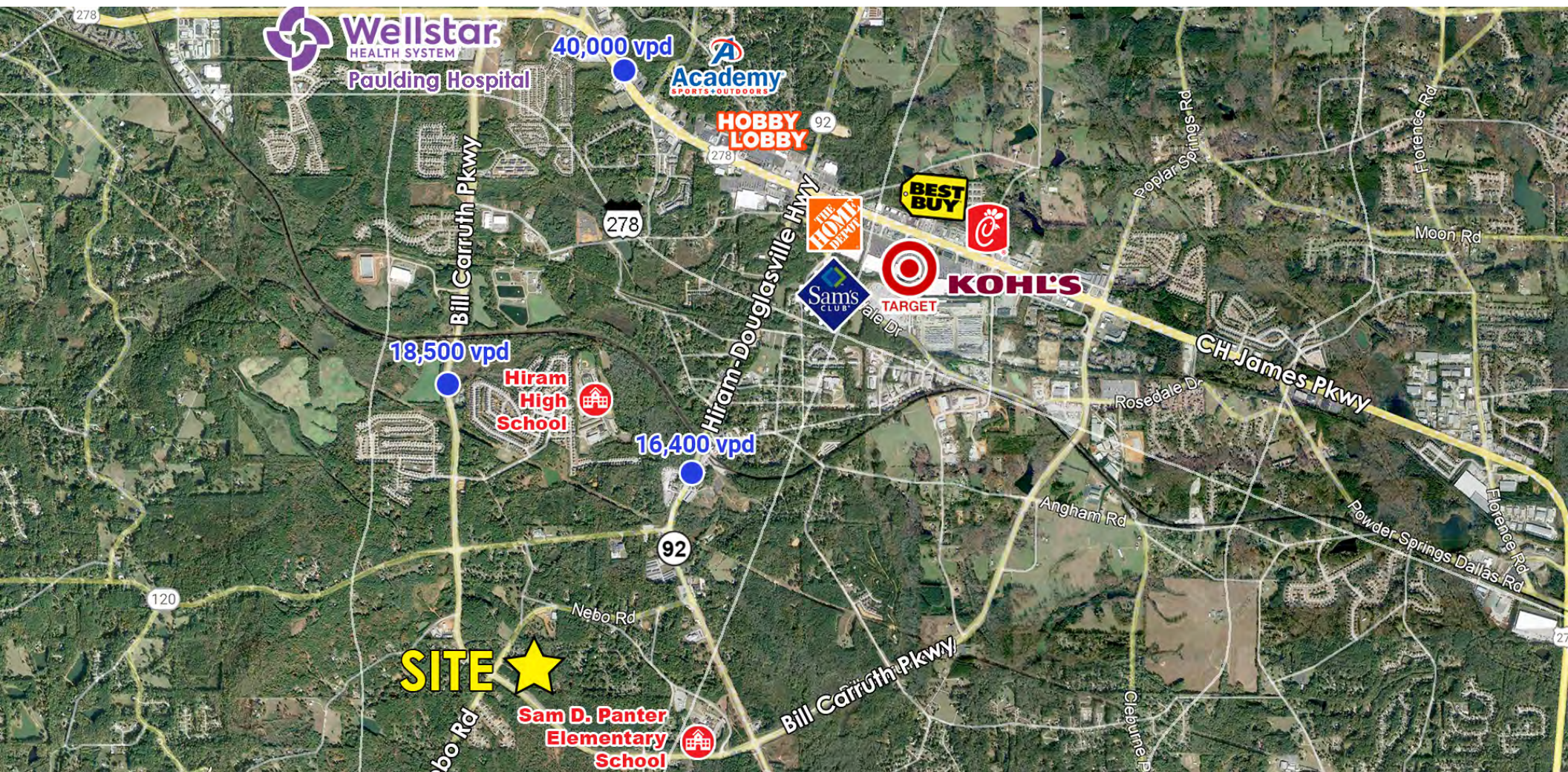


8.76± Acre Development Opportunity

For retail, flex office-warehouse, office, medical-office, senior housing, mixed-use or other commercial development



McWhirter



Bill Carruth Parkway
Hiram (Paulding County), GA 30141

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:

Dan Buyers

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tdb@mcwrealty.com

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McWhirter

Commercial Real Estate Since 1981



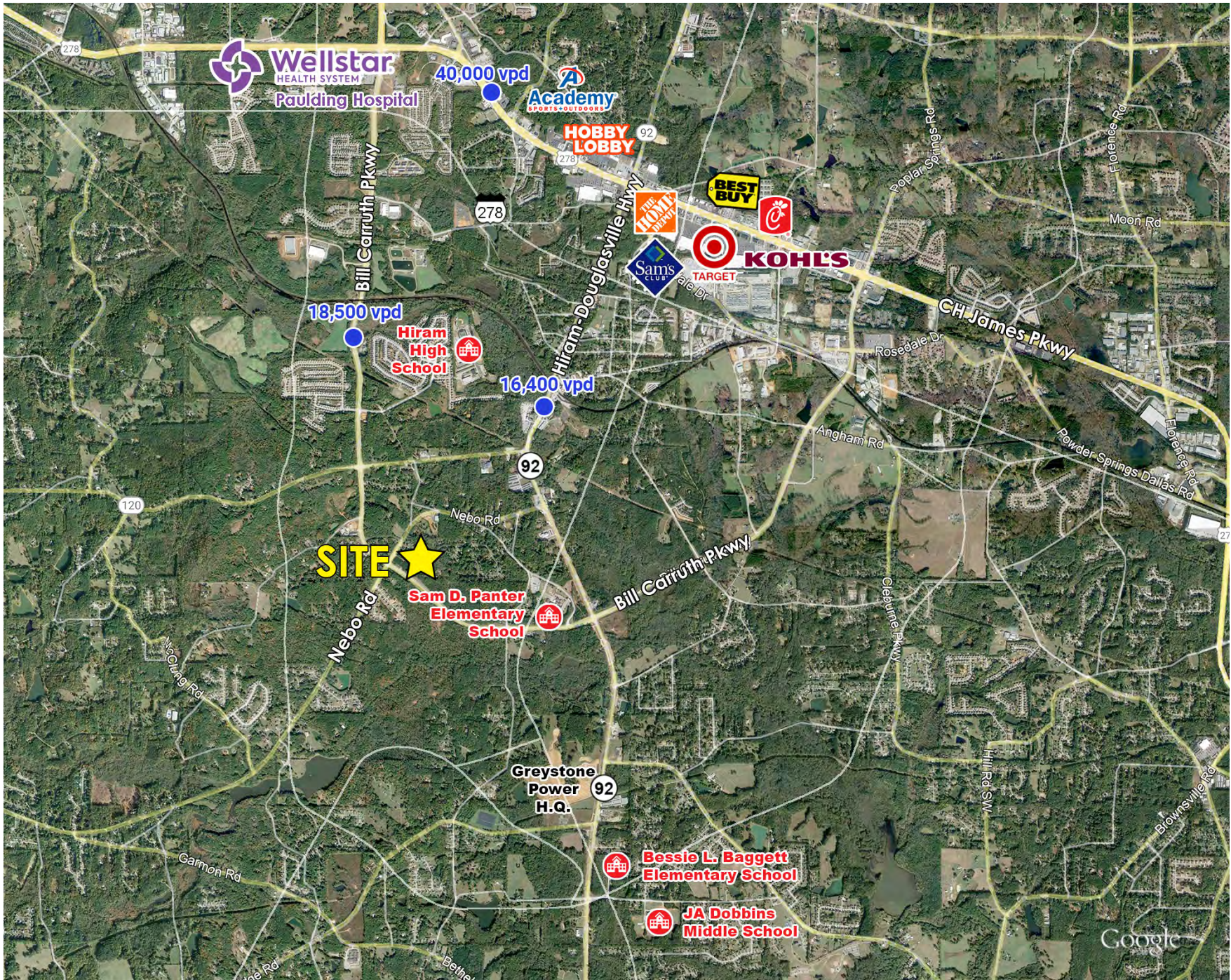
8.76± Acre Development Opportunity

Bill Carruth Parkway
 Hiram (Paulding Co.), GA 30141

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Aerial Map



Property Summary

Location

Hiram is located approximately 25 miles northwest of Downtown Atlanta in Paulding County, Georgia. The site is situated at the four-lane, Bill Carruth Parkway.

Bill Carruth Parkway carries an increased amount of traffic each year and provides important connectivity to the Highway 278 retail corridor, including the impressive Wellstar Paulding Hospital. Highway 92 is a significant north-south corridor, connecting the subject property to I-20 in Douglasville to the south, to Highway 278/Hiram to the north, and to Acworth, Highway 41 and I-75 to the distant north. Georgia DOT and Paulding County DOT have invested heavily to increase traffic capacity on Highway 92, and Highway 92 traffic counts will continue to rise as road projects near completion.

The property is 8.8± miles north of Interstate 20 and 2.8± miles south of Highway 278.

Per the latest 2024 Population & Employment Forecasts by the Atlanta Regional Commission (ARC), Paulding County's Population, currently 168,661 residents, is projected to grow by 60.1% between 2020 to 2050. The ARC projects that Paulding will welcome an additional 100,000+ residents before 2050, when Paulding's Population is estimated to 270,096.

Zoning

The 8.76± acre tract is zoned B-2 - Highway Business, Paulding County. The B-2 category allows gas stations/c-stores, fast food (QSR's) and other retail uses.

Price

The property is being marketed without an asking price. Please inquire to discuss property use and pricing.

Area Demographics

Population	1-mile	3-mile	5-mile
2028 Population Projection	1,616	26,060	91,189
2023 Population	1,550	25,051	88,050
2010 Population	1,336	21,339	75,573
Annual Growth 2023-2028	0.9%	0.8%	0.7%
Annual Growth 2010-2023	1.2%	1.3%	1.3%

Income	1-mile	3-mile	5-mile
Avg Household Income	\$88,659	\$86,335	\$88,550
Med Household Income	\$86,642	\$78,558	\$76,387

Source: CoStar



Drainage Easement

Proposed Drainage Easement Exhibit for Paulding County Economic Development Inc. & Industrial Building Authority

Located in Land Lots 892 & 893
2nd District, 3rd Section,
Paulding County, Georgia

Date: December 14, 2020 Scale: 1" = 100'



RECORDING INFORMATION

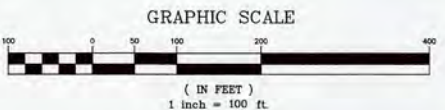
SURVEY NOTES

1. Total Area Proposed Easement: 3,709 sq.ft. (appx.)
2. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0232C
3. Elevations datum is from Network Adjusted RTK GPS ties to Mean Sea Level.
4. This is not a boundary survey. Property lines shown are from GIS data and record deeds.
5. The Proposed Drainage Easement is shown in approximate location. Actual final location of the easement will be determined by the locations of future construction and structure location.
6. Boundary information is shown based on record information. The main purpose of this drawing is to show the relative location of the existing pond so that an access easement could be drawn. This is not an as-built survey of the parcels shown.

Course	Bearing	Distance
L1	N 31°55'56" E	16.03'
L2	N 31°55'56" E	35.15'
L3	S 89°28'59" E	17.41'
L4	S 58°04'04" E	105.49'
L5	S 31°55'56" W	30.00'
L6	N 58°04'04" W	97.06'
L7	N 89°28'59" W	27.30'



NO.	DATE	DESCRIPTION	BY

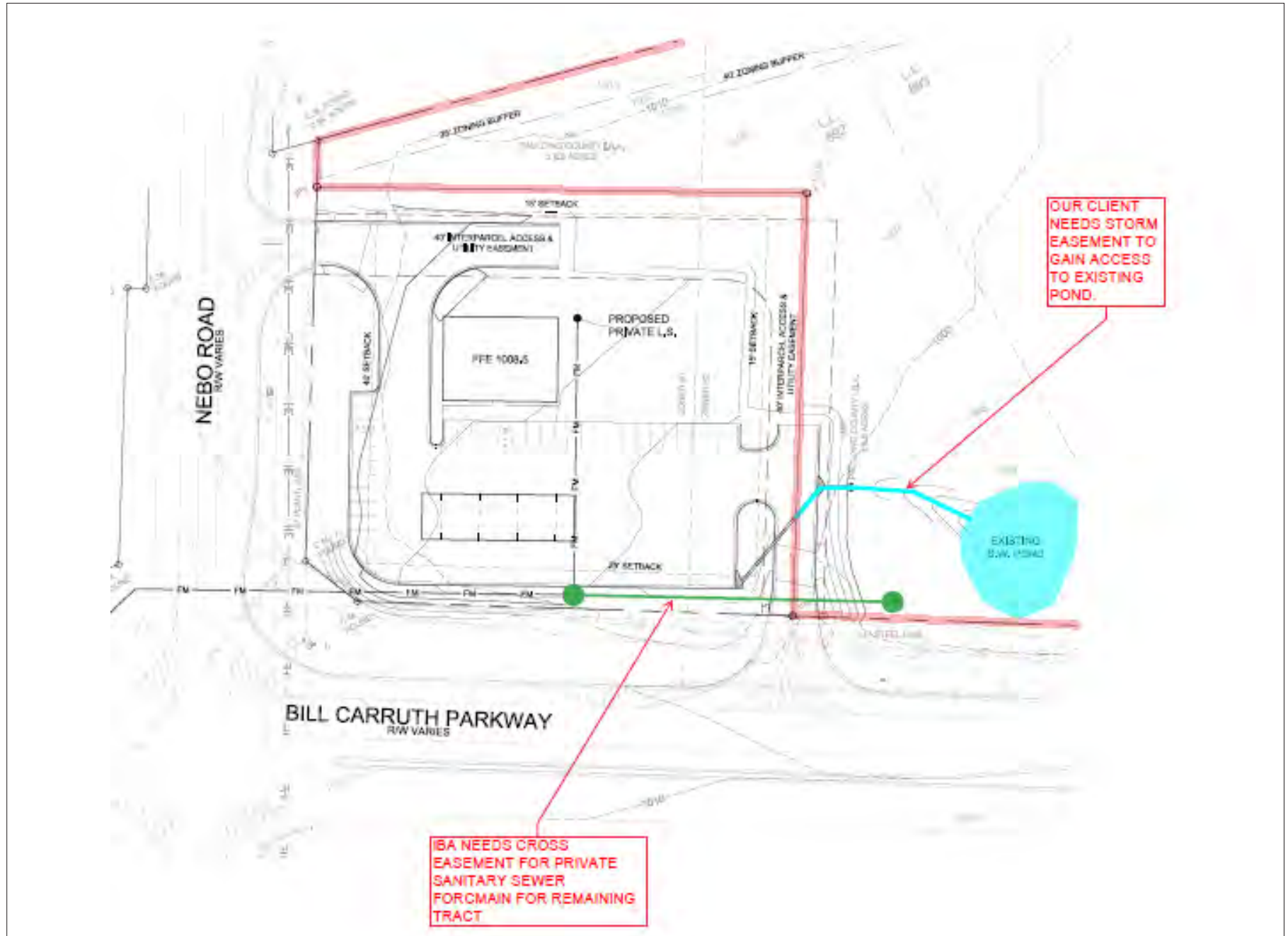


PREPARED BY:

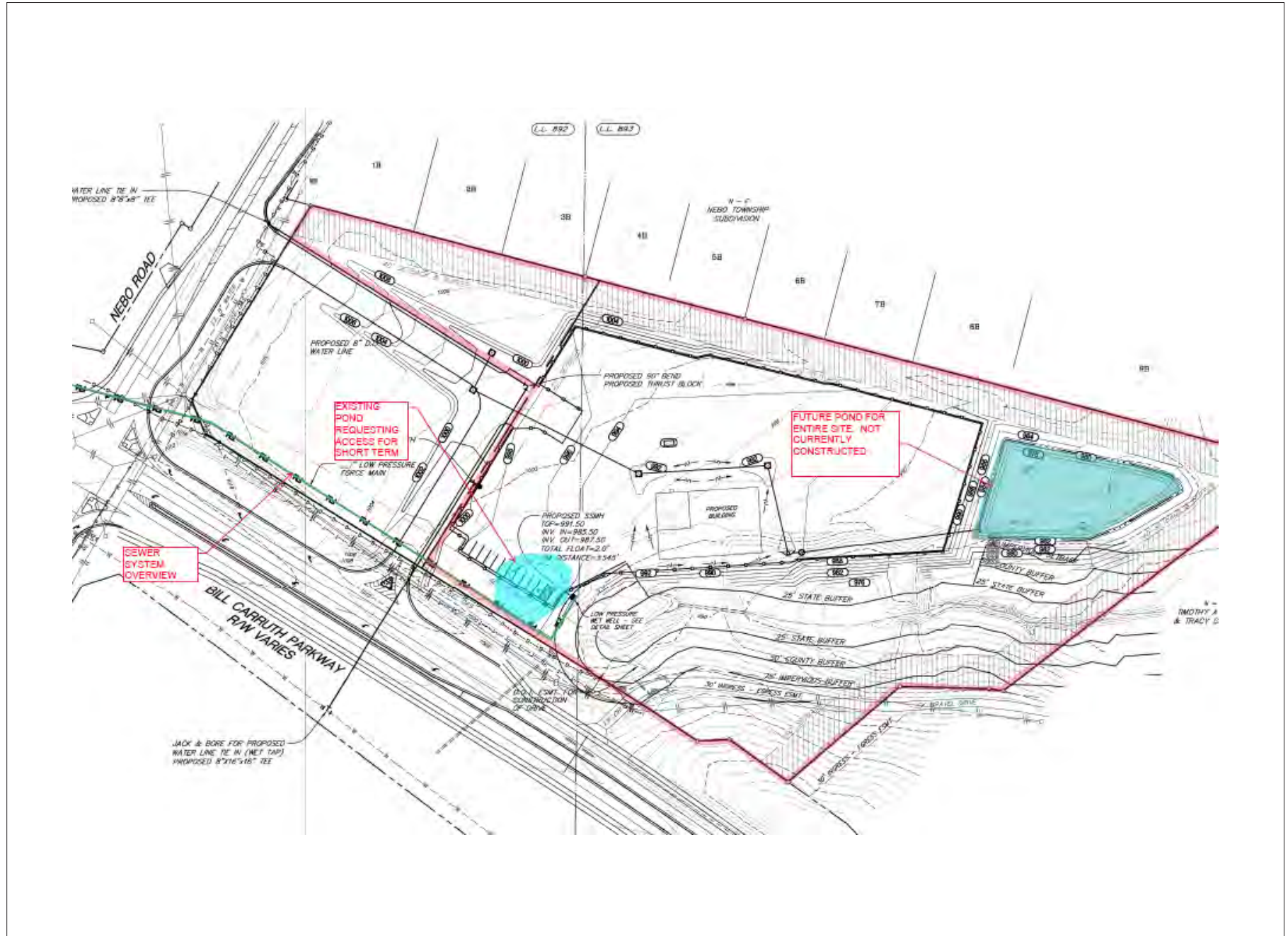
ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(878) 524-8291

Discharged Detention



Discharged Detention



Access & Utility Easement

eFiled & eRecorded
 DATE: 10/26/2017
 TIME: 11:00 AM
 PLAT BOOK: 00063
 PAGE: 00006
 RECORDING FEE: 8.00
 PARTICIPANT ID: 2051548593
 CLERK: Treva W. Shelton
 Paulding County, GA

CURRENT OWNER
 PAULDING COUNTY
 INDUSTRIAL BUILDING AUTHORITY

TAX PARCEL
 181.3.3.008.0000

TECHNICAL DATA
 TRAVERSE PRECISION - 1' : 67.079'
 ANGLE ADJUSTMENT - 00° PER ANGLE
 TRAVERSE ADJUSTMENT - COMPASS RULE
 PLAT PRECISION - 1' : 114.286'
 EQUIPMENT - SOKKIA SET 2-100
 LAST DATE OF FIELD WORK - 7/21/17

SETBACKS
 FRONT - 40'
 SIDE - 10' (25' IF ABUTS RES./CRN LOT)
 REAR - 15' (40' IF ABUTS RES.)

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. Carlton Rakestraw, Jr.
 W. CARLTON RAKESTRAW, JR., R.L.S. 2296
 10-12-17
 DATE



CRA, INC., LAND SURVEY
 FIRM NO. LSF000458

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING.

Chiph... 10-25-17
 PAULDING COUNTY COMMUNITY DEVELOPMENT DATE

AREA
 2.000 ACRES

APPROVED FOR RECORDING
Sh... 10-25-17

LEGEND	
IPS	IRON PIN SET
RR	REINFORCING ROD
GTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CM	CONCRETE MONUMENT
(F)	FOUND
(D)	DISTURBED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LL	LAND LOT LINE
R/W	RIGHT-OF-WAY
WM	WATER MAIN
B.L.	BUILDING LINE
EP	EDGE OF PAVEMENT
SS	SANITARY SEWER
PL	PROPERTY LINE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
PP	POWER POLE
FW	FIRE HYDRANT
WM	WATER METER
GV	GATE VALVE
S.S.E.	SANITARY SEWER EASEMENT

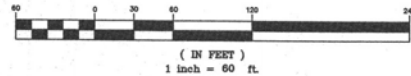
SURVEY REFERENCES

- 1) PLAT OF SURVEY FOR PAULDING COUNTY PREPARED BY CRA AND DATED 10/25/06.
- 2) COMPILED PLAT FOR PAULDING COUNTY PREPARED BY CRA AND DATED 12/19/06.
- 3) WARRANTY DEED TO PAULDING COUNTY IBA RECORDED IN DB. 2282 PG. 179
- 4) WARRANTY DEED TO PAULDING COUNTY IBA RECORDED IN DB. 2297 PG. 362
- 5) THE RIGHTS OF WAY OF NEBO ROAD AND BILL CARRUTH PARKWAY WERE BASED ON RIGHT OF WAY DEED FROM EMILY S. JOHNSON DATED FEB. 12, 2001, RECORDED IN DEED BOOK 941, PAGE 173 AND RIGHT OF WAY DEED FROM RANDALL C. BONES & LINDA F. BONES DATED SEPT. 18, 2000, RECORDED AT DEED BOOK 916, PAGE 63 AND DEED BOOK 916, PAGE 68

DISCLAIMERS

- 1) ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. EASEMENTS AND RIGHTS-OF-WAY MAY EXIST THAT ARE NOT SHOWN.
- 2) IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
- 3) THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM TOPOGRAPHIC SURVEY FOR PAULDING COUNTY PREPARED BY W. CARLTON RAKESTRAW DATED 06-04-08 AND WERE NOT RELOCATED AT THE TIME OF THIS SURVEY. UTILITIES WERE MARKED BY ONEVISION UTILITY SERVICES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

GRAPHIC SCALE



SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0232 C. OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEPTEMBER 29, 2006

CRA
 REGISTERED LAND SURVEYORS
 2525 CHARLES HARDY PKWY DALLAS, GEORGIA 30137
 PHONE: 770-492-2500 FAX: 770-492-2500

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2525 CHARLES HARDY PKWY DALLAS, GEORGIA 30137
 PHONE: 770-492-2500 FAX: 770-492-2500

PROJECT NO. TP4039
 PLAT FILE # 10-12-17
 DATE: 10-12-17
 APPROVED BY: J.G.R.

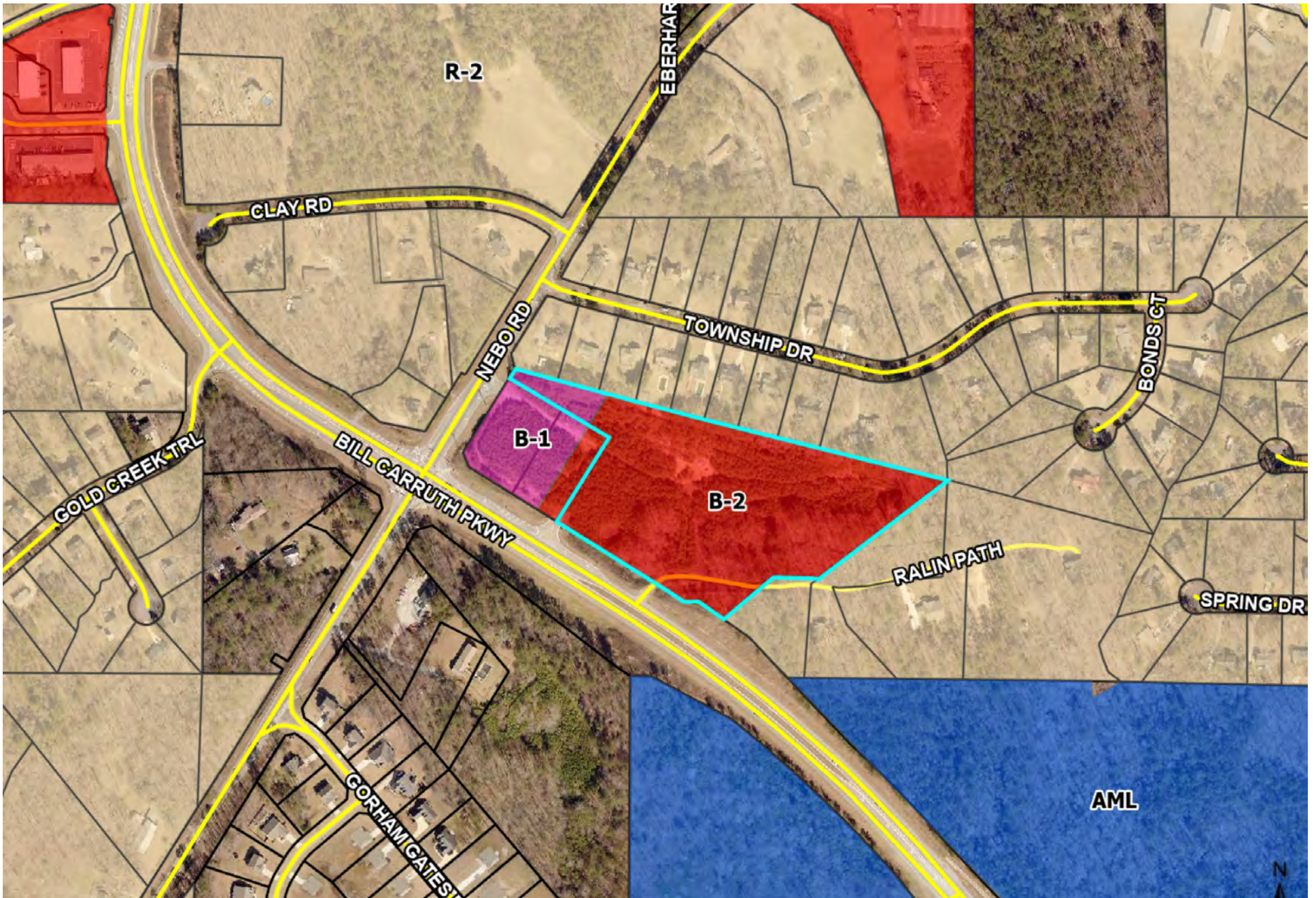
LOCATED IN LAND LOTS) - 892
 2nd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GEORGIA

MINOR DIVISION PLAT FOR
PAULDING COUNTY I.B.A.

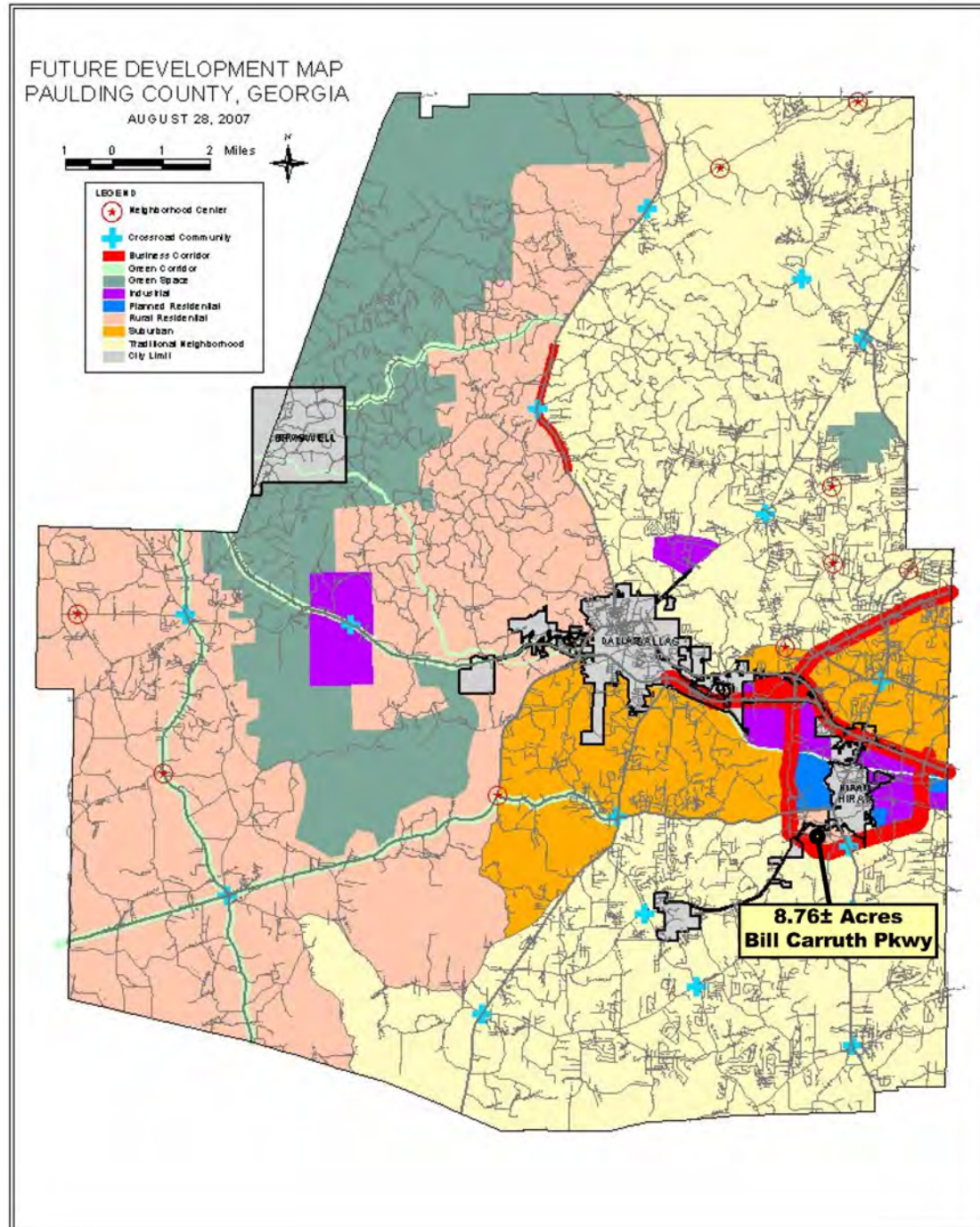
Tax Aerial



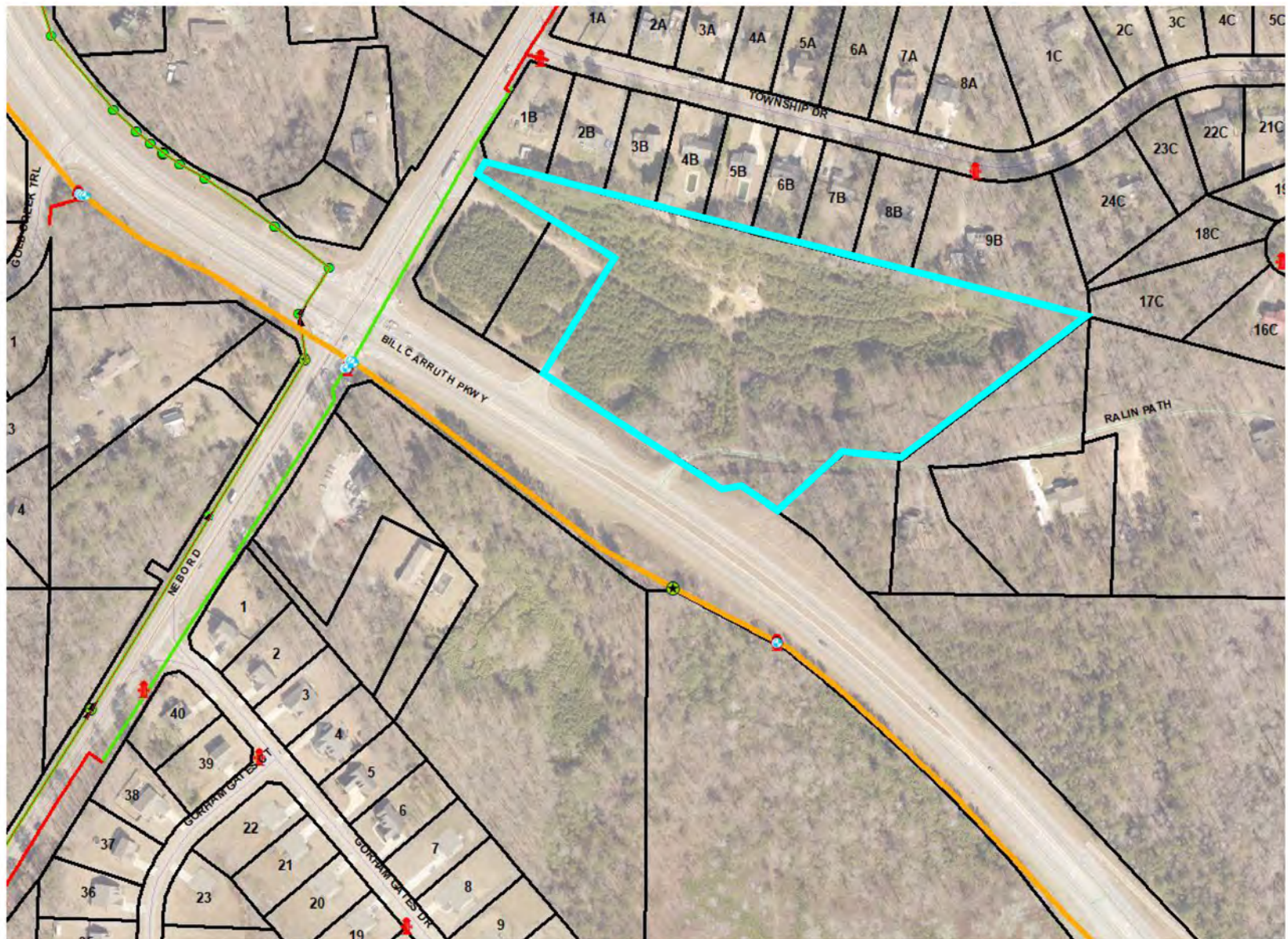
Zoning Districts



Future Land Use Map



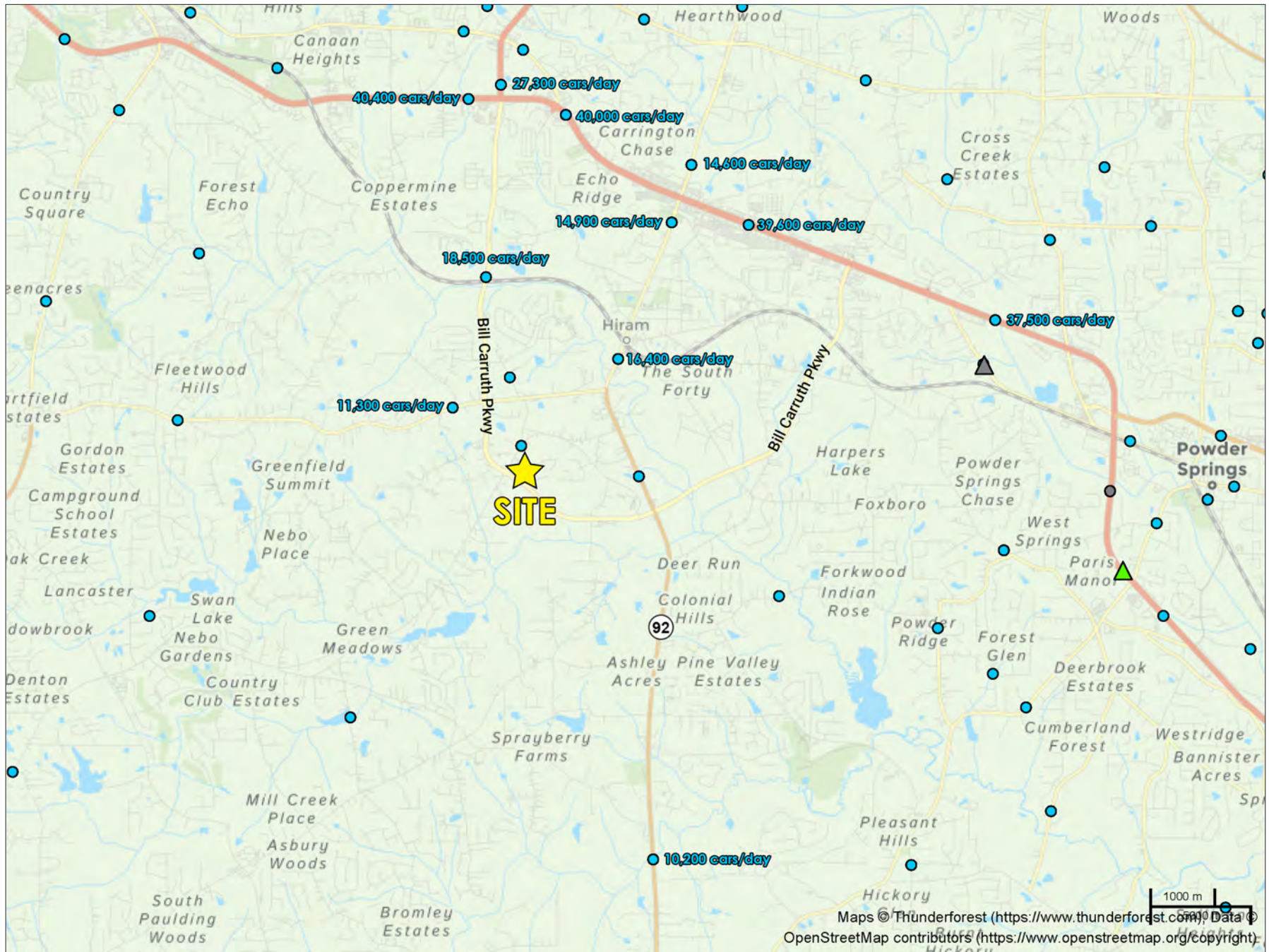
Water & Sewer



Water - A 16 inch water main is on the south side of Bill Carruth and an 8 inch water main is on the east side of Nebo Road.

Sewer – A 12-inch DIP gravity sanitary sewer is being installed 2023 on the south side of Bill Carruth.

Traffic Count Map (Source: GA DOT)



Listing Team



Nelson Vinson
Partner

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(404) 925-0995 M
nrv@mcwrealty.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

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(770) 596-2629 M
tdb@mcwrealty.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 Atlanta Region Transit-link Authority (ATL), 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