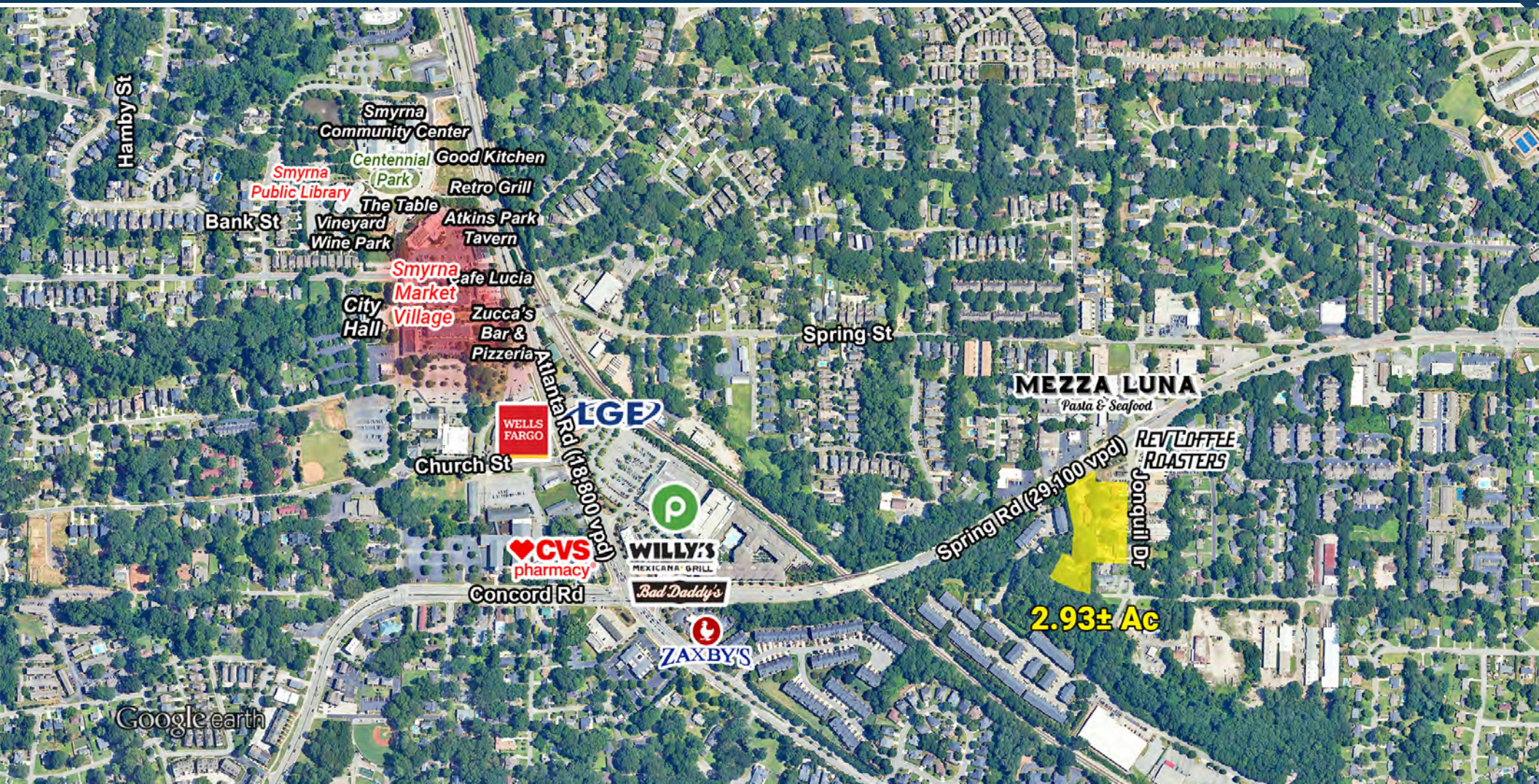


Offering Memorandum

Development Opportunity - Between Downtown Smyrna & The Battery Atlanta

Traffic Light - Spring Road / Jonquil Drive



2.93± Acres

Spring Road @ Jonquil Drive

City of Smyrna, GA 30080



McWhirter

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:

Gray McWhirter

678.385.2722
gmm@mcwrealty.com

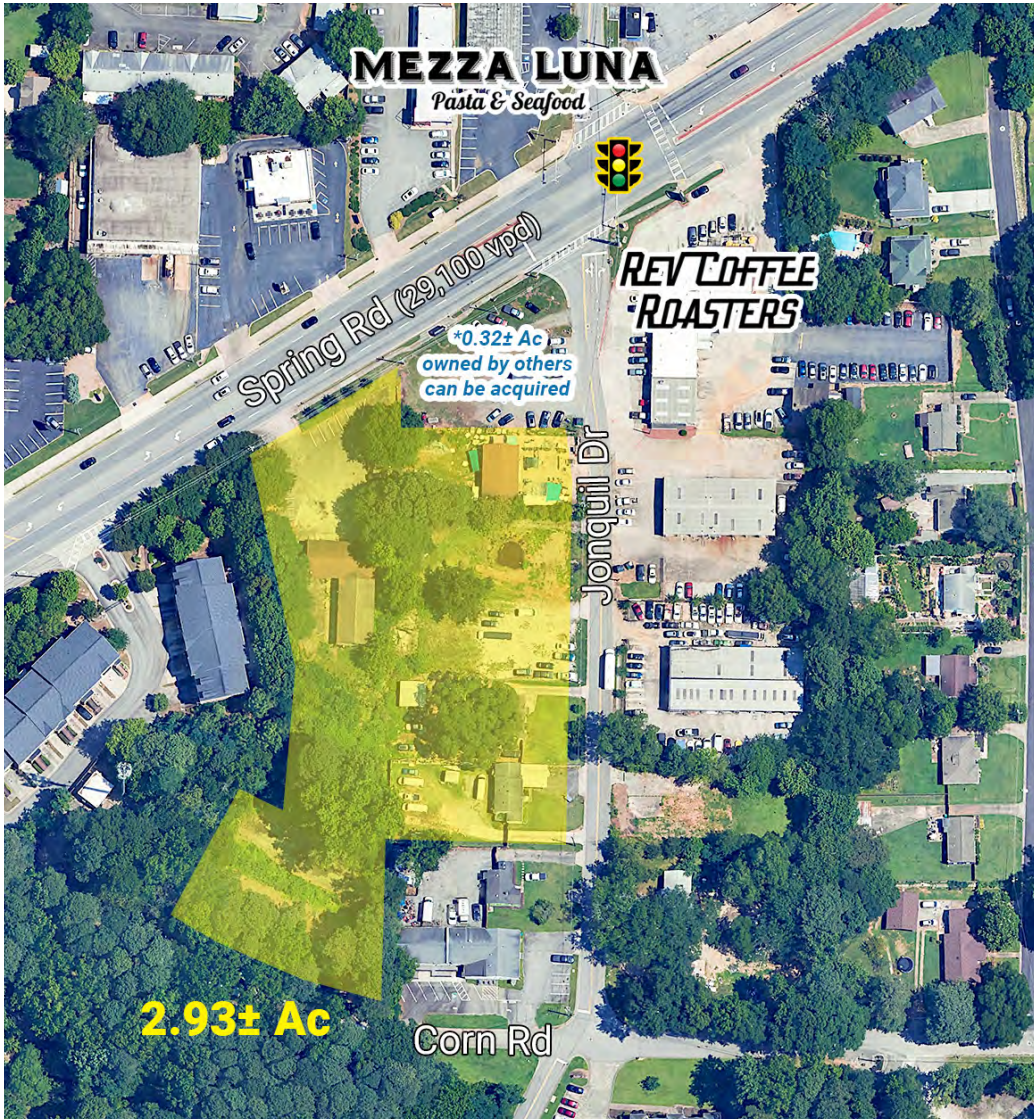
Dan Buyers

770.596.2629
tdb@mcwrealty.com

McWhirter Realty Partners, LLC

294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



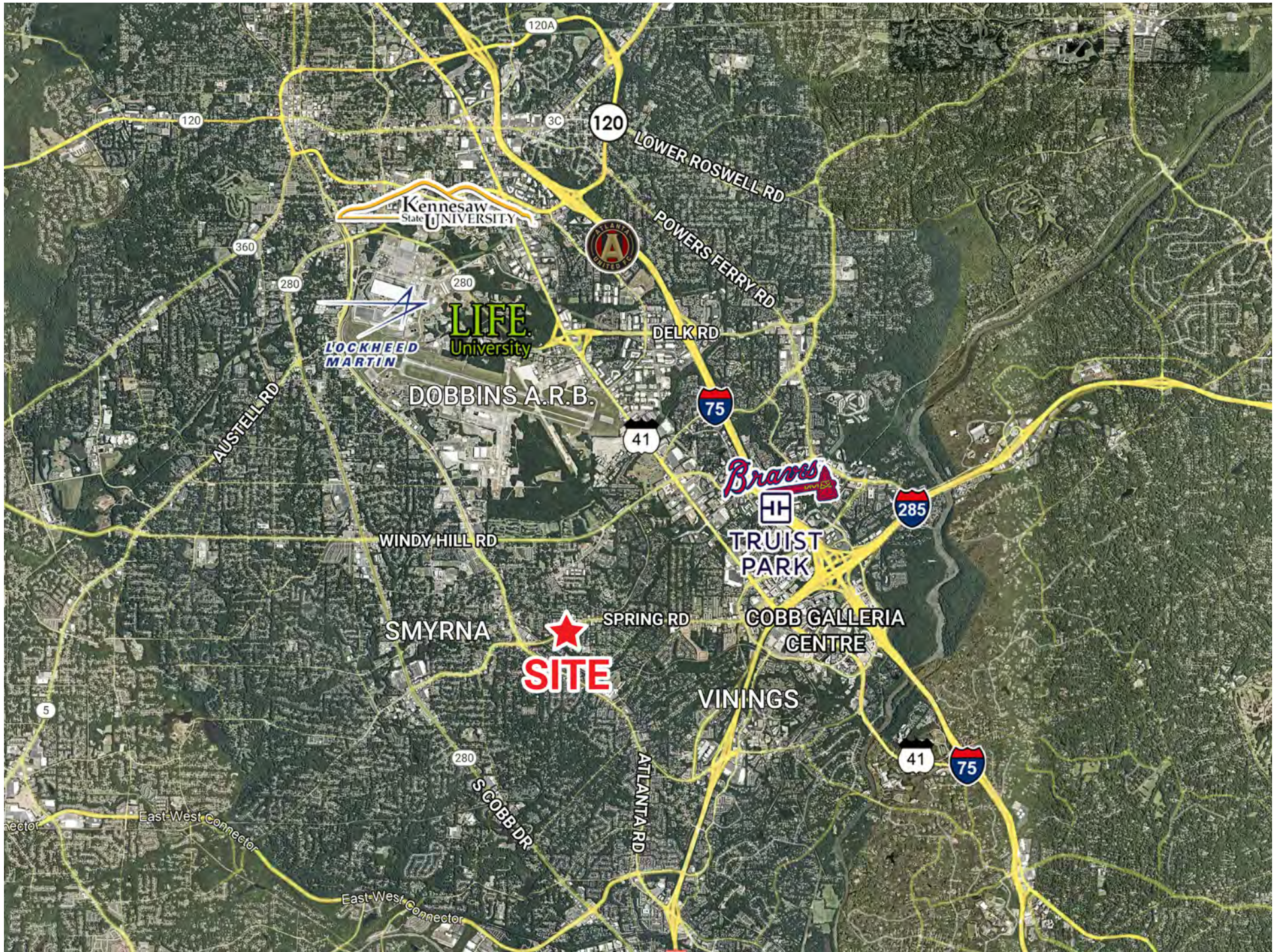


2.93± AC Development Opportunity

Spring Road / Jonquil Drive
Smyrna, GA 30080

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Property Summary

McWhirter Realty is pleased to present this exceptional opportunity for commercial development within the vibrant city limits of Smyrna, Georgia. Situated on 2.93± acres of prime real estate, this property offers a strategic location with proximity to Truist Park, home of the Atlanta Braves, and key employment, residential, and retail corridors within Atlanta.

The property sits on the highly-traveled Spring Road (29,100 cars per day), at the traffic-light intersection at Jonquil Drive.

Location

The property's location within Smyrna city limits places it in one of the most desirable areas for commercial development in the Atlanta metropolitan area. Smyrna's central location offers regional accessibility to all of Metro Atlanta's major employment centers, making it an ideal hub for businesses seeking to capitalize on the region's economic opportunities. Some of the key destinations in the area include:

- Downtown Smyrna: 0.7± mile
- Truist Park: 2.3± miles
- The Battery Atlanta: 2.3± miles
- Cumberland/Galleria: 2.1± miles
- Vinings: 4± miles
- Marietta Square: 6.2± miles
- Buckhead: 9± miles
- Perimeter: 11± miles
- Midtown: 11.8± miles
- Downtown: 13± miles
- Atlanta Hartsfield Airport: 22± miles

Development Opportunities

- Retail Complex
- Office Space
- Mixed-Use Development
- Entertainment Venue

Market Overview

Smyrna and the greater Atlanta area continue to experience robust economic growth, driven by diverse industries and a strong entrepreneurial ecosystem. The demand for commercial space remains high, supported by a growing population and a thriving business environment.

Zoning

The property is zoned GC (General Commercial) and RM-12 (Multi-Family Residential), and designated as CAC (Community Activity Center) and MHDR (Medium-High Density Residential) on the City's Future Land Use Map.

Price

The property is being offered at \$3,335,000 (\$1,138,000/ac).



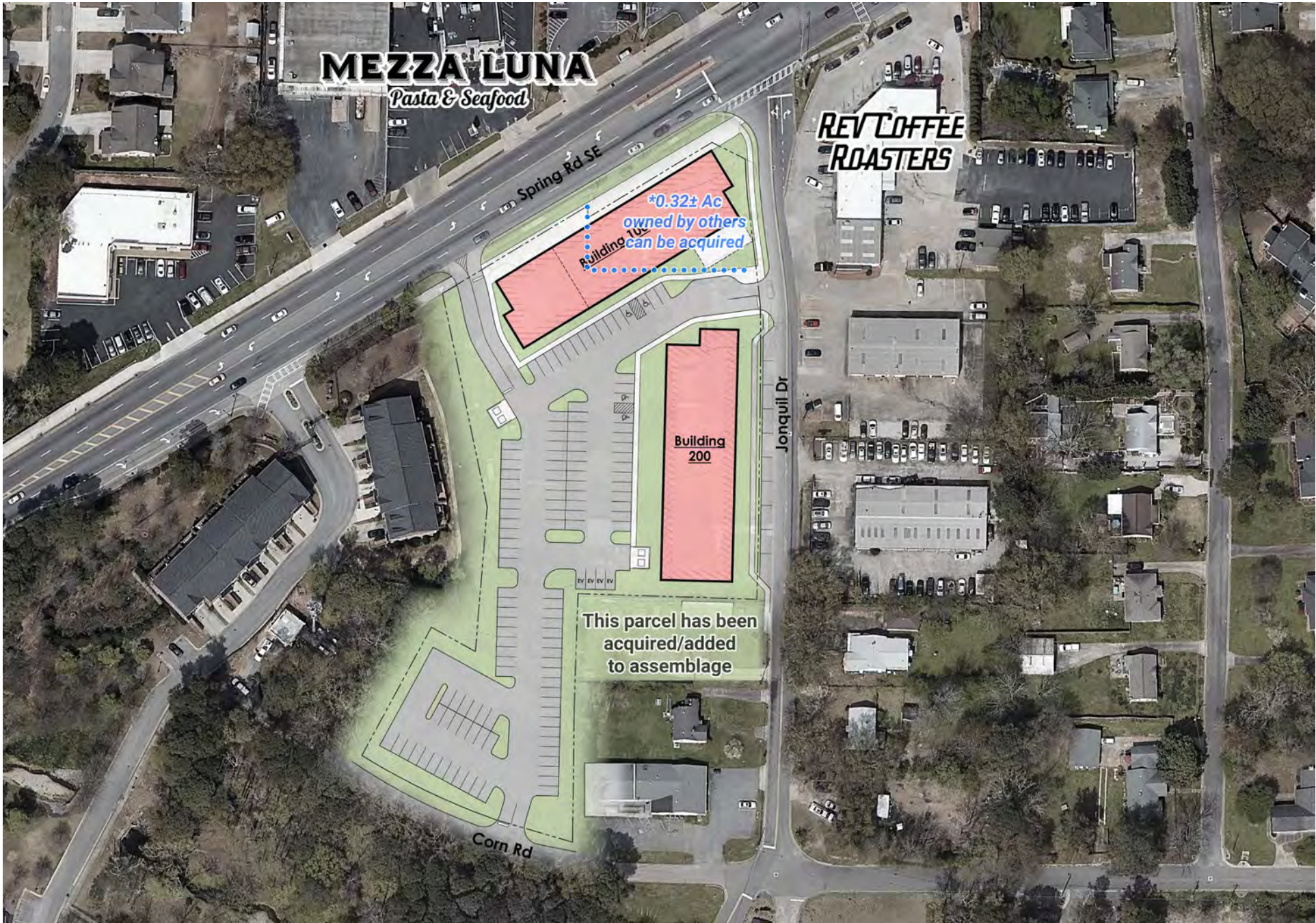
Demographics

Population	1-mile	3-mile	5-mile
2028 Projection	13,716	110,504	235,525
2023 Estimate	13,471	108,140	231,195
2010 Census	11,514	90,192	196,782
Growth 2023-2028	0.4%	0.4%	0.4%
Growth 2010-2023	1.3%	1.5%	1.3%
Daytime Population	4,347	99,233	161,537

Income	1-mile	3-mile	5-mile
Average Household Income	\$99,273	\$99,678	\$100,521
Median Household Income	\$75,813	\$72,211	\$72,040

Source: CoStar

Conceptual Site Plan - Mixed-Use, Apartments / Retail



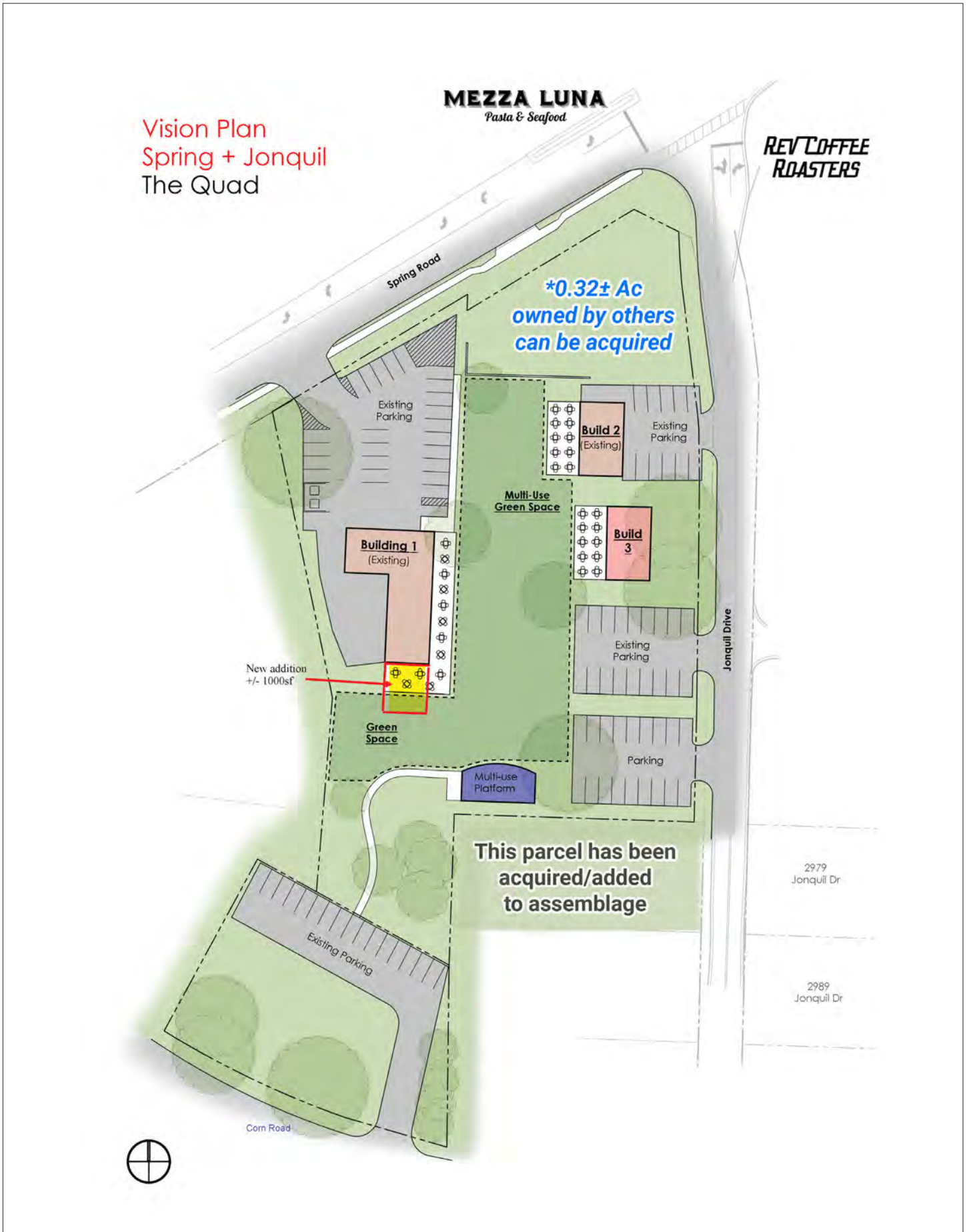
Conceptual Site Plan - Mixed-Use, Apartments / Retail



Conceptual Site Plan - Medical Office - 2-story - 30,000± SF



Conceptual Site Plan - Entertainment Venue - Plan 1



Conceptual Site Plan - Entertainment Venue - Plan 2

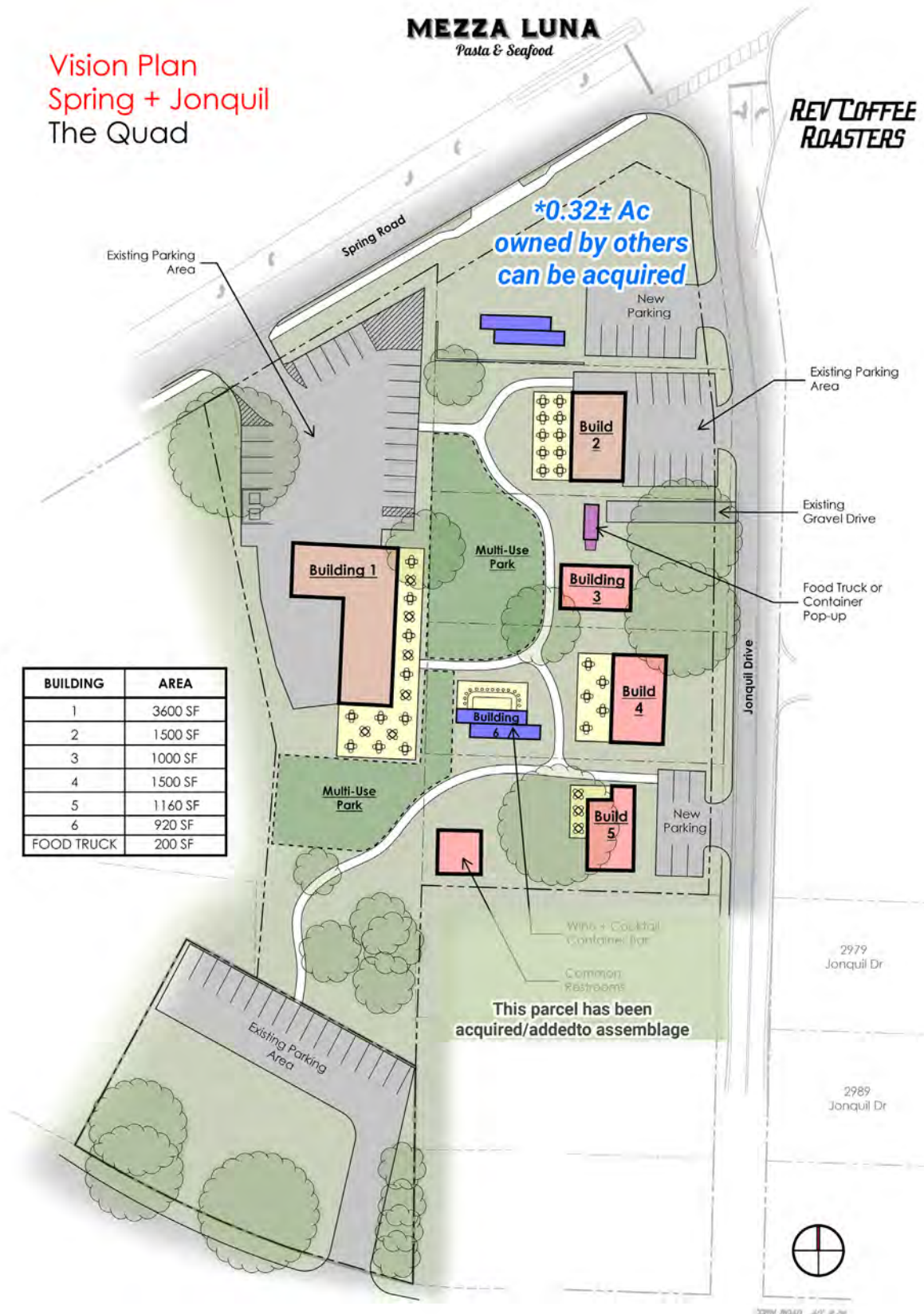
Vision Plan
Spring + Jonquil
The Quad

MEZZA LUNA
Pasta & Seafood

**REV COFFEE
ROASTERS**

**0.32± Ac
owned by others
can be acquired*

BUILDING	AREA
1	3600 SF
2	1500 SF
3	1000 SF
4	1500 SF
5	1160 SF
6	920 SF
FOOD TRUCK	200 SF



This parcel has been
acquired/added to assemblage

2979
Jonquil Dr

2989
Jonquil Dr



DATE: 10/10/2020 10:10:10 AM

Conceptual Site Plan - Corn Road Townhomes

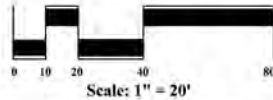
Variance Plat

1639 Corn Road

City of Smyrna, Georgia Land Lots 594 and 595, 17th District, 2nd Section
Parcel ID # 17059401820

prepared for:

The Woodbery Group
1310 Seaboard Industrial Blvd. NW
Suite 300
Atlanta, GA 30318
404.849.4832



December 17, 2018

DGM
LAND PLANNING
CONSULTANTS



975 COBB PLACE
BLVD, SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .53 AC
(23,081 SF)

Present Zoning: RM-12

Proposed Zoning: RM-12

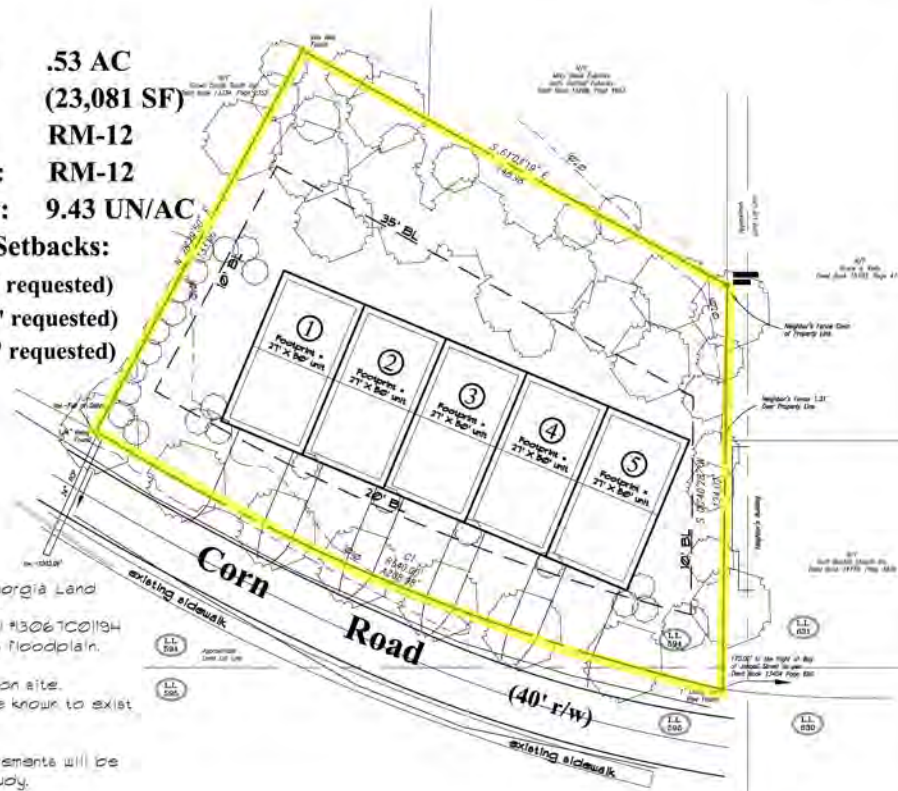
Proposed Density: 9.43 UN/AC

RM-12 Building Setbacks:

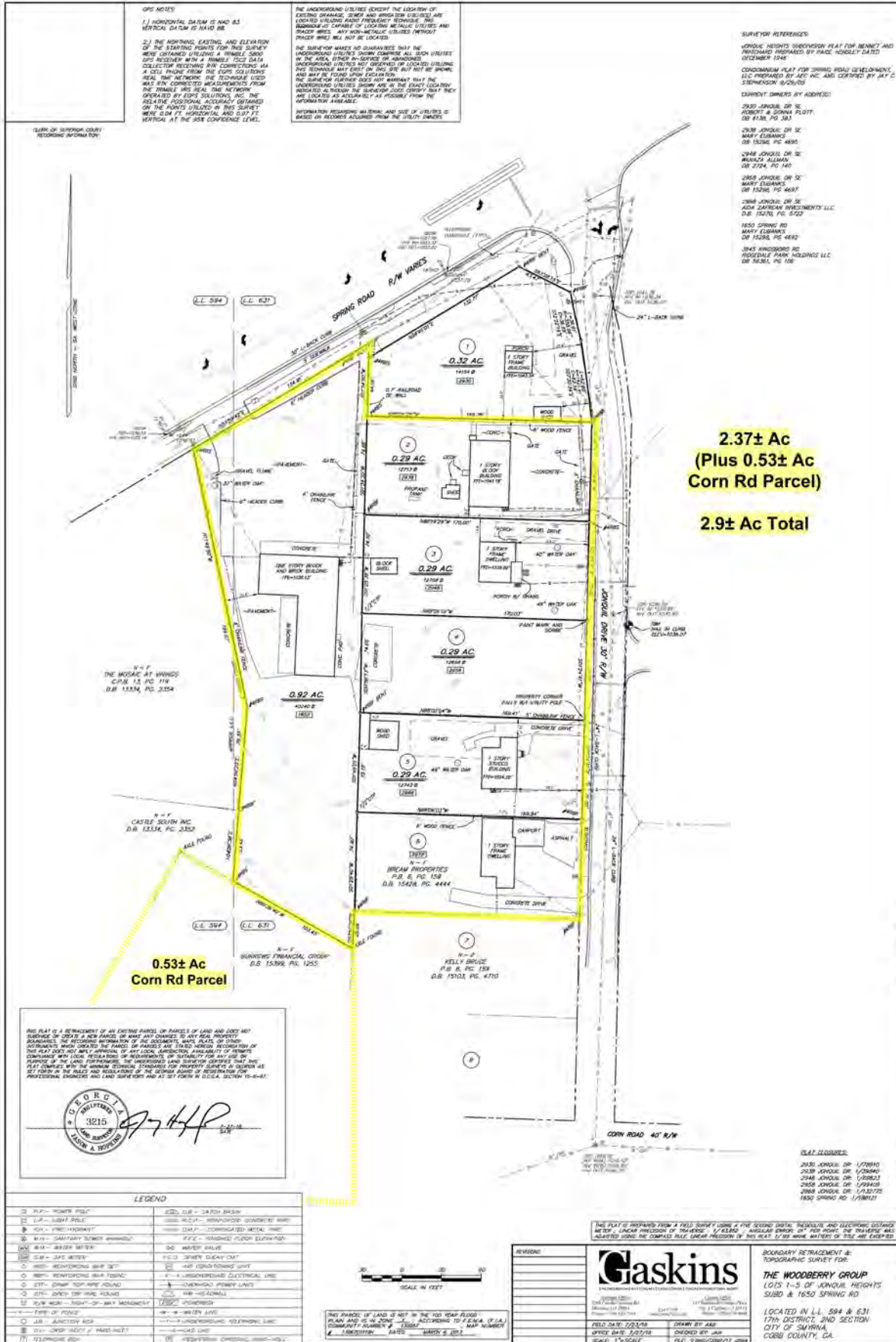
- front: 50' (*20' requested)
- side: 35' (*10' requested)
- rear: 40' (*35' requested)

Notes:

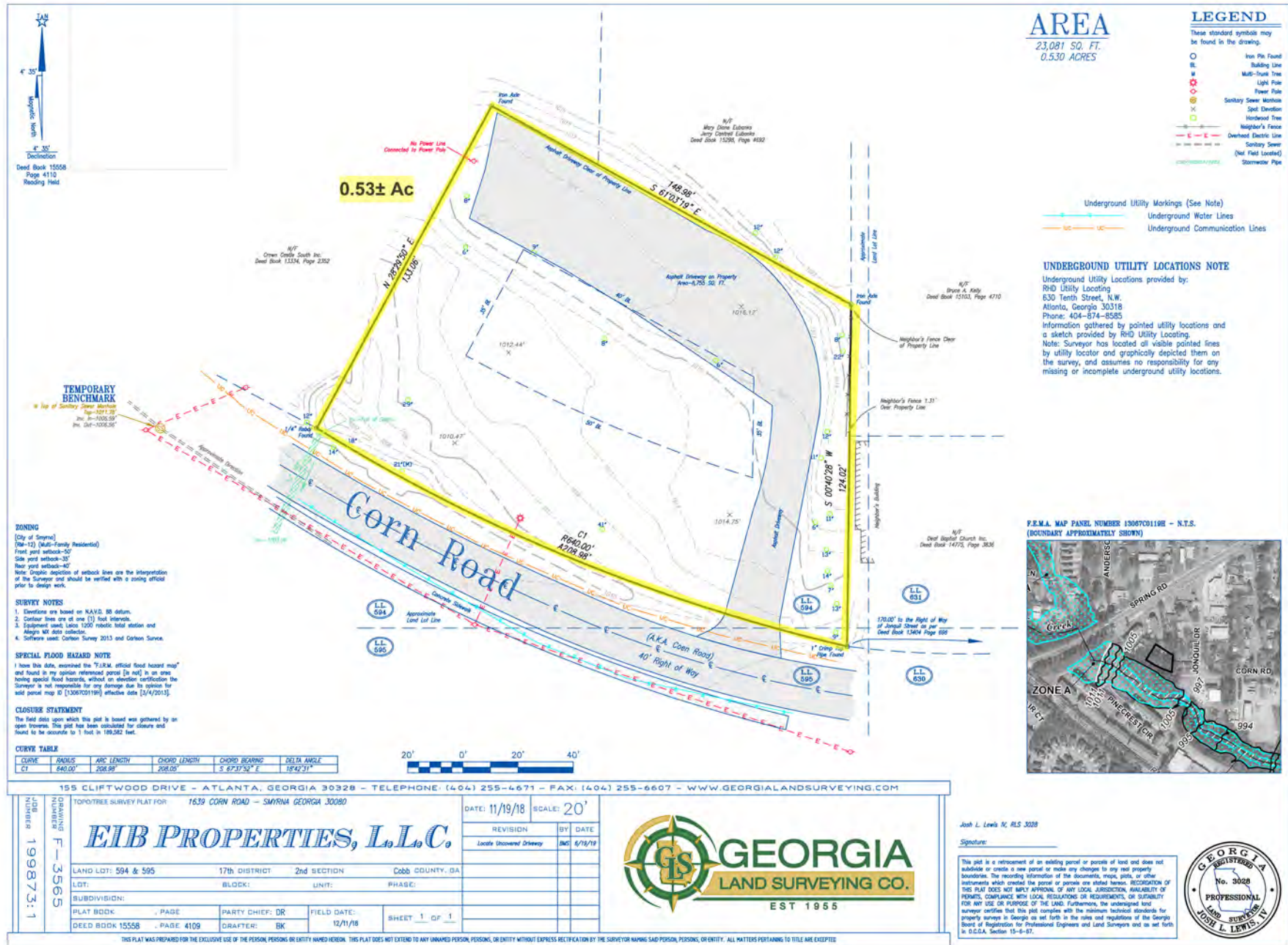
1. Boundary and topographic information from Georgia Land Surveying Company, dated November 19, 2018
2. According to Flood Insurance Rate Map (FIRM) #13061C01194 March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No streams and/or wetlands are known to exist on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality requirements will be determined upon completion of hydrology study.



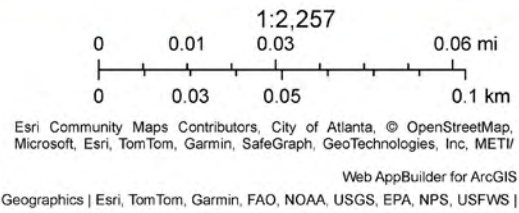
Survey - Spring Road / Jonquil Drive Parcels



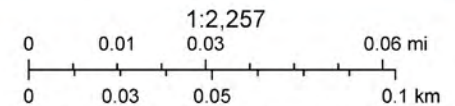
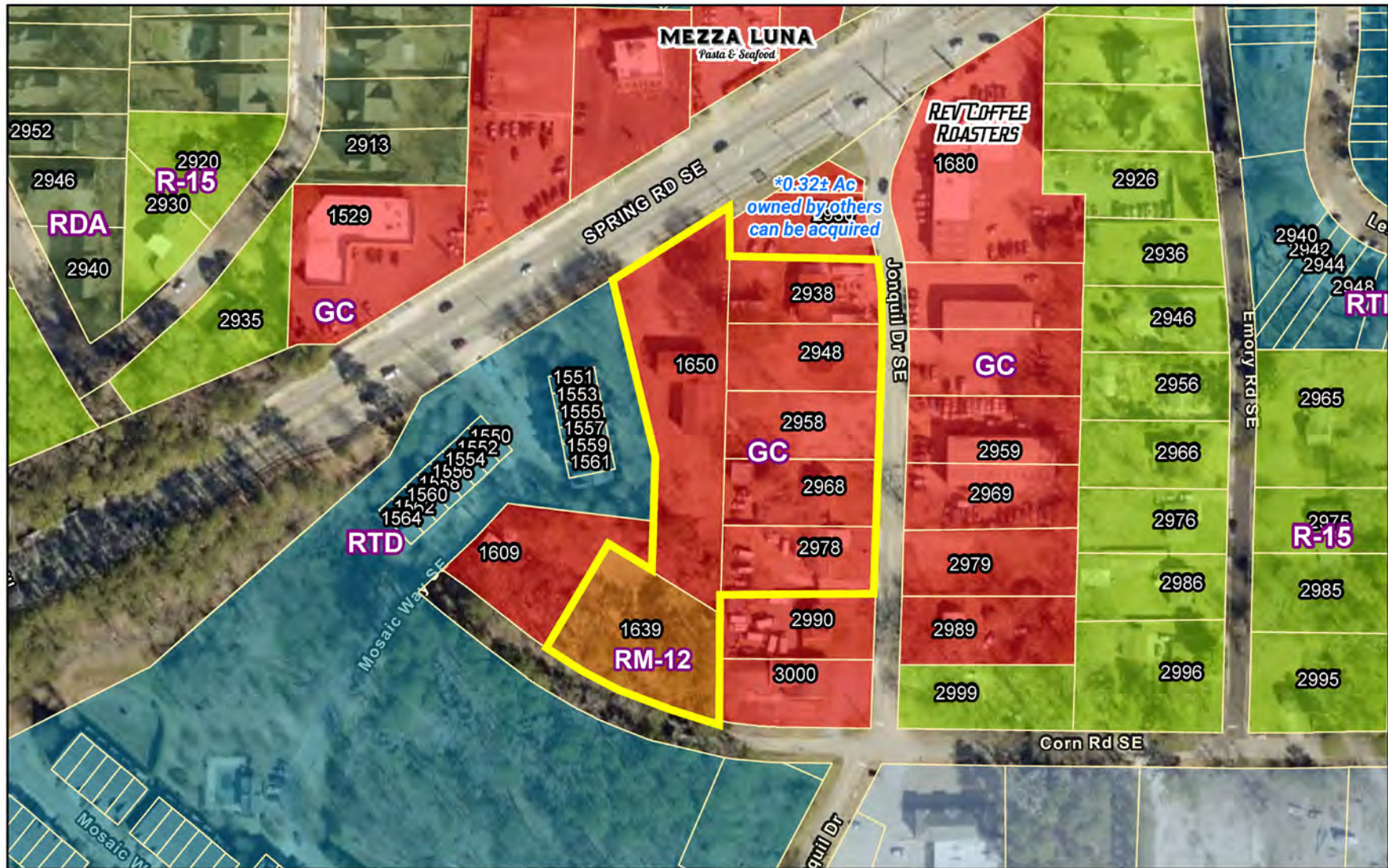
Survey - Corn Road Parcel



Spring Rd / Jonquil Dr Parcels - Tax Parcel Aerial



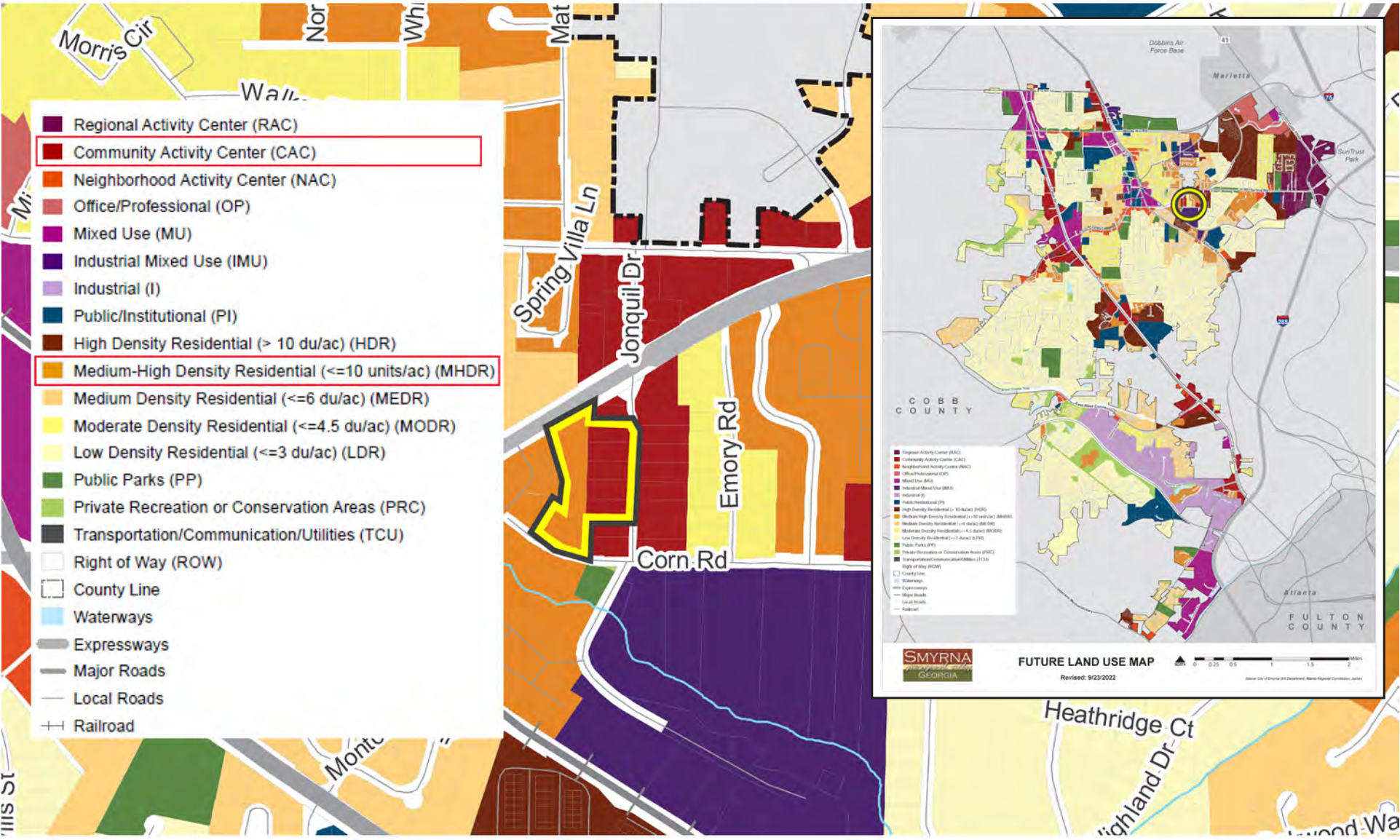
Spring Rd / Jonquil Dr Parcels - Zoning Districts



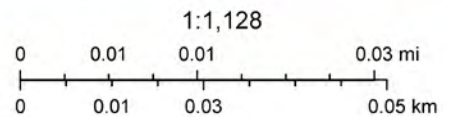
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Spring Rd / Jonquil Dr Parcels - Future Land Use



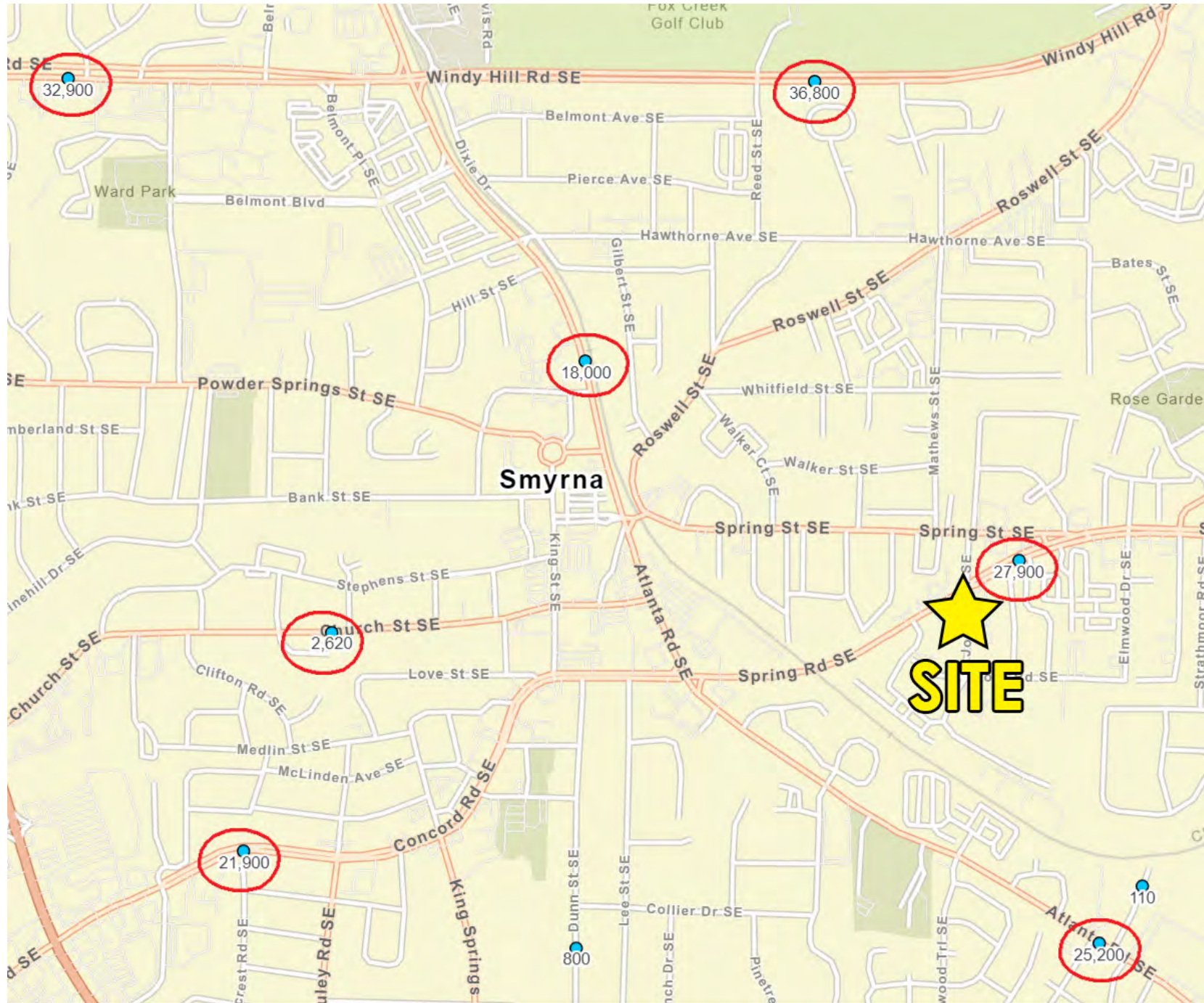
Spring Rd / Jonquil Dr Parcels - Topography & Hydrology



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This map is a user generated static output from an Internet mapping site
Cobb County GIS

Area Traffic Counts





McWhirter

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