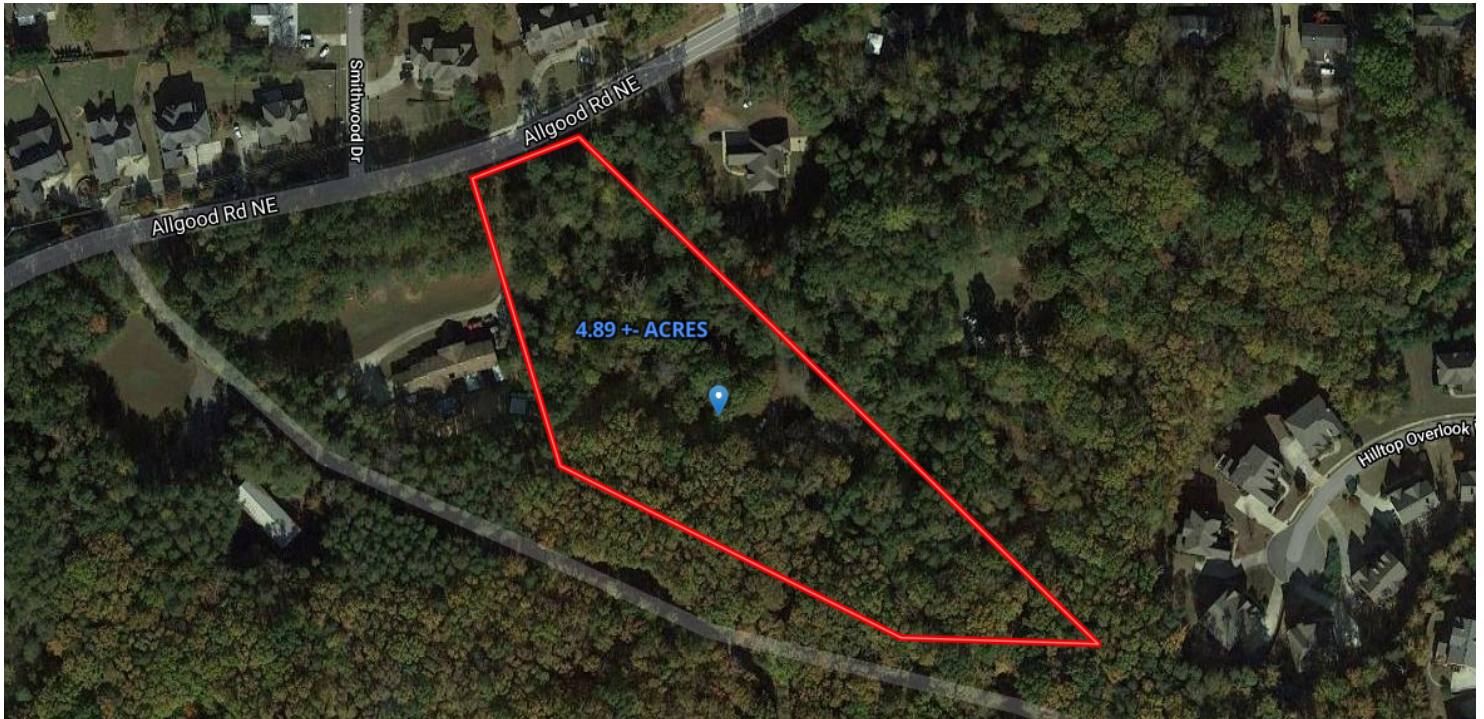


LAND FOR SALE

4.89 +- WOODED ACRES WITH HOME

2020 Allgood Road, Marietta, GA 30062



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	4.89 Acres
ZONING:	R80
MARKET:	Cobb County
SUBMARKET:	East Cobb

PROPERTY OVERVIEW

One of a kind property in East Cobb. 4.89 acres of beautiful land. Great location for small residential community or custom estate home. Conveniently located to shopping and churches. Sprayberry school district and very close to The Walker School. Less than 5 miles from I-75, Marietta and Kennestone Hospital. Listing has a house on the property that is currently lived in. Possible tear down. Motivated seller!

PROPERTY HIGHLIGHTS

- Rare Find in East Cobb
- Wooded, Private 4.89 +- Acres with Home on Property
- Great Location for a Small Subdivision, Several Family Homesites or Dream Home
- Convenient to Kennestone Hospital, Shopping, Schools and Churches
- Less than 5 Miles to Marietta and I-75.

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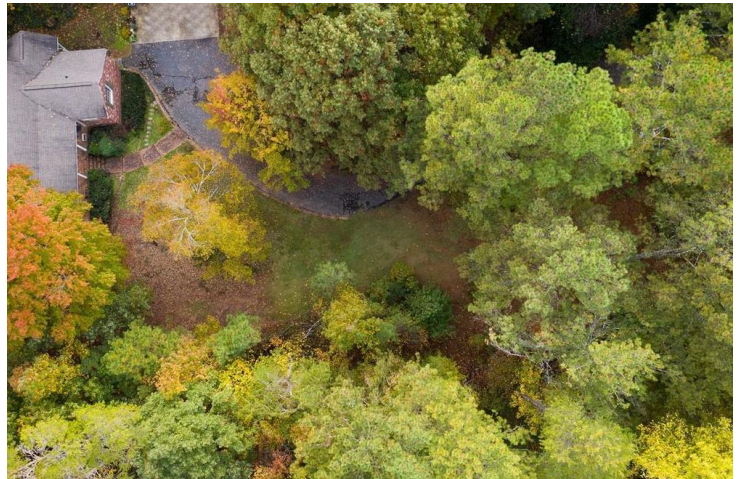
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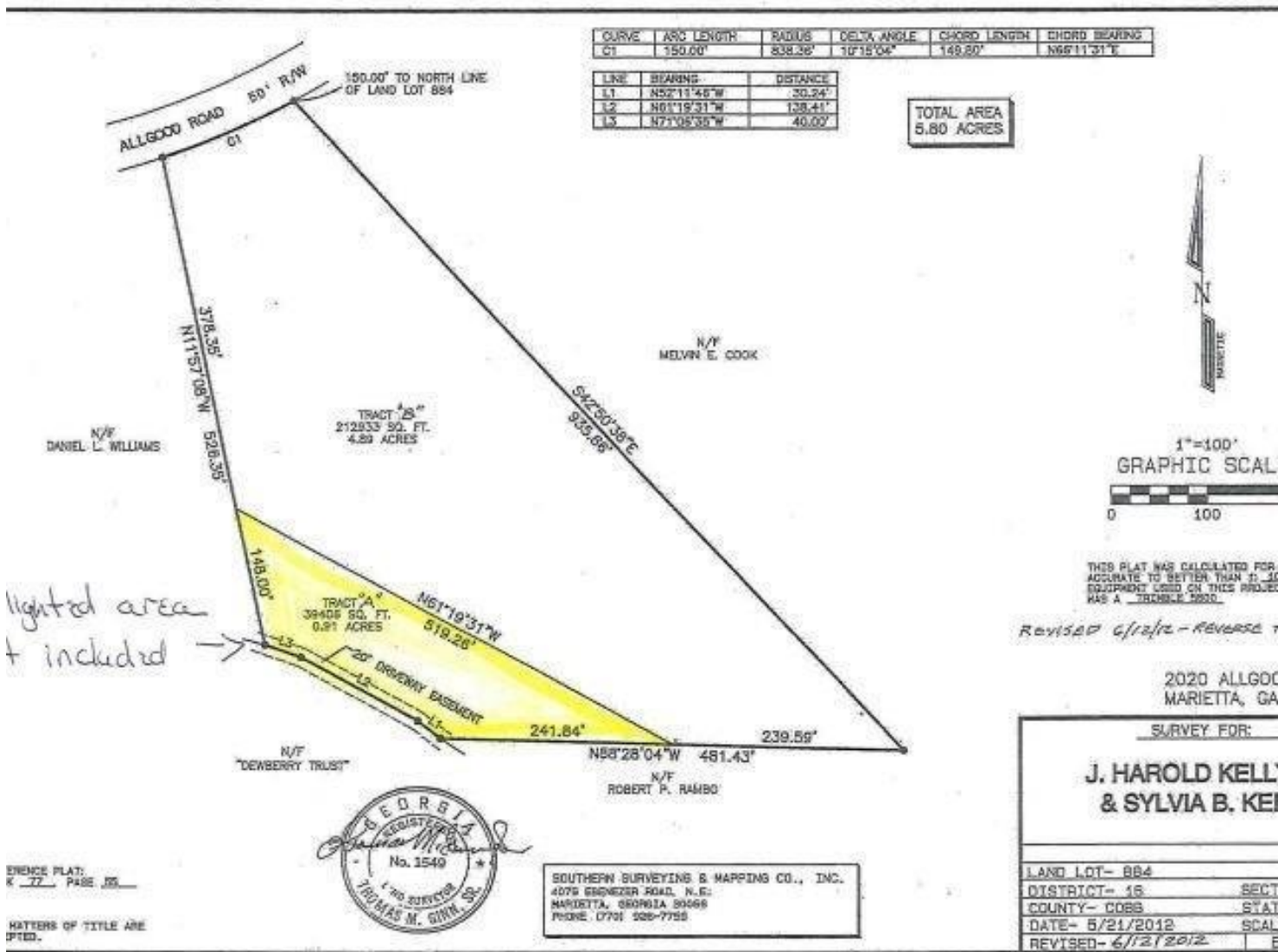
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Official Code of Cobb County, Georgia

January 29, 2020

Sec. 134-162. - General description of zoning districts.

The following general descriptions apply to the various zoning districts:

(1) R-80 (single-family residential, 80,000-square-foot lot size). The R-80 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-80 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(2) RR (rural residential). The RR district is established to provide locations for large useable areas for limited residential, agricultural, park and open space needs. This district also serves to correlate growth with utility, service and transportation needs until urbanization is warranted. RR uses or residentially compatible institutional and recreational uses should be located within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RR district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(3) R-40 (single-family residential, 40,000-square-foot lot size). The R-40 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-40 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(4) R-30 (single-family residential, 30,000-square-foot lot size). The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

(5) R-20 (single-family residential, 20,000-square-foot lot size). The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

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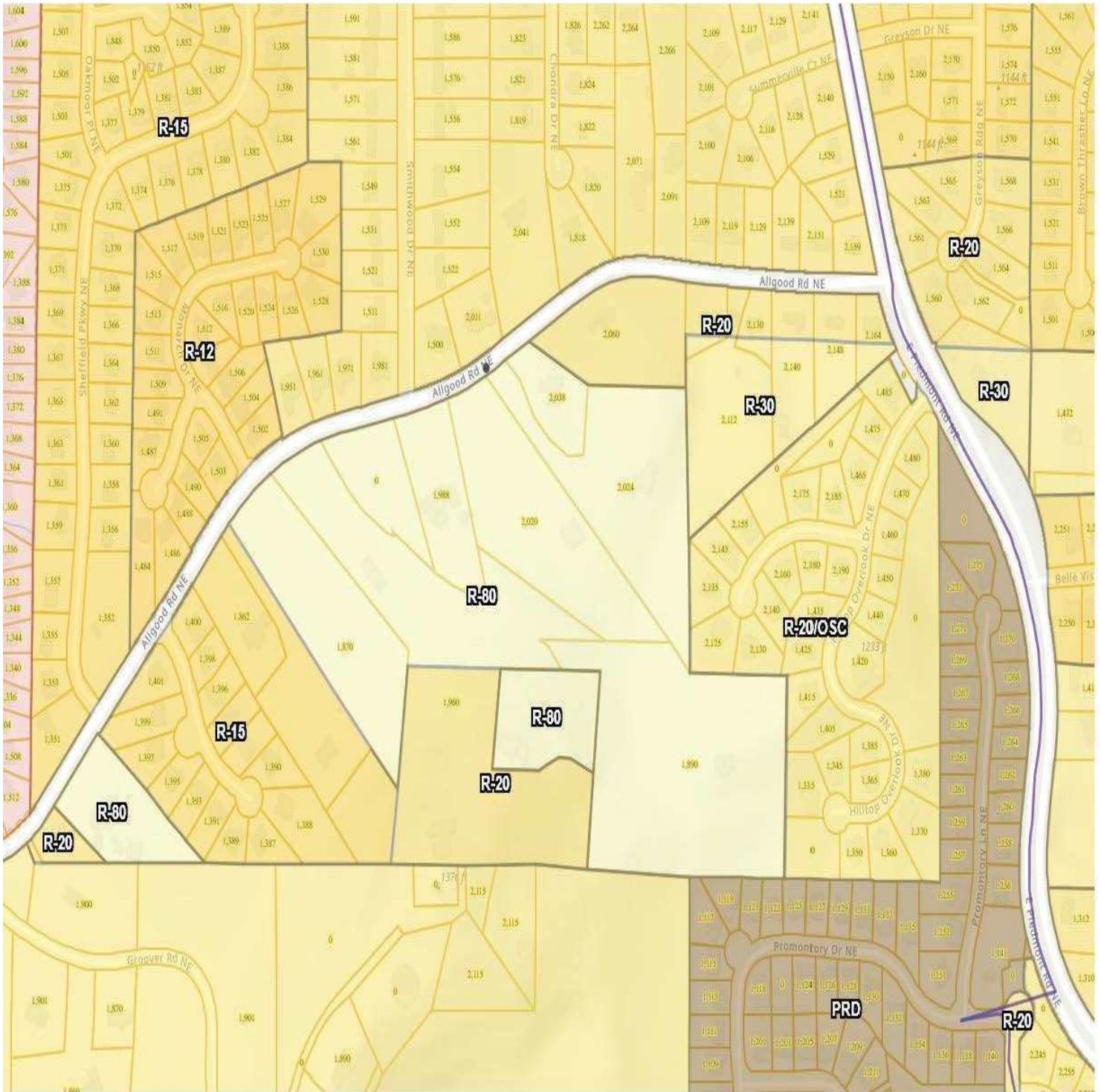
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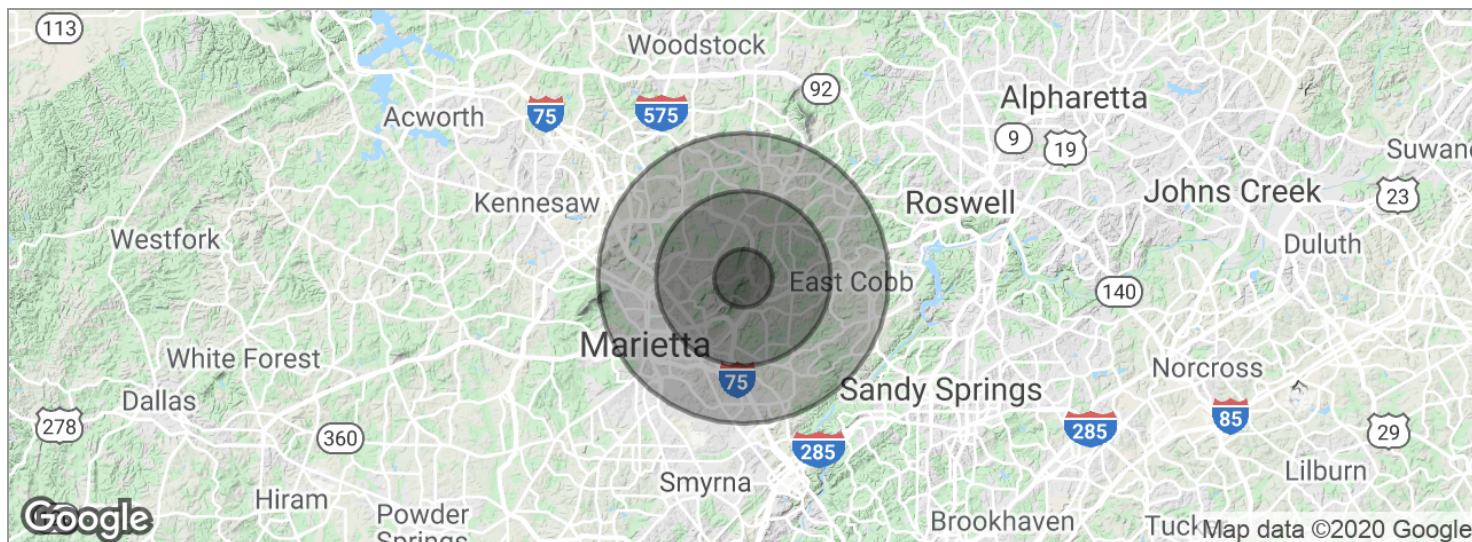
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,108	66,410	184,345
Median age	38.7	38.7	37.1
Median age (male)	37.9	37.5	36.3
Median age (Female)	39.8	39.7	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,785	26,195	71,173
# of persons per HH	2.6	2.5	2.6
Average HH income	\$85,087	\$90,717	\$89,404
Average house value	\$259,351	\$279,542	\$321,612

* Demographic data derived from 2010 US Census

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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Confidentiality & Disclaimer

MARIETTA, GA

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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