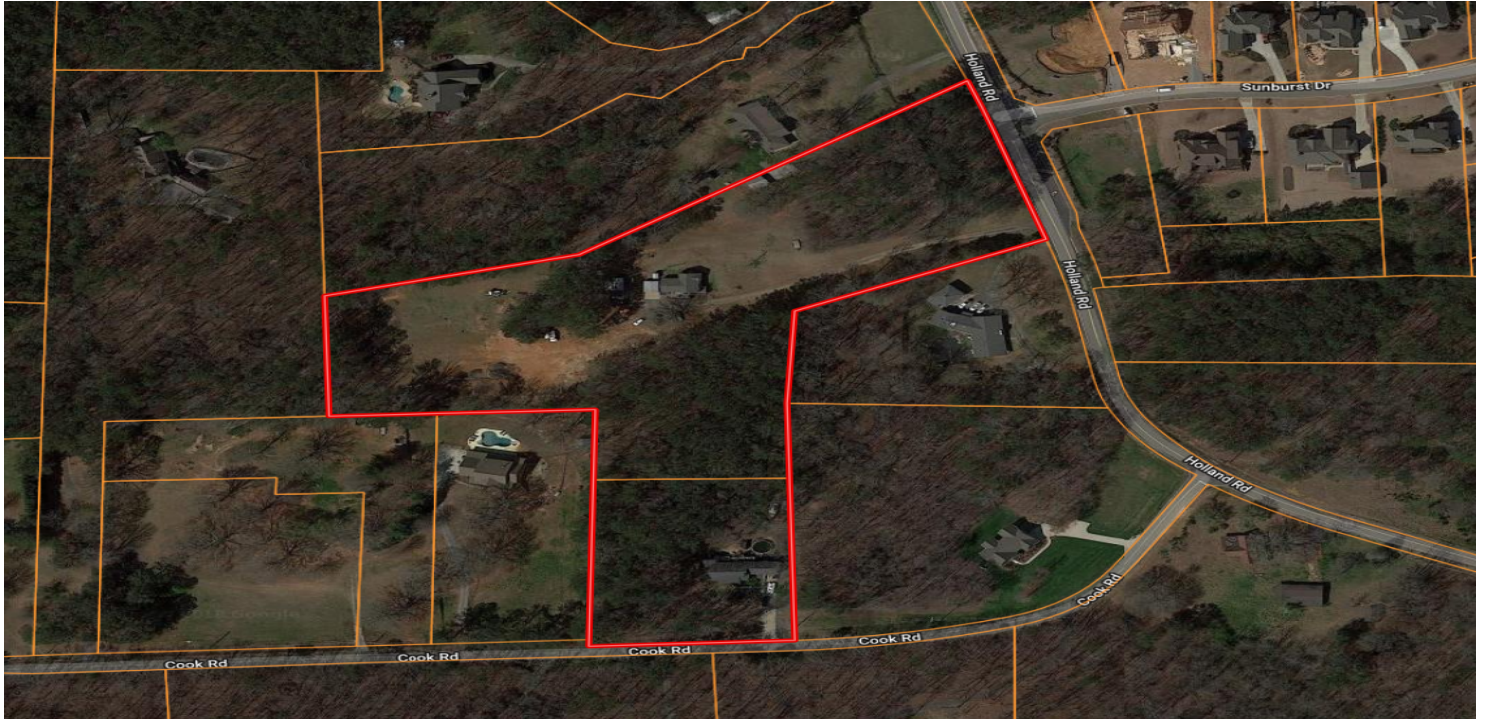


LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



OFFERING SUMMARY

SALE PRICE:	\$1,014,000
LOT SIZE:	7.84 Acres
ZONING:	R-30
MARKET:	Cobb County
SUBMARKET:	Powder Springs

PROPERTY OVERVIEW

Residential Development Opportunity in Harrison High School District. 7.84 Acres includes 2 homes; 3 BR/2 BA Ranch and 3 BR/3 BA Ranch. Dual Road Frontage on Cook Road of 241' and 268' +/- on Holland Road. Additional property may be available.

Shown by appointment only, no signage on property

PROPERTY HIGHLIGHTS

- 7.84 Acres Zoned R-30
- Harrison High School District
- Dual Road Frontage

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

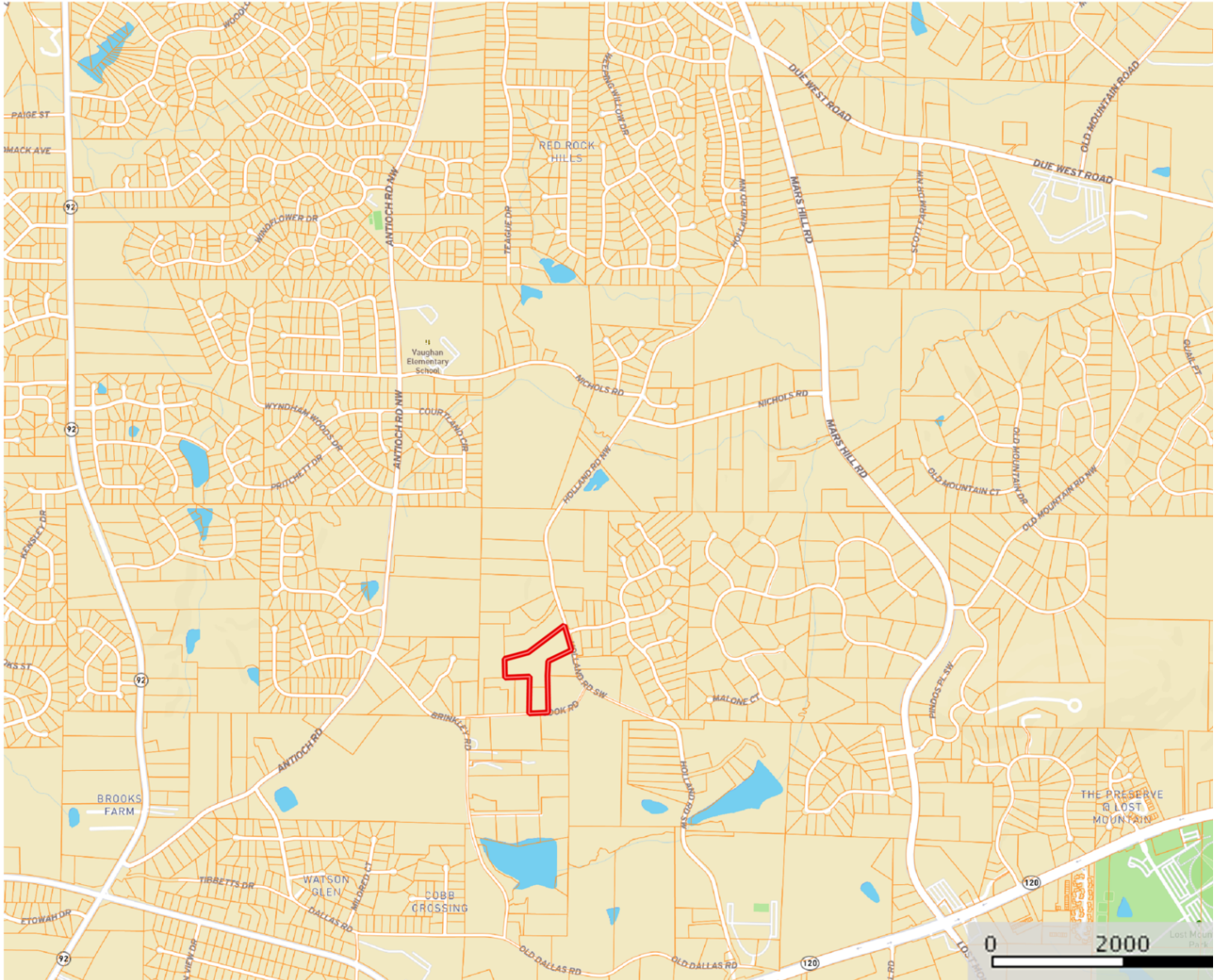
LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



992 Holland Rd & 5750 Cook Road
Cobb County, Georgia, 8.462 AC +/-



Boundary

Mike Garrett
P: 678-540-4300

info@garrettlandbrokers.com

162 West Main Street, suite 104, Cartersville GA 30120

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

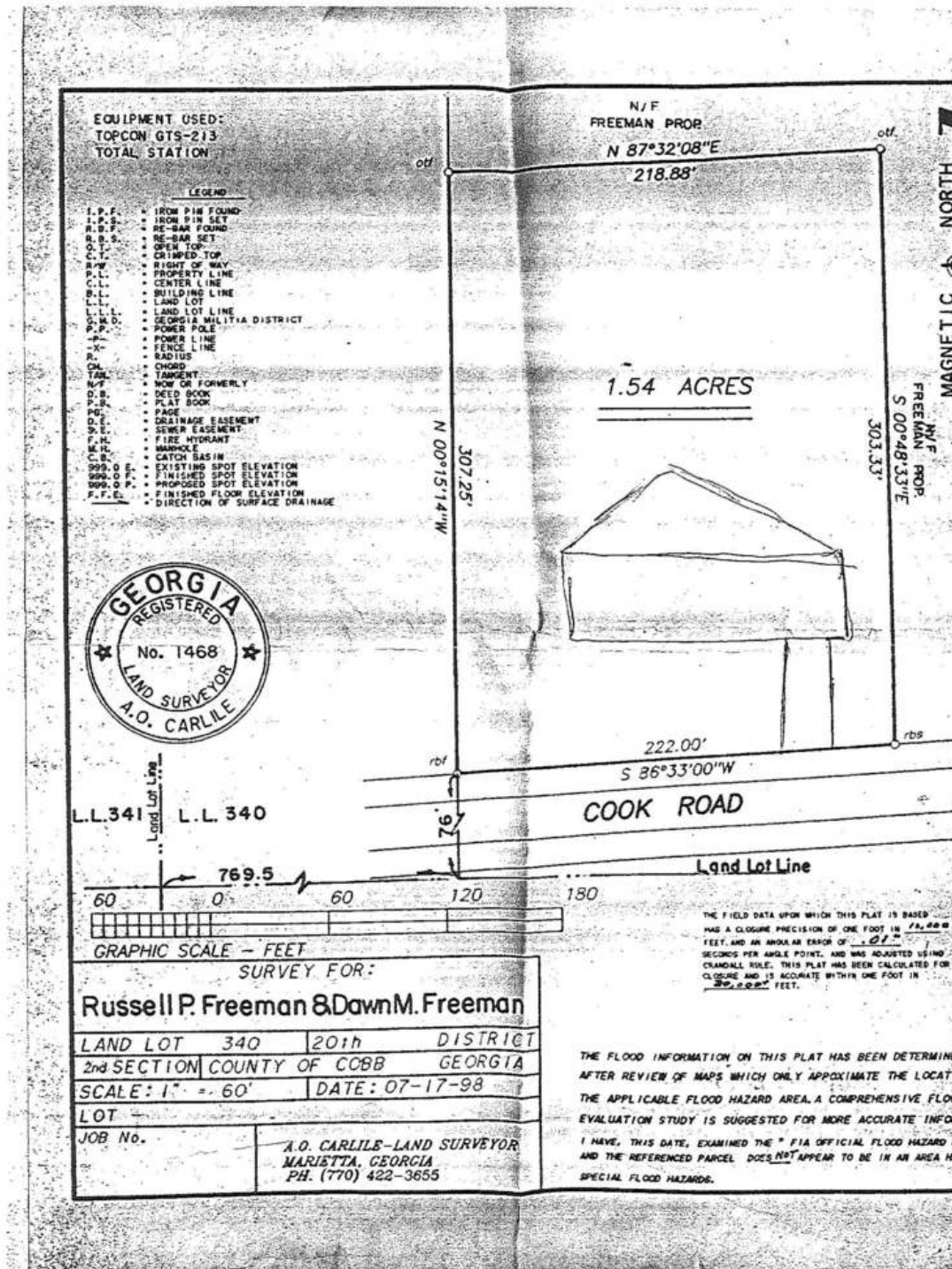
MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

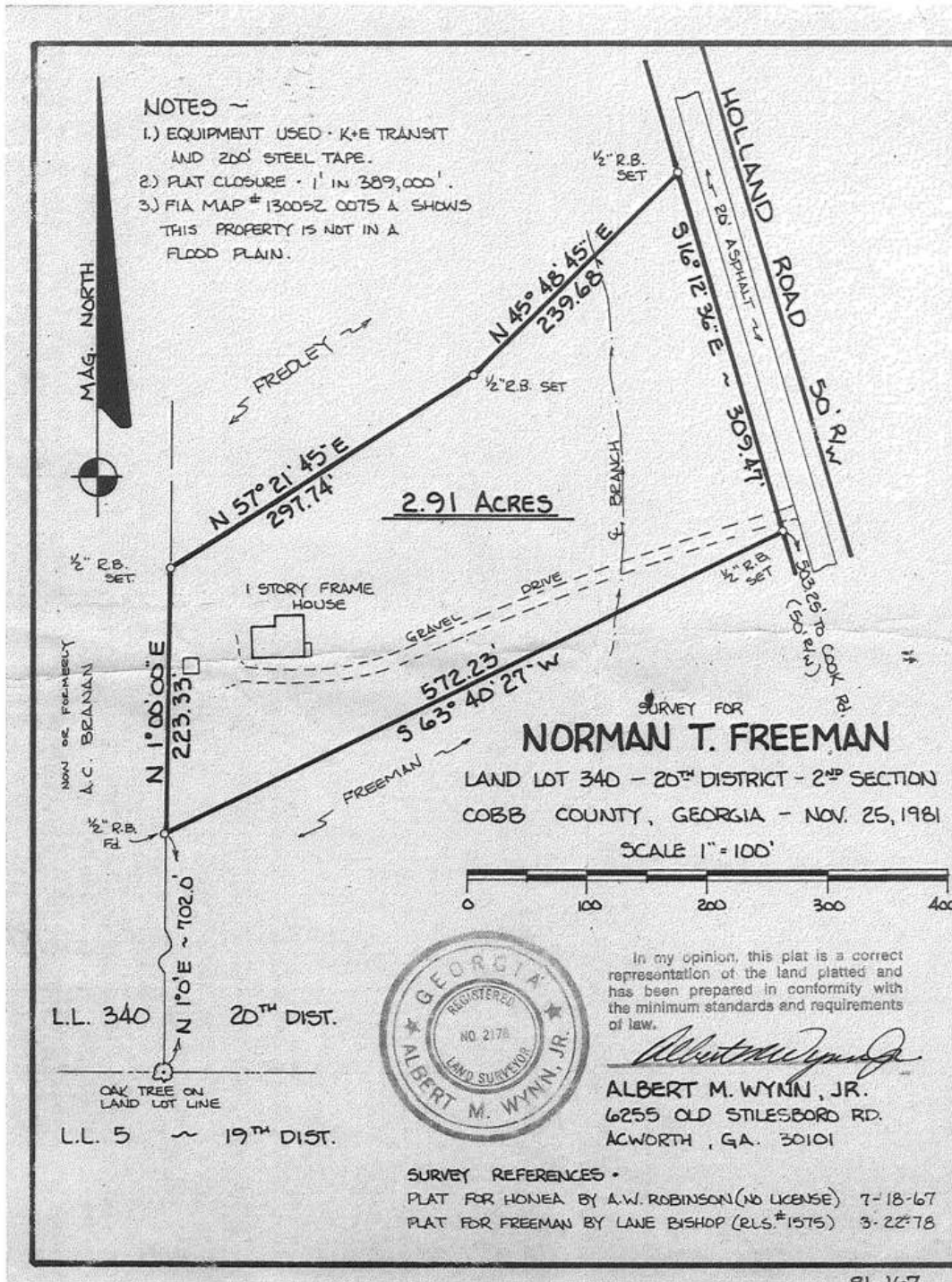
MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

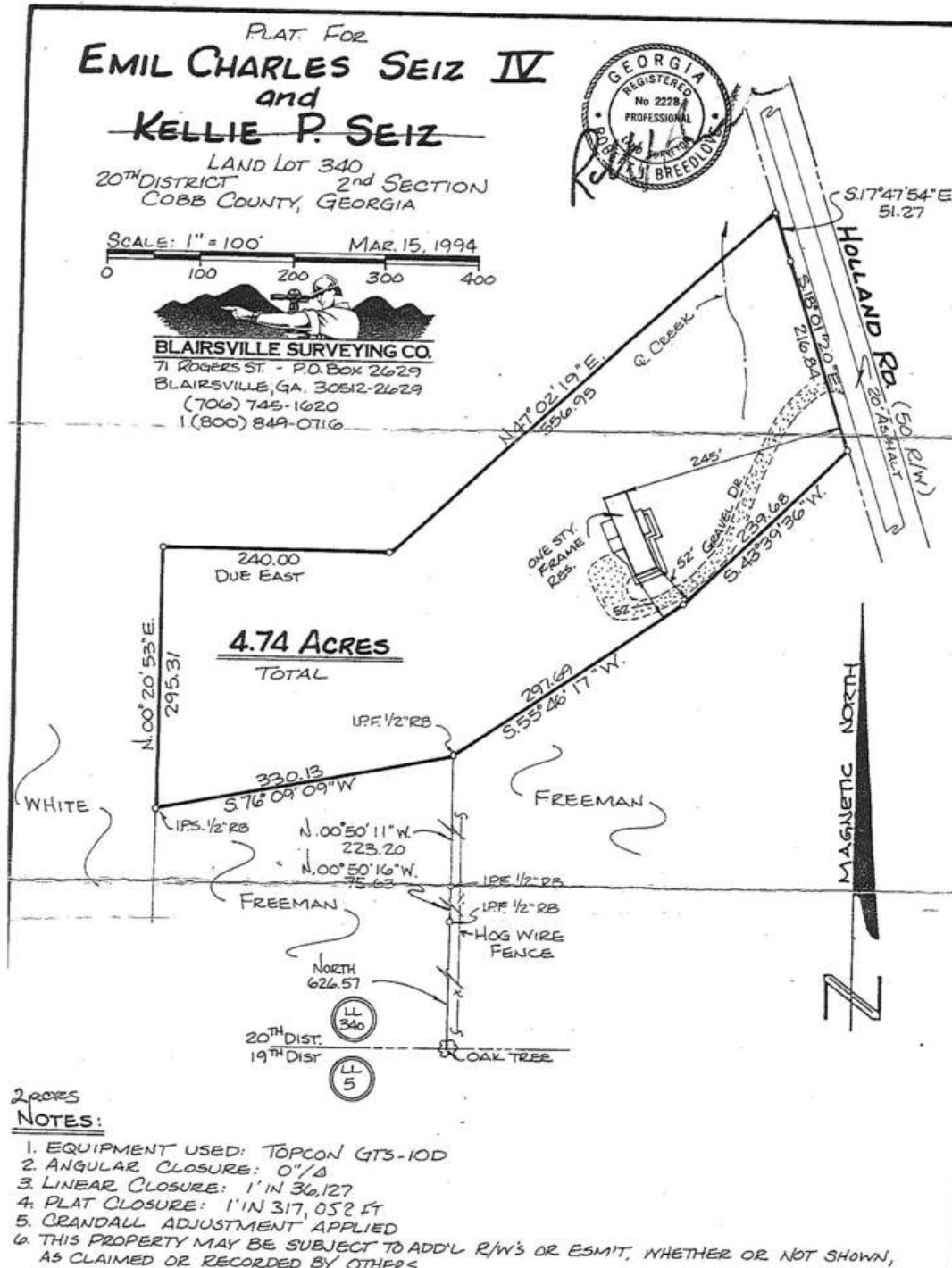
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

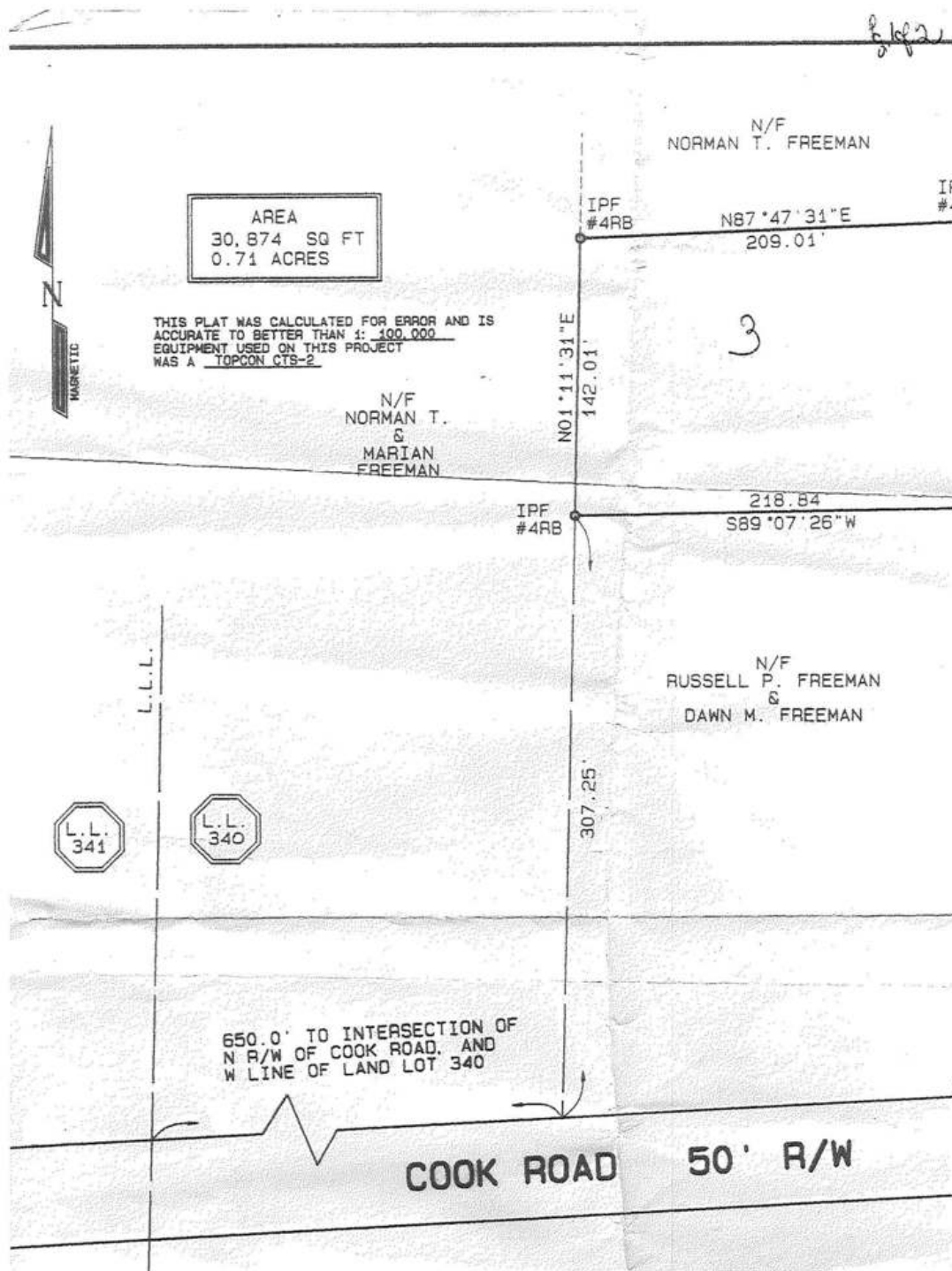
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

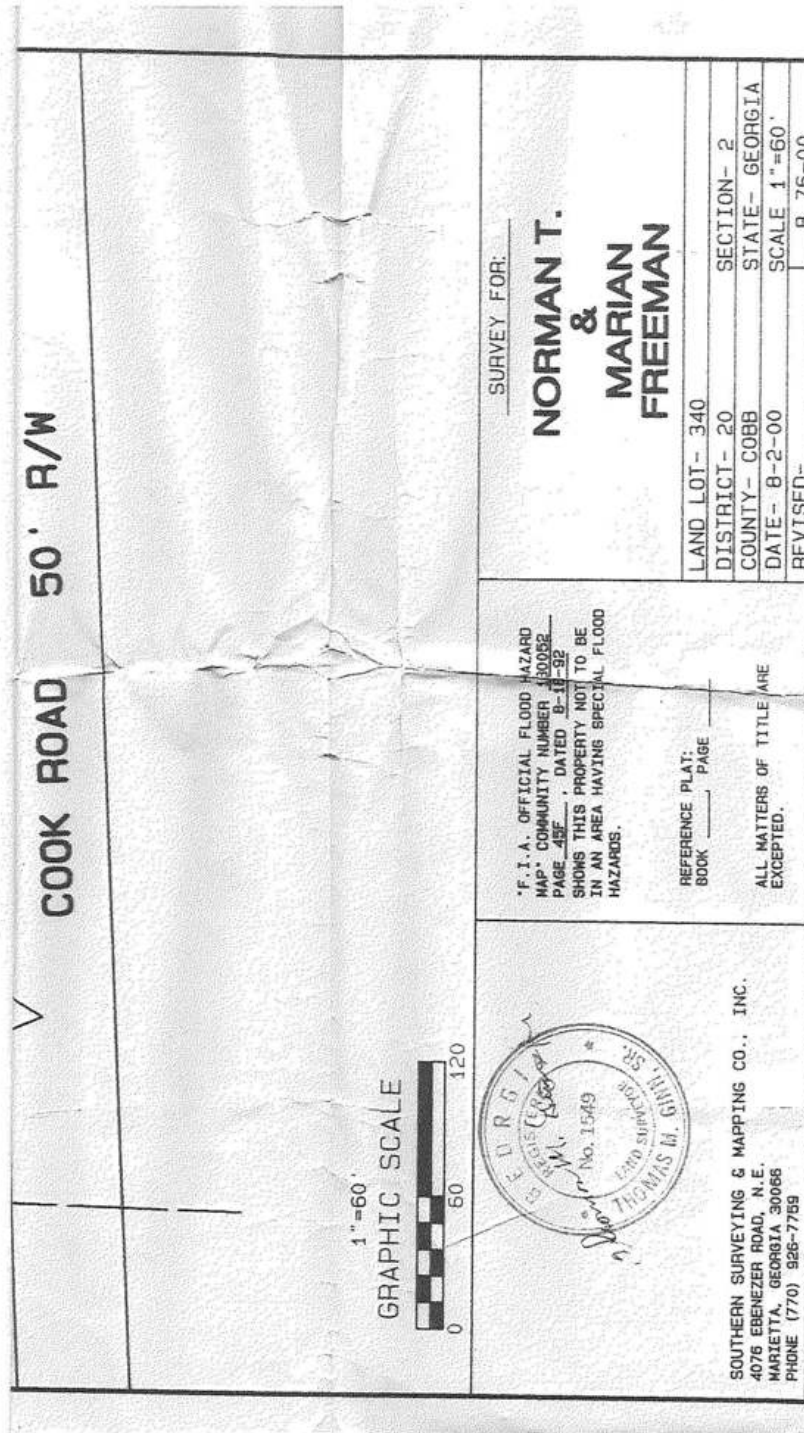
MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

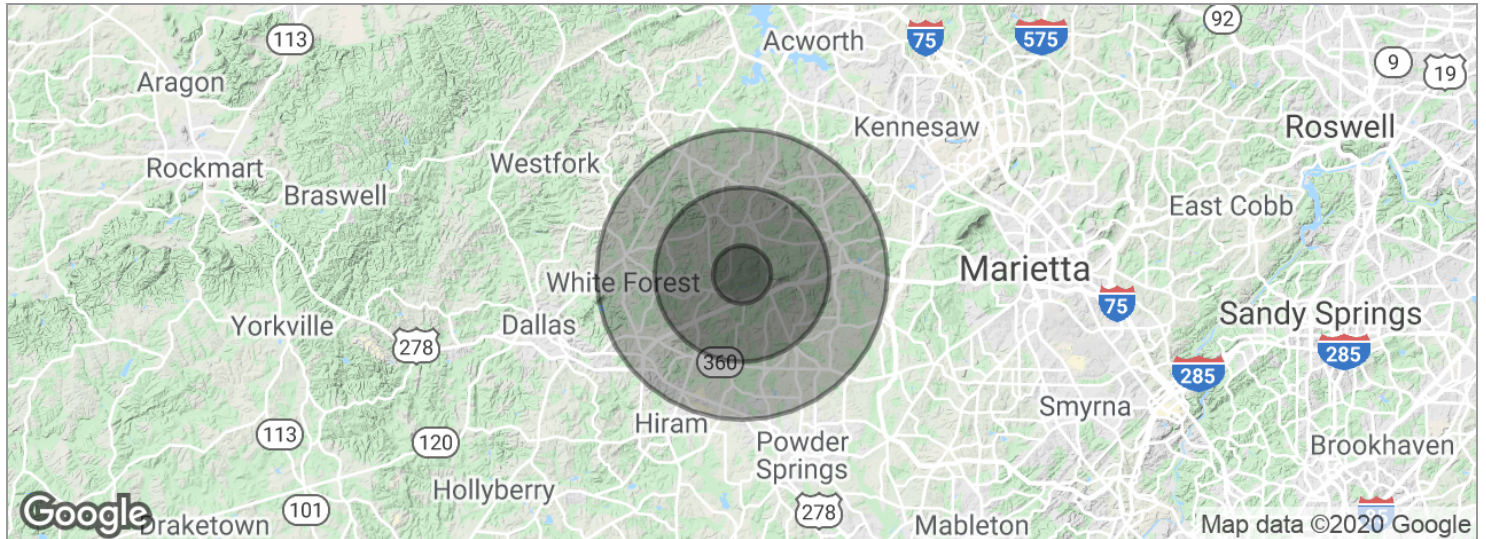
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,906	35,219	89,118
Median age	37.4	37.5	37.2
Median age (male)	36.5	37.3	37.0
Median age (Female)	37.9	37.6	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,506	11,356	29,449
# of persons per HH	3.3	3.1	3.0
Average HH income	\$103,831	\$106,404	\$100,491
Average house value		\$318,345	\$286,954

* Demographic data derived from 2010 US Census

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

7.84 AC RESIDENTIAL DEVELOPMENT OPPORTUNITY

992 Holland Road & 5750 Cook Road, Powder Springs, GA 30127



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



KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com