

**\$925,000**  
(\$177,885/AC)

**PRICE REDUCED!**

LOT #1  
3.48 AC  
CORNER LOT

LOT #2  
1.72 AC

Austell Road

**BUTLER**  
TIRES & WHEELS

**H**  
HEAVENS  
AUTO SPA

**A**  
URGENT  
PRIMARY



SOUTH COBB  
HIGH SCHOOL

# SALE OFFERING

2 LAND LOTS TOTALING 5.2 ACRES  
PARTIALLY CLEARED & NRC ZONED IN AUSTELL, GA

For more information, contact: Boris Garbuz: 404 682 3418, [boris.garbuz@cushwake.com](mailto:boris.garbuz@cushwake.com)



**CUSHMAN &  
WAKEFIELD**



## AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum ("Memorandum") is being delivered to you for the sole purpose of evaluating the possible investment in land sites located at Austell Road, Austell, GA (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner, or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Owner. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Owner. Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

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# SALE OFFERING

## AUSTELL ROAD LAND SITES

Cushman & Wakefield is pleased to offer the following 2 parcels of land for sale, totaling 5.2 AC's located near the intersection of Austell Road and Stallion Parkway SW in Austell, GA 30106.

These parcels represent a limited opportunity to acquire land that is zoned General Commercial (C-4) and located at a corner adjacent to high traffic counts off Austell Road and Stallion Parkway. These 2 lots consisting of:

- Lot #1: 3.48 acres, with 1 AC cleared and the remainder consisting of level and wooded ungraded land. Lot #1 offers 445 feet of highly visible street frontage along Austell Rd, a main thoroughfare in Cobb County, with an average daily traffic count of over 38,000 vehicles per day.
- Lot #2: 1.72 acres, wooded and ungraded. Lot #2 is located off Stallion Pkwy SW and Roberta Circle. This lot is not contiguous to Lot #1 but can be utilized for detention or other uses.

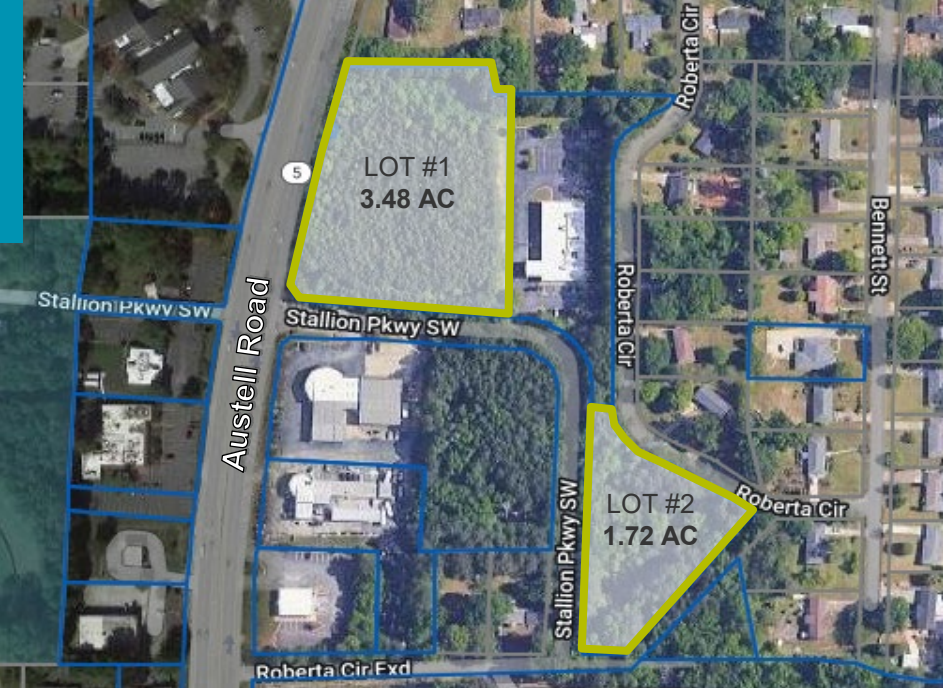
These lots are adjacent to South Cobb high school and Austell Plaza. Both lots sit 1.2 miles, a roughly 3 to 4-minute drive from East West Connector which is a high volume and high traffic corridor that supports major shopping centers such as East West Commons and Brookwood square, Major Medical including WellStar Cobb Hospital, and is surrounded by other national and local retailers, restaurants, banks, and offices. Because of the surrounding business mix, these lots are ideal for a variety of commercial uses, such as retail, office, medical, hotel, or mixed-use development. The sites access utilities and are ready for development.

Austell, GA, in Cobb County boasts a diverse and competitive commercial retail and business market. The overall business environment also boasts diverse industries such as professional services, personal services and consulting, in addition to restaurants and hospitality. The area also has multiple health and medicine, automotive and vehicles, home and garden, and beauty and spas businesses.

## ASKING PRICE

**\$925,000 (\$177,885/AC)**

**Price Reduced!**



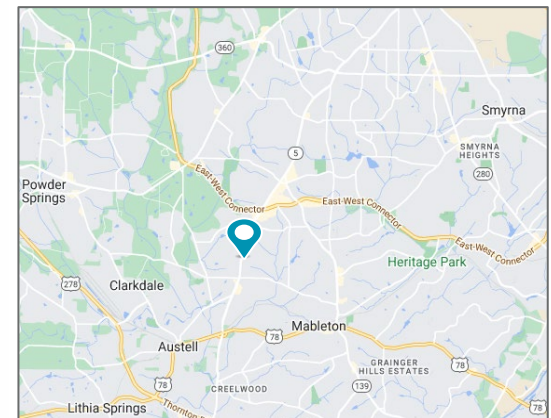
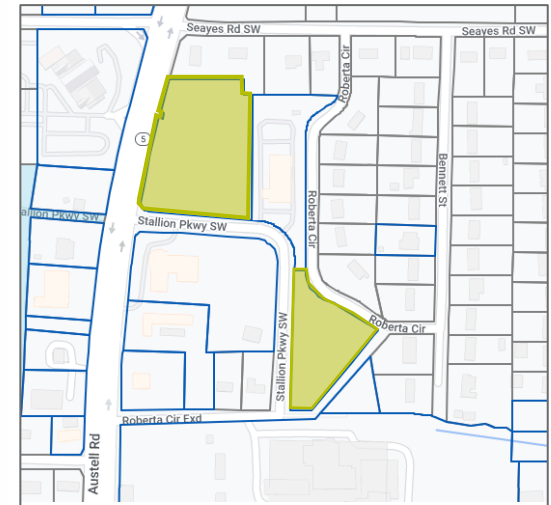
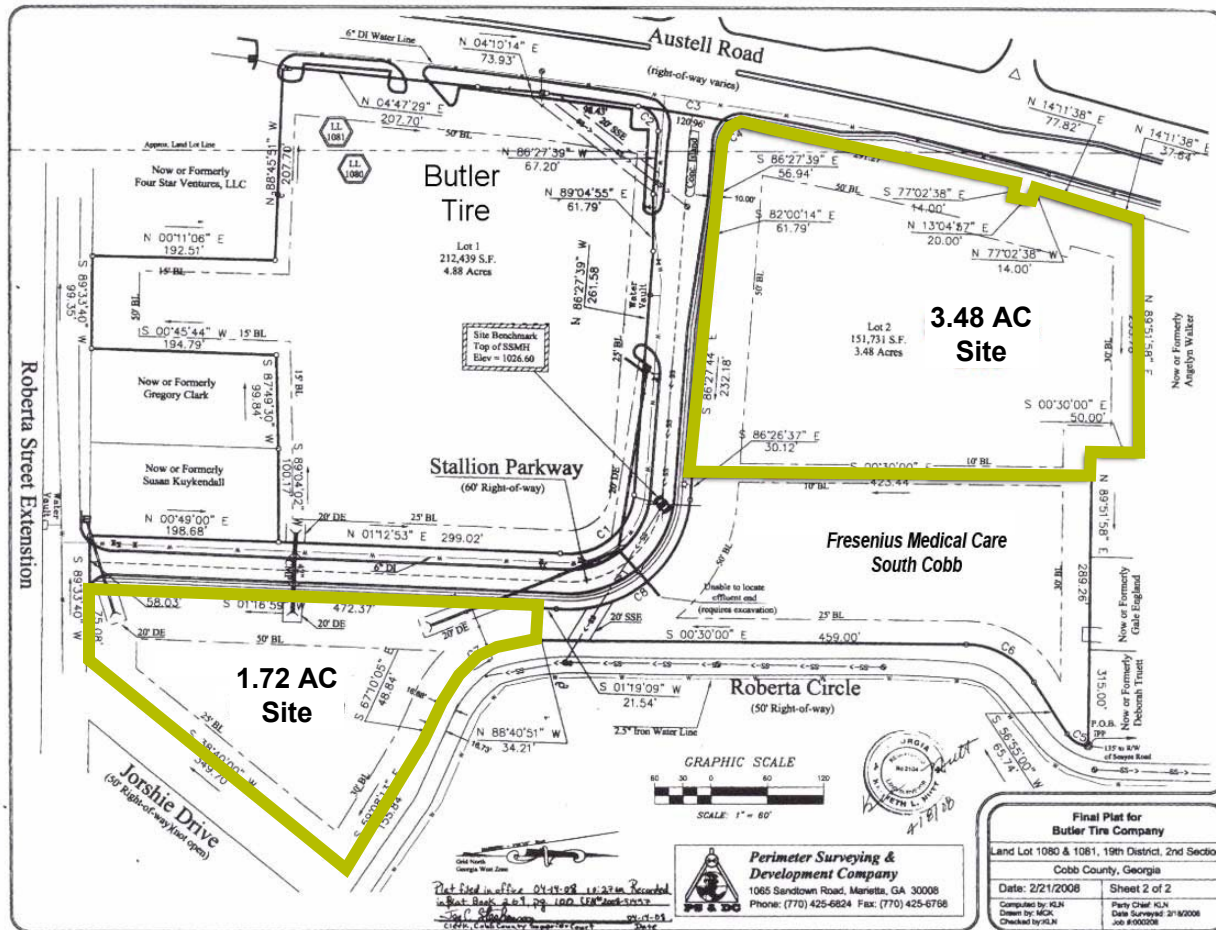
## SITE SUMMARY

Location	Intersection of Austell Road and Stallion Parkway, SW
Size	3.48 acres – Parcel 19108000540 1.72 acres – Parcel 19108000560 <b>5.20 acres Total</b>
Type	Rough graded
Property Class	C4 – Commercial Small Tracts
Zoning	General Commercial
Tax District	(M) Mableton
Density Allowed	NRC



# SALE OFFERING

## AUSTELL ROAD LAND SITES





# SALE OFFERING AUSTELL ROAD LAND SITES





# SALE OFFERING

## AUSTELL ROAD LAND SITES

### 2023 DEMOGRAPHIC SUMMARY REPORT

	1 mile	3 mile	5 mile
2023 Population	7,952	56,365	165,733
Population 2028 Projection	8,027	57,056	167,882
Households 2023	3,027	20,744	60,092
Household Growth 2023-2028	0.2%	0.3%	0.3%
2023 Avg. Household Size	2.6	2.7	2.7
2023 Med. Household Income	\$66,900	\$63,369	\$67,001

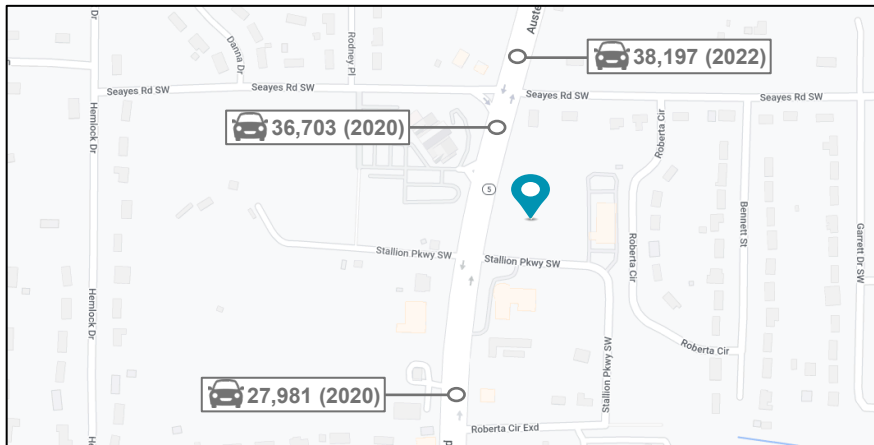
### DAYTIME EMPLOYMENT REPORT

	# of Business (1 mile)	# of Employees (1 mile)
Total Businesses	202	1,671
Service-Producing Industries	185	1,595
Goods-Producing Industries	17	76

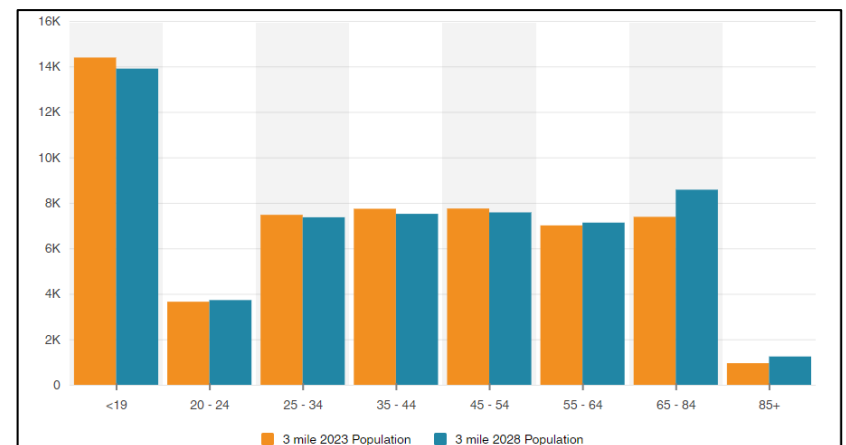
### CONSUMER SPENDING REPORT

	1 mile	3 mile	5 mile
Total Consumer Spending	\$83.6M	\$612.2M	\$1.8B

### TRAFFIC COUNTS (2020-2023)



### POPULATION BY AGE



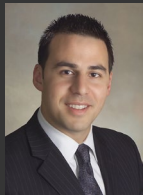


# SALE OFFERING

## NRC ZONED LAND SITES – AUSTELL ROAD



### FOR MORE INFORMATION:



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