## COLDWELL BANKER COMMERCIAL METRO BROKERS



#### FOR SALE

10.70 +/- Ac. Bells Ferry Road Canton, GA 30114

#### **PREPARED BY:**

**Coldwell Banker Commercial** Metro Brokers

Butch Springer, CCIM 678-320-4800 Butchspr@gmail.com

#### EXECUTIVE SUMMARY

The Property 10.70 +/- Ac. Bells Ferry Rd Canton, GA 30114

#### PROPERTY SPECIFICATIONS

Property Type:	Land Parcel
Land:	10.706 +/- Acres
Tax ID:	15N07 047
2019 Taxes:	\$5,831.90
Zoning:	NC & O&I

#### PRICE

Sale Price:	\$500,000	
Price per Acre:	\$46,703	

### COLDWELL BANKER COMMERCIAL METRO BROKERS



Property Description

10.706+/- Acres on Bells Ferry Rd. Property has mixed zoning in place. Part is zoned NC and the remainder is zoned O&I. Located in front of Cherokee County's most prestigious subdivisions: Bridge Mill Golf & Country Club. Property has 850 feet of frontage, is located beside Barnett Park and across from an elementary and middle school. Tons of residential living in the immediate area to various commercial uses that this property is intended for. All utilities are available to site. Approved zoning for commercial and office uses makes this site ready for development. Broker has zoning resolution with conditions available. Site is approved for dollar stores, retail stores, common merchandise, veterinary clinic, health clubs, etc. Please call with any questions.

#### Location Highlights

- Minutes from downtown Canton and I-575
- Adjacent to Bridge Mill Golf & Country Club
- Situated at a high traffic intersection
- Approximately 46 Miles to Hartsfield Jackson Airport

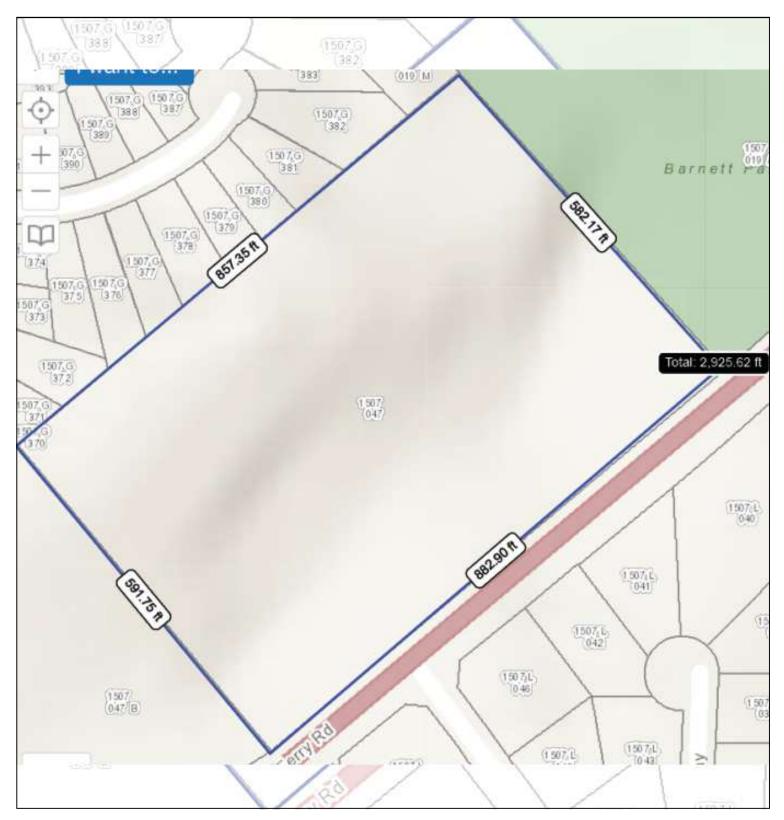


AERIAL





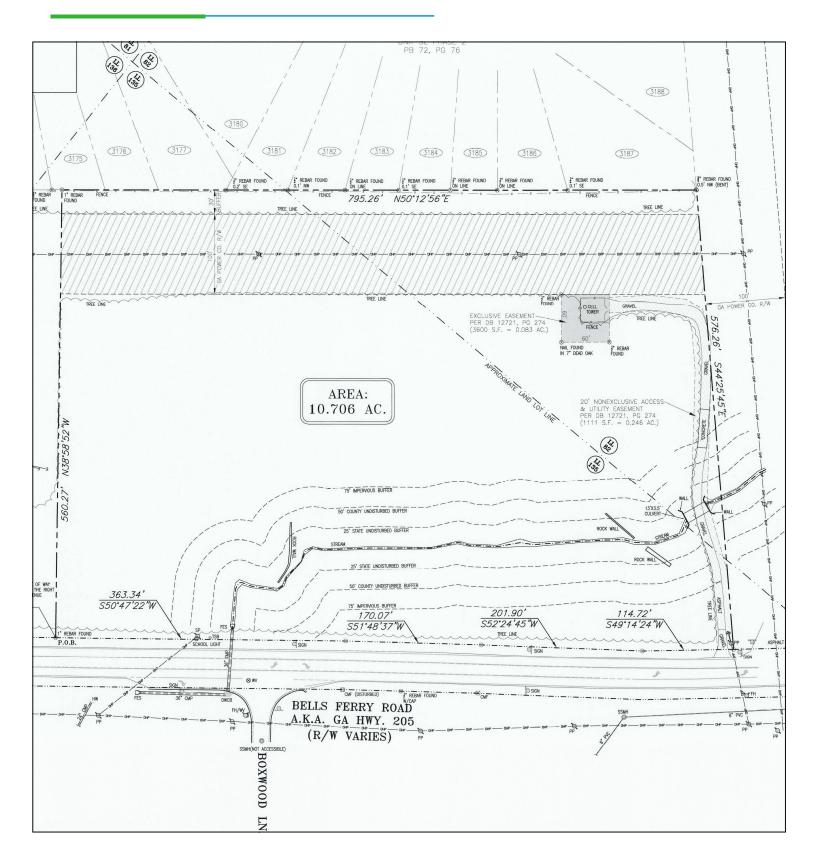
TAX MAP\*



\* DIMENSIONS ARE APPROXIMATE

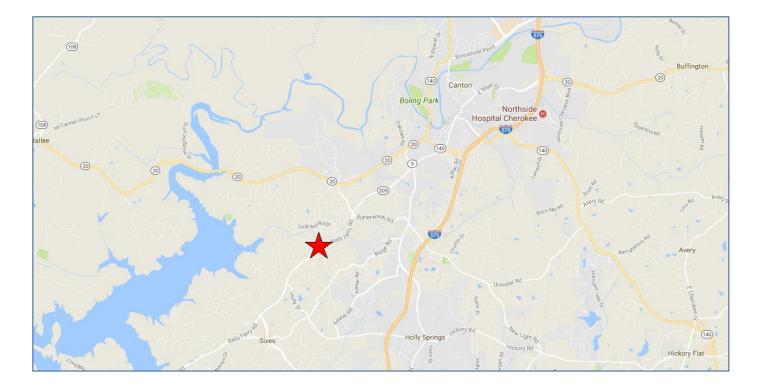
COLDWELL BANKER COMMERCIAL METRO BROKERS

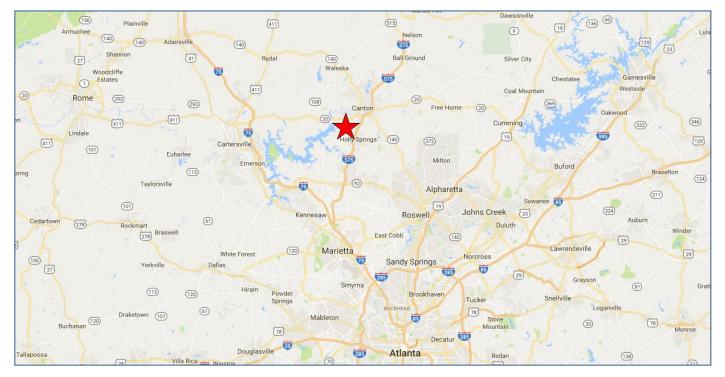
SURVEY





MAPS





**REZONING RESOLUTION** 



RESOLUTION No. 2003 - R-	004
CASE #03-01-001	
Sivica Commercial, Inc.	

A resolution approving the rezoning of the following described property:

24.96 acres located in land lot(s) 82, 135, 136 of the 15<sup>th</sup> district, 2nd section of Cherokee County, Georgia and indicated as parcel 047 on tax map 15N07.

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from AG to OI and NC was filed on November 15, 2002.

Proposed Use: Mixed Use Development with Senior Housing

WHEREAS, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on January 7, 2003 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for approval of RM-16 for Senior Housing component and approval of OI and NC as requested with conditions.

**NOW THEREFORE**, be it resolved by the Cherokee County Board of Commissioners that the above described property is now located in the <u>RM-16</u>, <u>O/I</u>, <u>NC with conditions\*</u> district, and the Cherokee County Planner hereby is directed to change the district maps accompanying and being part of the rezoning resolution.

Adopted this 21st day of January, 2003.

J. Michael Byrd, Chairman

Sheila R. Corbin, County Clerk \*Conditions as shown on attached:



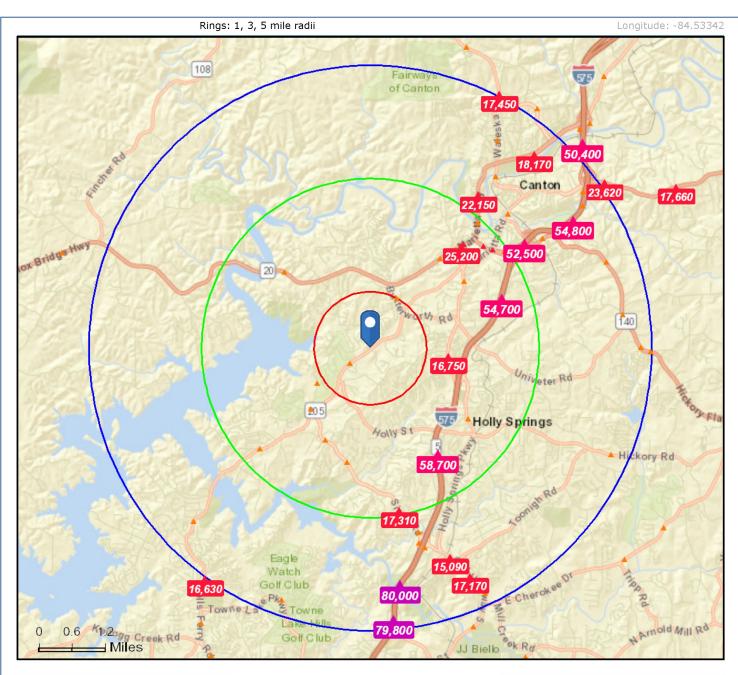
COLDWELL BANKER COMMERCIAL METRO BROKERS

Conditions for Case Number 03-01-001 - Sivica Commercial, Inc.

- 1. RM-16 zoning shall be granted for the contiguous parcel, which is the southernmost portion of the property, consisting of approximately 8.5 acres
- 2. A maximum of 150 residential units may be developed on the Senior Housing Parcel.
- 3. There must be 131 vehicle parking spaces provided.
- 4. The age of the residents of this Senior Housing Parcel shall be restricted to 55 and older.
- 5. Temporary stays of less than 30 days by guests, children and/or grandchildren of the residents of the Senior Housing Parcel.
- 6. NC zoning shall be granted for up to seven (7) acres of the property which fronts on Bells Ferry Road.
- 7. O/I zoning shall be granted for the remainder of the property.
- 8. For the NC and O/I zoned property, the building size shall not exceed 10,000 square feet per acre.
- 9. Vehicle parking shall be provided at three (3) spaces per building square foot for the O/I zoned property and five (5) spaces per building square foot for the NC zoned property.
- 10. No NC zoned property shall abut any of the adjacent property. All NC zoned property shall be separated from the adjacent property by either property zoned O/I or RM-16.
- 11. A fifty (50) foot wide graded and landscaped buffer shall be required only along the west boundary of the property, which abuts adjacent residential property. No buffers shall be required along the north and south boundaries of the property.
- 12. In addition to the permitted uses as specified in the Zoning Ordinance, the following additional uses shall be permitted on the NC zoned property: antique shop; fast food, drive-in; furniture; home furnishings and equipment store; gardening, landscaping supplies; hardware, paint and wallpaper store; retail stores, common merchandise; pet shop and dog grooming shop; health club and facilities.
- 13. In addition to the permitted uses as specified in the Zoning Ordinance, the following additional uses shall be permitted on the O/I zoned property: veterinary clinic; swimming pool, public and commercial.
- 14. All improvements constructed on the property shall conform to the architectural covenants, similar to those that govern commercial development located within the adjacent BridgeMill PUD.



**Traffic Count** 





Average Daily Traffic Volume Up to 6,000 vehicles per day 6,001 - 15,000 15,001 - 30,000 30,001 - 50,000 50,001 - 100,000 More than 100,000 per day



Source: ©2017 Kalibrate Technologies

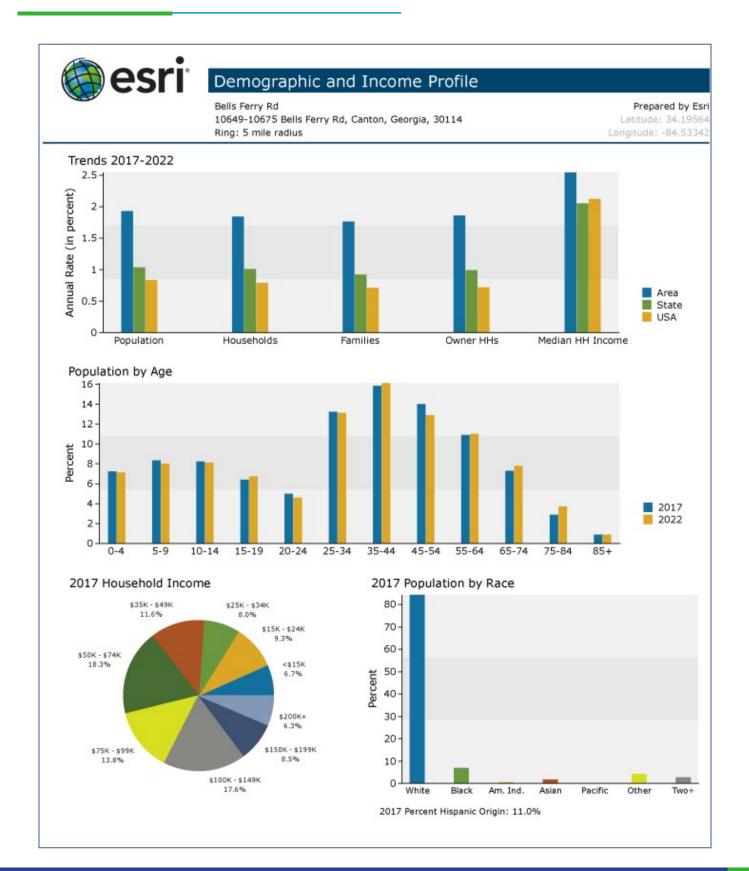


**DEMOGRAPHICS - 5 Miles** 

Summary         Census 2010         2017           Population         71,821         80,399           Households         24,883         27,629           Families         19,049         20,999           Avarage Household Size         2,85         2,89           Owner Occupied Housing Units         19,133         20,390           Renter Occupied Housing Units         5,750         7,238           Median Age         351         36.1           Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         0.01%           Families         1.76%         0.92%           Owner Otcupied Housing Units         1.85%         0.99%           Median Household Income         2.54%         2.05%           Stip.000         524,999         2.188         8.0%           \$15,000         \$24,999         2.198         8.0%           \$15,000         \$24,999         3.136         11.6%           \$50,000         \$24,999         3.136         11.6%           \$50,000         \$24,999         3.136         1.7%           \$10,000         \$24,999         <	Latitud	<b>Dared by Es</b> le: 34,1956 a: -84,5334
Population         71,821         60,399           Households         24,883         27,629           Families         19,049         20,999           Average Household Size         2.86         2.89           Owner Occupied Housing Units         19,133         20,330           Renter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Population         1.93%         1.03%           Households         1.84%         1.01%           Families         1.76%         0.92%           Owner Hits         0.82%         0.92%           Owner Hits         1.86%         0.92%           Owner Hits         1.85%         0.92%           Median Household Income         2.54%         2.05%           Households by Income         2.198         8.0%           \$15,000 + \$24,999         2,577         9.3%           \$25,000 + \$34,999         2,577         9.3%           \$25,000 + \$34,999         3,196         11.6%           \$150,000 + \$149,999         3,196         11.6%           \$150,000 + \$149,999         3,799         13.8%           \$20,000 + \$149,999         3,799		2022
Households         24,883         27,629           Families         19,049         20,999           Average Household Size         2.86         2.89           Owner Occupied Housing Units         19,133         20,390           Renter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         1.01%           Families         1.76%         0.92%           Owner HHs         1.86%         0.99%           Median Household Income         2.54%         2.05%           Variage Age         2,577         9.3%           \$25,000 - \$24,999         2,198         8.0%           \$25,000 - \$24,999         3,196         11.6%           \$50,000 - \$149,999         3,196         11.6%           \$150,000 - \$149,999         3,196         11.6%           \$150,000 - \$149,999         3,799         13.8%           \$200,000 +         1,729         6.3%           \$200,000 - \$149,999         3,799         13.9%           \$100,000 - \$149,999 <td< th=""><th></th><th>88,473</th></td<>		88,473
Families         19,049         20,999           Average Household State         2.86         2.89           Owner Occupied Housing Units         19,133         20,390           Renter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         0.92%           Owner Hits         1.86%         0.92%           Owner Hits         1.85%         0.92%           Owner Hits         1.850         6.7%           Household Income         2.577         9.3%           Yation         1.850         6.7%           \$15,000         \$24,999         2,577         9.3%           \$25,000         \$34,999         3,196         11.6%           \$35,000         \$349,999         3,196         11.6%           \$35,000         \$349,999         3,196         11.6%           \$25,000         \$349,999         3,196         11.6%           \$20,000+         1,729         6.3%         10.2%           \$275,00         \$3,799         13.8% <td></td> <td>30,266</td>		30,266
Average Household Size         2.86         2.89           Owner Occupied Housing Units         19,133         20,390           Ranter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         1.01%           Families         1.76%         0.92%           Owner HHs         1.86%         0.99%           Median Household Income         2.54%         2.05%           715,000 - \$24,999         2,198         8.0%           \$15,000 - \$24,999         2,198         8.0%           \$25,000 - \$24,999         2,198         8.0%           \$25,000 - \$24,999         3,196         11.6%           \$50,000 - \$24,999         3,196         11.6%           \$50,000 - \$24,999         3,196         11.6%           \$50,000 - \$149,999         4,871         17.6%           \$15,000 - \$149,999         3,196         11.6%           \$200,000 +         1,729         6.3%           \$200,000 +         1,729         6.3%           \$200,000 +         1,72		22,916
Owner Occupied Housing Units         19,133         20,390           Renter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Population         1.93%         1.03%           Households         1.84%         0.02%           Owner Hhs         1.66%         0.92%           Station         2.54%         2.05%           Median Household Income         2.54%         2.05%           Station         54,999         3.166         6.7%           \$15,000         \$24,999         2,198         8.0%           \$250,000         \$34,999         3.196         11.6%           \$50,000         \$34,999         3.196         11.6%           \$50,000         \$34,999         3.799         13.8%           \$100,000         \$149,999         3.799         13.8%           \$100,000         \$149,999         3.799         3.86           \$200,000+         1.729         6.3% <td></td> <td>2.90</td>		2.90
Renter Occupied Housing Units         5,750         7,238           Median Age         35.1         36.1           Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         0.92%           Owner HHs         1.86%         0.92%           Owner HHs         1.86%         0.92%           Median Household Income         2.54%         0.92%           Median Household Income         2.54%         0.99%           \$15,000         \$24,999         2,577         9.3%           \$25,000 - \$24,999         2,577         9.3%         \$25,000 - \$24,999         3.166           \$150,000 - \$24,999         3.198         8.0%         \$35,000 - \$49,999         3.198         \$35,000 - \$149,999         3.198         \$35,000 - \$149,999         3.198         \$35,000 - \$149,999         3.198         \$35,000 - \$149,999         3.966         18.3%           \$100,000 - \$149,999         2,343         8.5%         \$50,000 - \$149,999         3.366         1.6%           Average Household Income         \$31,018         \$31,018         \$31,018         \$31,018           PerCapita Income         \$231,013         \$31,018         \$31,018 </td <td></td> <td>22,363</td>		22,363
Trends: 2017 - 2022 Annual Rate         Area         State           Population         1.93%         1.03%           Households         1.84%         1.03%           Households         1.86%         0.92%           Owner HHs         1.86%         0.92%           Median Household Income         2.54%         2.05%           Verseholds by Income         Number         Percent           <\$15,000		7,903
Population         1.93%         1.03%           Households         1.84%         1.01%           Families         1.76%         0.92%           Owner HHs         1.86%         0.99%           Median Household Income         2.54%         2.05%           Mouseholds by Income         Number         Percent           <\$15,000		36.5
Households         1.84%         1.01%           Families         1.76%         0.92%           Median Household Income         2.54%         2.05%           Households by Income         Number         Percent           <\$15,000		National
Families         1.76%         0.92%           Owner HHs         1.86%         0.99%           Median Household Income         2.54%         2.05%           Households by Income         2.54%         2.05%           Households by Income         Number         Percent           \$15,000 - \$24,999         2,577         9.3%           \$25,000 - \$34,999         2,198         8.0%           \$50,000 - \$74,999         3,769         11.6%           \$55,000 - \$74,999         3,799         13.8%           \$10,000 - \$149,999         2,343         8.5%           \$100,000 - \$149,999         2,343         8.5%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+         1,729         6.3%           \$200,000+		0.83%
Owner HHs         1.86%         0.99%           Median Household Income         2.05%           Households by Income         2017           Households by Income         2017            2,157         9.3%           \$15,000 - \$24,999         2,198         8.0%           \$25,000 - \$34,999         3,196         11.6%           \$35,000 - \$49,999         3,799         13.8%           \$100,000 - \$149,999         3,799         13.8%           \$100,000 - \$149,999         3,799         3.8%           \$100,000 - \$149,999         3,799         3.8%           \$100,000 - \$149,999         3,799         3.8%           \$200,000+         1,729         6.3%           Per Capita Income         \$68,006         8.3%           Average Household Income         \$68,005         8.3%           Per Capita Income         \$13,101         Percent           Population by Age         Number         Percent         Number           O - 4         \$6,55         7.9%         \$7,20         \$2,77           S - 9         6,222         8.8%         6,680         8.3%           10 - 14         \$7,67         8.0%         6,605         8.2%		0.79%
Median Household Income         2.54%         2.05%           Households by Income         Percent           <\$15,000		0.71%
Households by Income         Number         Percent           <\$15,000		0.72%
Households by Income         Number         Percent           <\$15,000		2.12%
<\$15,000	20	022
\$15,000 - \$24,999       2,577       9.3%         \$25,000 - \$34,999       2,198       8.0%         \$35,000 - \$49,999       3,196       11.6%         \$50,000 - \$74,999       5,066       18.3%         \$75,000 - \$99,999       3,799       13.8%         \$100,000 - \$149,999       2,343       8.5%         \$200,000+       2,343       8.5%         \$200,000+       2,343       8.5%         \$200,000+       \$89,219       6.3%         Median Household Income       \$68,006       8.3%         Average Household Income       \$131,018       7         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793         5 - 9       6,292       8.8%       6,680       8.3%         10 - 14       5,767       8.0%       6,665       8.2%         15 - 19       4,707       6.6%       5,449       5.2%       4,012       5.0%         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       11,023       14.0%         55 - 64       7,097       9,9%       8,802       10.9%         65 - 74	Number	Percent
\$25,000 - \$34,999       2,198       8.0%         \$35,000 - \$49,999       3,196       11.6%         \$50,000 - \$74,999       5,066       18.3%         \$75,000 - \$99,999       3,799       13.8%         \$100,000 - \$149,999       4,871       17.6%         \$150,000 - \$199,999       2,343       8.5%         \$200,000 +       \$68,006       8.3%         Average Household Income       \$68,006       8.3%         Average Household Income       \$89,219       7         Per Capita Income       \$89,219       7         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,680       8.3%         10 - 14       5,767       8.0%       6,655       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       10,620       13.2%         25 - 64       7,097       9.9%       8,802       10.9%         55 - 64       7,097       9.9%       8,802       10.9% <td>1,989</td> <td>6.6%</td>	1,989	6.6%
\$35,000 - \$49,999       3,196       11.6%         \$50,000 - \$74,999       5,066       18.3%         \$75,000 - \$149,999       3,799       13.8%         \$100,000 - \$149,999       4,871       17.6%         \$150,000 - \$199,999       2,343       8.5%         \$200,000+       1,729       6.3%         werage Household Income       \$89,219       89,219         Average Household Income       \$31,018       10         Per Capita Income       \$31,018       10         Population by Age       Number       Percent       Number         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,660       8.3%         10 - 14       5,767       8.0%       6,660       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         35 - 44       12,239       17.0%       12,672       15.8%         45 - 54       10,356       14.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008 <td< td=""><td>2,587</td><td>8.5%</td></td<>	2,587	8.5%
\$50,000 - \$74,999       \$,066       18.3%         \$75,000 - \$99,999       3,799       13.8%         \$100,000 - \$149,999       2,343       8.5%         \$200,000+       1,729       6.3%         \$200,000+       1,729       6.3%         Median Household Income       \$68,006         Average Household Income       \$31,018         Per Capita Income       \$31,018         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,680       8.3%         10 - 14       5,767       8.0%       6,605       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008       5.6%       5,831       7.3%         65 - 74       629       0.9%       703       0.9%         65 - 74       629       3.9%       7.3%       1.9%	2,099	6.9%
\$75,000 - \$99,999       3,799       13.8%         \$100,000 - \$149,999       4,871       17.6%         \$150,000 - \$199,999       2,343       8.5%         \$20,000+       2,343       8.5%         Median Household Income       \$68,006         Average Household Income       \$89,219         Per Capita Income       \$31,018         Census 2010         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,680       8.3%         10 - 14       5,767       8.0%       6,605       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         35 - 44       12,239       17.0%       12,672       15.8%         45 - 54       10,356       14.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008       5.6%       5,831       7.3%         75 - 84       1,676       2.3%       2,312       2.9%         85+	2,939	9.7%
\$100,000 - \$149,999       4,871       17.6%         \$150,000 - \$199,999       2,343       8.5%         \$200,000+       1,729       6.3%         Median Household Income       \$68,006         Average Household Income       \$89,219         Per Capita Income       \$31,018         Census 2010         2017         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,660       8.3%         10 - 14       5,767       8.0%       6,605       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       10,620       13.2%         35 - 44       12,239       17.0%       12,672       15.8%         45 - 54       10,356       14.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008       5.6%       5,831       7.3%         75 - 84       61,942	5,028	16.6%
\$150,000 - \$199,999       2,343       8.5%         \$200,000+       1,729       6.3%         Median Household Income       \$89,219         Average Household Income       \$31,018         Per Capita Income       \$31,018         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793         0 - 4       5,655       7.9%       5,793         0 - 4       5,655       7.9%       6,680         10 - 14       5,767       8.0%       6,680         10 - 14       5,767       8.0%       6,660         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       10,620       13.2%         35 - 44       12,239       17.0%       12,672       15.8%         45 - 54       10,356       14.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008       5.6%       5,831       7.3%         75 - 84       1,676       2.3%       2,312       2.9%         85+       629       0.9%       703       0.9%	4,455	14.7%
\$200,000+       1,729       6.3%         Median Household Income       \$68,006         Average Household Income       \$59,219         Per Capita Income       \$31,018         Census 2010       2017         Population by Age       Number       Percent         0 - 4       5,655       7.9%       5,793       7.2%         5 - 9       6,292       8.8%       6,680       8.3%         10 - 14       5,767       8.0%       6,605       8.2%         15 - 19       4,707       6.6%       5,145       6.4%         20 - 24       3,768       5.2%       4,012       5.0%         25 - 34       9,628       13.4%       10,620       13.2%         35 - 44       12,239       17.0%       12,672       15.8%         35 - 54       0,355       14.4%       11,223       14.0%         55 - 64       7,097       9.9%       8,802       10.9%         65 - 74       4,008       5.6%       5,831       7.3%         75 - 84       1,676       2.3%       2,312       2.9%         85+       629       0.9%       703       0.9%          1,676	5,871	19.4%
Median Household Income         \$68,006           Average Household Income         \$89,219           Per Capita Income         \$31,018           Census 2010         2017           Population by Age         Number         Percent           0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,660         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           25 - 34         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85+         629         0.9%         703         0.9%           75 - 84         1,676         2.3%         2,312         2.9%	2,991	9.9%
Average Household Income         \$89,219           Per Capita Income         \$31,018           Population by Age         Number         Percent         Number         Percent           0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,680         8.3%           10 - 14         5,767         8.0%         6,660         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85+         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnici	2,309	7.6%
Per Capita Income         \$31,018           Census 2010         2017           Population by Age         Number         Percent         Number         Percent           0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,680         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85+         629         0,9%         2017         2017           Race and Ethnicity         Number         Percent         Number         Perc	\$77,085	
Census 2010         2017           Population by Age         Number         Percent         Number         Percent           0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,680         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           85 +         629         0.9%         5,581         6.9%           Black Alone         4,204         5.9%	\$101,538	
Population by Age         Number         Percent         Number         Percent           0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,660         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85+         629         0.9%         703         0.9%           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%	\$35,058	
0 - 4         5,655         7.9%         5,793         7.2%           5 - 9         6,292         8.8%         6,680         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Mwite Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%		022
5 - 9         6,292         8.8%         6,680         8.3%           10 - 14         5,767         8.0%         6,605         8.2%           15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone	Number	Percent
10 - 14     5,767     8.0%     6,605     8.2%       15 - 19     4,707     6.6%     5,145     6.4%       20 - 24     3,768     5.2%     4,012     5.0%       25 - 34     9,628     13.4%     10,620     13.2%       35 - 44     12,239     17.0%     12,672     15.8%       45 - 54     10,356     14.4%     11,223     14.0%       55 - 64     7,097     9.9%     8,802     10.9%       65 - 74     4,008     5.6%     5,831     7.3%       75 - 84     1,676     2.3%     2,312     2.9%       85 +     629     0.9%     703     0.9%       Keesa 2010     2017       Race and Ethnicity     Number     Percent     Number       White Alone     61,942     86.2%     67,723     84.2%       Black Alone     4,204     5.9%     5,581     6.9%       American Indian Alone     312     0.4%     294     0.4%       Asian Alone     1,046     1.5%     1,401     1.7%	6,290	7.1%
15 - 19         4,707         6.6%         5,145         6.4%           20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	7,043	8.0% 8.1%
20 - 24         3,768         5.2%         4,012         5.0%           25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	7,179 5,910	6.7%
25 - 34         9,628         13.4%         10,620         13.2%           35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	4,036	4.6%
35 - 44         12,239         17.0%         12,672         15.8%           45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	11,549	13.1%
45 - 54         10,356         14.4%         11,223         14.0%           55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	14,283	16.1%
55 - 64         7,097         9.9%         8,802         10.9%           65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	11,430	12.9%
65 - 74         4,008         5.6%         5,831         7.3%           75 - 84         1,676         2.3%         2,312         2.9%           85 +         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	9,762	11.0%
75 - 84         1,676         2.3%         2,312         2.9%           85+         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	6,916	7.8%
85+         629         0.9%         703         0.9%           Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	3,259	3.7%
Census 2010         2017           Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	817	0.9%
Race and Ethnicity         Number         Percent         Number         Percent           White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%		022
White Alone         61,942         86.2%         67,723         84.2%           Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	Number	Percent
Black Alone         4,204         5.9%         5,581         6.9%           American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	72,856	82.3%
American Indian Alone         312         0.4%         294         0.4%           Asian Alone         1,046         1.5%         1,401         1.7%	6,917	7.8%
Asian Alone 1,045 1.5% 1,401 1.7%	305	0.3%
	1,744	2.0%
	100	0.1%
Some Other Race Alone 2,735 3.8% 3,264 4.1%	3,901	4.4%
Two or More Races         1,513         2.1%         2,055         2.6%	2,649	3.0%
Hispanic Origin (Any Race) 7,313 10.2% 8,832 11.0%	10,419	11.8%



**DEMOGRAPHICS - 5 Miles** 



Agent profile





# Butch Springer, CCIM

Associate Broker Coldwell Banker Commercial Metro Brokers 1401 Highway 20 W McDonough, GA 30253

Mobile: 770-527-1818 Fax: 678-610-6170 Email: Butchspr@gmail.com Web: www.butchspringer.com

Since entering the real estate industry in 1998, Butch has distinguished himself as a top producing agent/ broker in his market area. Butch began his real estate career by selling single-family residential and horse farms, that eventually led to representing land sellers and becoming proficient in the land development sector of real estate. Since that time, Butch has represented clients, both in the sale and acquisition of tracts, for development uses ranging from single-family residential, PUD and commercial developments.

Since 1998, Butch has personally sold over 1,500+ acres of land, with total dollar sales volume of all properties sold in excess of \$100 million.

1998 – 2005 **Coldwell Banker Bullard Realty. Sales** Associate. 2001 – 2004 earned President Elite (Top 4% of all Coldwell Banker Associates Worldwide). Various months was recognized as Agent of Month.

2005 – 2008: **Metro Brokers GMAC Real Estate. As** Associate Broker, received Top Sales Associate for McDonough Office from 2005 – 2007, also Commercial Agent of the Month at various times (Top 1% of all GMAC Associates Worldwide).

2008 – 2014: **Springer and Associates Real Estate** was formed and focused largely on lender-owned as well as investment based properties.

*2015 – present*: Affiliated with **Coldwell Banker Commercial Metro Brokers** a subsidiary of Realogy, a leading worldwide provider of real estate services.



**Confidentiality Statement** 

For more information, please contact:

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.