



Jordan Company
Investment & Commercial Real Estate



Available

+/- 35.8 Acre Commercial Site
Jonesboro Road (Hwy 138) & Bethsaida Road
Unincorporated Fulton County, Georgia 30213



Presented By:

The Jordan Company

Bob Jordan

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900

The information set forth herein was assembled by the Broker from the Public Records and other sources deemed to be reliable. Neither the Broker or the Owner makes any representation or warranty as to the accuracy or completeness of the material contained herein.

This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.

LOCATION: Southeast corner of Ga. Highway 138 (Jonesboro Road) and Bethsaida Road, approximately 1.5 miles east of I-85/Hwy. 138 interchange (Exit #64) and 8± miles south of Atlanta Hartsfield International Airport.

SIZE: ± 35.8 Acres

FRONTAGE: ± 2,000 feet on Bethsaida Road
± 700 feet on Jonesboro Road (Hwy 138)

ZONING: C-1 Community Business District

TRAFFIC COUNTS: +/- 23,000 vehicles per day on Jonesboro Road (Hwy 138)

UTILITIES: All utilities are available

PROPERTY TAXES: \$5,423.22 (2011)

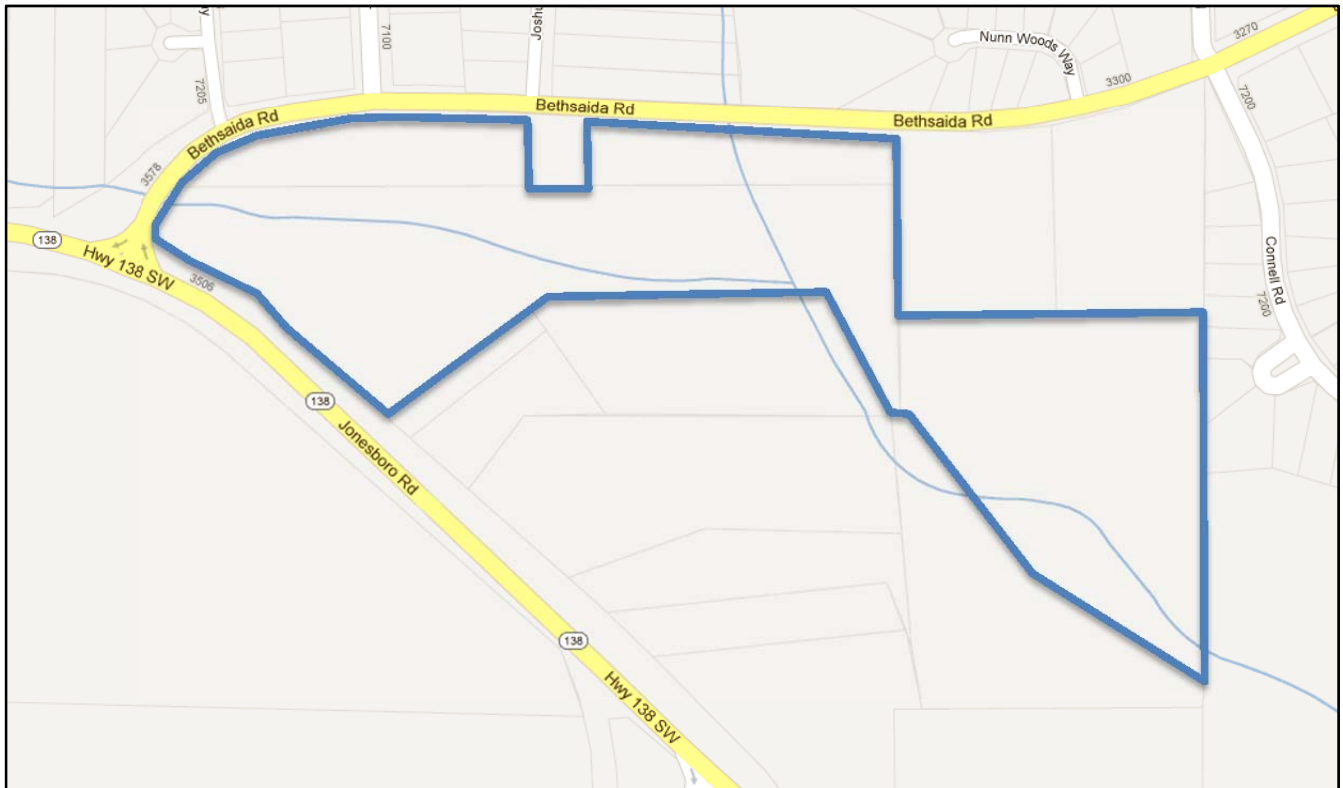
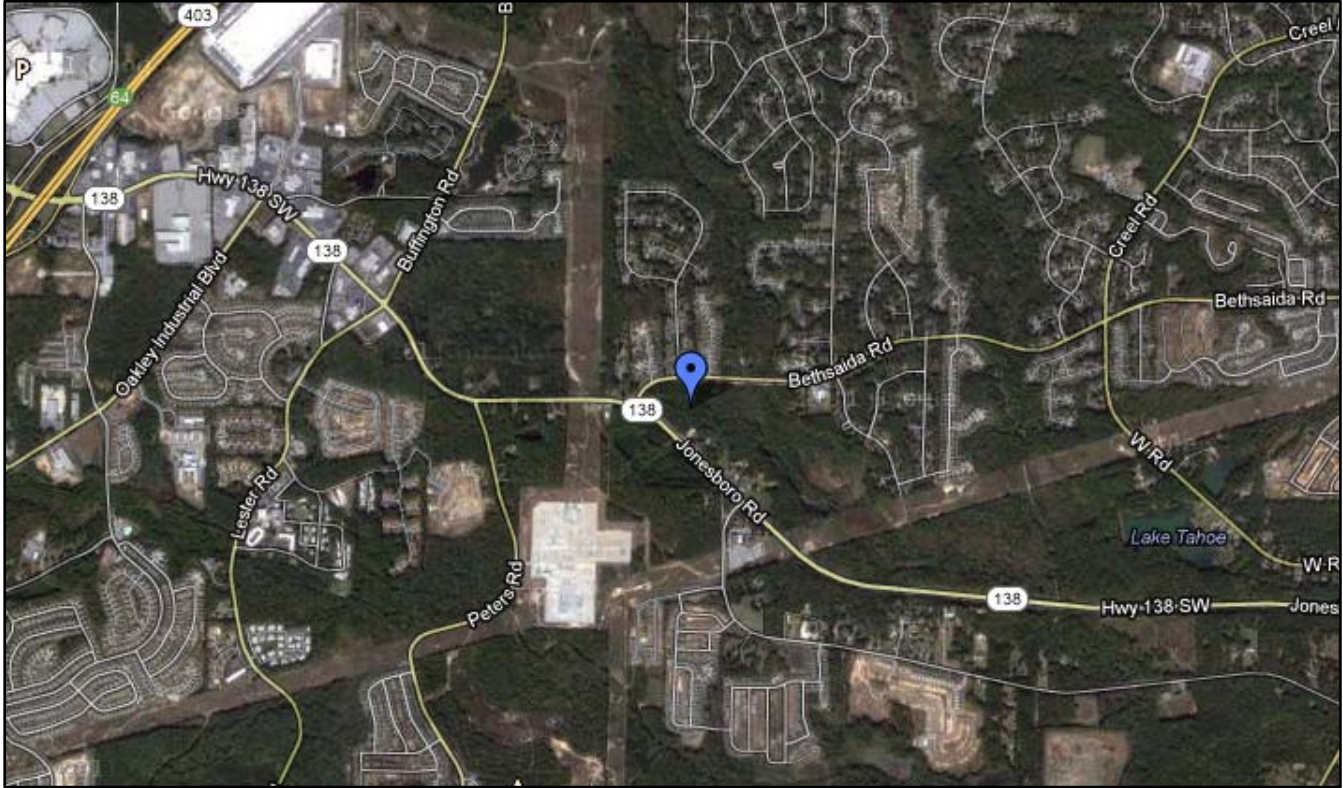
ASKING PRICE: \$1,150,000 (can be divided)



Jordan Company
Investment & Commercial Real Estate

The information set forth herein was assembled by the Broker from the Public Records and other sources deemed to be reliable. Neither the Broker or the Owner makes any representation or warranty as to the accuracy or completeness of the material contained herein.

This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.



The information set forth herein was assembled by the Broker from the Public Records and other sources deemed to be reliable. Neither the Broker or the Owner makes any representation or warranty as to the accuracy or completeness of the material contained herein.

This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability of the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,943	17,743	51,350
2011 Female Population	3,510	20,918	57,950
% 2011 Male Population	45.61%	45.89%	46.98%
% 2011 Female Population	54.39%	54.11%	53.02%
2011 Total Adult Population	4,641	27,258	77,066
2011 Total Daytime Population	5,053	33,733	84,667
2011 Total Daytime Work Population	1,465	10,623	30,292
2011 Median Age Total Population	29	30	30
2011 Median Age Adult Population	41	41	40
2011 Age 0-5	525	3,291	10,011
2011 Age 6-13	701	4,565	13,135
2011 Age 14-17	586	3,546	9,088
2011 Age 18-20	463	2,354	5,976
2011 Age 21-24	462	2,494	7,425
2011 Age 25-29	461	2,633	8,114
2011 Age 30-34	400	2,540	7,502
2011 Age 35-39	382	2,537	7,469
2011 Age 40-44	444	2,792	8,034
2011 Age 45-49	579	3,375	8,878
2011 Age 50-54	513	2,994	7,784
2011 Age 55-59	310	1,912	5,466
2011 Age 60-64	193	1,209	3,682
2011 Age 65-69	110	815	2,489
2011 Age 70-74	87	512	1,528
2011 Age 75-79	80	429	1,212
2011 Age 80-84	74	325	809
2011 Age 85+	83	336	699
% 2011 Age 0-5	8.14%	8.51%	9.16%
% 2011 Age 6-13	10.86%	11.81%	12.02%
% 2011 Age 14-17	9.08%	9.17%	8.31%
% 2011 Age 18-20	7.17%	6.09%	5.47%
% 2011 Age 21-24	7.16%	6.45%	6.79%
% 2011 Age 25-29	7.14%	6.81%	7.42%
% 2011 Age 30-34	6.20%	6.57%	6.86%
% 2011 Age 35-39	5.92%	6.56%	6.83%
% 2011 Age 40-44	6.88%	7.22%	7.35%
% 2011 Age 45-49	8.97%	8.73%	8.12%
% 2011 Age 50-54	7.95%	7.74%	7.12%
% 2011 Age 55-59	4.80%	4.95%	5.00%
% 2011 Age 60-64	2.99%	3.13%	3.37%
% 2011 Age 65-69	1.70%	2.11%	2.28%

% 2011 Age 70-74	1.35%	1.32%	1.40%
% 2011 Age 75-79	1.24%	1.11%	1.11%
% 2011 Age 80-84	1.15%	0.84%	0.74%
% 2011 Age 85+	1.29%	0.87%	0.64%
2011 White Population	444	3,174	12,688
2011 Black Population	5,749	33,685	88,455
2011 Asian/Hawaiian/Pacific Islander	37	290	1,497
2011 American Indian/Alaska Native	15	78	322
2011 Other Population (Incl 2+ Races)	208	1,433	6,337
2011 Hispanic Population	169	1,466	7,942
2011 Non-Hispanic Population	6,284	37,194	101,358
% 2011 White Population	6.88%	8.21%	11.61%
% 2011 Black Population	89.09%	87.13%	80.93%
% 2011 Asian/Hawaiian/Pacific Islander	0.57%	0.75%	1.37%
% 2011 American Indian/Alaska Native	0.23%	0.20%	0.29%
% 2011 Other Population (Incl 2+ Races)	3.22%	3.71%	5.80%
% 2011 Hispanic Population	2.62%	3.79%	7.27%
% 2011 Non-Hispanic Population	97.38%	96.21%	92.73%
2000 Non-Hispanic White	465	4,264	16,936
2000 Non-Hispanic Black	3,181	21,904	58,297
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	30	143
2000 Non-Hispanic Asian	27	303	1,276
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	2	22
2000 Non-Hispanic Some Other Race	n/a	21	65
2000 Non-Hispanic Two or More Races	105	425	1,486
% 2000 Non-Hispanic White	12.31%	15.82%	21.65%
% 2000 Non-Hispanic Black	84.20%	81.28%	74.52%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.11%	0.18%
% 2000 Non-Hispanic Asian	0.71%	1.12%	1.63%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.03%
% 2000 Non-Hispanic Some Other Race	0.00%	0.08%	0.08%
% 2000 Non-Hispanic Two or More Races	2.78%	1.58%	1.90%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	6,453	38,660	109,300
2011 Total Households	2,554	14,496	39,872
Population Change 1990-2011	2,735	15,421	40,864
Household Change 1990-2011	1,218	5,944	14,639
% Population Change 1990-2011	73.56%	66.36%	59.71%
% Household Change 1990-2011	91.17%	69.50%	58.02%
Population Change 2000-2011	2,515	11,350	27,884
Household Change 2000-2011	1,030	4,429	10,261
% Population Change 2000-2011	63.86%	41.56%	34.25%
% Households Change 2000-2011	67.59%	44.00%	34.65%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,594	10,602	31,156
2000 Occupied Housing Units	1,526	10,087	29,592
2000 Owner Occupied Housing Units	958	6,719	18,308
2000 Renter Occupied Housing Units	568	3,369	11,285
2000 Vacant Housing Units	68	514	1,564
% 2000 Occupied Housing Units	95.73%	95.14%	94.98%
% 2000 Owner Occupied Housing Units	60.10%	63.37%	58.76%
% 2000 Renter Occupied Housing Units	35.63%	31.78%	36.22%
% 2000 Vacant Housing Units	4.27%	4.85%	5.02%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$42,046	\$48,417	\$48,359
2011 Per Capita Income	\$21,047	\$21,571	\$20,597
2011 Average Household Income	\$53,178	\$57,529	\$56,463
2011 Household Income < \$10,000	90	755	2,186
2011 Household Income \$10,000-\$14,999	82	646	1,621
2011 Household Income \$15,000-\$19,999	128	685	2,016
2011 Household Income \$20,000-\$24,999	137	837	2,259
2011 Household Income \$25,000-\$29,999	169	701	2,055
2011 Household Income \$30,000-\$34,999	240	982	2,703
2011 Household Income \$35,000-\$39,999	358	1,247	3,004
2011 Household Income \$40,000-\$44,999	182	891	2,738
2011 Household Income \$45,000-\$49,999	184	738	2,014
2011 Household Income \$50,000-\$59,999	390	1,444	4,287
2011 Household Income \$60,000-\$74,999	202	1,711	4,737
2011 Household Income \$75,000-\$99,999	144	1,636	4,512
2011 Household Income \$100,000-\$124,999	99	1,054	2,780
2011 Household Income \$125,000-\$149,999	113	563	1,426
2011 Household Income \$150,000-\$199,999	34	358	952
2011 Household Income \$200,000-\$249,999	1	106	248
2011 Household Income \$250,000-\$499,999	n/a	118	283
2011 Household Income \$500,000+	4	25	50
2011 Household Income \$200,000+	5	249	581
% 2011 Household Income < \$10,000	3.52%	5.21%	5.48%
% 2011 Household Income \$10,000-\$14,999	3.21%	4.46%	4.07%
% 2011 Household Income \$15,000-\$19,999	5.01%	4.73%	5.06%
% 2011 Household Income \$20,000-\$24,999	5.36%	5.77%	5.67%
% 2011 Household Income \$25,000-\$29,999	6.61%	4.84%	5.15%
% 2011 Household Income \$30,000-\$34,999	9.39%	6.77%	6.78%
% 2011 Household Income \$35,000-\$39,999	14.00%	8.60%	7.53%
% 2011 Household Income \$40,000-\$44,999	7.12%	6.15%	6.87%
% 2011 Household Income \$45,000-\$49,999	7.20%	5.09%	5.05%
% 2011 Household Income \$50,000-\$59,999	15.25%	9.96%	10.75%
% 2011 Household Income \$60,000-\$74,999	7.90%	11.80%	11.88%
% 2011 Household Income \$75,000-\$99,999	5.63%	11.29%	11.32%

% 2011 Household Income \$100,000-\$124,999	3.87%	7.27%	6.97%
% 2011 Household Income \$125,000-\$149,999	4.42%	3.88%	3.58%
% 2011 Household Income \$150,000-\$199,999	1.33%	2.47%	2.39%
% 2011 Household Income \$200,000-\$249,999	0.04%	0.73%	0.62%
% 2011 Household Income \$250,000-\$499,999	0.00%	0.81%	0.71%
% 2011 Household Income \$500,000+	0.16%	0.17%	0.13%
% 2011 Household Income \$200,000+	0.20%	1.72%	1.46%