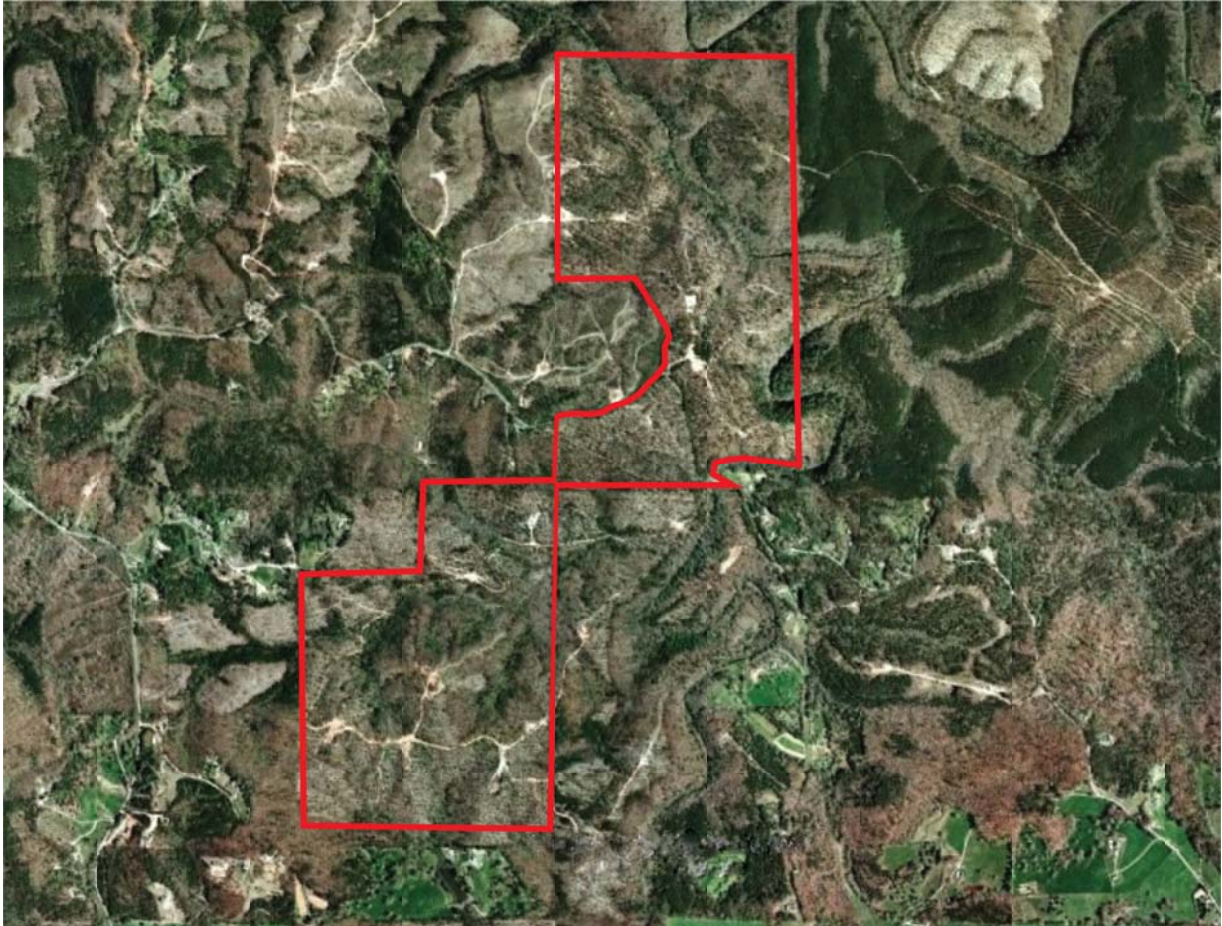




Jordan Company
Investment & Commercial Real Estate



Available
+/- 507.56 acres
Carver Mill Road, Talking Rock
Unincorporated Pickens County, Georgia



Presented By:
The Jordan Company
Rob Jordan / David Walmsley
4200 Northside Parkway, Bldg 3, Suite A
Atlanta, Georgia 30327
(404) 237 – 2900

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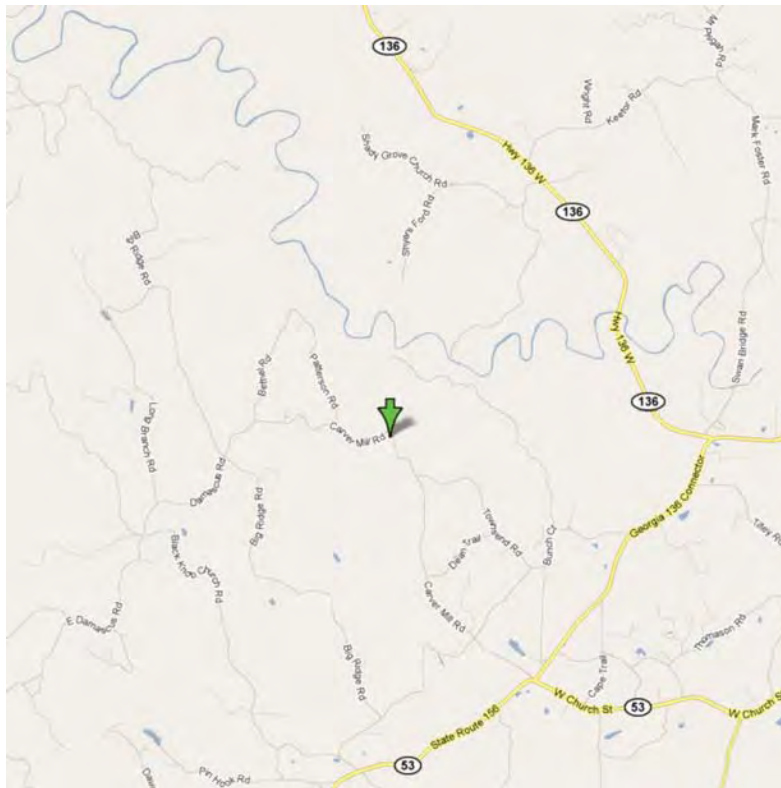
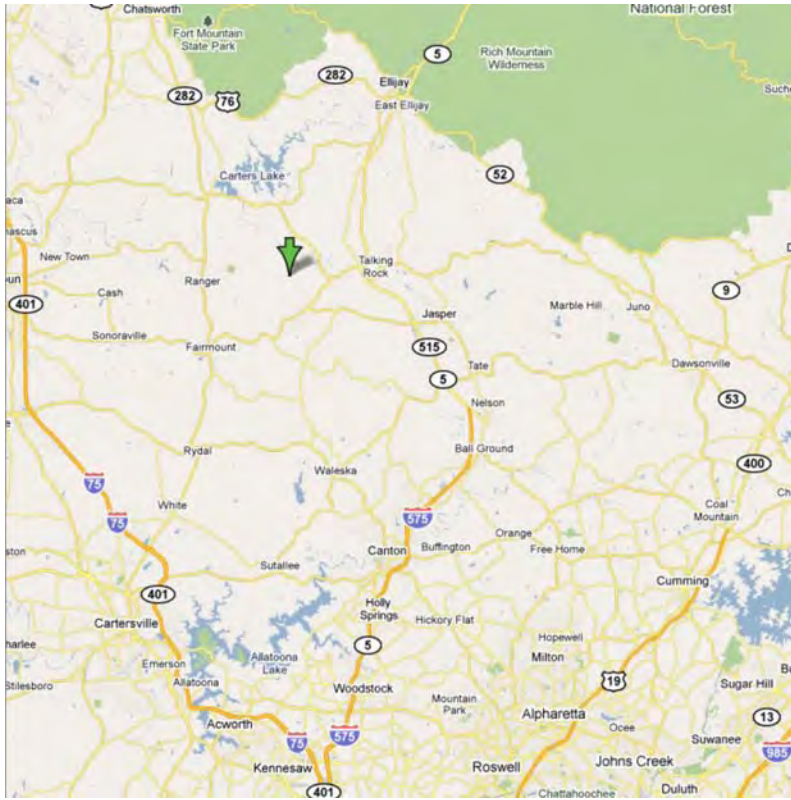
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Executive Summary

+/- 507.56 Acres Raw Land Carver Mill Road, Talking Rock Unincorporated Pickens County, Georgia

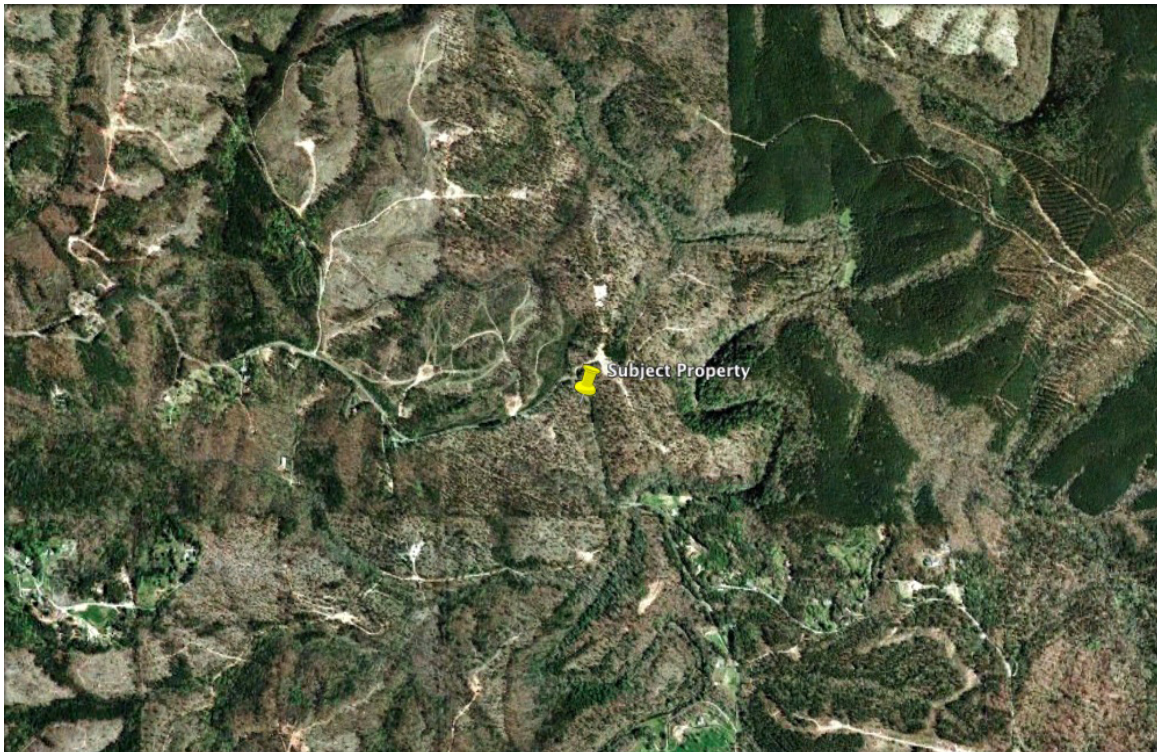
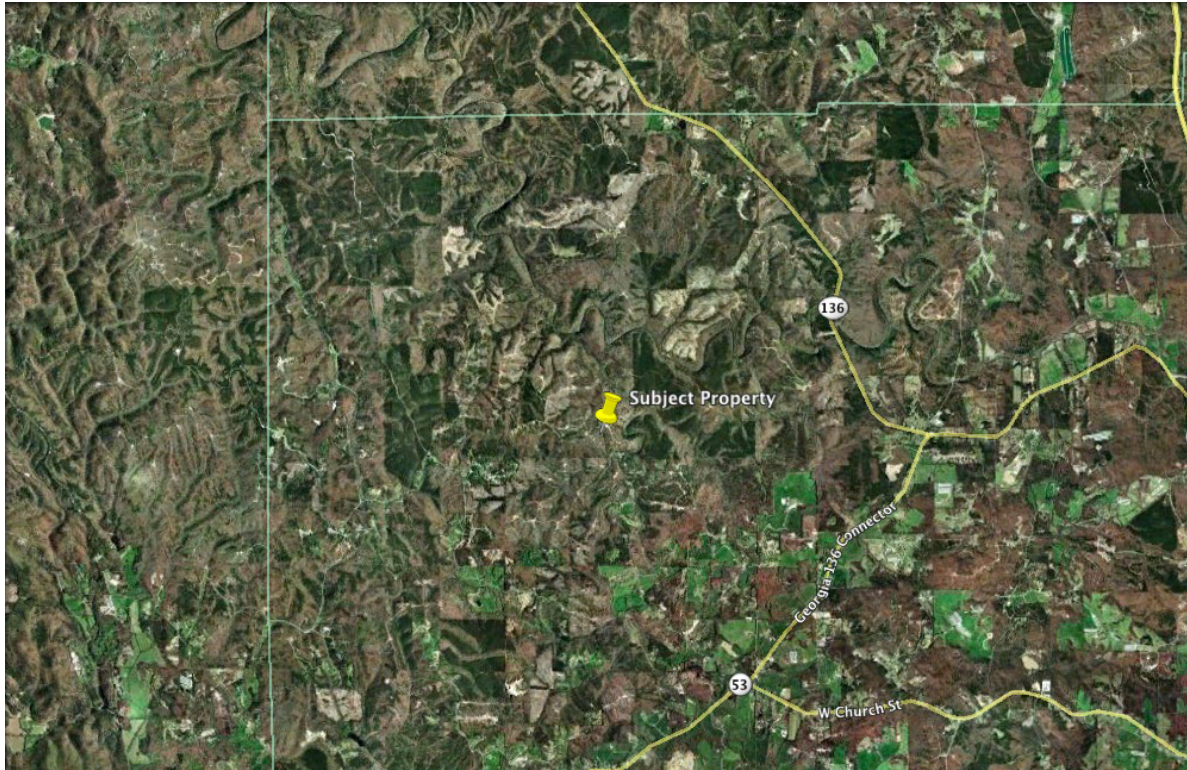
- DESCRIPTION:** Land Area: +/- 507.56 acres
- On Site: The land is undeveloped and bisected by Carver Mill Road.
Timber: Valuation pending timber cruise.
- LOCATION:** The Subject Property is located in the submarket of Talking Rock on Carver Mill Road approximately 10 miles from GA 515. From GA 515 take GA 53 (aka W. Church St) West for approximately 7.5 miles, turn right on Carver Mill Rd, continues approximately 2.5 miles to the subject property.
- ACCESS:** Ingress, egress off Carver Mill Road. (+/- 2,300 feet paved road frontage)
- ZONING:** RR/SR
- STREAM:** Scarecorn Creek crosses the northern part of the property site in two locations.
Diagonally (Northwest to Southeast): ± 3,610 ft
Curved: ± 1,255 ft
Total: ± 4,865 ft
- TRAFFIC COUNTS:** AADT 2,290 on Georgia 136 Connector at W. Church Street
- PROPERTY TAXES:** \$25,403 (Estimated from current rates)
- ASKING PRICE:** \$770,000 (\$1,517/acre)

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



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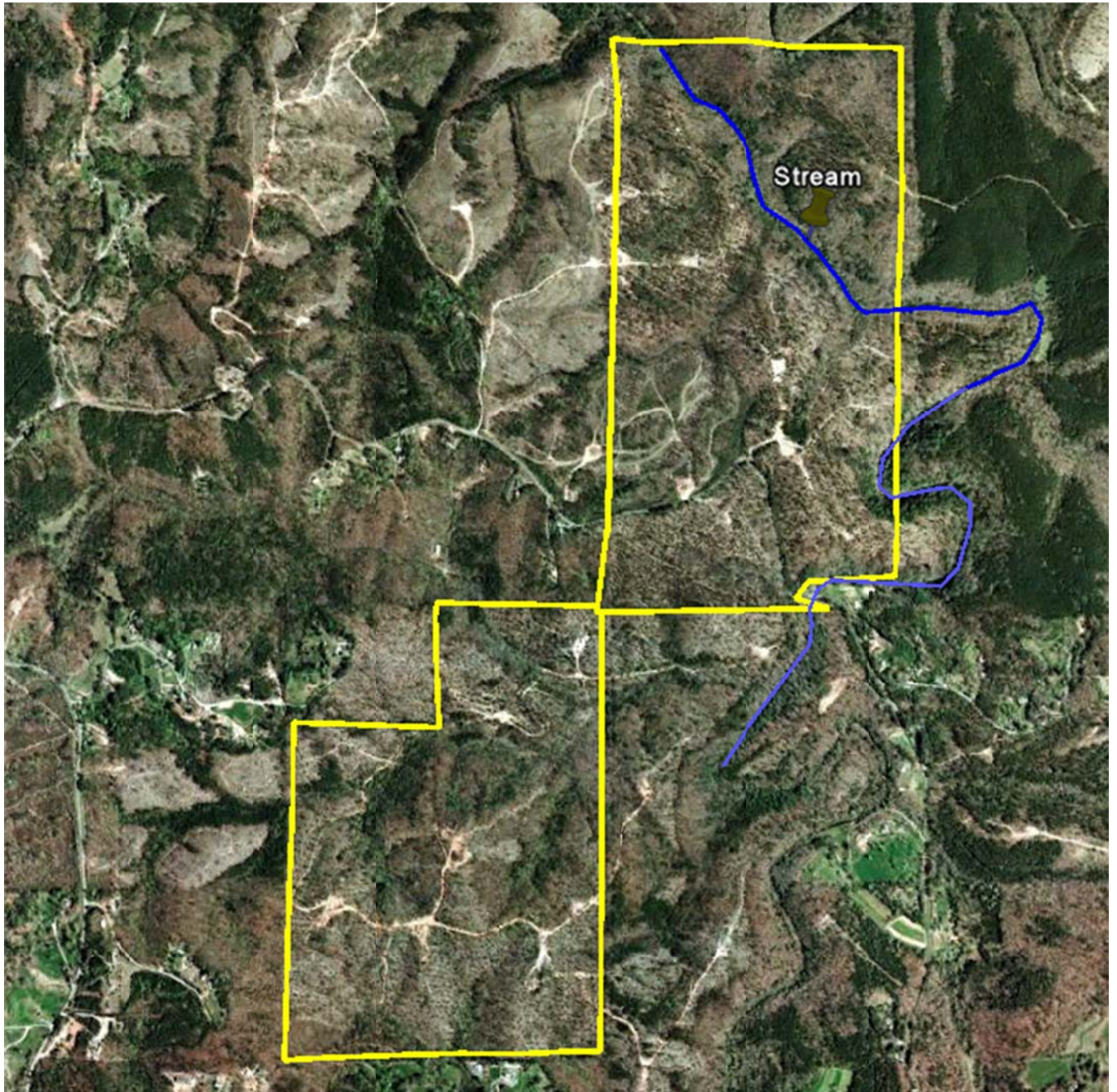
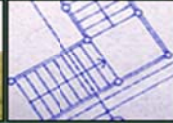


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Jordan Company
Investment & Commercial Real Estate





Zoning

67-8.2. Rural Residential District (RR).

Purpose and intent. RR districts are intended to provide for low-density residential areas consisting of detached single-family dwellings surrounded by yards that provide a desirable and healthy environment. RR districts are not served by sanitary sewer or by public water supply. The RR district establishes a minimum lot size of one unit per 65,340 square feet, but also establishes a maximum gross density to enable conservation subdivisions as an alternative to conventional rural residential subdivision patterns. Because RR districts are served by on-site sewage management systems, maximum density is based generally on public health requirements that lots must be large enough to accommodate a septic tank drain field and replacement drain field area. These districts are most appropriately located in areas shown as low density residential on the future land use map of the comprehensive plan.

Permitted and conditional uses. Permitted and conditional uses shall be as provided in Table 6-1-1, "Permitted and Conditional Uses by Land Use Intensity District."

Dimensional requirements. Dimensional requirements shall be as provided in Table 6-1-2, "Dimensional Requirements by Land Use Intensity District."

67-8.3. Suburban Residential District (SR).

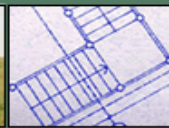
Purpose and intent. SR districts are intended to provide for moderate density residential areas consisting of detached single-family dwellings surrounded by yards that provide a desirable and healthy environment. SR districts are not served by sanitary sewer but have a public water supply available. The SR district establishes a minimum lot size of 43,560 square feet per dwelling but also establishes a maximum gross density to enable conservation subdivisions as an alternative to conventional suburban residential subdivision patterns. These districts are most appropriately located in areas shown as medium density residential on the future land use map of the comprehensive plan.

Permitted and conditional uses. Permitted and conditional uses shall be as provided in Table 6-1-1, "Permitted and Conditional Uses by Land Use Intensity District."

Dimensional requirements. Dimensional requirements shall be as provided in Table 6-1-2, "Dimensional Requirements by Land Use Intensity District."



Jordan Company
Investment & Commercial Real Estate



Demographics

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	161	1,165	3,257
2009 Female Population	167	1,184	3,272
% 2009 Male Population	49.09%	49.60%	49.89%
% 2009 Female Population	50.91%	50.40%	50.11%
2009 Total Adult Population	236	1,747	4,843
2009 Total Daytime Population	700	2,651	5,079
2009 Total Daytime Work Population	368	1,205	2,017
2009 Median Age Total Population	30	32	32
2009 Median Age Adult Population	38	40	40
2009 Age 0-5	35	227	627
2009 Age 6-13	40	268	743
2009 Age 14-17	16	107	315
2009 Age 18-20	11	85	249
2009 Age 21-24	19	137	368
2009 Age 25-29	36	228	594
2009 Age 30-34	34	217	567
2009 Age 35-39	25	177	514
2009 Age 40-44	23	166	464
2009 Age 45-49	20	154	422
2009 Age 50-54	15	131	385
2009 Age 55-59	13	111	322
2009 Age 60-64	12	92	265
2009 Age 65-69	9	75	211
2009 Age 70-74	8	62	176
2009 Age 75-79	6	50	136
2009 Age 80-84	3	31	91
2009 Age 85+	2	30	79
% 2009 Age 0-5	10.70%	9.67%	9.60%
% 2009 Age 6-13	12.23%	11.41%	11.38%
% 2009 Age 14-17	4.89%	4.56%	4.83%
% 2009 Age 18-20	3.36%	3.62%	3.81%
% 2009 Age 21-24	5.81%	5.83%	5.64%
% 2009 Age 25-29	11.01%	9.71%	9.10%
% 2009 Age 30-34	10.40%	9.24%	8.69%
% 2009 Age 35-39	7.65%	7.54%	7.87%
% 2009 Age 40-44	7.03%	7.07%	7.11%
% 2009 Age 45-49	6.12%	6.56%	6.46%
% 2009 Age 50-54	4.59%	5.58%	5.90%
% 2009 Age 55-59	3.98%	4.73%	4.93%

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% 2009 Age 60-64	3.67%	3.92%	4.06%
% 2009 Age 65-69	2.75%	3.19%	3.23%
% 2009 Age 70-74	2.45%	2.64%	2.70%
% 2009 Age 75-79	1.83%	2.13%	2.08%
% 2009 Age 80-84	0.92%	1.32%	1.39%
% 2009 Age 85+	0.61%	1.28%	1.21%
2009 White Population	318	2,272	6,293
2009 Black Population	n/a	10	35
2009 Asian/Hawaiian/Pacific Islander	2	8	16
2009 American Indian/Alaska Native	2	16	38
2009 Other Population (Incl 2+ Races)	5	44	146
2009 Hispanic Population	10	66	206
2009 Non-Hispanic Population	318	2,283	6,322
% 2009 White Population	97.25%	96.68%	96.40%
% 2009 Black Population	0.00%	0.43%	0.54%
% 2009 Asian/Hawaiian/Pacific Islander	0.61%	0.34%	0.25%
% 2009 American Indian/Alaska Native	0.61%	0.68%	0.58%
% 2009 Other Population (Incl 2+ Races)	1.53%	1.87%	2.24%
% 2009 Hispanic Population	3.05%	2.81%	3.16%
% 2009 Non-Hispanic Population	96.95%	97.19%	96.84%
2000 Non-Hispanic White	251	1,687	4,601
2000 Non-Hispanic Black	n/a	4	16
2000 Non-Hispanic Amer Indian/Alaska Native	1	3	9
2000 Non-Hispanic Asian	n/a	n/a	n/a
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	8	15
2000 Non-Hispanic Some Other Race	n/a	1	7
2000 Non-Hispanic Two or More Races	n/a	4	35
% 2000 Non-Hispanic White	99.60%	98.83%	98.25%
% 2000 Non-Hispanic Black	0.00%	0.23%	0.34%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.40%	0.18%	0.19%
% 2000 Non-Hispanic Asian	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.47%	0.32%
% 2000 Non-Hispanic Some Other Race	0.00%	0.06%	0.15%
% 2000 Non-Hispanic Two or More Races	0.00%	0.23%	0.75%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	328	2,349	6,529
2009 Total Households	121	890	2,405
Population Change 1990-2009	205	1,333	3,670

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Household Change 1990-2009	75	511	1,377
% Population Change 1990-2009	166.67%	131.20%	128.37%
% Household Change 1990-2009	163.04%	134.83%	133.95%
Population Change 2000-2009	71	615	1,750
Household Change 2000-2009	26	234	644
% Population Change 2000-2009	27.63%	35.47%	36.62%
% Households Change 2000-2009	27.37%	35.67%	36.57%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	105	725	1,951
2000 Occupied Housing Units	97	648	1,733
2000 Owner Occupied Housing Units	82	560	1,485
2000 Renter Occupied Housing Units	15	87	248
2000 Vacant Housing Units	9	78	218
% 2000 Occupied Housing Units	92.38%	89.38%	88.83%
% 2000 Owner Occupied Housing Units	77.36%	77.24%	76.11%
% 2000 Renter Occupied Housing Units	14.15%	12.00%	12.71%
% 2000 Vacant Housing Units	8.49%	10.76%	11.17%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$50,277	\$42,272	\$45,020
2009 Per Capita Income	\$21,606	\$21,023	\$21,665
2009 Average Household Income	\$58,568	\$55,486	\$58,814
2009 Household Income < \$10,000	5	45	121
2009 Household Income \$10,000-\$14,999	2	34	99
2009 Household Income \$15,000-\$19,999	2	45	132
2009 Household Income \$20,000-\$24,999	13	87	192
2009 Household Income \$25,000-\$29,999	4	60	154
2009 Household Income \$30,000-\$34,999	6	64	171
2009 Household Income \$35,000-\$39,999	10	80	176
2009 Household Income \$40,000-\$44,999	11	66	157
2009 Household Income \$45,000-\$49,999	6	43	117
2009 Household Income \$50,000-\$59,999	18	94	279
2009 Household Income \$60,000-\$74,999	20	141	428
2009 Household Income \$75,000-\$99,999	17	87	238
2009 Household Income \$100,000-\$124,999	2	19	63
2009 Household Income \$125,000-\$149,999	1	11	30
2009 Household Income \$150,000-\$199,999	2	10	32
2009 Household Income \$200,000-\$249,999	n/a	2	7
2009 Household Income \$250,000-\$499,999	n/a	2	9
2009 Household Income \$500,000+	n/a	n/a	n/a
2009 Household Income \$200,000+	1	4	16

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% 2009 Household Income < \$10,000	4.20%	5.06%	5.03%
% 2009 Household Income \$10,000-\$14,999	1.68%	3.82%	4.12%
% 2009 Household Income \$15,000-\$19,999	1.68%	5.06%	5.49%
% 2009 Household Income \$20,000-\$24,999	10.92%	9.78%	7.98%
% 2009 Household Income \$25,000-\$29,999	3.36%	6.74%	6.40%
% 2009 Household Income \$30,000-\$34,999	5.04%	7.19%	7.11%
% 2009 Household Income \$35,000-\$39,999	8.40%	8.99%	7.32%
% 2009 Household Income \$40,000-\$44,999	9.24%	7.42%	6.53%
% 2009 Household Income \$45,000-\$49,999	5.04%	4.83%	4.86%
% 2009 Household Income \$50,000-\$59,999	15.13%	10.56%	11.60%
% 2009 Household Income \$60,000-\$74,999	16.81%	15.84%	17.80%
% 2009 Household Income \$75,000-\$99,999	14.29%	9.78%	9.90%
% 2009 Household Income \$100,000-\$124,999	1.68%	2.13%	2.62%
% 2009 Household Income \$125,000-\$149,999	0.84%	1.24%	1.25%
% 2009 Household Income \$150,000-\$199,999	1.68%	1.12%	1.33%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.22%	0.29%
% 2009 Household Income \$250,000-\$499,999	0.00%	0.22%	0.37%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.84%	0.45%	0.67%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$37,533	\$270,473	\$786,891
2009 Jewelry Stores	\$28,127	\$202,686	\$589,678
2009 Mens Clothing Stores	\$55,847	\$402,441	\$1,170,827
2009 Shoe Stores	\$53,012	\$382,011	\$1,111,392
2009 Womens Clothing Stores	\$103,861	\$748,444	\$2,177,460
2009 Automobile Dealers	\$818,485	\$5,898,150	\$17,159,584
2009 Automotive Parts/Acc/Repair Stores	\$90,861	\$654,764	\$1,904,916
2009 Other Motor Vehicle Dealers	\$25,829	\$186,128	\$541,504
2009 Tire Dealers	\$24,247	\$174,728	\$508,340
2009 Hardware Stores	\$11,322	\$81,590	\$237,371
2009 Home Centers	\$87,483	\$630,421	\$1,834,095
2009 Nursery/Garden Centers	\$25,741	\$185,491	\$539,653
2009 Outdoor Power Equipment Stores	\$12,811	\$92,319	\$268,586
2009 Paint/Wallpaper Stores	\$3,587	\$25,845	\$75,191
2009 Appliance/TV/Other Electronics Stores	\$62,882	\$453,137	\$1,318,320
2009 Camera/Photographic Supplies Stores	\$11,565	\$83,337	\$242,454
2009 Computer/Software Stores	\$36,692	\$264,409	\$769,250
2009 Beer/Wine/Liquor Stores	\$40,507	\$291,900	\$849,230
2009 Convenience/Specialty Food Stores	\$129,316	\$808,365	\$2,124,030
2009 Restaurant Expenditures	\$560,601	\$3,647,348	\$9,709,578
2009 Supermarkets/Other Grocery excl Conv	\$511,258	\$3,684,216	\$10,718,550

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2009 Furniture Stores	\$71,427	\$514,715	\$1,497,470
2009 Home Furnishings Stores	\$39,673	\$285,891	\$831,746
2009 Gen Merch/Appliance/Furniture Stores	\$622,179	\$4,483,533	\$13,044,015
2009 Gasoline Stations w/ Convenience Stores	\$411,638	\$2,842,827	\$8,042,924
2009 Other Gasoline Stations	\$282,322	\$2,034,462	\$5,918,894
2009 Department Stores excl Leased Depts	\$685,061	\$4,936,670	\$14,362,335
2009 General Merchandise Stores	\$550,752	\$3,968,817	\$11,546,545
2009 Other Health/Personal Care Stores	\$51,949	\$374,353	\$1,089,113
2009 Pharmacies/Drug Stores	\$247,879	\$1,786,264	\$5,196,806
2009 Pet/Pet Supplies Stores	\$36,094	\$260,097	\$756,704
2009 Book/Periodical/Music Stores	\$7,538	\$54,321	\$158,036
2009 Hobby/Toy/Game Stores	\$25,859	\$186,347	\$542,141
2009 Musical Instrument/Supplies Stores	\$6,826	\$49,188	\$143,103
2009 Sewing/Needlework/Piece Goods Stores	\$1,787	\$12,875	\$37,459
2009 Sporting Goods Stores	\$17,631	\$127,054	\$369,641
2009 Video Tape Stores - Retail	\$5,676	\$40,903	\$119,000

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