



Jordan Company
Investment & Commercial Real Estate



Available

**1.45 Acre Graded & Signalized Pin Corner
4001 Nine McFarland Drive
Unincorporated Forsyth County**



Presented by:

The Jordan Company

4200 Northside Parkway

Office: 404.237.2900

Building 3, STE A

Atlanta GA 30327

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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Location: Signalized pin corner located at Hwy 9 and McFarland Rd. approximately two miles from the GA 400 and McFarland Rd. interchange (Exit 12)

Within a three mile radius of the property, there is a population of 29,238 with a median household income of over \$78,688.

On-Site: Graded with parking lot pavement in place. Offsite detention.

Vehicle Traffic: 24,300 vehicles per day on Atlanta Hwy

Acreage: 1.45 acres

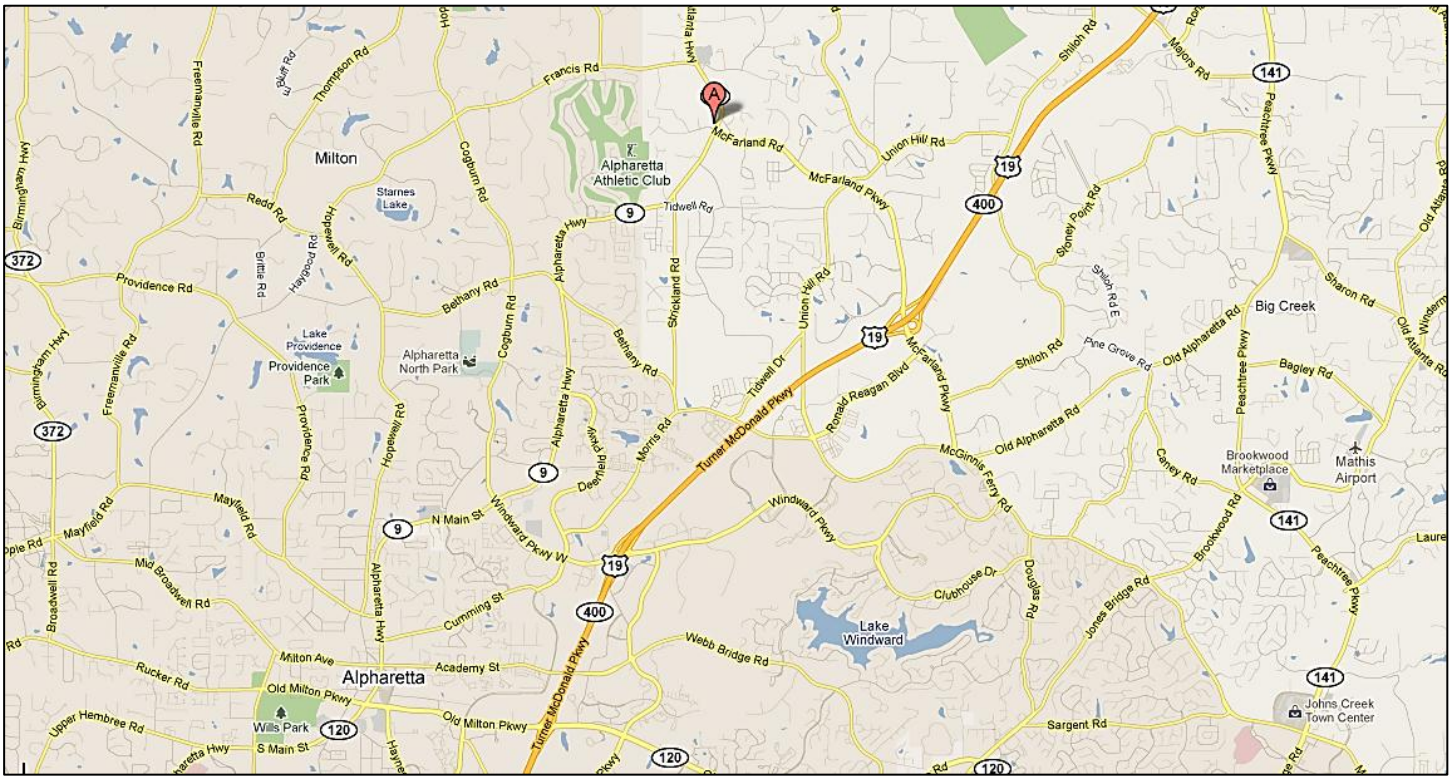
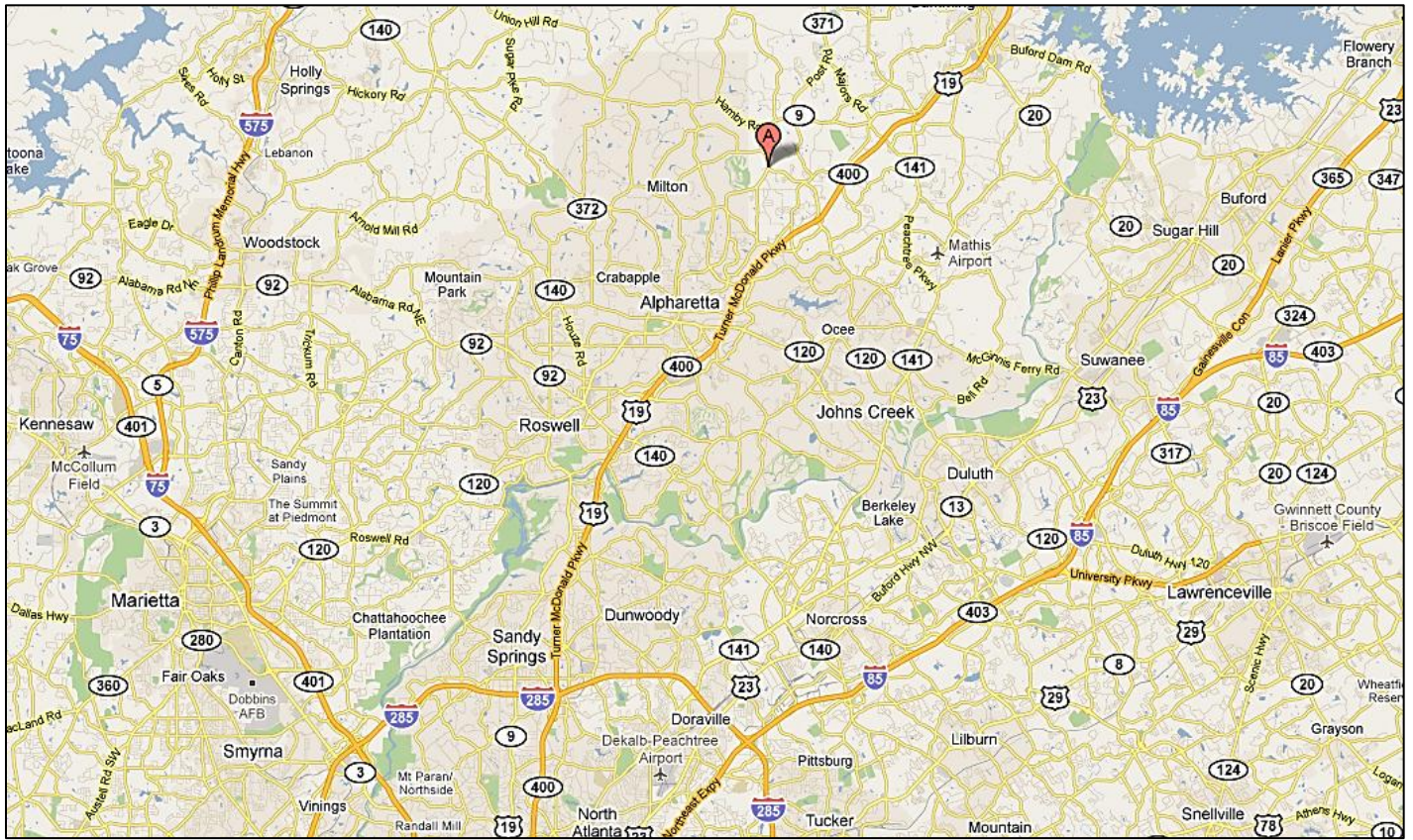
Frontage: ± 204ft on Atlanta Highway – full access curb cut in place (shared with adjacent building)
± 203 ft on Nine McFarland Drive – full access curb cut in place

Zoning: CBD Commercial Business District (Unincorporated Forsyth County)

Property Taxes 2011: ± \$6,983

Price: \$750,000

Maps



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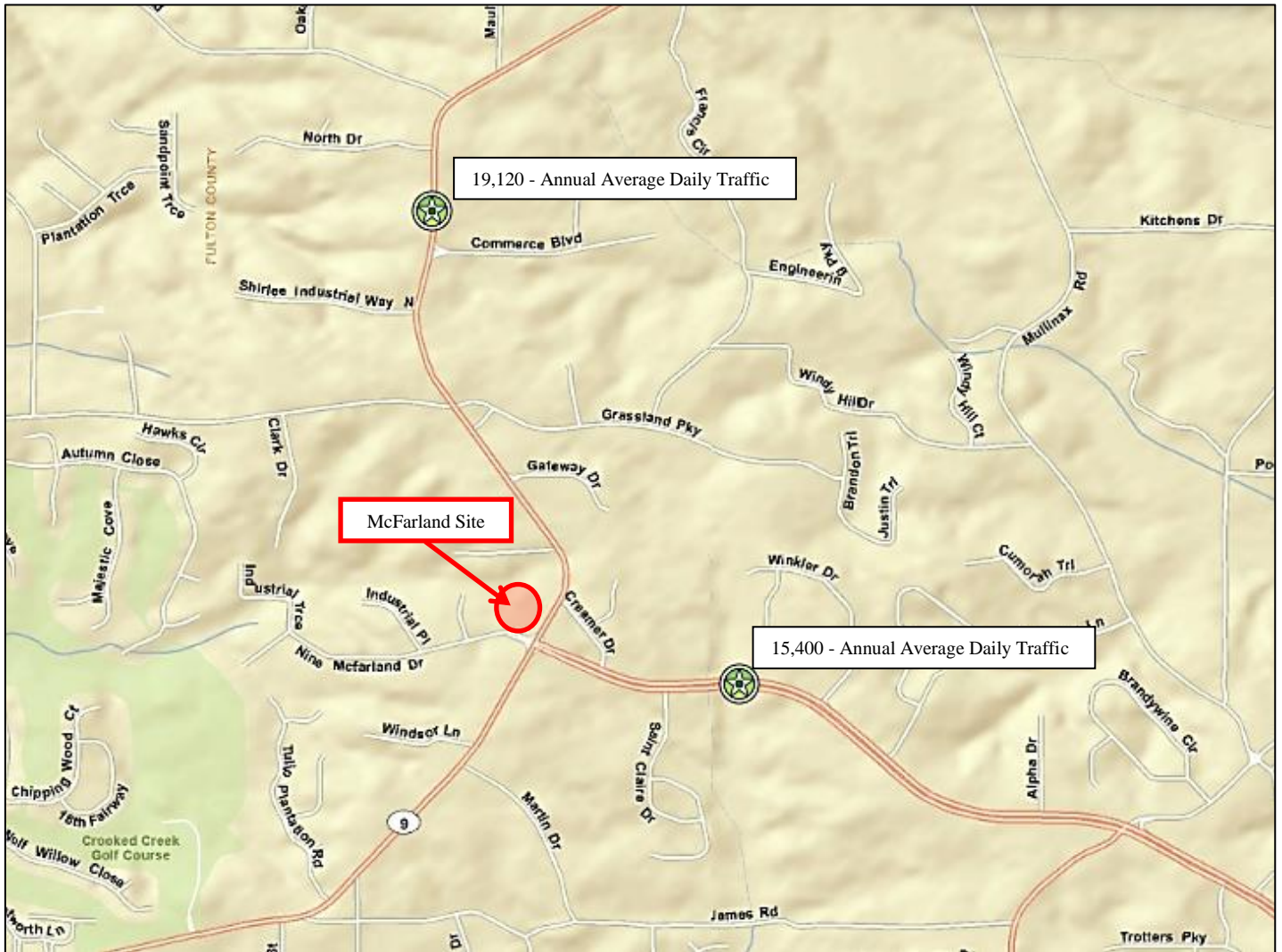


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Traffic Counts



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Sewer/Waste access to Nine McFarland Drive

(January 15th, 2011)



 Option I: 635 FT, Crosses three parcels, (019 008, 019 140, 018 052)

 Option II 865 FT, Public Right of Way (POW)

 Option III: 855 FT, POW and Crosses parcel (019 054)

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Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	1,643	14,719	48,145
2011 Female Population	1,556	14,519	47,898
% 2011 Male Population	51.36%	50.34%	50.13%
% 2011 Female Population	48.64%	49.66%	49.87%
2011 Total Adult Population	2,233	20,560	66,848
2011 Total Daytime Population	9,281	36,495	107,574
2011 Total Daytime Work Population	4,815	16,435	53,269
2011 Median Age Total Population	32	33	33
2011 Median Age Adult Population	41	41	41
2011 Age 0-5	343	3,180	10,773
2011 Age 6-13	415	3,563	12,230
2011 Age 14-17	208	1,934	6,191
2011 Age 18-20	110	1,034	3,318
2011 Age 21-24	152	1,268	4,252
2011 Age 25-29	211	1,946	6,023
2011 Age 30-34	243	2,393	7,473
2011 Age 35-39	267	2,535	8,422
2011 Age 40-44	276	2,414	8,001
2011 Age 45-49	247	2,221	7,219
2011 Age 50-54	208	1,931	6,179
2011 Age 55-59	160	1,538	5,067
2011 Age 60-64	132	1,200	4,032
2011 Age 65-69	91	791	2,635
2011 Age 70-74	53	543	1,777
2011 Age 75-79	37	369	1,193
2011 Age 80-84	25	212	716
2011 Age 85+	22	166	541
% 2011 Age 0-5	10.72%	10.88%	11.22%
% 2011 Age 6-13	12.97%	12.19%	12.73%
% 2011 Age 14-17	6.50%	6.61%	6.45%
% 2011 Age 18-20	3.44%	3.54%	3.45%
% 2011 Age 21-24	4.75%	4.34%	4.43%
% 2011 Age 25-29	6.59%	6.66%	6.27%
% 2011 Age 30-34	7.59%	8.18%	7.78%
% 2011 Age 35-39	8.34%	8.67%	8.77%
% 2011 Age 40-44	8.63%	8.26%	8.33%
% 2011 Age 45-49	7.72%	7.60%	7.52%
% 2011 Age 50-54	6.50%	6.60%	6.43%
% 2011 Age 55-59	5.00%	5.26%	5.28%
% 2011 Age 60-64	4.13%	4.10%	4.20%
% 2011 Age 65-69	2.84%	2.71%	2.74%

% 2011 Age 70-74	1.66%	1.86%	1.85%
% 2011 Age 75-79	1.16%	1.26%	1.24%
% 2011 Age 80-84	0.78%	0.73%	0.75%
% 2011 Age 85+	0.69%	0.57%	0.56%
2011 White Population	2,454	21,770	72,533
2011 Black Population	206	2,449	7,190
2011 Asian/Hawaiian/Pacific Islander	355	3,390	11,448
2011 American Indian/Alaska Native	9	72	215
2011 Other Population (Incl 2+ Races)	175	1,556	4,657
2011 Hispanic Population	310	2,616	7,787
2011 Non-Hispanic Population	2,889	26,622	88,256
% 2011 White Population	76.71%	74.46%	75.52%
% 2011 Black Population	6.44%	8.38%	7.49%
% 2011 Asian/Hawaiian/Pacific Islander	11.10%	11.59%	11.92%
% 2011 American Indian/Alaska Native	0.28%	0.25%	0.22%
% 2011 Other Population (Incl 2+ Races)	5.47%	5.32%	4.85%
% 2011 Hispanic Population	9.69%	8.95%	8.11%
% 2011 Non-Hispanic Population	90.31%	91.05%	91.89%
2000 Non-Hispanic White	1,285	12,494	47,876
2000 Non-Hispanic Black	36	476	1,936
2000 Non-Hispanic Amer Indian/Alaska Native	3	49	198
2000 Non-Hispanic Asian	24	325	1,779
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	1	7	106
2000 Non-Hispanic Two or More Races	15	232	631
% 2000 Non-Hispanic White	94.21%	91.98%	91.15%
% 2000 Non-Hispanic Black	2.64%	3.50%	3.69%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.22%	0.36%	0.38%
% 2000 Non-Hispanic Asian	1.76%	2.39%	3.39%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.07%	0.05%	0.20%
% 2000 Non-Hispanic Two or More Races	1.10%	1.71%	1.20%
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	3,198	29,237	96,043
2011 Total Households	1,019	10,384	34,013
Population Change 1990-2011	2,667	24,722	76,679
Household Change 1990-2011	832	8,746	26,648
% Population Change 1990-2011	502.26%	547.55%	395.99%
% Household Change 1990-2011	444.92%	533.94%	361.82%
Population Change 2000-2011	1,731	14,881	40,908
Household Change 2000-2011	538	5,057	13,572
% Population Change 2000-2011	118.00%	103.66%	74.20%

% Households Change 2000-2011	111.85%	94.93%	66.40%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	507	5,770	21,572
2000 Occupied Housing Units	479	5,361	20,463
2000 Owner Occupied Housing Units	416	4,428	16,327
2000 Renter Occupied Housing Units	62	933	4,136
2000 Vacant Housing Units	29	409	1,109
% 2000 Occupied Housing Units	94.48%	92.91%	94.86%
% 2000 Owner Occupied Housing Units	82.05%	76.74%	75.69%
% 2000 Renter Occupied Housing Units	12.23%	16.17%	19.17%
% 2000 Vacant Housing Units	5.72%	7.09%	5.14%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$88,297	\$78,688	\$88,683
2011 Per Capita Income	\$36,694	\$39,460	\$41,578
2011 Average Household Income	\$115,160	\$111,101	\$117,406
2011 Household Income < \$10,000	35	336	840
2011 Household Income \$10,000-\$14,999	29	226	680
2011 Household Income \$15,000-\$19,999	30	239	733
2011 Household Income \$20,000-\$24,999	19	243	663
2011 Household Income \$25,000-\$29,999	47	547	1,153
2011 Household Income \$30,000-\$34,999	39	561	951
2011 Household Income \$35,000-\$39,999	31	331	832
2011 Household Income \$40,000-\$44,999	36	529	1,159
2011 Household Income \$45,000-\$49,999	34	269	992
2011 Household Income \$50,000-\$59,999	59	771	2,599
2011 Household Income \$60,000-\$74,999	51	845	3,041
2011 Household Income \$75,000-\$99,999	188	1,996	6,145
2011 Household Income \$100,000-\$124,999	97	942	4,275
2011 Household Income \$125,000-\$149,999	85	710	3,082
2011 Household Income \$150,000-\$199,999	116	836	3,398
2011 Household Income \$200,000-\$249,999	41	383	1,439
2011 Household Income \$250,000-\$499,999	75	563	1,829
2011 Household Income \$500,000+	8	56	202
2011 Household Income \$200,000+	124	1,002	3,470
% 2011 Household Income < \$10,000	3.43%	3.24%	2.47%
% 2011 Household Income \$10,000-\$14,999	2.84%	2.18%	2.00%
% 2011 Household Income \$15,000-\$19,999	2.94%	2.30%	2.16%
% 2011 Household Income \$20,000-\$24,999	1.86%	2.34%	1.95%
% 2011 Household Income \$25,000-\$29,999	4.61%	5.27%	3.39%
% 2011 Household Income \$30,000-\$34,999	3.82%	5.40%	2.80%
% 2011 Household Income \$35,000-\$39,999	3.04%	3.19%	2.45%
% 2011 Household Income \$40,000-\$44,999	3.53%	5.09%	3.41%
% 2011 Household Income \$45,000-\$49,999	3.33%	2.59%	2.92%
% 2011 Household Income \$50,000-\$59,999	5.78%	7.43%	7.64%

% 2011 Household Income \$60,000-\$74,999	5.00%	8.14%	8.94%
% 2011 Household Income \$75,000-\$99,999	18.43%	19.22%	18.07%
% 2011 Household Income \$100,000-\$124,999	9.51%	9.07%	12.57%
% 2011 Household Income \$125,000-\$149,999	8.33%	6.84%	9.06%
% 2011 Household Income \$150,000-\$199,999	11.37%	8.05%	9.99%
% 2011 Household Income \$200,000-\$249,999	4.02%	3.69%	4.23%
% 2011 Household Income \$250,000-\$499,999	7.35%	5.42%	5.38%
% 2011 Household Income \$500,000+	0.78%	0.54%	0.59%
% 2011 Household Income \$200,000+	12.16%	9.65%	10.20%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$612,535	\$6,034,645	\$20,405,432
2011 Jewelry Stores	\$429,127	\$4,161,280	\$14,157,211
2011 Mens Clothing Stores	\$862,891	\$8,470,307	\$28,702,283
2011 Shoe Stores	\$834,919	\$8,287,923	\$27,978,730
2011 Womens Clothing Stores	\$1,430,264	\$14,004,747	\$47,603,562
2011 Automobile Dealers	\$9,415,886	\$91,759,890	\$313,685,182
2011 Automotive Parts/Acc/Repair Stores	\$1,230,834	\$12,040,915	\$40,954,458
2011 Other Motor Vehicle Dealers	\$402,776	\$3,984,843	\$13,468,378
2011 Tire Dealers	\$324,371	\$3,140,412	\$10,718,763
2011 Hardware Stores	\$334,154	\$3,586,853	\$11,735,364
2011 Home Centers	\$1,074,335	\$10,934,493	\$36,826,759
2011 Nursery/Garden Centers	\$342,539	\$3,313,014	\$11,312,704
2011 Outdoor Power Equipment Stores	\$90,216	\$867,077	\$3,025,933
2011 Paint/Wallpaper Stores	\$34,320	\$340,392	\$1,163,260
2011 Appliance/TV/Other Electronics Stores	\$997,754	\$9,764,765	\$33,102,401
2011 Camera/Photographic Supplies Stores	\$161,709	\$1,598,793	\$5,416,623
2011 Computer/Software Stores	\$455,397	\$4,476,232	\$15,232,926
2011 Beer/Wine/Liquor Stores	\$668,101	\$6,608,576	\$22,314,622
2011 Convenience/Specialty Food Stores	\$1,613,037	\$15,931,802	\$56,233,290
2011 Restaurant Expenditures	\$8,812,709	\$88,307,377	\$320,557,267
2011 Supermarkets/Other Grocery excl Conv	\$6,965,125	\$68,851,467	\$233,406,303
2011 Furniture Stores	\$978,875	\$9,590,013	\$32,595,439
2011 Home Furnishings Stores	\$713,507	\$7,079,852	\$23,847,988
2011 Gen Merch/Appliance/Furniture Stores	\$8,848,114	\$86,983,990	\$295,105,631
2011 Gasoline Stations w/ Convenience Stores	\$6,245,557	\$61,854,923	\$211,209,851
2011 Other Gasoline Stations	\$4,632,521	\$45,923,121	\$154,976,560
2011 Department Stores excl Leased Depts	\$9,845,868	\$96,748,755	\$328,208,033
2011 General Merchandise Stores	\$7,869,239	\$77,393,977	\$262,510,193
2011 Other Health/Personal Care Stores	\$607,235	\$5,937,784	\$20,268,894
2011 Pharmacies/Drug Stores	\$3,289,441	\$32,422,588	\$110,073,301
2011 Pet/Pet Supplies Stores	\$473,019	\$4,694,400	\$15,908,313
2011 Book/Periodical/Music Stores	\$135,950	\$1,295,070	\$4,416,868
2011 Hobby/Toy/Game Stores	\$88,124	\$874,024	\$3,150,784
2011 Musical Instrument/Supplies Stores	\$86,677	\$845,885	\$2,883,442

2011 Sewing/Needlework/Piece Goods Stores	\$31,330	\$312,774	\$1,052,066
2011 Sporting Goods Stores	\$792,710	\$7,936,189	\$26,400,700
2011 Video Tape Stores - Retail	\$80,054	\$784,711	\$2,665,079