



Jordan Company
Investment & Commercial Real Estate



Available

+/- 84 Acres Zoned Mixed-Use

**In the immediate vicinity of the Parkway Village Mixed-Use Development
Union City, GA 30213**



Presented By:

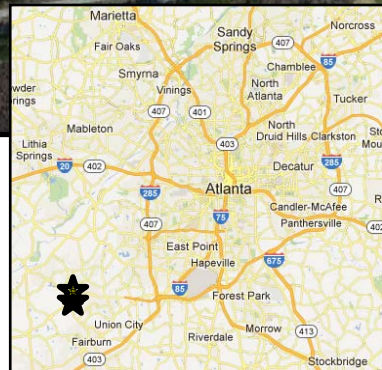
The Jordan Company

Rob Jordan & David Walmsley

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Atlanta, Georgia 30327

(404) 237 – 2900



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Location: Located within the city limits of Union City in South Fulton County (+/-5 acres of Tract 1 is in unincorporated Fulton County), in the immediate vicinity of the Publix anchored retail development known as Parkway Village, completed in 2008. Tract 1 (+/- 56 acres) is located south of Jones Road & Campbellton Fairburn Road (Hwy 92). Tract 2 (+/-29 Acres) is located south of Tract 1 on South Fulton Parkway.

Access: Subject property is located at the major intersection of Hwy 92 and South Fulton Parkway, which is the primary arterial road in South Fulton. All tracts have great visibility from public right of way.

Onsite: +/- 84 acres of land in a natural wooded state with medium topography. A stream runs though the west and east sides of Tract 1. Tract 1 is serviced by an 8” gravity flow sewer, while Tract 2 has gravity flow sewer in South Fulton Pkwy right of way (12” line adjacent to property line). All other utilities available.

Frontage: +/- 2,256 feet of frontage on Hwy 92 (Tract 1)
+/- 651 feet frontage on South Fulton Pkwy (Tract 2)

Zoning: TCMU (Town Center Mixed Use)
Allows a wide variety of development including single/multi family, hotels, office, and retail. Partial ordinance attached.
+/- 5 acres in Fulton County – AG-1

Traffic Counts: +/-15,700 vehicles per day on South Fulton Parkway
+/-14,000 vehicles per day on Hwy 92

**Property Taxes
(County/City):** \$9,825.73 (2014)

Price: \$2,100,000 (\$25,000/Acre) *Will consider subdividing*

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Nearby Multifamily Developments

Arcadia at Parkway Village:

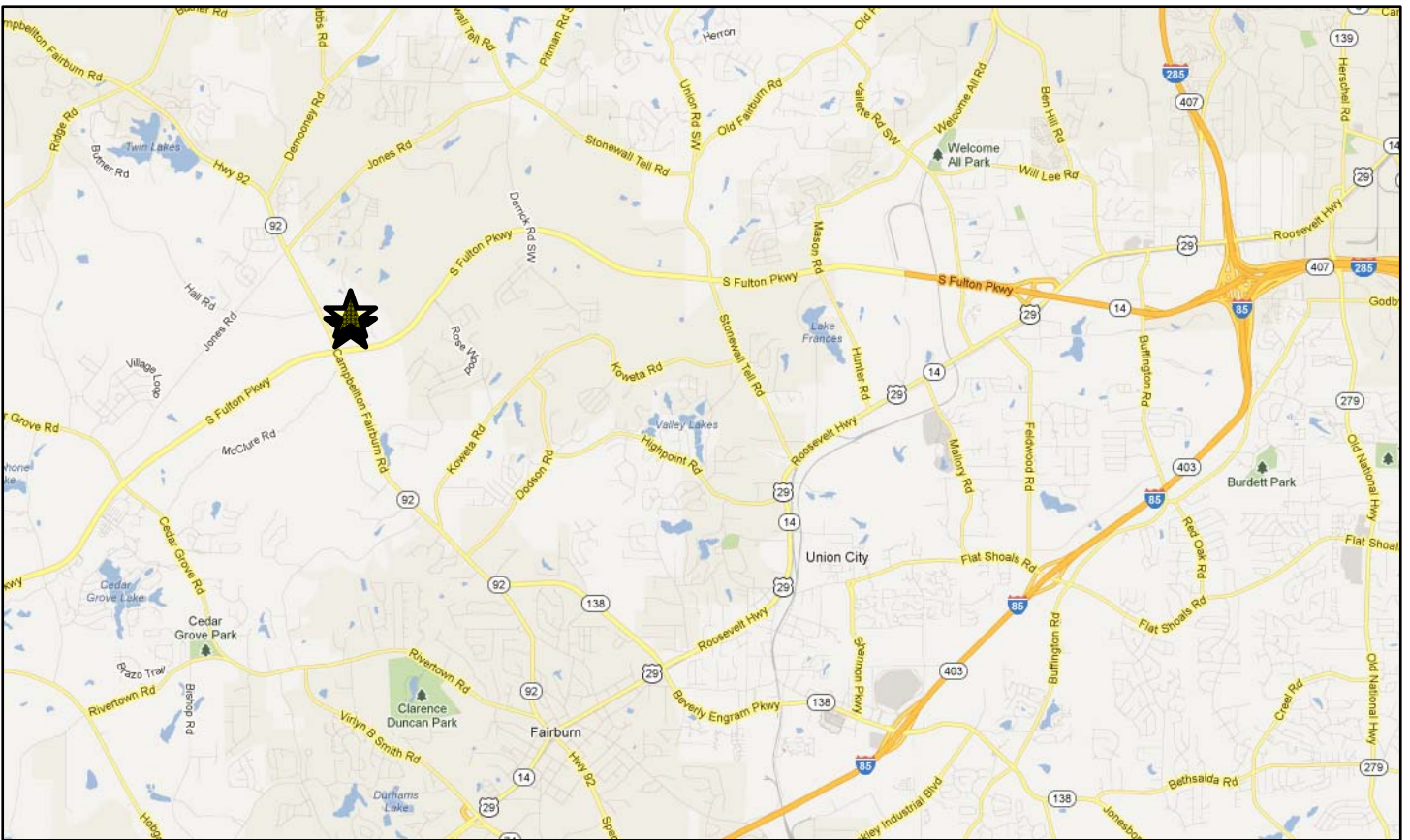
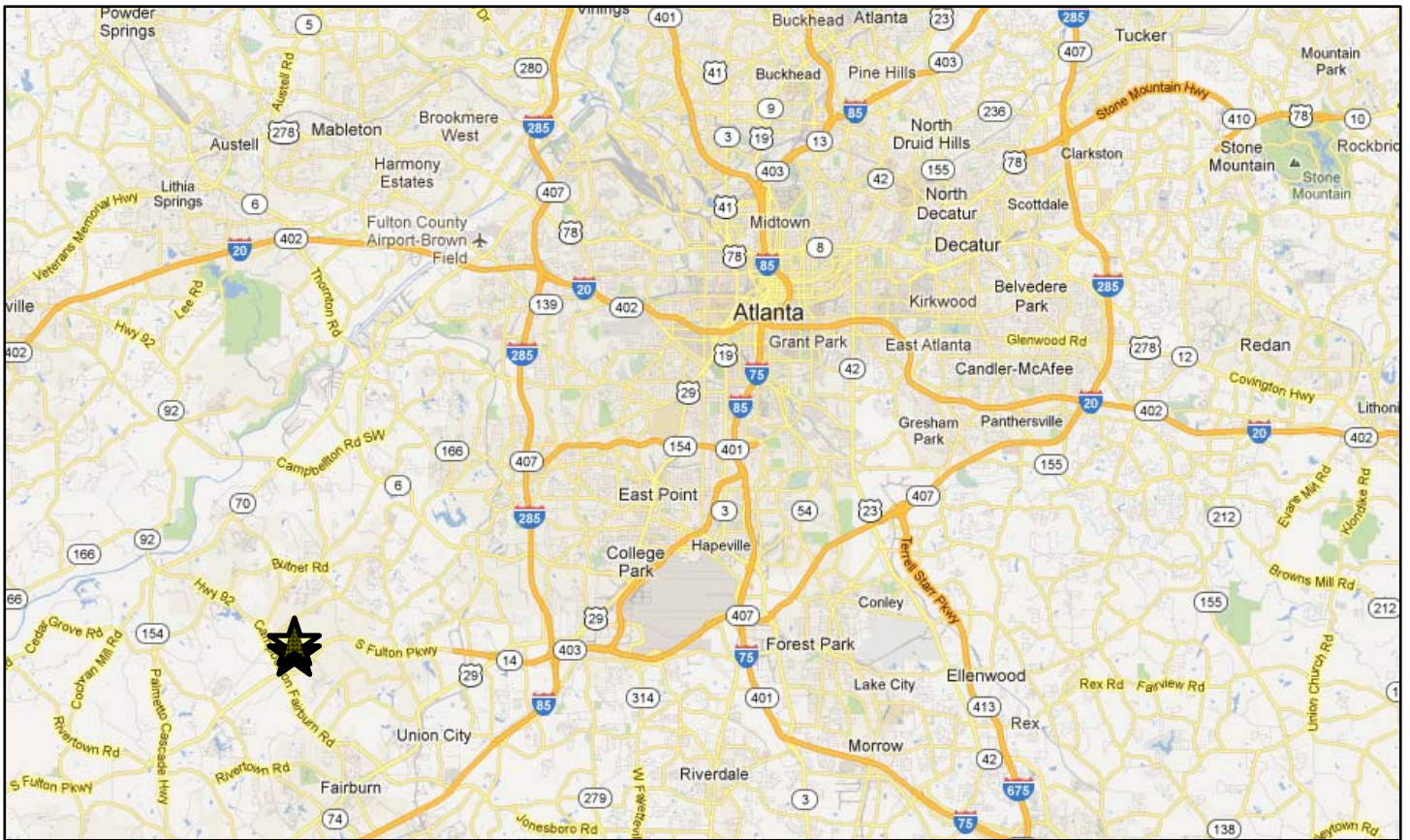
Apartment living consisting of 292 one bedroom/ one bath, two bedroom/ two bath, and three bedroom/ two bath units. Amenities include a basketball court, tennis court, swimming pool, fitness room, business center, and theatre room.

Woodbridge at Parkway Village:

Affordable housing development with 292 one bedroom/ one bath and two bedroom/ two bath active adult units (62 and older). Amenities include resident library, grilling areas, gazebos, gardening areas, shuffle board, business center, fitness center, computer center and a courtyard.

Providence at Parkway Village:

Two apartment buildings (**under construction**) with a total of 150 one bedroom/ one bath and two bedroom/ two bath units. Amenities include elevators, two common areas, a gazebo, BBQ pavilion, picnic area, and garden shelters.



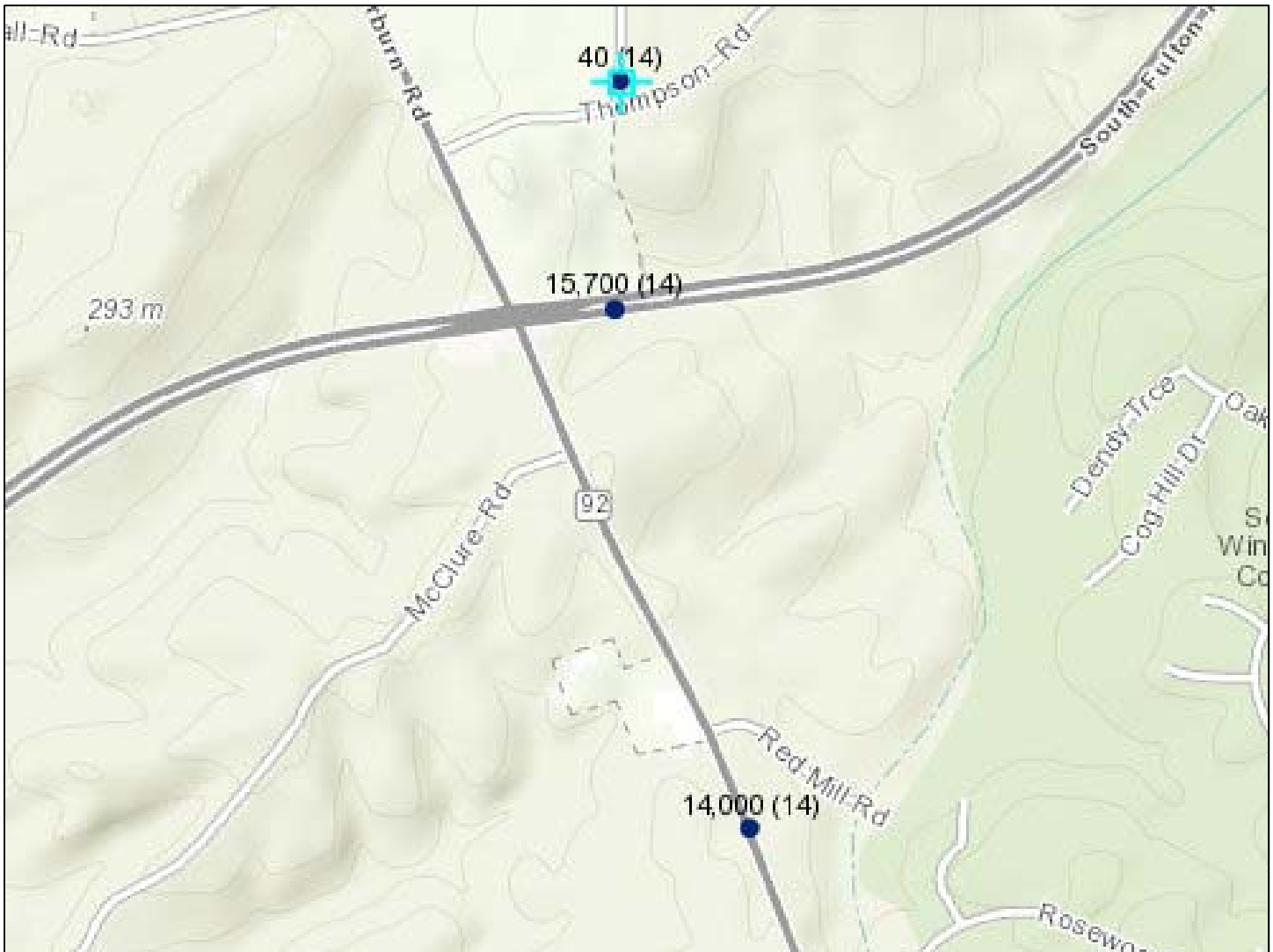
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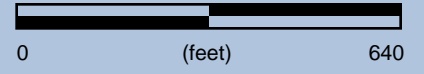
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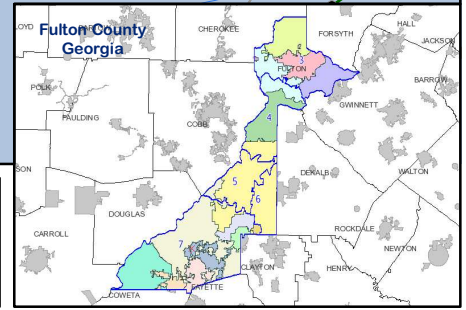
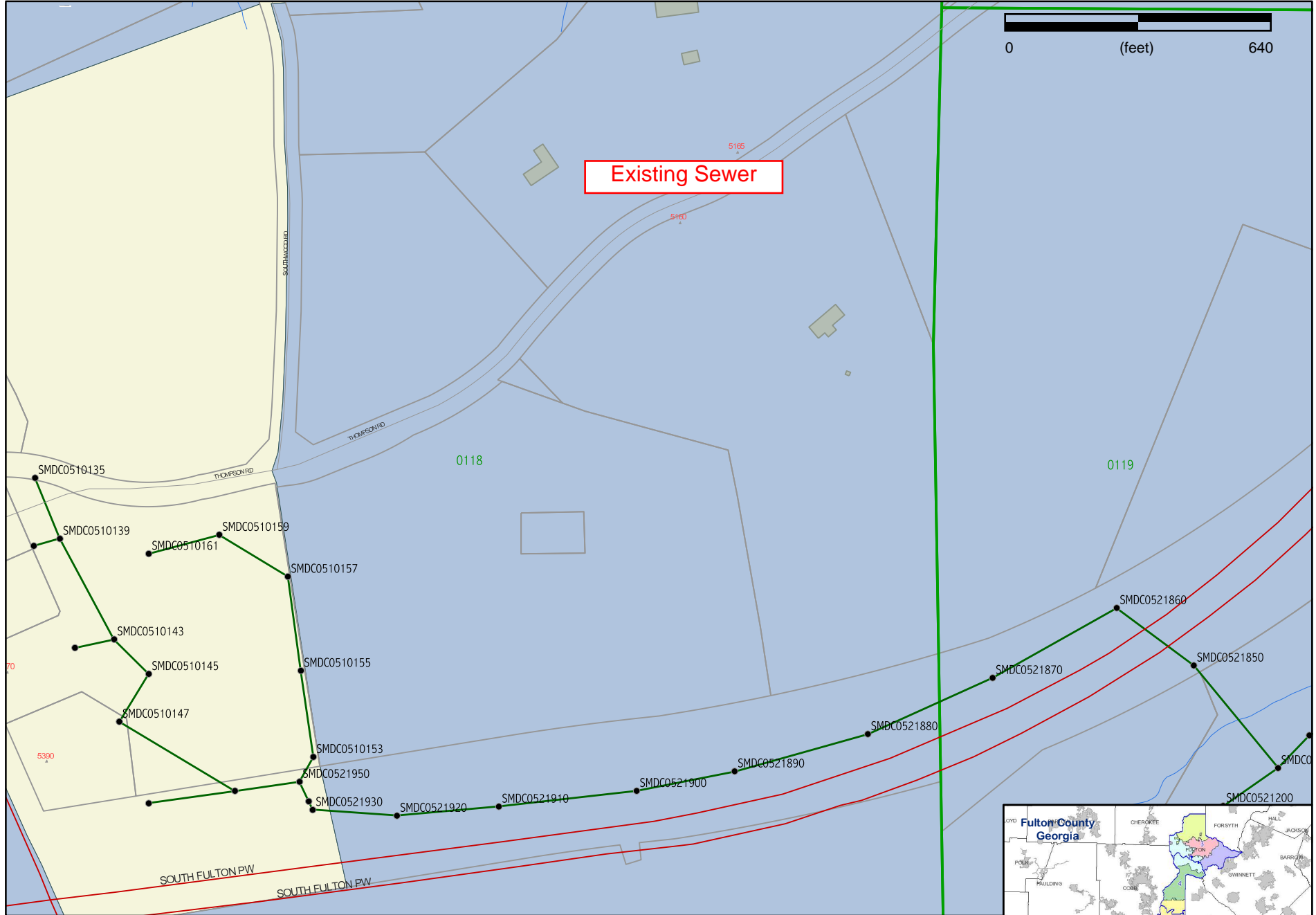
Traffic Counts (2014)



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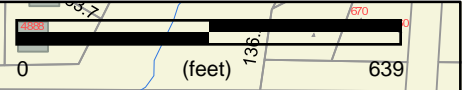
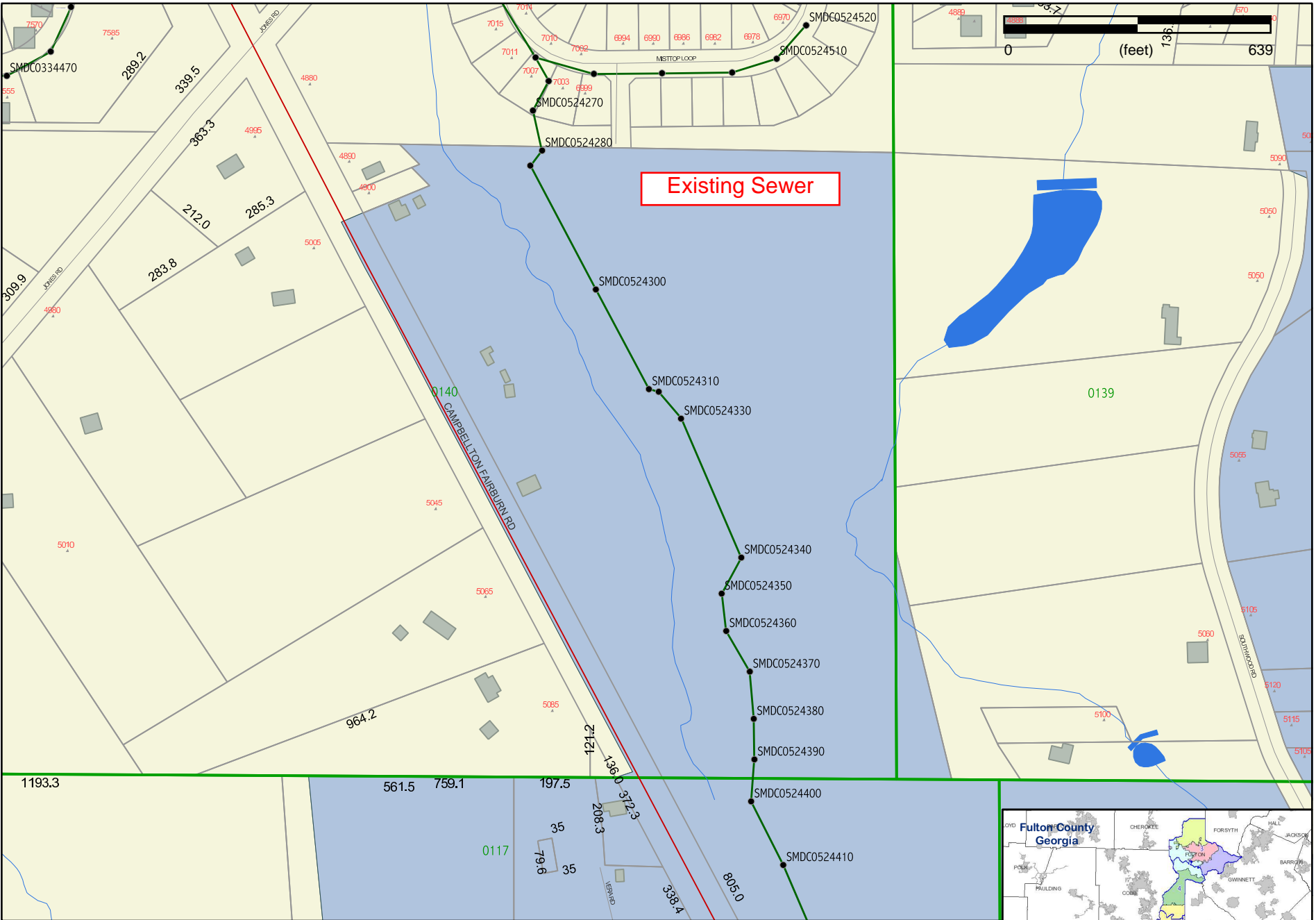
Existing Sewer



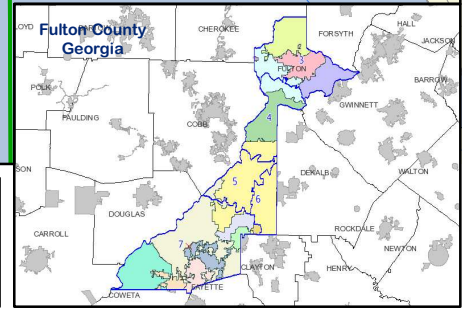
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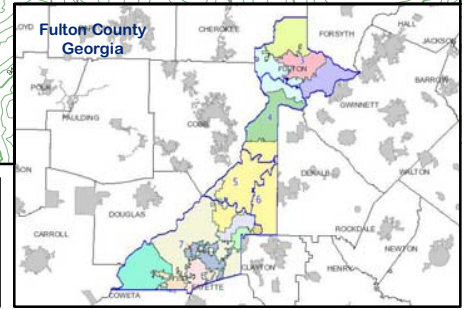
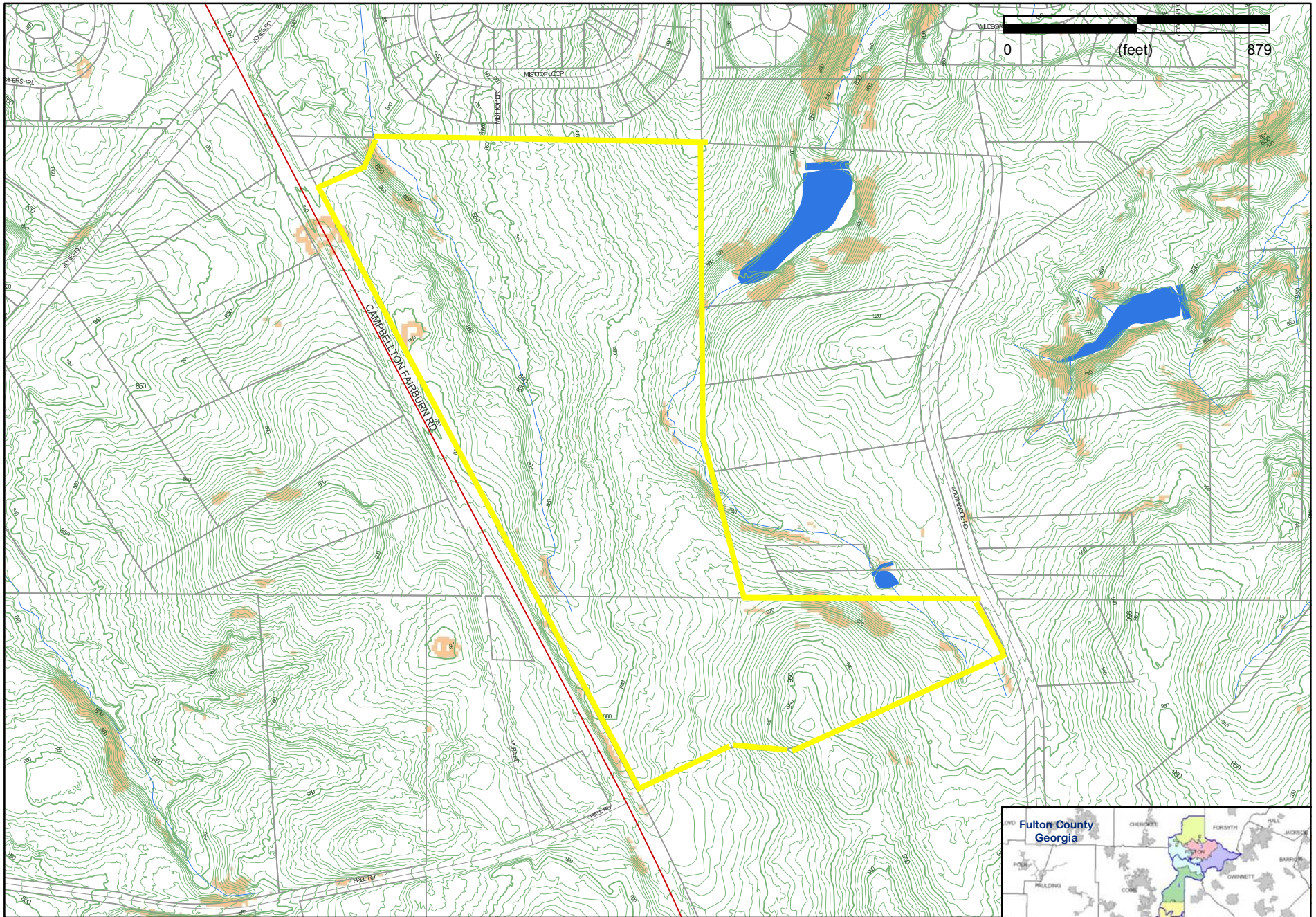
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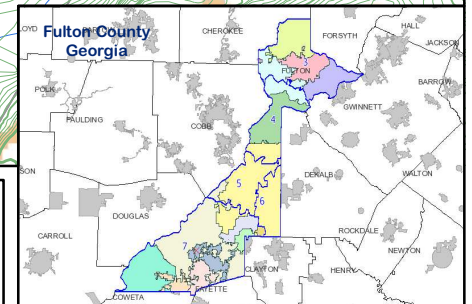
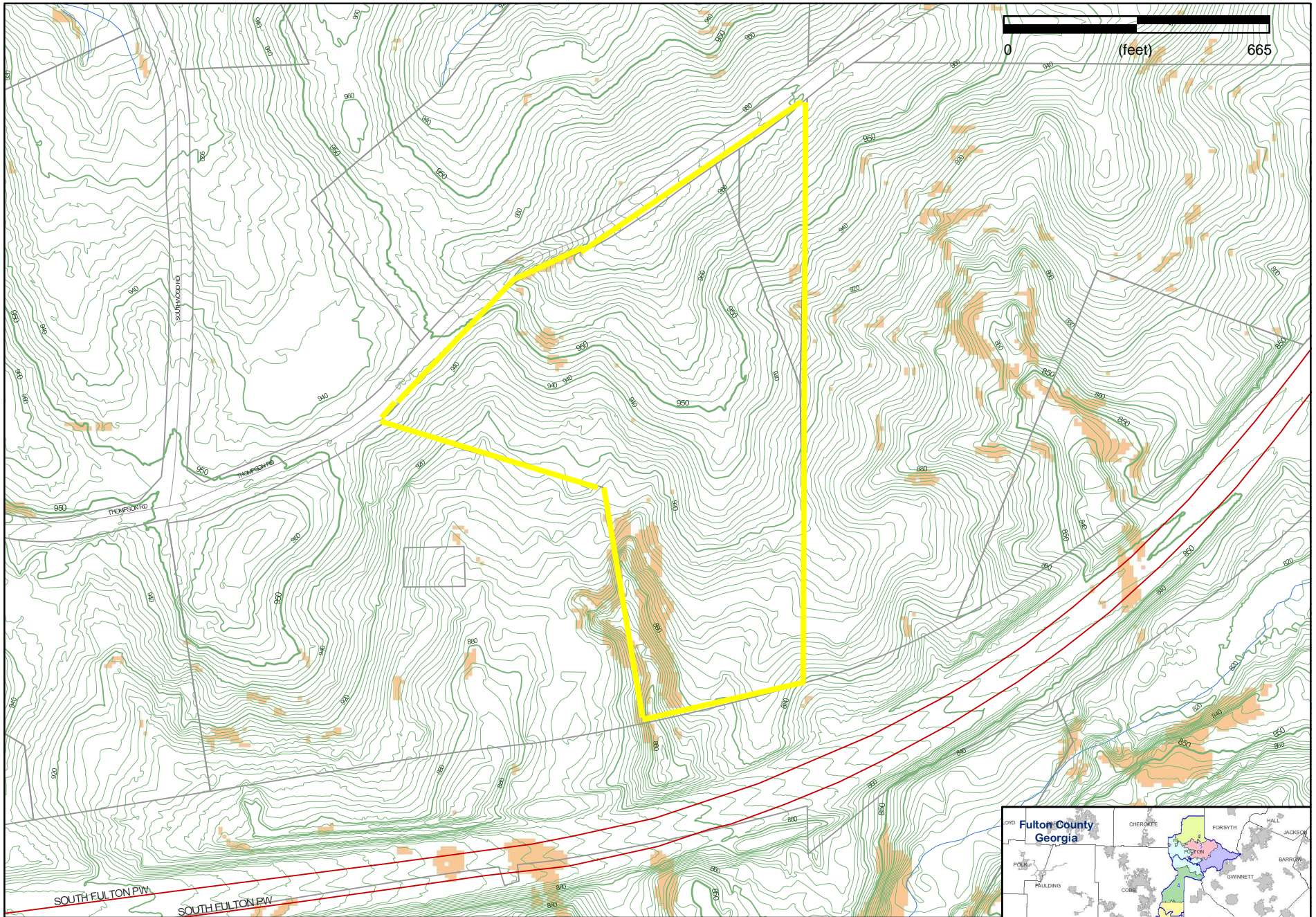




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Population	1-mi.	3-mi.	5-mi.
2013 Male Population	n/a	11,779	28,143
2013 Female Population	n/a	14,099	33,320
% 2013 Male Population	0.00%	45.52%	45.79%
% 2013 Female Population	0.00%	54.48%	54.21%
2013 Total Population: Adult	n/a	17,815	42,804
2013 Total Daytime Population	n/a	20,214	48,197
2013 Total Employees	n/a	5,975	14,545
2013 Total Population: Median Age	n/a	32	33
2013 Total Population: Adult Median Age	n/a	41	42
2013 Total population: Under 5 years	n/a	2,213	5,303
2013 Total population: 5 to 9 years	n/a	2,243	5,155
2013 Total population: 10 to 14 years	n/a	2,255	5,185
2013 Total population: 15 to 19 years	n/a	2,009	4,516
2013 Total population: 20 to 24 years	n/a	1,352	3,120
2013 Total population: 25 to 29 years	n/a	1,827	4,114
2013 Total population: 30 to 34 years	n/a	2,432	5,674
2013 Total population: 35 to 39 years	n/a	2,467	6,065
2013 Total population: 40 to 44 years	n/a	1,989	4,926
2013 Total population: 45 to 49 years	n/a	1,631	3,997
2013 Total population: 50 to 54 years	n/a	1,530	3,570
2013 Total population: 55 to 59 years	n/a	1,309	3,154
2013 Total population: 60 to 64 years	n/a	1,092	2,587
2013 Total population: 65 to 69 years	n/a	594	1,635
2013 Total population: 70 to 74 years	n/a	378	1,071
2013 Total population: 75 to 79 years	n/a	245	609
2013 Total population: 80 to 84 years	n/a	137	348
2013 Total population: 85 years and over	n/a	175	434
% 2013 Total population: Under 5 years	0.00%	8.55%	8.63%
% 2013 Total population: 5 to 9 years	0.00%	8.67%	8.39%
% 2013 Total population: 10 to 14 years	0.00%	8.71%	8.44%
% 2013 Total population: 15 to 19 years	0.00%	7.76%	7.35%
% 2013 Total population: 20 to 24 years	0.00%	5.22%	5.08%
% 2013 Total population: 25 to 29 years	0.00%	7.06%	6.69%
% 2013 Total population: 30 to 34 years	0.00%	9.40%	9.23%
% 2013 Total population: 35 to 39 years	0.00%	9.53%	9.87%

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% 2013 Total population: 40 to 44 years	0.00%	7.69%	8.01%
% 2013 Total population: 45 to 49 years	0.00%	6.30%	6.50%
% 2013 Total population: 50 to 54 years	0.00%	5.91%	5.81%
% 2013 Total population: 55 to 59 years	0.00%	5.06%	5.13%
% 2013 Total population: 60 to 64 years	0.00%	4.22%	4.21%
% 2013 Total population: 65 to 69 years	0.00%	2.30%	2.66%
% 2013 Total population: 70 to 74 years	0.00%	1.46%	1.74%
% 2013 Total population: 75 to 79 years	0.00%	0.95%	0.99%
% 2013 Total population: 80 to 84 years	0.00%	0.53%	0.57%
% 2013 Total population: 85 years and over	0.00%	0.68%	0.71%
2013 White alone	n/a	2,974	6,467
2013 Black or African American alone	n/a	21,400	51,451
2013 American Indian and Alaska Native alone	n/a	62	146
2013 Asian alone	n/a	199	424
2013 Native Hawaiian and OPI alone	n/a	8	21
2013 Some Other Race alone	n/a	594	1,561
2013 Two or More Races alone	n/a	641	1,393
2013 Hispanic	n/a	1,537	3,540
2013 Not Hispanic	n/a	24,341	57,923
% 2013 White alone	0.00%	11.49%	10.52%
% 2013 Black or African American alone	0.00%	82.70%	83.71%
% 2013 American Indian and Alaska Native alone	0.00%	0.24%	0.24%
% 2013 Asian alone	0.00%	0.77%	0.69%
% 2013 Native Hawaiian and OPI alone	0.00%	0.03%	0.03%
% 2013 Some Other Race alone	0.00%	2.30%	2.54%
% 2013 Two or More Races alone	0.00%	2.48%	2.27%
% 2013 Hispanic	0.00%	5.94%	5.76%
% 2013 Not Hispanic	0.00%	94.06%	94.24%
2000 Not Hispanic: White alone	n/a	3,681	7,572
2000 Not Hispanic: Black or African American alone	n/a	4,718	13,570
2000 Not Hispanic: American Indian and Alaska Native alone	n/a	21	56
2000 Not Hispanic: Asian alone	n/a	86	209
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	11	11
2000 Not Hispanic: Some Other Race alone	n/a	28	43
2000 Not Hispanic: Two or More Races	n/a	112	255
% 2000 Not Hispanic: White alone	0.00%	39.33%	32.68%
% 2000 Not Hispanic: Black or African American alone	0.00%	50.41%	58.56%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.22%	0.24%
% 2000 Not Hispanic: Asian alone	0.00%	0.92%	0.90%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.12%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.30%	0.19%
% 2000 Not Hispanic: Two or More Races	0.00%	1.20%	1.10%

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Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	n/a	25,878	61,463
2013 Households	n/a	8,914	21,571
Population Change 2010-2013	n/a	1,240	4,969
Household Change 2010-2013	n/a	169	1,165
% Population Change 2010-2013	0.00%	5.03%	8.80%
% Household Change 2010-2013	0.00%	1.93%	5.71%
Population Change 2000-2013	n/a	16,518	38,291
Household Change 2000-2013	n/a	5,645	12,957
% Population Change 2000 to 2013	0.00%	176.47%	165.25%
% Household Change 2000 to 2013	0.00%	172.68%	150.42%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	n/a	3,407	9,060
2000 Occupied Housing Units	n/a	3,269	8,614
2000 Owner Occupied Housing Units	n/a	2,602	5,929
2000 Renter Occupied Housing Units	n/a	667	2,685
2000 Vacant Housings Units	n/a	138	445
% 2000 Occupied Housing Units	0.00%	95.95%	95.08%
% 2000 Owner occupied housing units	0.00%	79.60%	68.83%
% 2000 Renter occupied housing units	0.00%	20.40%	31.17%
% 2000 Vacant housing units	0.00%	4.05%	4.91%
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	n/a	\$61,522	\$63,021
2013 Household Income: Average	n/a	\$70,179	\$72,960
2013 Per Capita Income	n/a	\$24,287	\$25,694
2013 Household income: Less than \$10,000	n/a	461	1,009
2013 Household income: \$10,000 to \$14,999	n/a	250	768
2013 Household income: \$15,000 to \$19,999	n/a	236	879
2013 Household income: \$20,000 to \$24,999	n/a	371	871
2013 Household income: \$25,000 to \$29,999	n/a	335	941
2013 Household income: \$30,000 to \$34,999	n/a	526	927
2013 Household income: \$35,000 to \$39,999	n/a	299	901
2013 Household income: \$40,000 to \$44,999	n/a	710	1,332
2013 Household income: \$45,000 to \$49,999	n/a	282	700
2013 Household income: \$50,000 to \$59,999	n/a	875	2,002
2013 Household income: \$60,000 to \$74,999	n/a	1,103	2,261
2013 Household income: \$75,000 to \$99,999	n/a	1,553	3,735
2013 Household income: \$100,000 to \$124,999	n/a	1,042	2,573
2013 Household income: \$125,000 to \$149,999	n/a	419	1,241
2013 Household income: \$150,000 to \$199,999	n/a	263	838
2013 Household income: \$200,000 or more	n/a	189	593

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% 2013 Household income: Less than \$10,000	0.00%	5.17%	4.68%
% 2013 Household income: \$10,000 to \$14,999	0.00%	2.80%	3.56%
% 2013 Household income: \$15,000 to \$19,999	0.00%	2.65%	4.07%
% 2013 Household income: \$20,000 to \$24,999	0.00%	4.16%	4.04%
% 2013 Household income: \$25,000 to \$29,999	0.00%	3.76%	4.36%
% 2013 Household income: \$30,000 to \$34,999	0.00%	5.90%	4.30%
% 2013 Household income: \$35,000 to \$39,999	0.00%	3.35%	4.18%
% 2013 Household income: \$40,000 to \$44,999	0.00%	7.96%	6.17%
% 2013 Household income: \$45,000 to \$49,999	0.00%	3.16%	3.25%
% 2013 Household income: \$50,000 to \$59,999	0.00%	9.82%	9.28%
% 2013 Household income: \$60,000 to \$74,999	0.00%	12.37%	10.48%
% 2013 Household income: \$75,000 to \$99,999	0.00%	17.42%	17.31%
% 2013 Household income: \$100,000 to \$124,999	0.00%	11.69%	11.93%
% 2013 Household income: \$125,000 to \$149,999	0.00%	4.70%	5.75%
% 2013 Household income: \$150,000 to \$199,999	0.00%	2.95%	3.88%
% 2013 Household income: \$200,000 or more	0.00%	2.12%	2.75%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	n/a	\$2,253,849	\$5,832,133
2013 Jewelry stores	n/a	\$1,237,697	\$3,725,204
2013 Mens clothing stores	n/a	\$2,160,644	\$5,496,679
2013 Shoe stores	n/a	\$2,320,023	\$6,402,507
2013 Womens clothing stores	n/a	\$3,343,967	\$9,158,040
2013 Automobile dealers	n/a	\$32,570,170	\$81,555,081
2013 Automotive parts and accessories stores	n/a	\$6,315,011	\$15,266,651
2013 Other motor vehicle dealers	n/a	\$2,762,637	\$5,801,231
2013 Tire dealers	n/a	\$3,143,647	\$7,228,671
2013 Hardware stores	n/a	\$40,523	\$99,928
2013 Home centers	n/a	\$766,596	\$1,572,276
2013 Nursery and garden centers	n/a	\$918,463	\$1,974,607
2013 Outdoor power equipment stores	n/a	\$623,992	\$1,603,805
2013 Paint andwallpaper stores	n/a	\$55,140	\$113,788
2013 Appliance, television, and other electronics stores	n/a	\$4,689,959	\$11,294,446
2013 Camera andphotographic supplies stores	n/a	\$570,518	\$1,346,590
2013 Computer andsoftware stores	n/a	\$11,529,338	\$27,711,785
2013 Beer, wine, and liquor stores	n/a	\$1,629,959	\$4,042,490
2013 Convenience stores	n/a	\$8,354,140	\$20,344,457
2013 Restaurant Expenditures	n/a	\$9,059,066	\$23,050,550
2013 Supermarkets and other grocery (except convenience) stores	n/a	\$30,734,452	\$75,249,874
2013 Furniture stores	n/a	\$3,162,941	\$7,417,446
2013 Home furnishings stores	n/a	\$8,925,812	\$20,318,495
2013 General merchandise stores	n/a	\$39,528,914	\$99,551,188
2013 Gasoline stations with convenience stores	n/a	\$26,724,370	\$65,584,315
2013 Other gasoline stations	n/a	\$19,271,349	\$47,409,860

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2013 Department stores (excl leased depts)	n/a	\$38,291,217	\$95,825,984
2013 General merchandise stores	n/a	\$39,528,914	\$99,551,188
2013 Other health and personal care stores	n/a	\$2,713,100	\$6,915,079
2013 Pharmacies and drug stores	n/a	\$8,229,938	\$20,685,860
2013 Pet and pet supplies stores	n/a	\$2,187,778	\$5,572,469
2013 Book, periodical, and music stores	n/a	\$734,338	\$1,683,257
2013 Hobby, toy, and game stores	n/a	\$674,286	\$1,897,960
2013 Musical instrument and supplies stores	n/a	\$153,074	\$360,589
2013 Sewing, needlework, and piece goods stores	n/a	\$277,271	\$837,358
2013 Sporting goods stores	n/a	\$694,583	\$1,660,842

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