



Jordan Company
Investment & Commercial Real Estate



Available

+/- 65.2 Acres of Raw Land
US Hwy 27 & I-20
Bremen, Carroll County, Georgia 30110



Presented By:

The Jordan Company

Bob Jordan

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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: The subject property is located in north central Carroll County, within the city limits of Bremen. It is located at the intersection of US Hwy 27 and I-20; the property is less than a mile south of the Haralson County Line and +/- 8.5 miles north of the City of Carrollton.

SIZE: 65.2 Acres

FRONTAGE: ± 1,050 feet on I-20
± 1,300 feet on Interstate Exit Ramp
± 650 feet on US Hwy 27

ZONING: C-2 Neighborhood and Highway Service Business

UTILITIES: Water - Well; Wastewater - Septic; Gas - Tank Gas

PROPERTY TAXES: +/- 671.45 (2014)

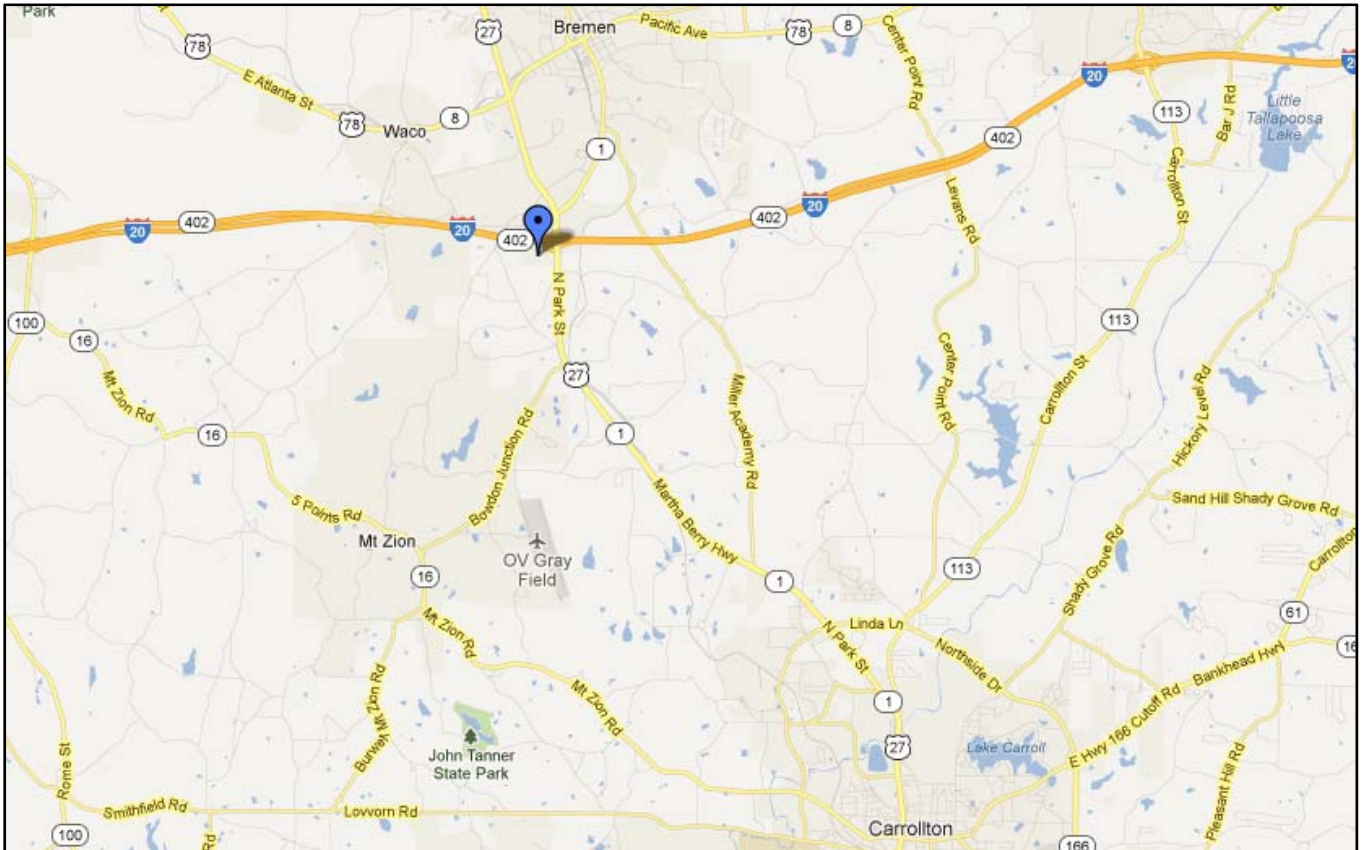
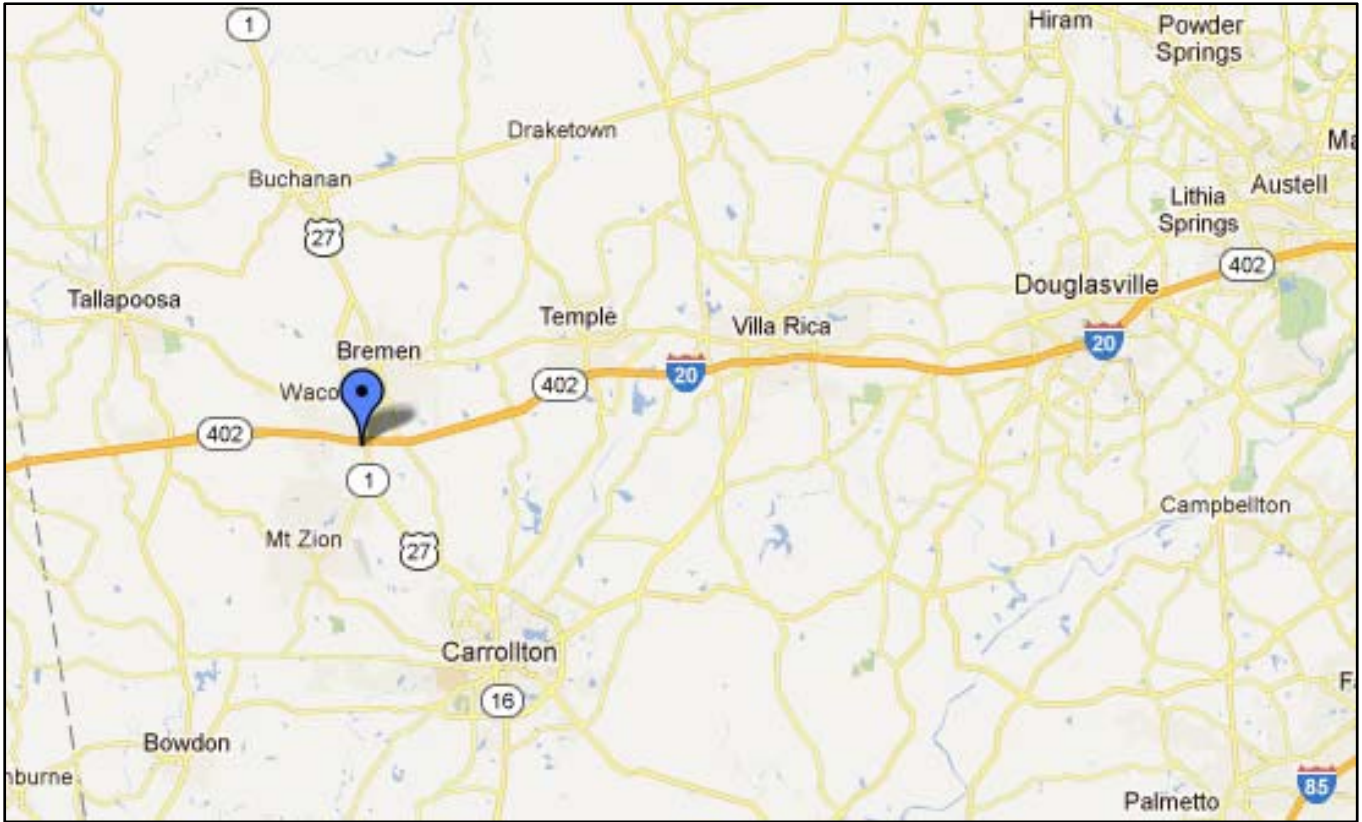
ASKING PRICE: **All Offers Strongly Considered (Will Subdivide)**



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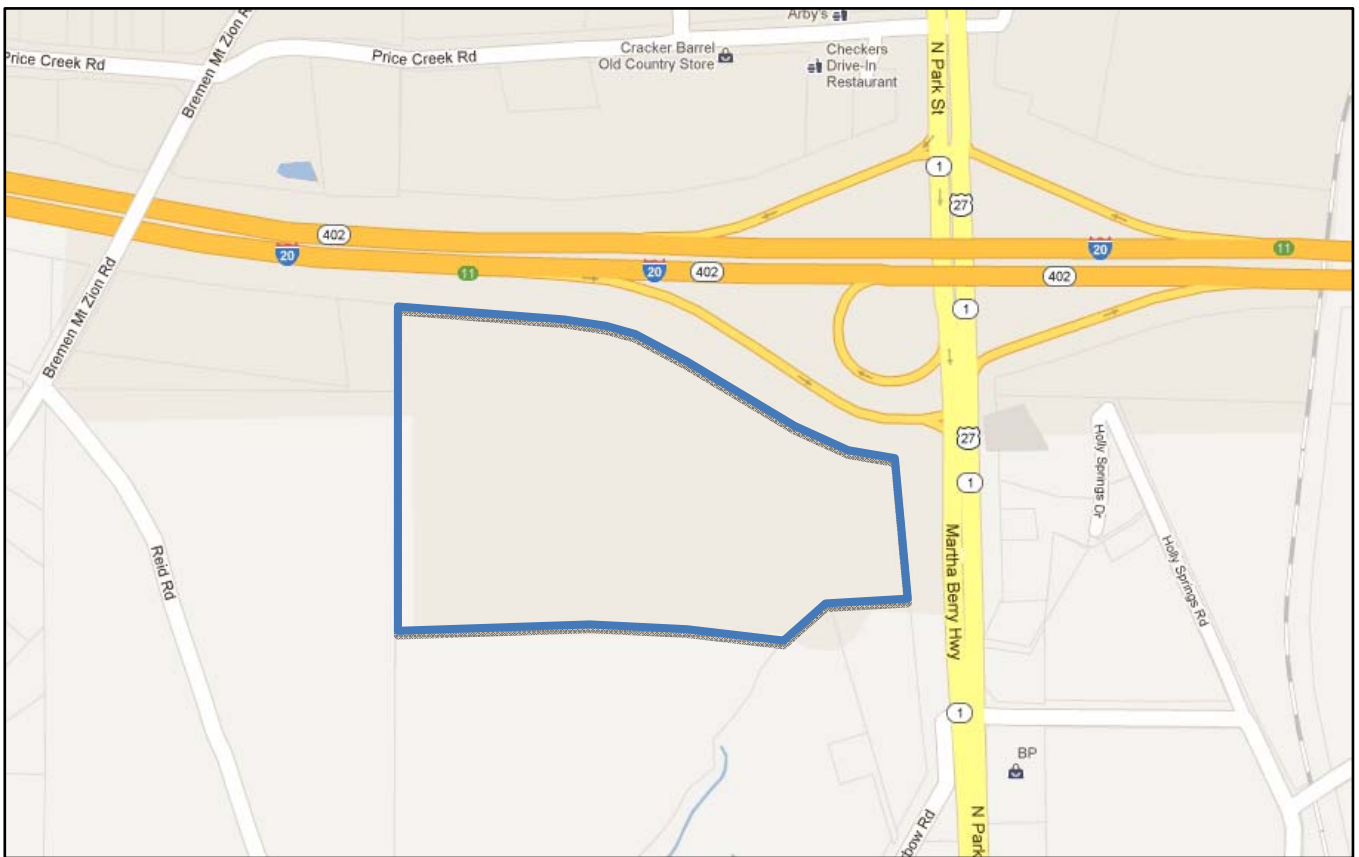
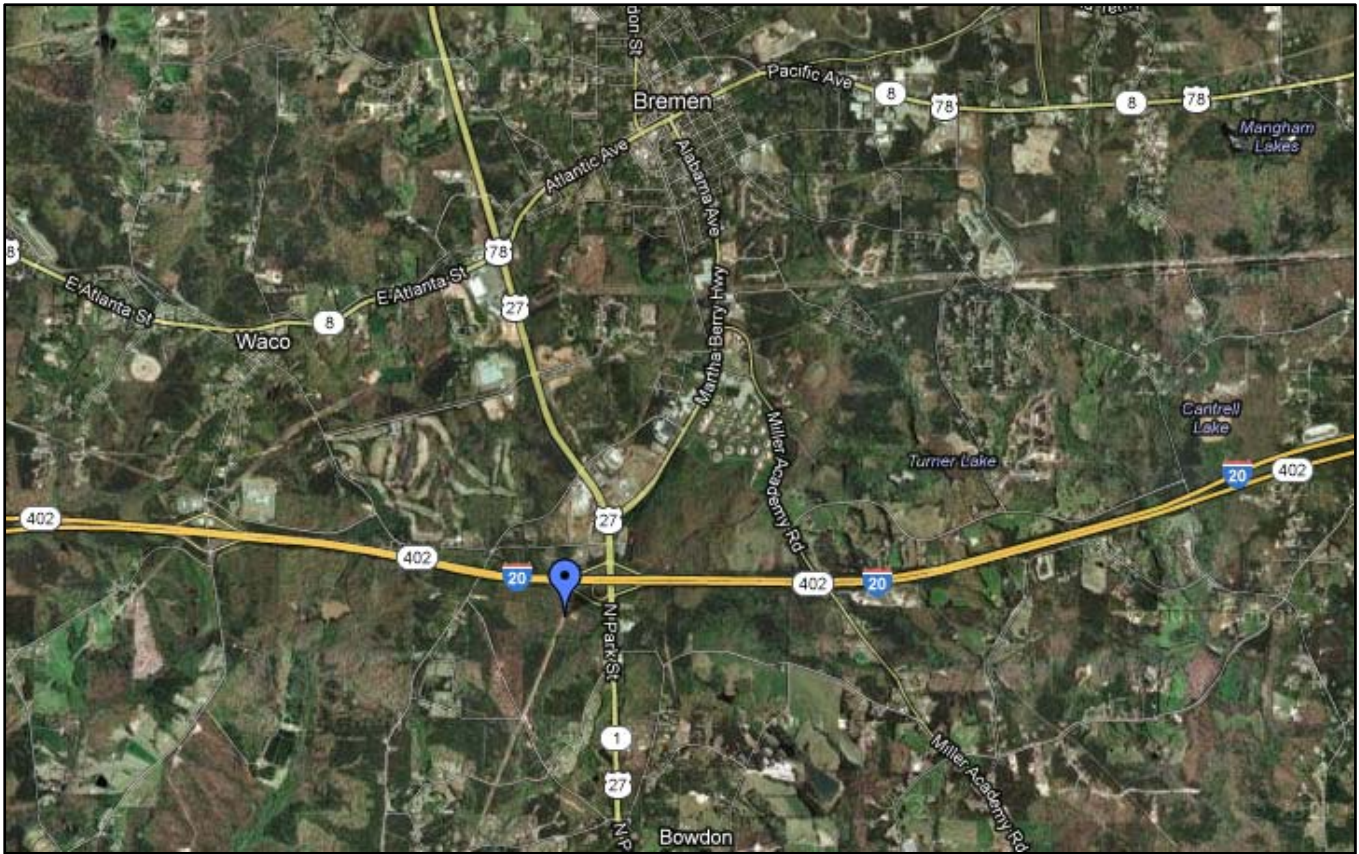
Maps



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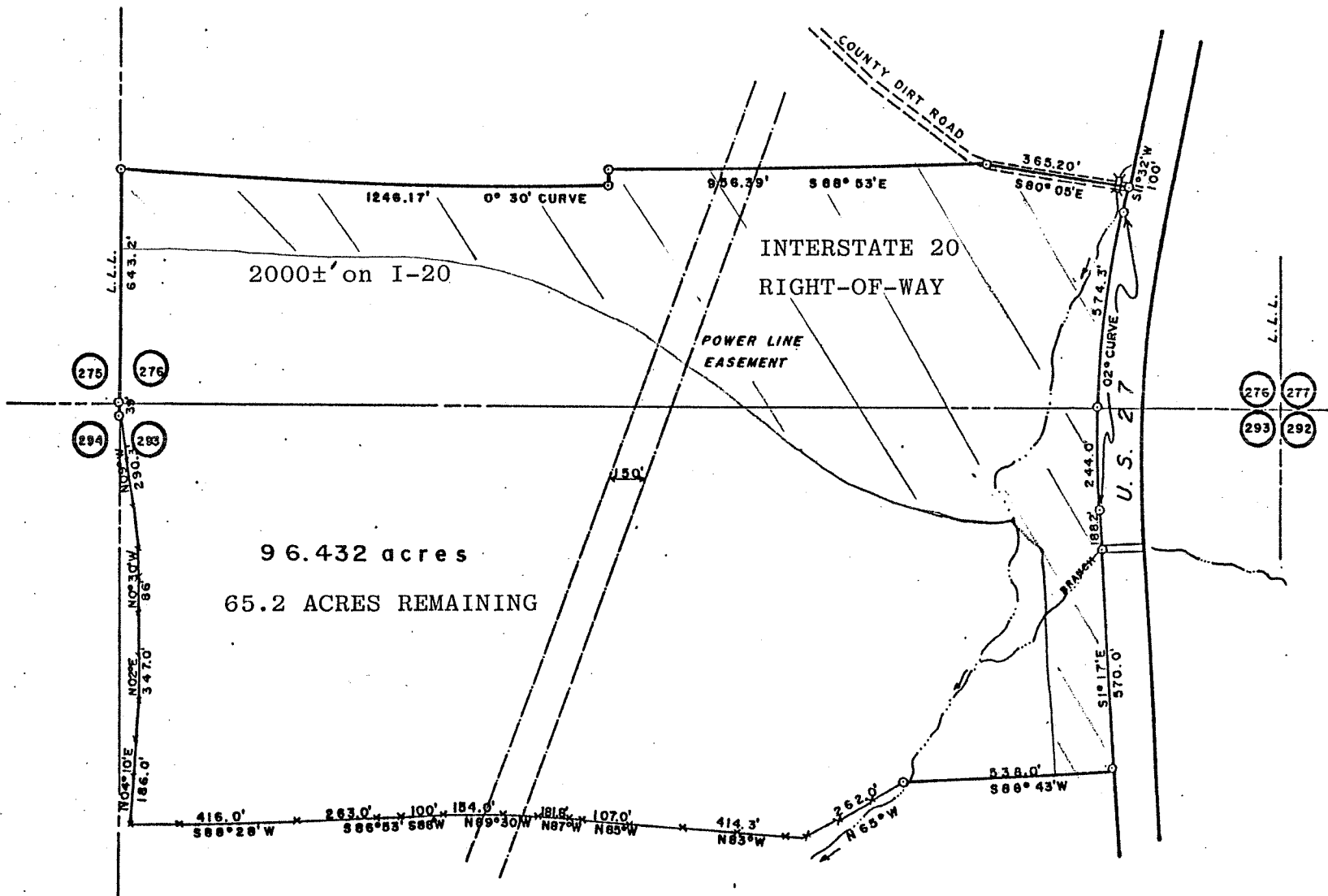
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The Robert S. Jordan Company



Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	130	3,375	7,585
2011 Female Population	134	3,583	8,030
% 2011 Male Population	49.24%	48.51%	48.58%
% 2011 Female Population	50.76%	51.49%	51.42%
2011 Total Adult Population	195	5,127	11,537
2011 Total Daytime Population	779	7,198	13,394
2011 Total Daytime Work Population	347	3,178	5,148
2011 Median Age Total Population	35	34	35
2011 Median Age Adult Population	45	44	44
2011 Age 0-5	24	627	1,398
2011 Age 6-13	31	801	1,803
2011 Age 14-17	13	404	876
2011 Age 18-20	7	262	589
2011 Age 21-24	12	343	730
2011 Age 25-29	19	520	1,144
2011 Age 30-34	20	481	1,077
2011 Age 35-39	18	500	1,182
2011 Age 40-44	16	465	1,072
2011 Age 45-49	18	496	1,148
2011 Age 50-54	21	494	1,069
2011 Age 55-59	16	410	909
2011 Age 60-64	13	319	721
2011 Age 65-69	10	255	593
2011 Age 70-74	7	192	457
2011 Age 75-79	6	147	342
2011 Age 80-84	5	119	262
2011 Age 85+	5	122	241
% 2011 Age 0-5	9.20%	9.01%	8.95%
% 2011 Age 6-13	11.88%	11.51%	11.55%
% 2011 Age 14-17	4.98%	5.81%	5.61%
% 2011 Age 18-20	2.68%	3.77%	3.77%
% 2011 Age 21-24	4.60%	4.93%	4.68%
% 2011 Age 25-29	7.28%	7.47%	7.33%
% 2011 Age 30-34	7.66%	6.91%	6.90%
% 2011 Age 35-39	6.90%	7.19%	7.57%
% 2011 Age 40-44	6.13%	6.68%	6.87%
% 2011 Age 45-49	6.90%	7.13%	7.35%
% 2011 Age 50-54	8.05%	7.10%	6.85%
% 2011 Age 55-59	6.13%	5.89%	5.82%
% 2011 Age 60-64	4.98%	4.59%	4.62%
% 2011 Age 65-69	3.83%	3.67%	3.80%

% 2011 Age 70-74	2.68%	2.76%	2.93%
% 2011 Age 75-79	2.30%	2.11%	2.19%
% 2011 Age 80-84	1.92%	1.71%	1.68%
% 2011 Age 85+	1.92%	1.75%	1.54%
2011 White Population	233	6,058	13,755
2011 Black Population	22	648	1,305
2011 Asian/Hawaiian/Pacific Islander	2	72	139
2011 American Indian/Alaska Native	n/a	16	39
2011 Other Population (Incl 2+ Races)	7	164	377
2011 Hispanic Population	6	146	337
2011 Non-Hispanic Population	257	6,813	15,278
% 2011 White Population	88.26%	87.07%	88.09%
% 2011 Black Population	8.33%	9.31%	8.36%
% 2011 Asian/Hawaiian/Pacific Islander	0.76%	1.03%	0.89%
% 2011 American Indian/Alaska Native	0.00%	0.23%	0.25%
% 2011 Other Population (Incl 2+ Races)	2.65%	2.36%	2.41%
% 2011 Hispanic Population	2.28%	2.10%	2.16%
% 2011 Non-Hispanic Population	97.72%	97.90%	97.84%
2000 Non-Hispanic White	203	5,017	11,234
2000 Non-Hispanic Black	25	742	1,385
2000 Non-Hispanic Amer Indian/Alaska Native	2	7	20
2000 Non-Hispanic Asian	n/a	7	26
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	1	8
2000 Non-Hispanic Some Other Race	n/a	10	20
2000 Non-Hispanic Two or More Races	n/a	41	132
% 2000 Non-Hispanic White	88.26%	86.13%	87.59%
% 2000 Non-Hispanic Black	10.87%	12.74%	10.80%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.87%	0.12%	0.16%
% 2000 Non-Hispanic Asian	0.00%	0.12%	0.20%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.02%	0.06%
% 2000 Non-Hispanic Some Other Race	0.00%	0.17%	0.16%
% 2000 Non-Hispanic Two or More Races	0.00%	0.70%	1.03%
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	263	6,959	15,615
2011 Total Households	97	2,510	5,607
Population Change 1990-2011	33	1,694	4,236
Household Change 1990-2011	12	555	1,400
% Population Change 1990-2011	14.35%	32.17%	37.23%
% Household Change 1990-2011	14.12%	28.39%	33.28%
Population Change 2000-2011	27	1,096	2,703
Household Change 2000-2011	9	291	728
% Population Change 2000-2011	11.44%	18.69%	20.93%
% Households Change 2000-2011	10.23%	13.11%	14.92%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	96	2,396	5,277
2000 Occupied Housing Units	88	2,207	4,879
2000 Owner Occupied Housing Units	62	1,599	3,562
2000 Renter Occupied Housing Units	25	608	1,317
2000 Vacant Housing Units	8	189	398
% 2000 Occupied Housing Units	91.67%	92.11%	92.46%
% 2000 Owner Occupied Housing Units	65.26%	66.74%	67.50%
% 2000 Renter Occupied Housing Units	26.32%	25.38%	24.96%
% 2000 Vacant Housing Units	8.42%	7.89%	7.54%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$32,082	\$45,946	\$41,926
2011 Per Capita Income	\$22,842	\$19,823	\$19,558
2011 Average Household Income	\$61,933	\$54,959	\$54,466
2011 Household Income < \$10,000	14	251	561
2011 Household Income \$10,000-\$14,999	7	196	481
2011 Household Income \$15,000-\$19,999	9	123	323
2011 Household Income \$20,000-\$24,999	11	195	414
2011 Household Income \$25,000-\$29,999	5	107	283
2011 Household Income \$30,000-\$34,999	6	128	320
2011 Household Income \$35,000-\$39,999	10	117	300
2011 Household Income \$40,000-\$44,999	9	119	314
2011 Household Income \$45,000-\$49,999	5	95	294
2011 Household Income \$50,000-\$59,999	5	273	601
2011 Household Income \$60,000-\$74,999	5	357	620
2011 Household Income \$75,000-\$99,999	3	246	468
2011 Household Income \$100,000-\$124,999	1	81	185
2011 Household Income \$125,000-\$149,999	3	92	188
2011 Household Income \$150,000-\$199,999	1	50	86
2011 Household Income \$200,000-\$249,999	n/a	29	73
2011 Household Income \$250,000-\$499,999	3	48	93
2011 Household Income \$500,000+	n/a	1	2
2011 Household Income \$200,000+	3	79	169
% 2011 Household Income < \$10,000	14.43%	10.01%	10.01%
% 2011 Household Income \$10,000-\$14,999	7.22%	7.81%	8.58%
% 2011 Household Income \$15,000-\$19,999	9.28%	4.90%	5.76%
% 2011 Household Income \$20,000-\$24,999	11.34%	7.78%	7.38%
% 2011 Household Income \$25,000-\$29,999	5.15%	4.27%	5.05%
% 2011 Household Income \$30,000-\$34,999	6.19%	5.10%	5.71%
% 2011 Household Income \$35,000-\$39,999	10.31%	4.67%	5.35%
% 2011 Household Income \$40,000-\$44,999	9.28%	4.74%	5.60%
% 2011 Household Income \$45,000-\$49,999	5.15%	3.79%	5.24%
% 2011 Household Income \$50,000-\$59,999	5.15%	10.89%	10.72%
% 2011 Household Income \$60,000-\$74,999	5.15%	14.23%	11.06%
% 2011 Household Income \$75,000-\$99,999	3.09%	9.81%	8.35%

% 2011 Household Income \$100,000-\$124,999	1.03%	3.23%	3.30%
% 2011 Household Income \$125,000-\$149,999	3.09%	3.67%	3.35%
% 2011 Household Income \$150,000-\$199,999	1.03%	1.99%	1.53%
% 2011 Household Income \$200,000-\$249,999	0.00%	1.16%	1.30%
% 2011 Household Income \$250,000-\$499,999	3.09%	1.91%	1.66%
% 2011 Household Income \$500,000+	0.00%	0.04%	0.04%
% 2011 Household Income \$200,000+	3.09%	3.15%	3.01%