



Jordan Company
Investment & Commercial Real Estate

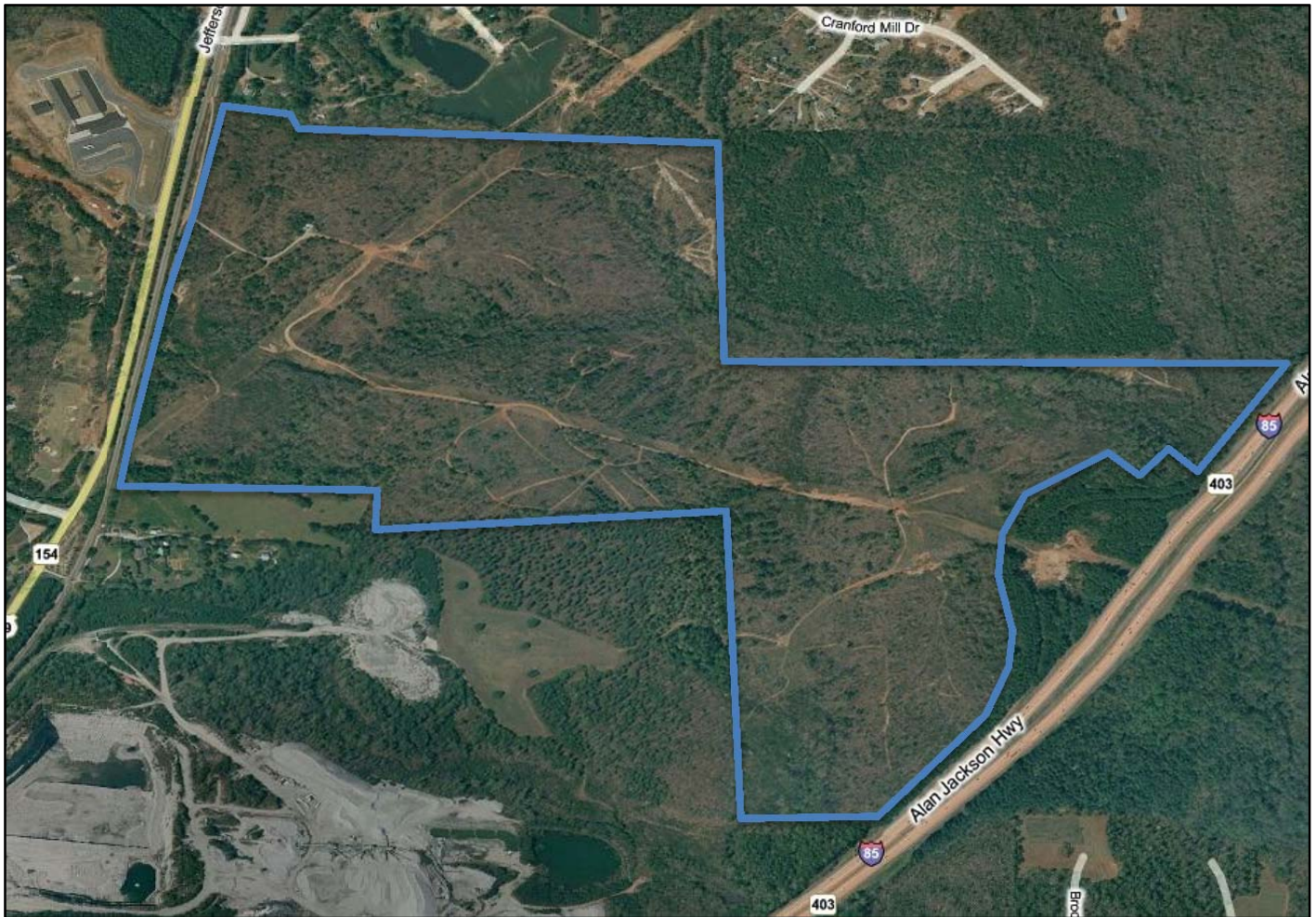


Available

+/- 249 Acres

US Hwy 29 and I-85

Unincorporated Coweta County, Georgia 30265



Presented By:

The Jordan Company

Bob Jordan

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Atlanta, Georgia 30327

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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 the northern portion of Coweta County on US Hwy 29, with frontage on the west side of I-85. The site is +/- 4 miles south of the Fulton County line and +/- 8 miles north of the City of Newnan. It is located one mile north of the US Hwy 29 and Sharpsburgh-McCollum Road (Hwy. 154) intersection; 20 miles south of Hartsfield-Jackson International Airport.

SIZE: ± 249 Acres

FRONTAGE: ± 3,800 feet on I-85
± 2,450 feet on US Hwy 29
(property has frontage along CSX Railroad)

ZONING: M- Industrial

TRAFFIC COUNTS: +/- 13,720 vehicles per day on US Hwy 29

UTILITIES: Property is served by natural gas and electricity. Coweta County 12" water main at US Hwy 29.

PROPERTY TAXES: \$6,737.11 (2011)

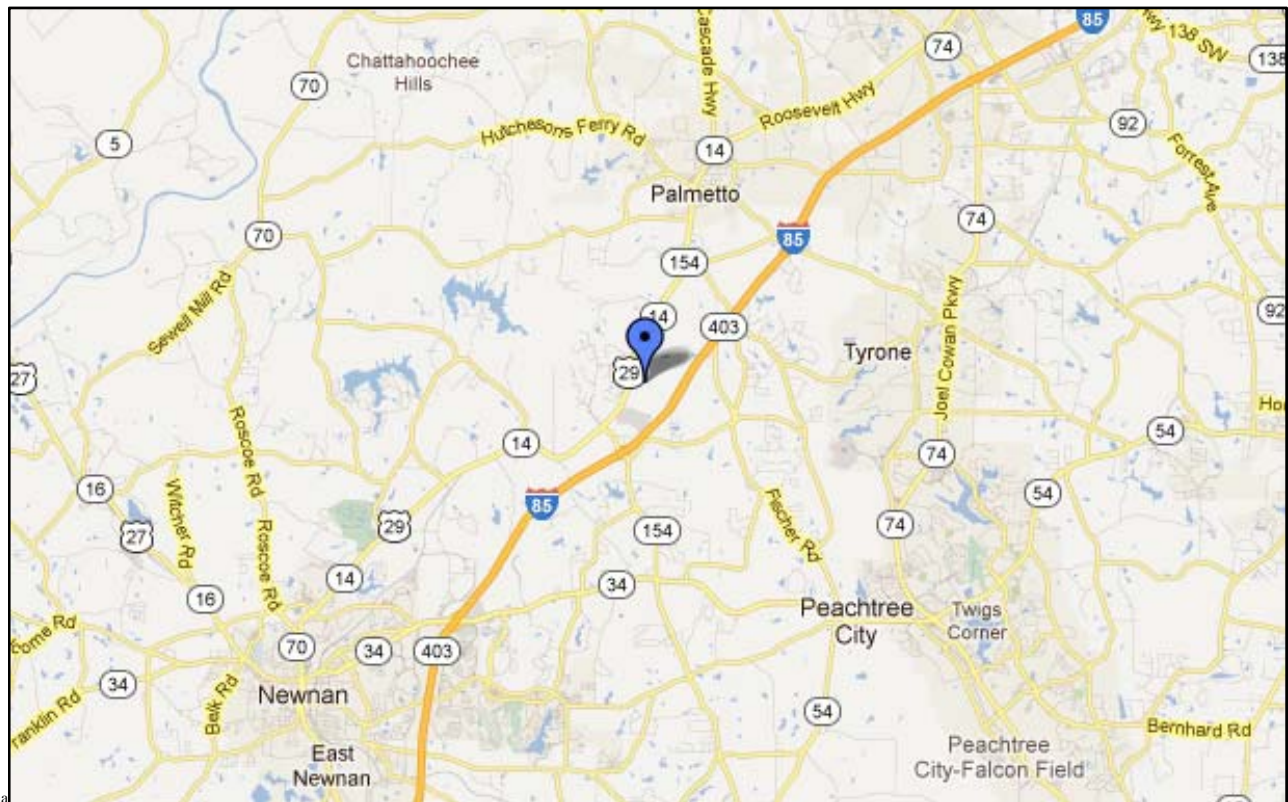
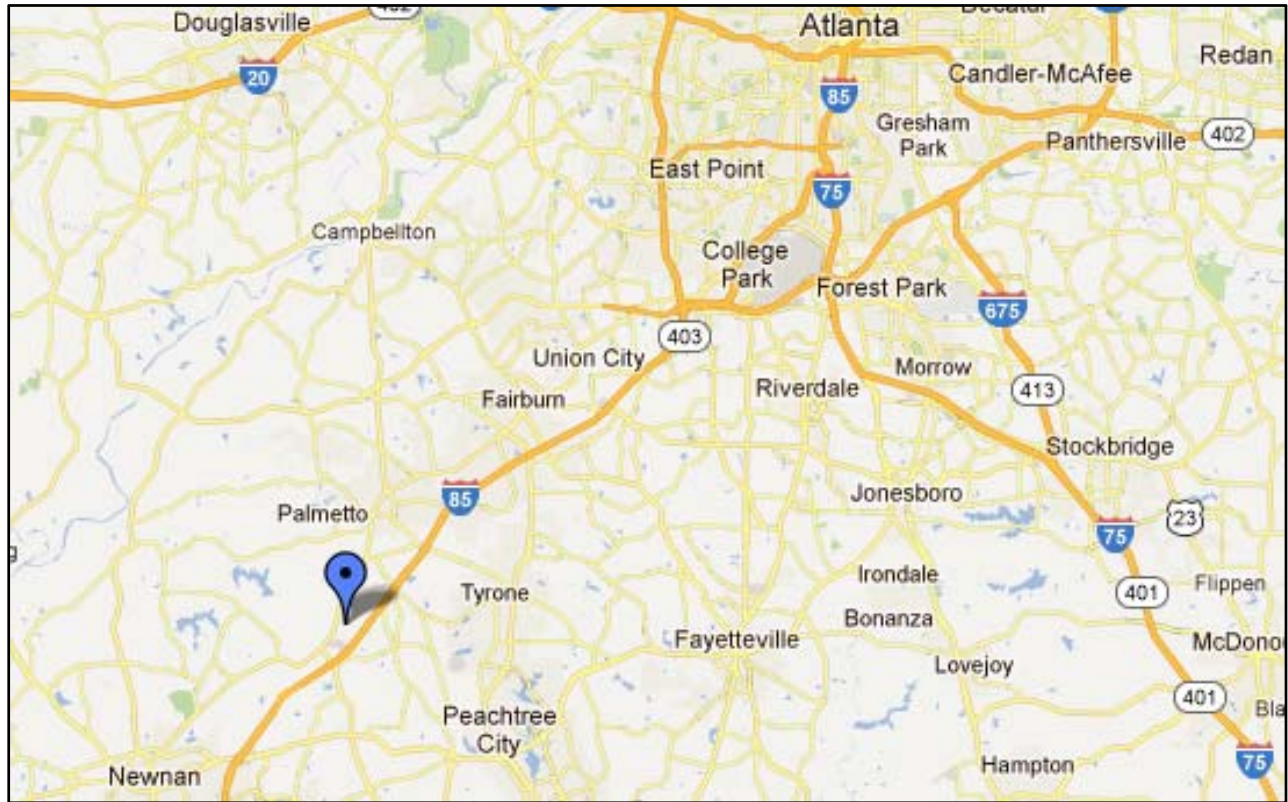
ASKING PRICE: All Offers Strongly Considered



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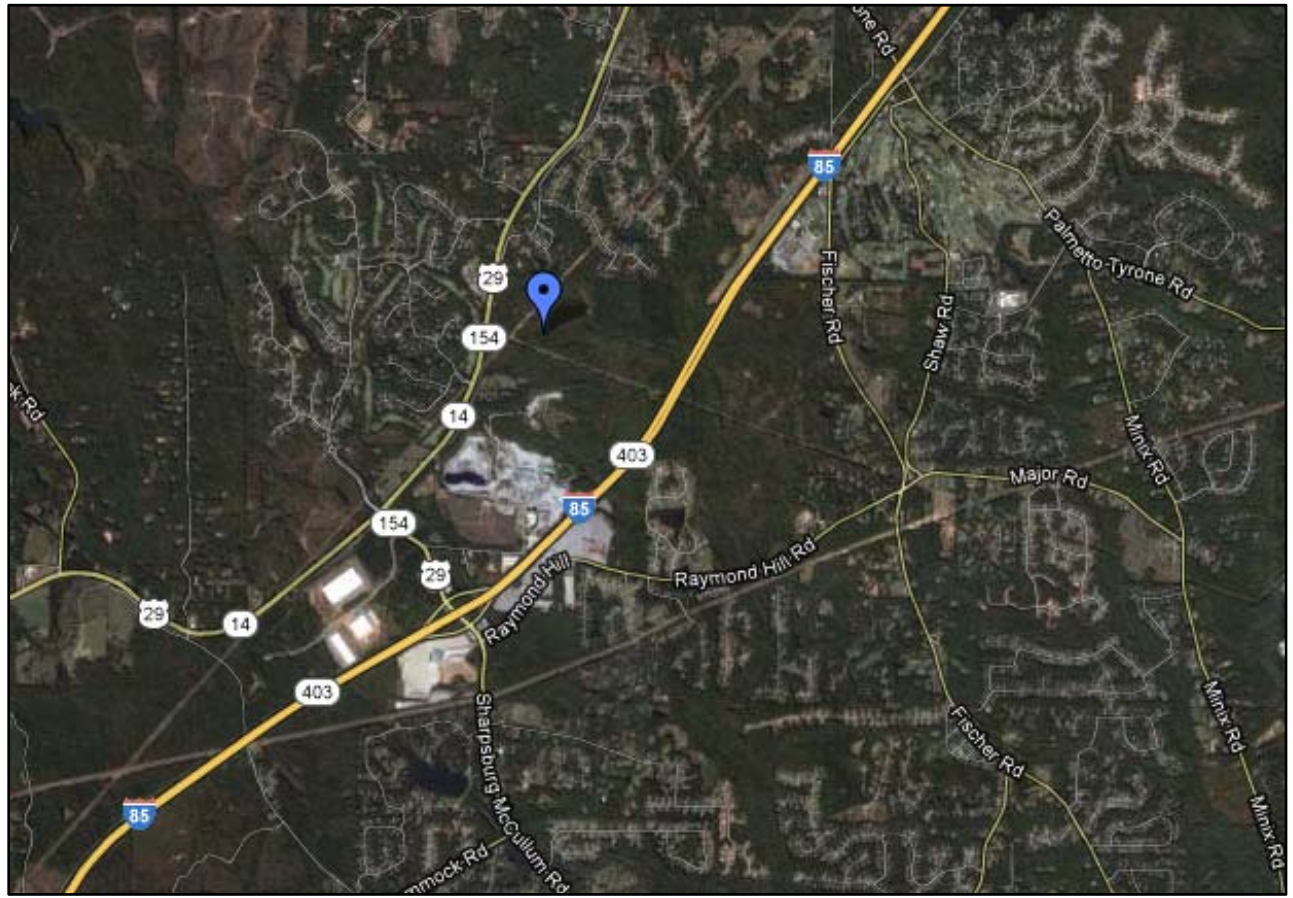
Maps



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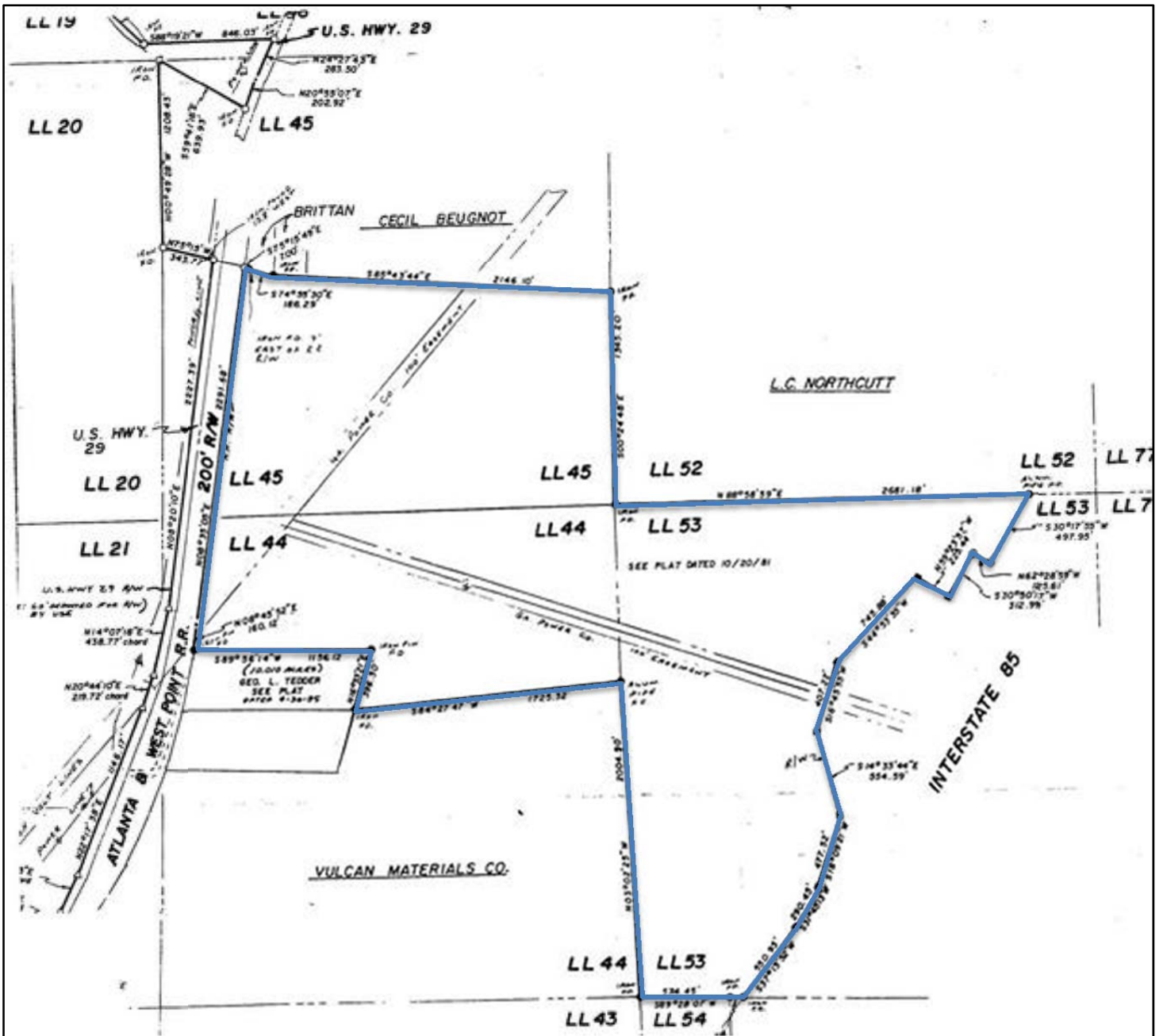
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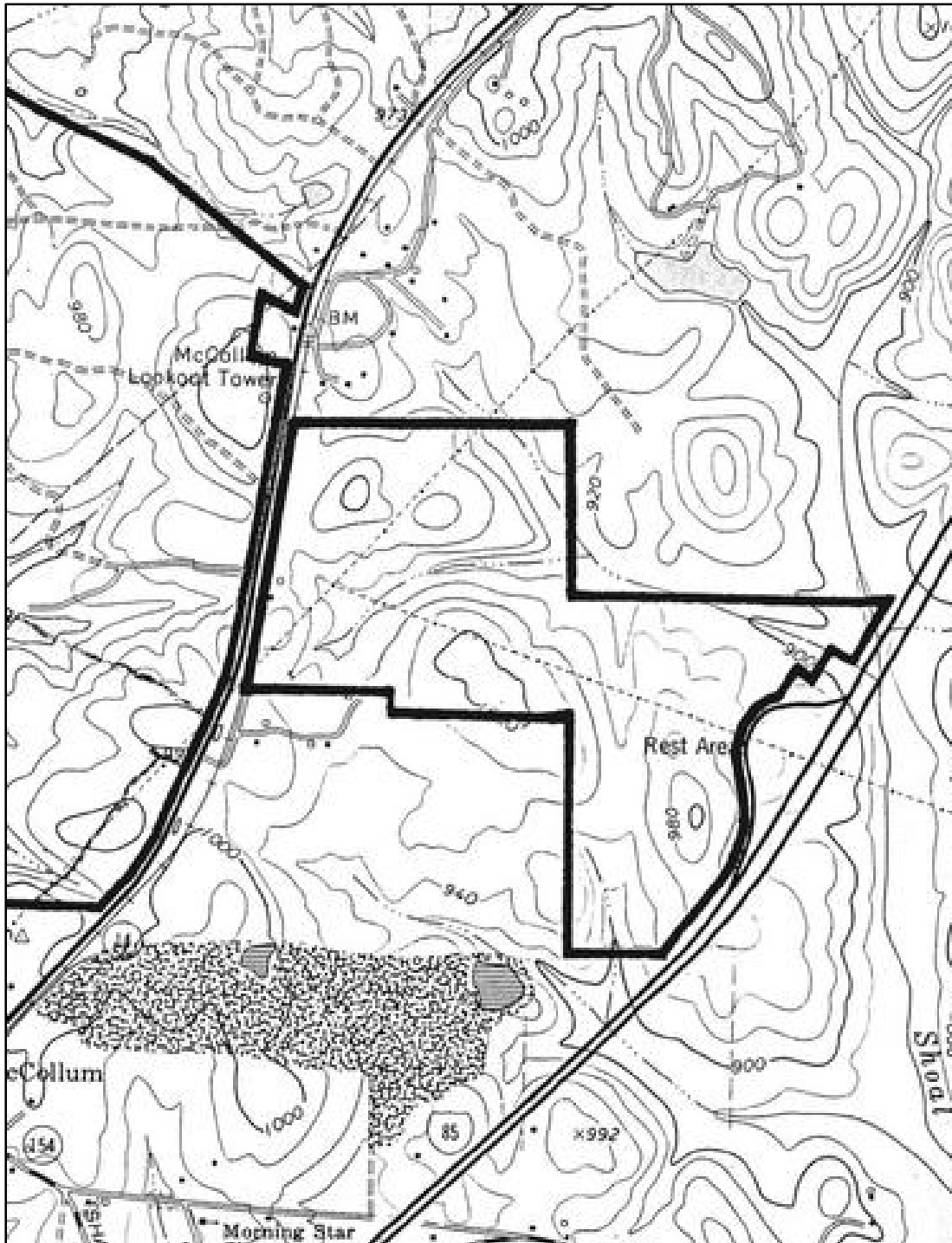
Survey



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Topography



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Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	296	6,208	18,650
2011 Female Population	296	6,242	19,134
% 2011 Male Population	50.00%	49.86%	49.36%
% 2011 Female Population	50.00%	50.14%	50.64%
2011 Total Adult Population	425	8,860	26,899
2011 Total Daytime Population	656	10,168	34,066
2011 Total Daytime Work Population	118	2,817	12,369
2011 Median Age Total Population	34	35	34
2011 Median Age Adult Population	43	43	43
2011 Age 0-5	50	1,190	3,628
2011 Age 6-13	83	1,654	4,857
2011 Age 14-17	34	746	2,401
2011 Age 18-20	16	383	1,274
2011 Age 21-24	23	431	1,591
2011 Age 25-29	42	721	2,164
2011 Age 30-34	43	950	2,719
2011 Age 35-39	43	1,053	3,131
2011 Age 40-44	52	1,094	3,134
2011 Age 45-49	47	1,003	2,939
2011 Age 50-54	47	907	2,653
2011 Age 55-59	32	759	2,319
2011 Age 60-64	37	648	1,829
2011 Age 65-69	12	332	1,131
2011 Age 70-74	11	245	832
2011 Age 75-79	9	167	554
2011 Age 80-84	5	100	365
2011 Age 85+	4	68	262
% 2011 Age 0-5	8.47%	9.56%	9.60%
% 2011 Age 6-13	14.07%	13.28%	12.85%
% 2011 Age 14-17	5.76%	5.99%	6.35%
% 2011 Age 18-20	2.71%	3.08%	3.37%
% 2011 Age 21-24	3.90%	3.46%	4.21%
% 2011 Age 25-29	7.12%	5.79%	5.73%
% 2011 Age 30-34	7.29%	7.63%	7.20%
% 2011 Age 35-39	7.29%	8.46%	8.29%
% 2011 Age 40-44	8.81%	8.79%	8.29%
% 2011 Age 45-49	7.97%	8.06%	7.78%
% 2011 Age 50-54	7.97%	7.28%	7.02%
% 2011 Age 55-59	5.42%	6.10%	6.14%
% 2011 Age 60-64	6.27%	5.20%	4.84%

% 2011 Age 65-69	2.03%	2.67%	2.99%
% 2011 Age 70-74	1.86%	1.97%	2.20%
% 2011 Age 75-79	1.53%	1.34%	1.47%
% 2011 Age 80-84	0.85%	0.80%	0.97%
% 2011 Age 85+	0.68%	0.55%	0.69%
2011 White Population	488	10,570	29,532
2011 Black Population	70	1,120	5,477
2011 Asian/Hawaiian/Pacific Islander	8	216	841
2011 American Indian/Alaska Native	2	34	97
2011 Other Population (Incl 2+ Races)	24	510	1,836
2011 Hispanic Population	32	732	2,645
2011 Non-Hispanic Population	560	11,718	35,140
% 2011 White Population	82.43%	84.90%	78.16%
% 2011 Black Population	11.82%	9.00%	14.50%
% 2011 Asian/Hawaiian/Pacific Islander	1.35%	1.73%	2.23%
% 2011 American Indian/Alaska Native	0.34%	0.27%	0.26%
% 2011 Other Population (Incl 2+ Races)	4.05%	4.10%	4.86%
% 2011 Hispanic Population	5.41%	5.88%	7.00%
% 2011 Non-Hispanic Population	94.59%	94.12%	93.00%
2000 Non-Hispanic White	299	7,592	21,858
2000 Non-Hispanic Black	22	668	3,101
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	4	23
2000 Non-Hispanic Asian	n/a	55	202
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	35
2000 Non-Hispanic Some Other Race	n/a	8	26
2000 Non-Hispanic Two or More Races	4	110	297
% 2000 Non-Hispanic White	92.00%	89.98%	85.58%
% 2000 Non-Hispanic Black	6.77%	7.92%	12.14%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.05%	0.09%
% 2000 Non-Hispanic Asian	0.00%	0.65%	0.79%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.14%
% 2000 Non-Hispanic Some Other Race	0.00%	0.09%	0.10%
% 2000 Non-Hispanic Two or More Races	1.23%	1.30%	1.16%
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	592	12,450	37,785
2011 Total Households	200	4,174	12,884
Population Change 1990-2011	400	8,988	25,300
Household Change 1990-2011	131	2,961	8,582
% Population Change 1990-2011	208.33%	259.62%	202.64%
% Household Change 1990-2011	189.86%	244.11%	199.49%
Population Change 2000-2011	274	3,842	11,394
Household Change 2000-2011	88	1,242	3,824

% Population Change 2000-2011	86.16%	44.63%	43.17%
% Households Change 2000-2011	78.57%	42.36%	42.21%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	119	3,057	9,515
2000 Occupied Housing Units	114	2,939	9,080
2000 Owner Occupied Housing Units	104	2,751	8,022
2000 Renter Occupied Housing Units	10	188	1,058
2000 Vacant Housing Units	5	118	435
% 2000 Occupied Housing Units	95.80%	96.14%	95.43%
% 2000 Owner Occupied Housing Units	87.39%	89.99%	84.31%
% 2000 Renter Occupied Housing Units	8.40%	6.15%	11.12%
% 2000 Vacant Housing Units	4.20%	3.86%	4.57%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$66,922	\$84,750	\$79,534
2011 Per Capita Income	\$29,878	\$32,341	\$30,990
2011 Average Household Income	\$88,438	\$96,465	\$90,885
2011 Household Income < \$10,000	11	85	280
2011 Household Income \$10,000-\$14,999	1	37	260
2011 Household Income \$15,000-\$19,999	2	28	341
2011 Household Income \$20,000-\$24,999	6	66	303
2011 Household Income \$25,000-\$29,999	8	83	354
2011 Household Income \$30,000-\$34,999	6	90	403
2011 Household Income \$35,000-\$39,999	12	154	513
2011 Household Income \$40,000-\$44,999	11	122	477
2011 Household Income \$45,000-\$49,999	9	130	431
2011 Household Income \$50,000-\$59,999	22	282	838
2011 Household Income \$60,000-\$74,999	26	557	1,684
2011 Household Income \$75,000-\$99,999	40	1,164	3,073
2011 Household Income \$100,000-\$124,999	9	529	1,431
2011 Household Income \$125,000-\$149,999	5	159	559
2011 Household Income \$150,000-\$199,999	4	269	825
2011 Household Income \$200,000-\$249,999	9	204	556
2011 Household Income \$250,000-\$499,999	17	177	478
2011 Household Income \$500,000+	2	40	77
2011 Household Income \$200,000+	29	421	1,111
% 2011 Household Income < \$10,000	5.50%	2.04%	2.17%
% 2011 Household Income \$10,000-\$14,999	0.50%	0.89%	2.02%
% 2011 Household Income \$15,000-\$19,999	1.00%	0.67%	2.65%
% 2011 Household Income \$20,000-\$24,999	3.00%	1.58%	2.35%
% 2011 Household Income \$25,000-\$29,999	4.00%	1.99%	2.75%
% 2011 Household Income \$30,000-\$34,999	3.00%	2.16%	3.13%
% 2011 Household Income \$35,000-\$39,999	6.00%	3.69%	3.98%
% 2011 Household Income \$40,000-\$44,999	5.50%	2.92%	3.70%
% 2011 Household Income \$45,000-\$49,999	4.50%	3.11%	3.35%

% 2011 Household Income \$50,000-\$59,999	11.00%	6.75%	6.50%
% 2011 Household Income \$60,000-\$74,999	13.00%	13.34%	13.07%
% 2011 Household Income \$75,000-\$99,999	20.00%	27.87%	23.85%
% 2011 Household Income \$100,000-\$124,999	4.50%	12.67%	11.11%
% 2011 Household Income \$125,000-\$149,999	2.50%	3.81%	4.34%
% 2011 Household Income \$150,000-\$199,999	2.00%	6.44%	6.40%
% 2011 Household Income \$200,000-\$249,999	4.50%	4.89%	4.32%
% 2011 Household Income \$250,000-\$499,999	8.50%	4.24%	3.71%
% 2011 Household Income \$500,000+	1.00%	0.96%	0.60%
% 2011 Household Income \$200,000+	14.50%	10.08%	8.62%