



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

## 6+/- ACRES ON BARRETT PKWY

Zoned for Senior Living. Possible:  
Office Condos, Mixed Use, Residential.  
Signalized Access and Sewer on Site

3391 ERNEST BARRETT PKWY, MARIETTA, GA  
BARRETT PKWY AND DALLAS HWY

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**DON EDWARDS**

Associate Broker/Commercial Director  
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## Property Description

5.97 acres at the intersection of Dallas Hwy and Barrett Pkwy zoned for assisted living and memory care in 2011. Previous zoning called for mixed use office condos and retail.

Great for: assisted living, office condos, residential, animal hospital, assembly hall, research & training facility, group home, private or special education school.

Located approximately 5 miles due west of downtown Marietta on the south side of Dallas Highway, at the intersection of Dallas Hwy and Barrett Pkwy with easy access to I-75 and I-575. Near some of the areas most prime retail centers like: West Cobb Marketplace, Target, the Avenue West Cobb, Village Green Retail/Kroger/Belk's retail.

Streets: Barrett Pkwy & Dallas Hwy

Lot Size: 5.97 Acres

Price: \$750,000

Zoning: OI

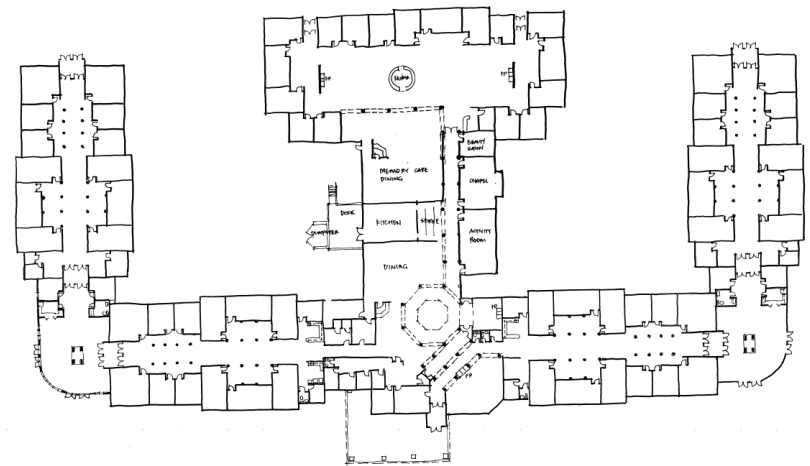
Market: NW Atlanta

Submarket: Cobb



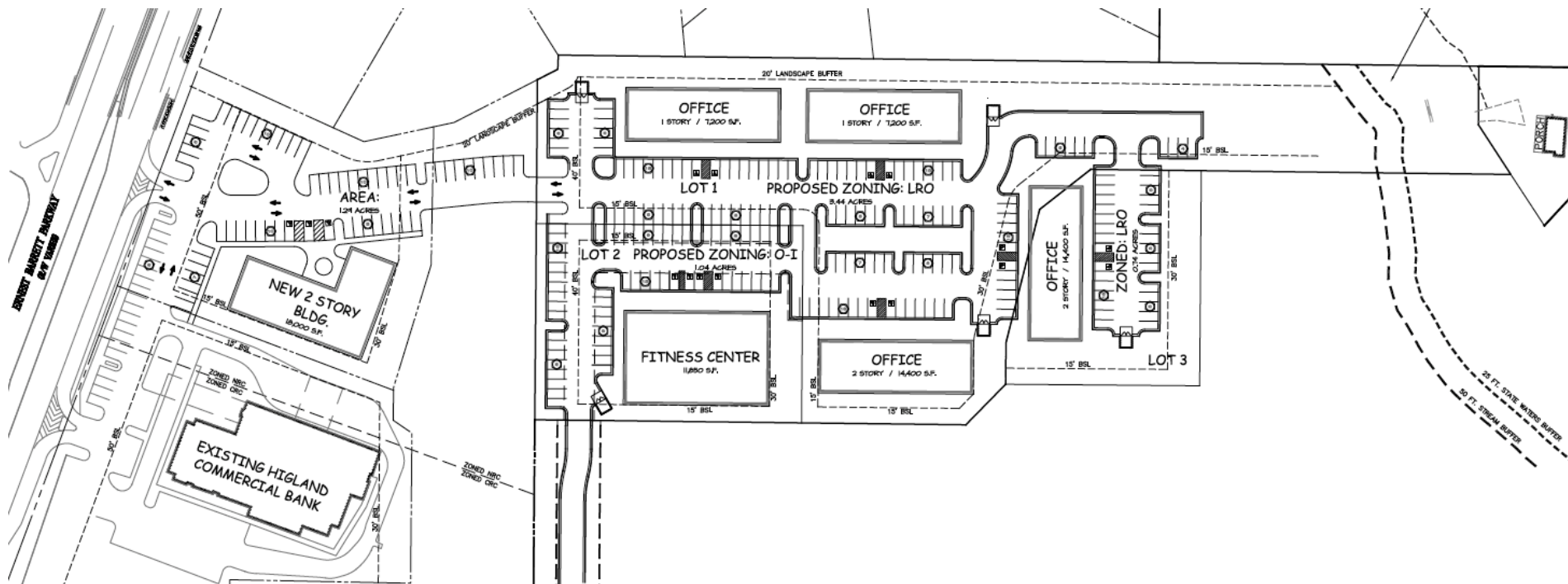
### SENIOR HOUSING: Assisted Living & Memory Care

Concept designed to accommodate 60,000 sq ft, 75 bed community with approximately 1.5 acres dedicated to walking trails, along the rear of the property.



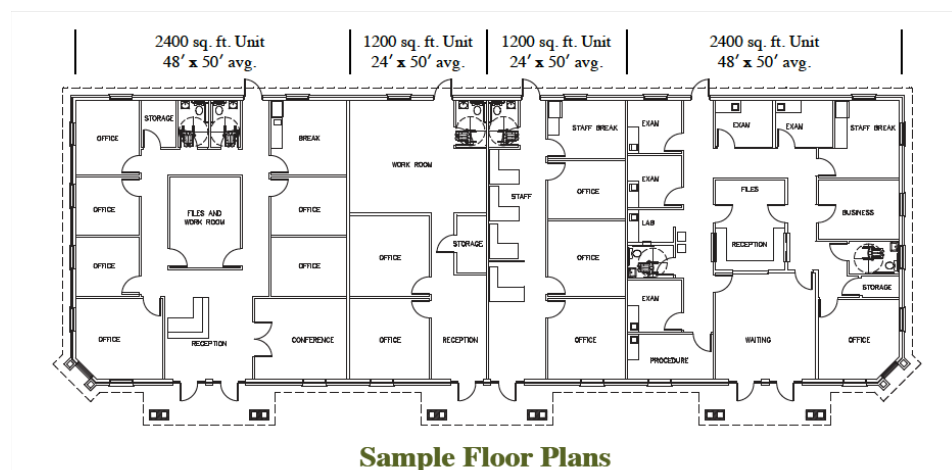
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# OFFICE CONDO - PREVIOUSLY PROPOSED CONCEPT



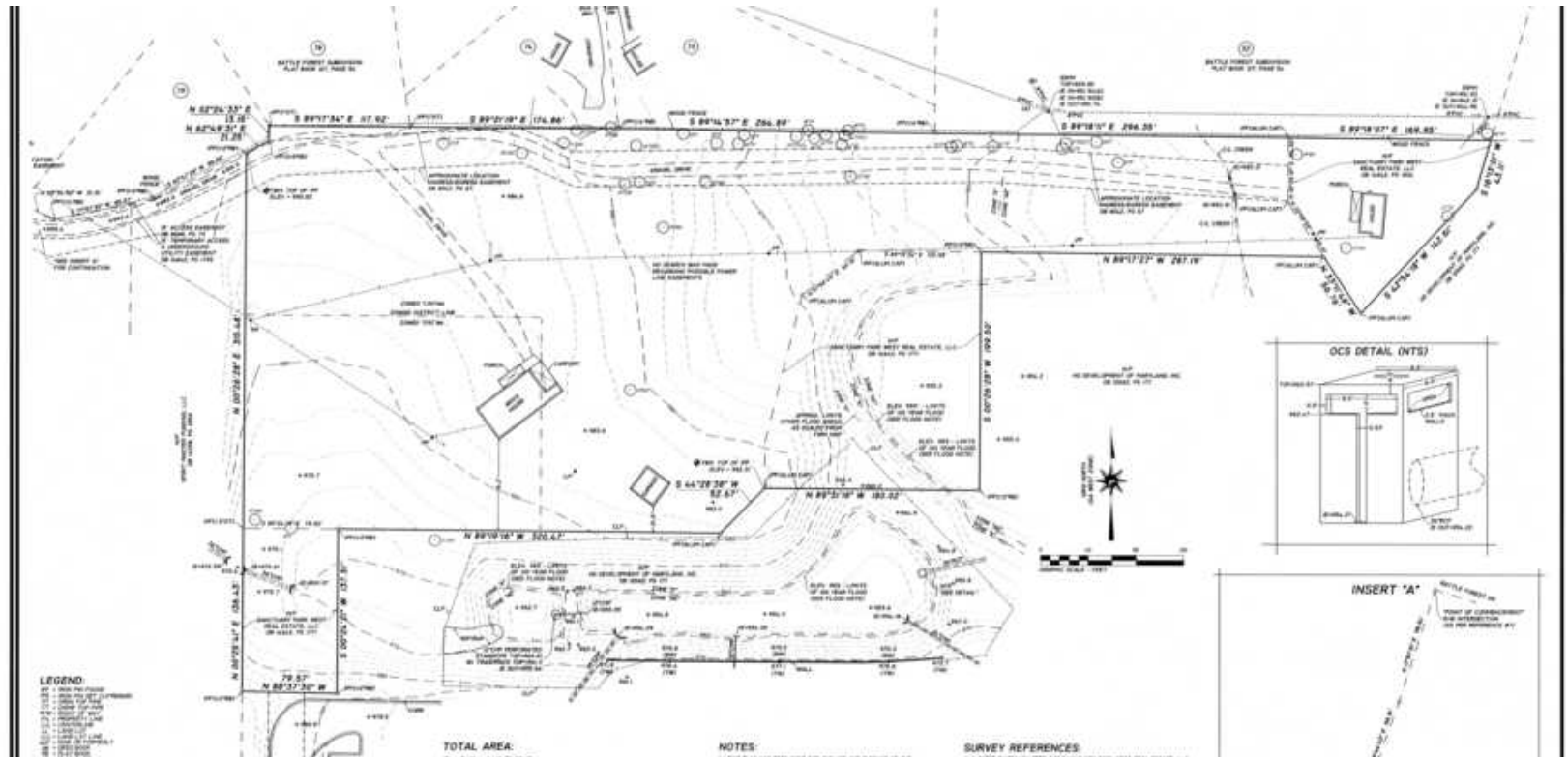
## OFFICE CONDOS

Previous zoning called for mixed use office condos and retail.

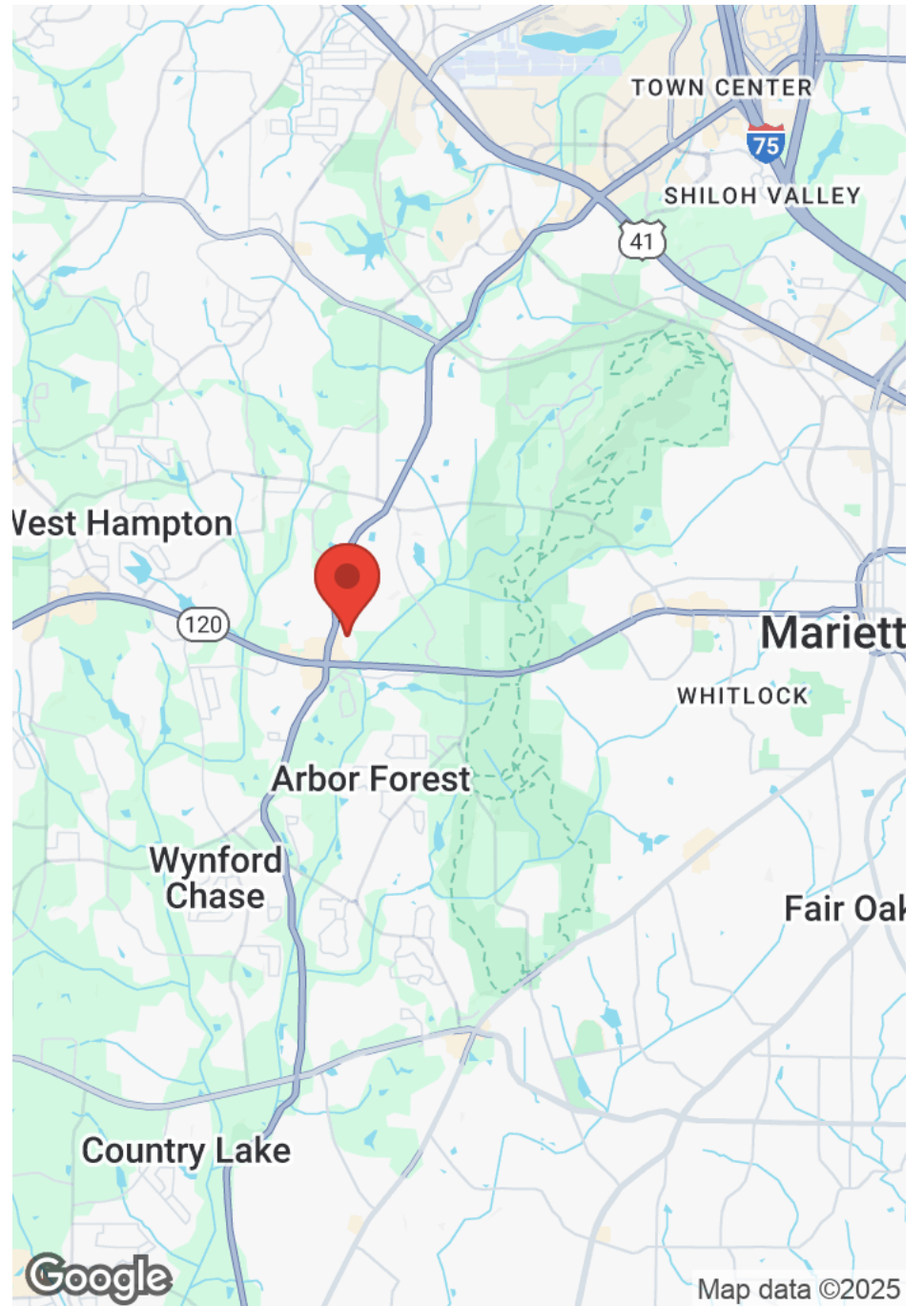
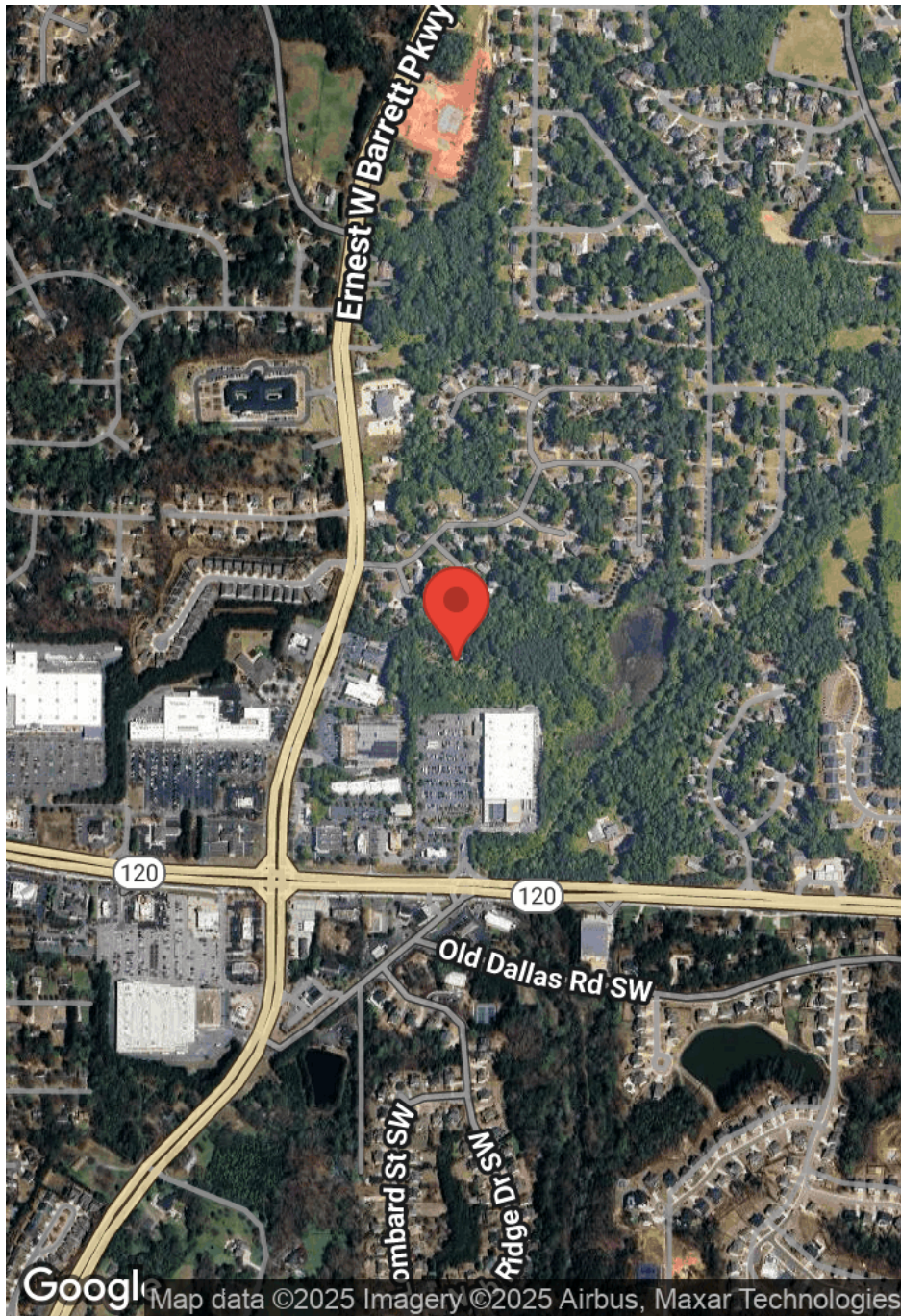


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# ZONING AND SURVEY

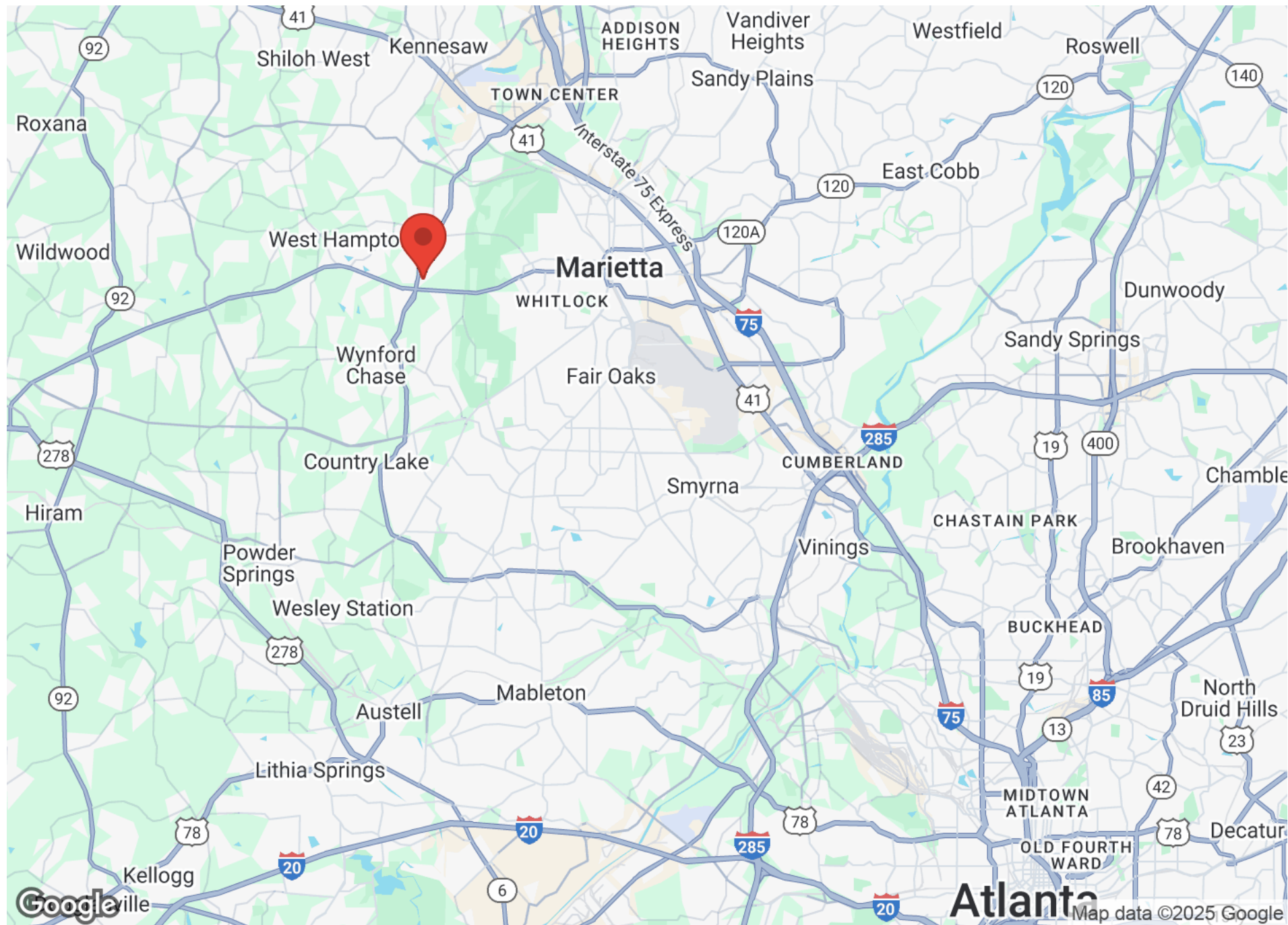


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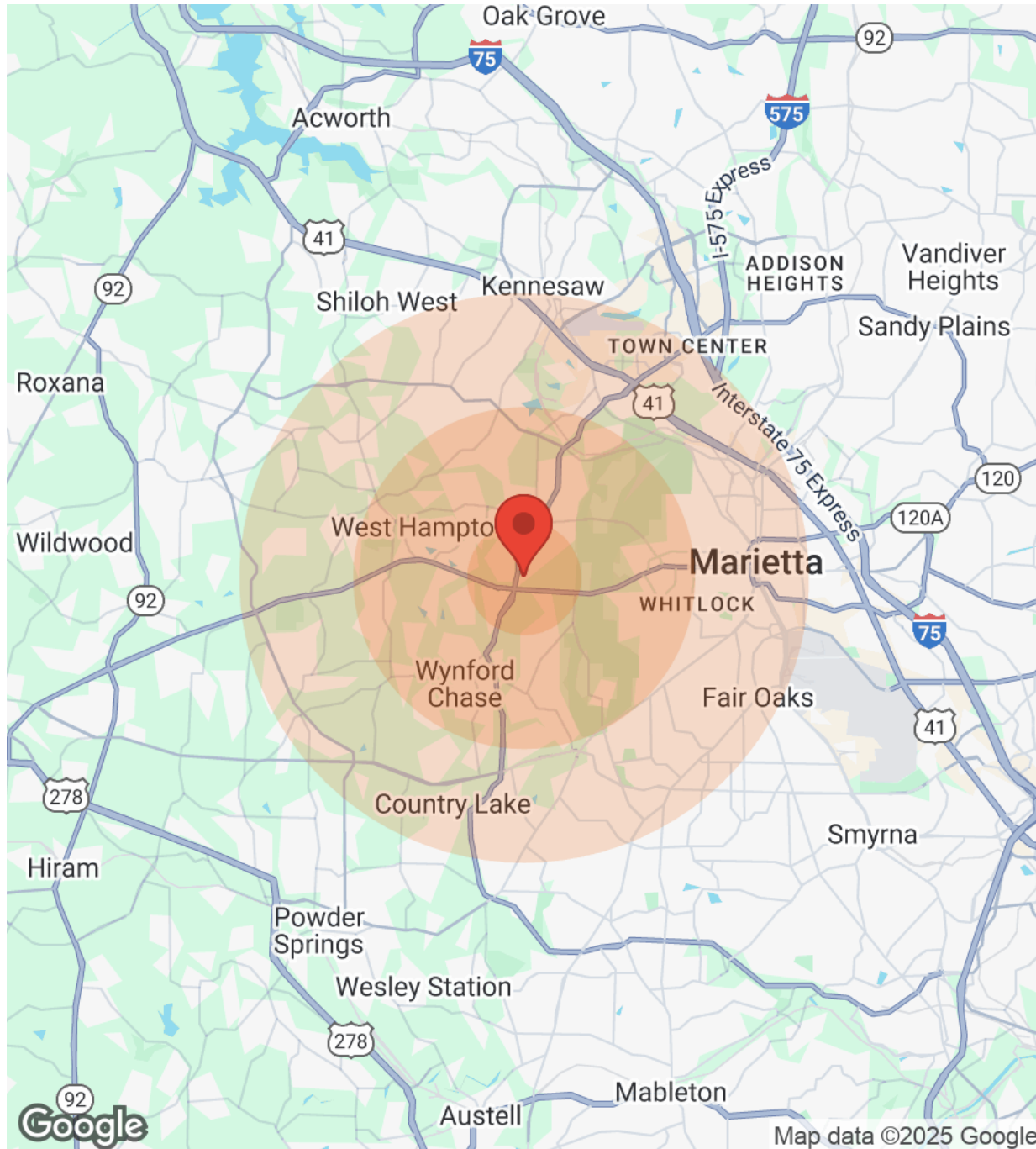


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Population	1 Mile	3 Miles	5 Miles
Male	524	19,267	71,397
Female	503	19,992	72,875
Total Population	1,027	39,259	144,272

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	188	7,608	32,203
Ages 15-24	138	5,678	20,389
Ages 25-54	427	14,125	55,317
Ages 55-64	157	5,285	16,902
Ages 65+	117	6,563	19,461

Race	1 Mile	3 Miles	5 Miles
White	807	29,921	87,961
Black	153	7,279	36,227
Am In/AK Nat	N/A	13	217
Hawaiian	N/A	N/A	2
Hispanic	36	1,872	27,198
Multi-Racial	14	2,406	31,626

Income	1 Mile	3 Miles	5 Miles
Median	\$101,056	\$99,653	\$61,306
< \$15,000	20	1,001	4,856
\$15,000-\$24,999	62	795	4,323
\$25,000-\$34,999	19	852	4,914
\$35,000-\$49,999	21	1,104	6,189
\$50,000-\$74,999	28	2,662	9,134
\$75,000-\$99,999	31	2,153	6,897
\$100,000-\$149,999	95	3,124	8,086
\$150,000-\$199,999	10	1,530	3,905
> \$200,000	76	1,498	3,023

Housing	1 Mile	3 Miles	5 Miles
Total Units	363	16,060	57,557
Occupied	345	15,029	51,987
Owner Occupied	308	12,259	35,694
Renter Occupied	37	2,770	16,293
Vacant	18	1,031	5,570

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## DONALD B EDWARDS JR

### Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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