

LAND FOR SALE

SMITH HILL ROAD ASSEMBLAGE

Smith Hill Road, Austell, GA 30106



SALE PRICE:	Undisclosed
LOT SIZE:	61.36 Acres
APN #:	Multiple
ZONING:	Various
MARKET:	Atlanta
SUB MARKET:	Austell
CROSS STREETS:	Thornton Rd (US 278)
TRAFFIC COUNT:	40,200

PROPERTY OVERVIEW

61.36 AC assemblage in Austell, Ga near the intersection of Thornton Rd (US 278) and Veterans Memorial Hwy (US 78).

PROPERTY FEATURES

- Ready to develop acreage with frontage on US 278
- Perfect for industrial or distribution
- Located near the Norfolk Southern container facility
- Easy access via I-20, US 278, US 78
- Also contact Thomas Crone 404-384-5409

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

DONALD B EDWARDS JR
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com

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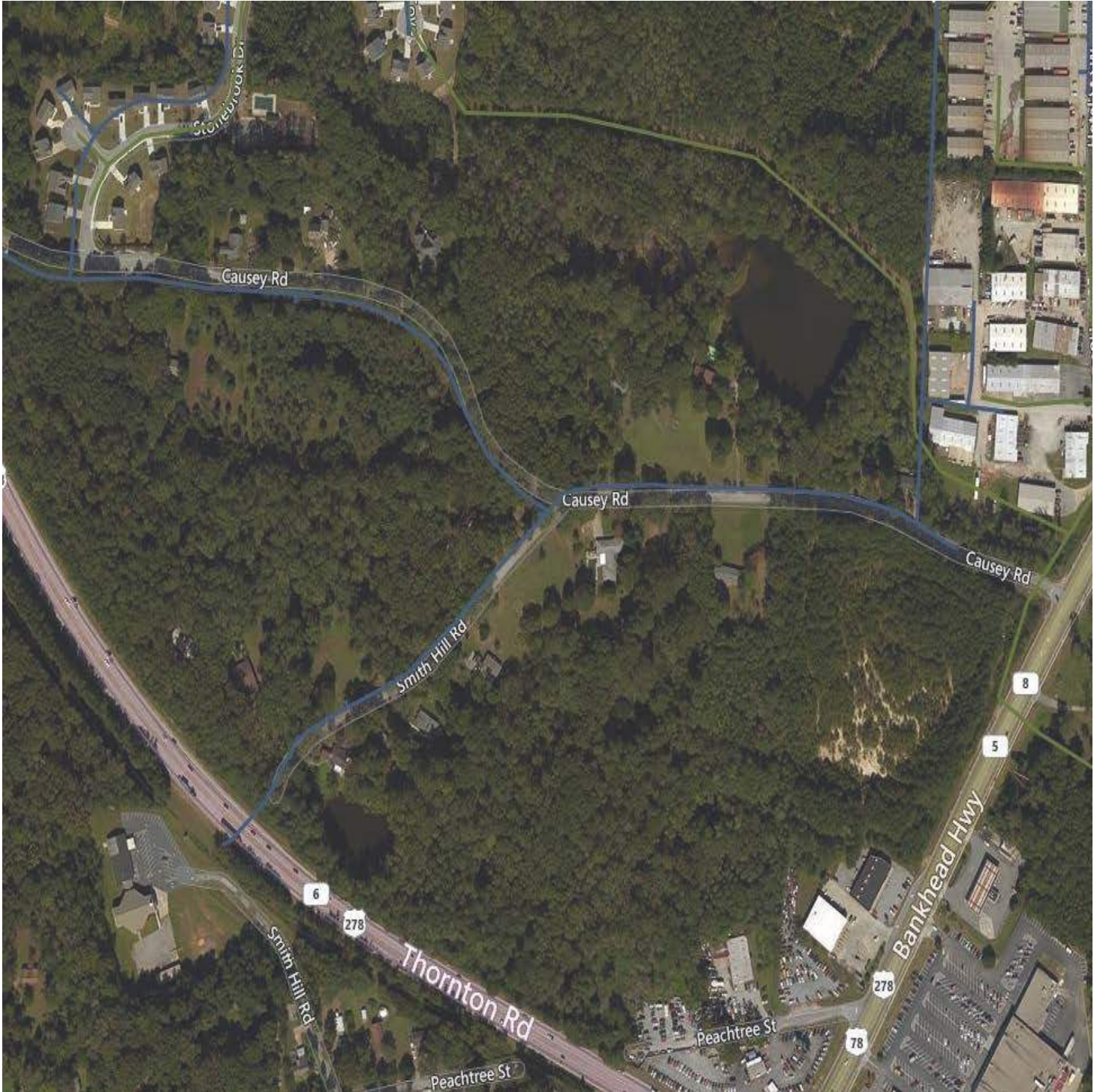
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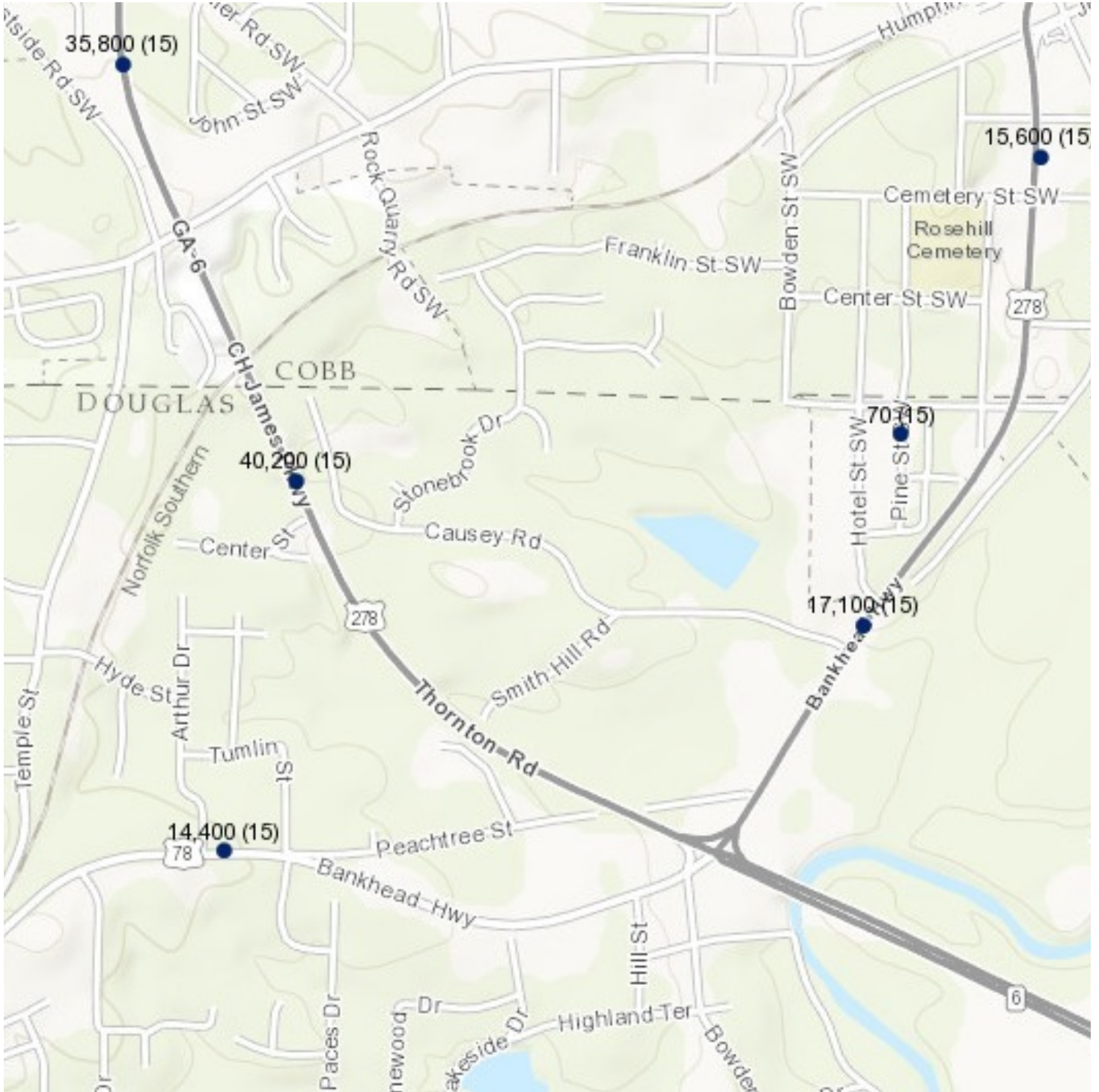
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Smith Hill Rd Assemblage

Demographics



Smith Hill Rd Assemblage
Austell, GA 30106
Property Type: Land
Specific Use: Mixed Use
Lot Size: 61.36 Ac.
County: Douglas

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	9,776	49,446	127,967	11,877	56,455	144,540
Total Census 2010 Population	4,390	28,769	85,189	4,390	28,769	85,189
Population Change %	75.2%	54.8%	37%	107.9%	71.6%	51.7%
Population Density (People/SQ Mile)	2,773	2,135	2,153	3,330	2,396	2,401
Median Age	40	41	41	41	42	41
Total Males	4,670	23,733	61,432	5,659	27,081	69,368
Total Females	5,106	25,713	66,535	6,218	29,374	75,172

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	786	3,520	9,117	848	3,788	9,830
5 - 9 Years Old	842	3,938	10,337	986	4,356	11,180
10 - 14 Years Old	723	3,682	10,017	966	4,348	11,321
15 - 19 Years Old	608	3,340	9,437	872	4,140	11,138
20 - 24 Years Old	596	3,198	8,847	744	3,699	10,146
25 - 29 Years Old	739	3,463	8,959	753	3,673	9,814
30 - 34 Years Old	876	3,782	9,387	825	3,722	9,423
35 - 39 Years Old	912	4,075	10,172	953	4,079	10,102
40 - 44 Years Old	885	4,325	11,077	1,078	4,652	11,514
45 - 49 Years Old	749	3,947	10,312	999	4,557	11,478
50 - 54 Years Old	551	3,130	8,230	807	3,923	10,011
55 - 59 Years Old	442	2,634	6,736	648	3,421	8,788
60 - 64 Years Old	318	1,940	4,778	457	2,539	6,452
65 - 69 Years Old	238	1,455	3,429	311	1,849	4,543
70 - 74 Years Old	181	1,083	2,495	234	1,343	3,223
75 - 79 Years Old	137	796	1,803	160	955	2,180

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Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	96	557	1,317	108	653	1,484
85 Years Old and Older	97	581	1,517	128	758	1,913

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	4,528	25,520	63,439	4,817	26,367	65,594
Black	4,938	22,369	60,430	6,658	28,205	74,097
Native American	26	136	350	30	179	473
Asian	180	660	1,755	238	824	2,132
Pacific Islander	N/A	17	77	N/A	24	81
2 or More Races	104	744	1,916	134	856	2,163
Hispanic	526	3,715	11,154	790	5,119	14,839
White Non-Hispanic	3,996	21,797	52,407	4,022	21,341	51,141

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	4,188	19,772	47,730	5,082	22,616	53,825
Total Census 2010 Households	1,880	11,330	31,392	1,880	11,330	31,392
Average Household Size	2.8	2.6	2.7	N/A	N/A	N/A
Total Housing Units	3,523	18,590	46,326	3,523	18,590	46,326
Owner	1,254	12,485	30,008	1,254	12,485	30,008
Renter	1,872	5,051	13,792	1,872	5,051	13,792
Vacant Housing Units	399	1,055	2,526	399	1,055	2,526

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	239	1,292	2,913	287	1,487	3,303
\$10,000 - \$14,999	173	993	2,290	204	1,149	2,598
\$15,000 - \$19,999	331	1,093	2,338	402	1,273	2,670
\$20,000 - \$24,999	328	1,252	3,125	397	1,437	3,545
\$25,000 - \$29,999	206	1,104	2,908	248	1,263	3,288
\$30,000 - \$34,999	383	1,551	3,530	466	1,801	3,995
\$35,000 - \$39,999	265	1,374	3,294	322	1,607	3,790
\$40,000 - \$44,999	301	1,279	3,409	366	1,442	3,836
\$45,000 - \$49,999	145	1,266	2,712	176	1,431	3,059
\$50,000 - \$59,999	562	2,434	5,590	684	2,765	6,291
\$60,000 - \$74,999	503	2,521	6,148	612	2,875	6,913
\$75,000 - \$99,999	569	2,215	5,573	694	2,512	6,217
\$100,000 - \$124,999	86	795	2,094	105	890	2,321

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Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	10	149	612	12	170	687
\$150,000 - \$199,999	15	145	412	19	165	462
Over \$200,000	58	205	468	74	238	521
Median Household Income	\$41,949	\$43,615	\$47,801	\$42,018	\$43,850	\$47,990
Aggregate Household Income	\$223,002,230	\$1,031,378,971	\$2,514,281,353	\$276,075,966	\$1,180,031,603	\$2,833,580,229
Average Household Income	\$47,388	\$52,172	\$54,820	\$47,630	\$52,244	\$54,996
Per Capita Household Income	\$18,325	\$20,194	\$19,809	\$18,396	\$20,064	\$19,743

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$179,403,984	\$849,092,548	\$2,082,388,321	\$219,573,562	\$973,400,834	\$2,354,746,189
Average Annual Household	\$39,197	\$41,788	\$44,377	\$39,529	\$42,055	\$44,668
Food	\$5,165	\$5,433	\$5,694	\$5,124	\$5,396	\$5,664
Cereals & Bakery Products	\$399	\$410	\$420	\$393	\$405	\$415
Cereals & Cereal Products	\$140	\$145	\$150	\$140	\$145	\$150
Bakery Products	\$282	\$293	\$302	\$276	\$285	\$293
Meats, Poultry, Fish & Eggs	\$837	\$871	\$903	\$853	\$884	\$918
Dairy ProductseFMisc	\$333	\$346	\$359	\$338	\$351	\$366
Housing	\$13,006	\$13,708	\$14,424	\$13,167	\$13,839	\$14,571
Owned Dwellings	\$4,729	\$5,190	\$5,640	\$4,788	\$5,250	\$5,719
Mortgage Interest & Charges	\$2,382	\$2,648	\$2,898	\$2,291	\$2,528	\$2,758
Property Taxes	\$1,369	\$1,485	\$1,603	\$1,353	\$1,455	\$1,564
Rented Dwellings	\$2,539	\$2,445	\$2,362	\$2,471	\$2,372	\$2,288
Utilities, Fuels & Public Services	\$3,041	\$3,153	\$3,269	\$3,093	\$3,190	\$3,299
Natural Gas	\$458	\$471	\$486	\$440	\$452	\$466
Electricity	\$1,115	\$1,149	\$1,185	\$1,137	\$1,164	\$1,196
Fuel Oil or Other Fuels	\$119	\$121	\$124	\$120	\$122	\$125
Telephone Services	\$1,005	\$1,044	\$1,084	\$1,042	\$1,083	\$1,128
Water & Other Public Services	\$325	\$340	\$353	\$336	\$351	\$365
Household Operations	\$632	\$674	\$725	\$628	\$668	\$719
Personal Services	\$241	\$255	\$274	\$245	\$258	\$277
Other Household Expenses	\$431	\$462	\$497	\$435	\$468	\$507
Housekeeping Supplies	\$555	\$579	\$605	\$539	\$561	\$585
Household Furnishings & Equipment	\$1,309	\$1,422	\$1,533	\$1,274	\$1,374	\$1,472
Furniture	\$341	\$375	\$409	\$336	\$367	\$398
Floor Coverings	\$35	\$38	\$41	\$35	\$37	\$40
Major Appliances	\$195	\$210	\$223	\$194	\$209	\$223

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Household Expenditures	2015			2016 Projection		
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Sm. Appliances & Misc Housewares	\$90	\$95	\$99	\$90	\$95	\$100
Apparel & Services	\$1,416	\$1,505	\$1,592	\$1,440	\$1,526	\$1,612
Transportation	\$7,171	\$7,678	\$8,187	\$7,366	\$7,874	\$8,398
Maintenance & Repairs	\$564	\$594	\$626	\$565	\$592	\$623
Vehicle Insurance	\$1,031	\$1,088	\$1,145	\$1,061	\$1,113	\$1,163
Public Transportation	\$333	\$366	\$400	\$333	\$365	\$398
Health Care	\$2,824	\$2,914	\$3,012	\$2,776	\$2,859	\$2,952
Entertainment	\$2,025	\$2,186	\$2,347	\$2,063	\$2,230	\$2,405
Tobacco & Smoking Related	\$275	\$278	\$281	\$286	\$288	\$291
Cash Contributions	\$1,231	\$1,343	\$1,451	\$1,229	\$1,338	\$1,446
Personal Insurance & Pensions	\$3,762	\$4,227	\$4,692	\$3,736	\$4,174	\$4,616
Life & Other Personal Insurance	\$313	\$339	\$366	\$318	\$343	\$370
Pensions & Social Security	\$3,464	\$3,898	\$4,335	\$3,428	\$3,845	\$4,264

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BACKGROUND

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 warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

EDUCATION

MEMBERSHIPS & ASSOCIATIONS

Atlanta Commercial Board of Realtors
AGREE - Association of Georgia Real Estate Exchangers

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