

UNIQUE DOWNTOWN DEVELOPMENT OPPORTUNITY CITY OF ACWORTH, GEORGIA



GOOD GROUP REALTY

ROBERT GOOD
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GA #246789

GOOD GROUP REALTY
8744 MAIN STREET #201
WOODSTOCK, GA 30188
GOODGROUPREALTY.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	3.65 Acres
Concept Units:	44
Price / Unit:	\$50,000
Market:	Atlanta-Sandy Springs, Georgia
Submarket:	Cobb County
City:	Acworth, Georgia

PROPERTY OVERVIEW

Approx 3.65 acres of land, partially developed

PROPERTY HIGHLIGHTS

- Approximately 3.65 Acres
- Walkable to Downtown Acworth
- Accessible to I-75
- Zoned C-1 (Neighborhood Retail Comm)
- City Staff open to rezone to Mixed Use up to 12 residential units/acre, up to 43 units
- Two existing office buildings, up to 72 parking spaces, with supporting utility and storm water infrastructure installed

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EXECUTIVE SUMMARY // 2



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PROPERTY DESCRIPTION

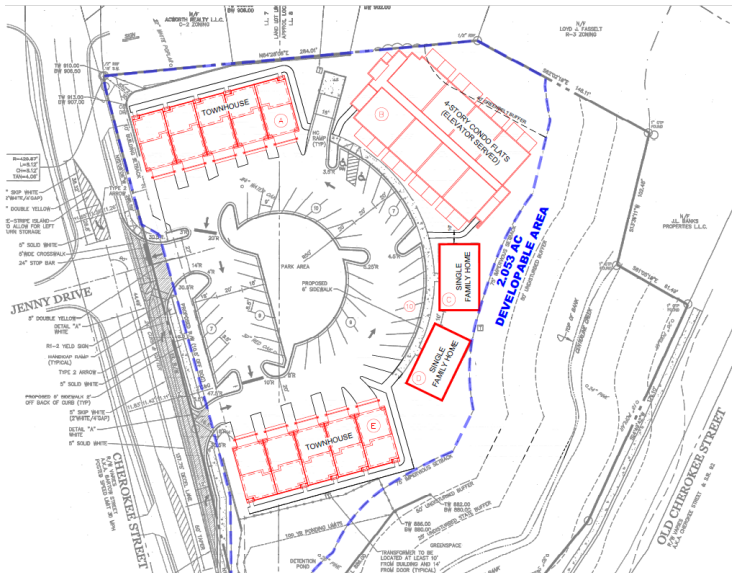


PROPERTY DESCRIPTION

Approx 3.65 acres of land, partially developed

LOCATION DESCRIPTION

Just north of the City of Acworth and walking distance to downtown, community center, parks, shopping



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PROPERTY DESCRIPTION // 3

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PHOTOS - SITE AS CURRENTLY DEVELOPED



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PHOTOS - SITE AS CURRENTLY DEVELOPE



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ADDITIONAL PHOTOS

EXISTING BUILDINGS



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ADDITIONAL PHOTOS - EXISTING BLDGS.



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ADDITIONAL PHOTOS

VIEW TO NORTH & VIEW TO SOUTH ALONG CHEROKEE STREET



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ADDITIONAL PHOTOS - VIEW NORTH & S



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ADDITIONAL PHOTOS - COMMUNITY CENTER

COMMUNITY CENTER & PARK (1/4 MILE FROM SITE)



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ADDITIONAL PHOTOS - NEARBY COMM C1



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ADDITIONAL PHOTOS - PARK

120-ACRE LOGAN FARM PARK (1/4 MILE FROM SITE)



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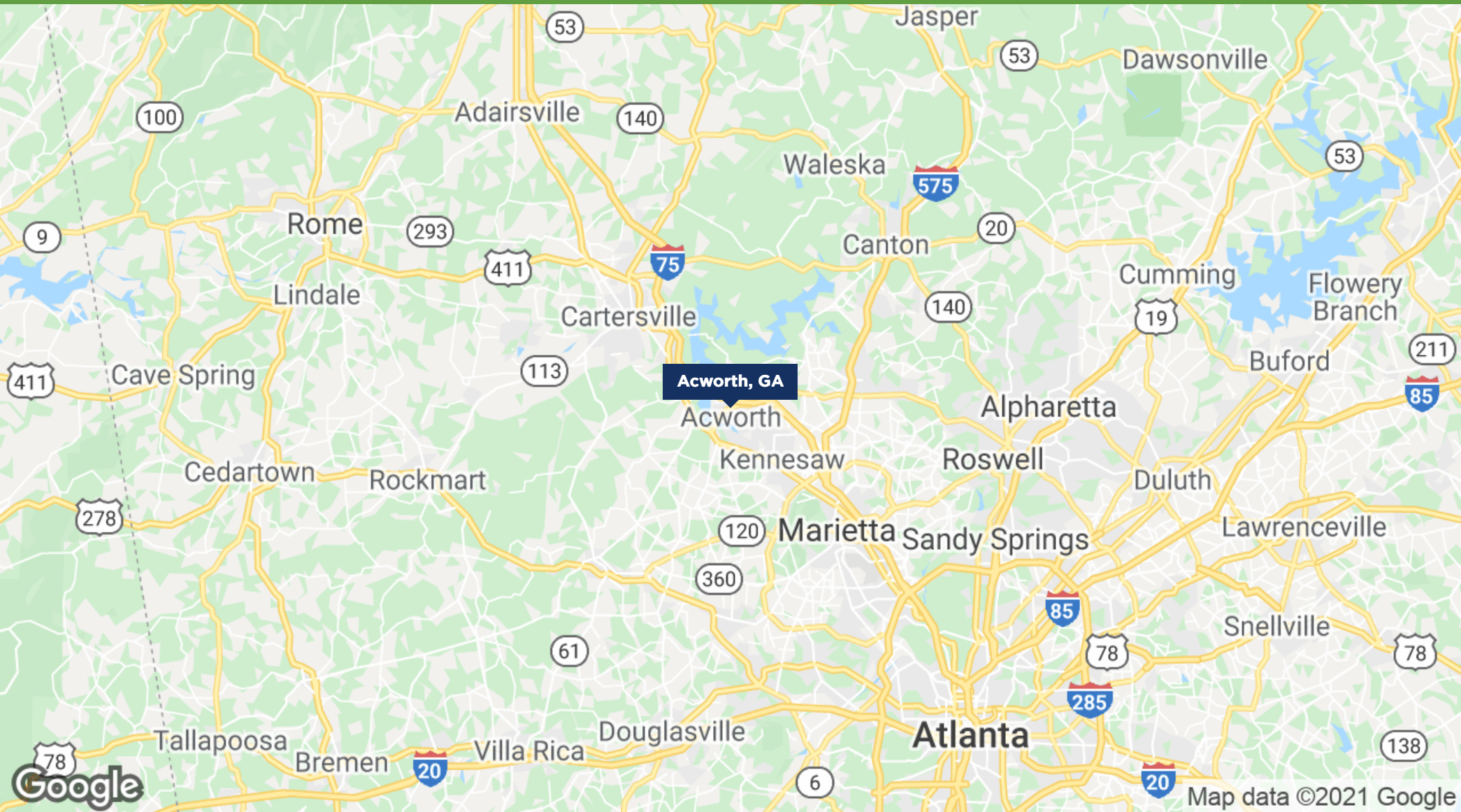
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ADDITIONAL PHOTOS - PARK // 8



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REGIONAL MAP



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REGIONAL MAP // 9

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AREA MAP - ACWORTH



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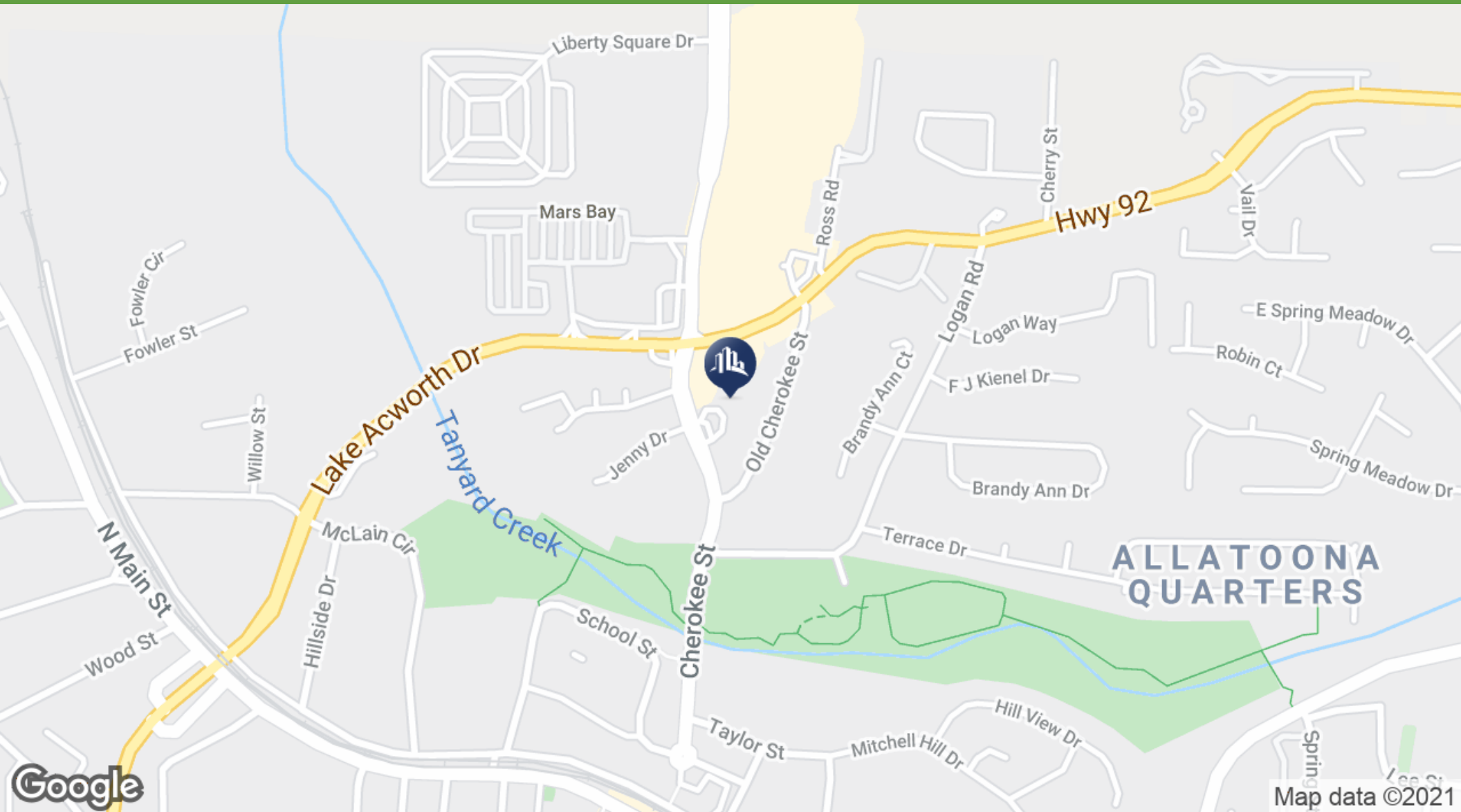
AREA MAP // 10



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LOCAL MAP



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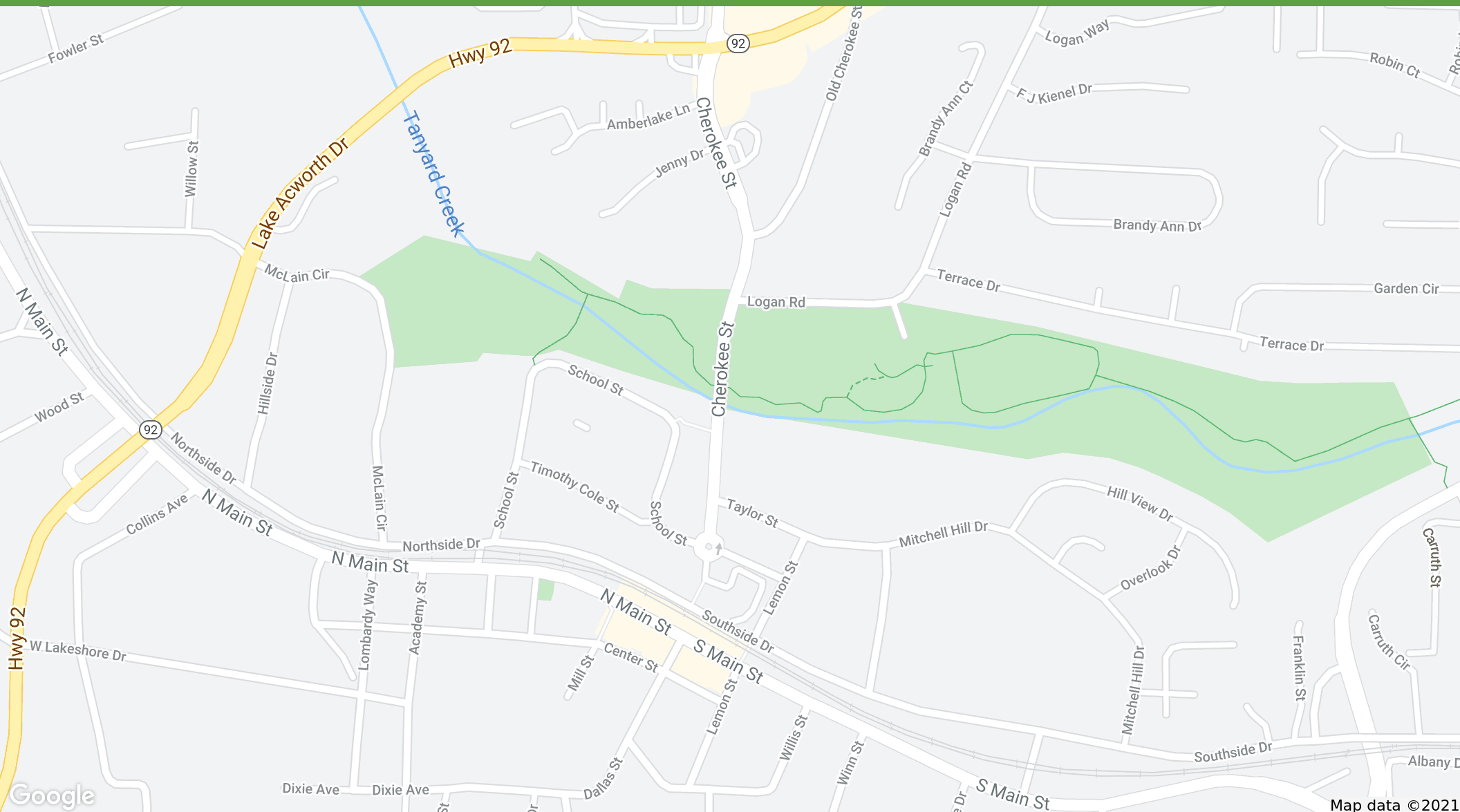
LOCAL MAP // 11

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RETAILER MAP



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RETAILER MAP // 12

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INCOME & EXPENSES

INCOME SUMMARY

4862 CHEROKEE STREET

PER SF

Gross Income

-

-

EXPENSE SUMMARY

4862 CHEROKEE STREET

PER SF

Gross Expenses

-

-

Net Operating Income

-

-

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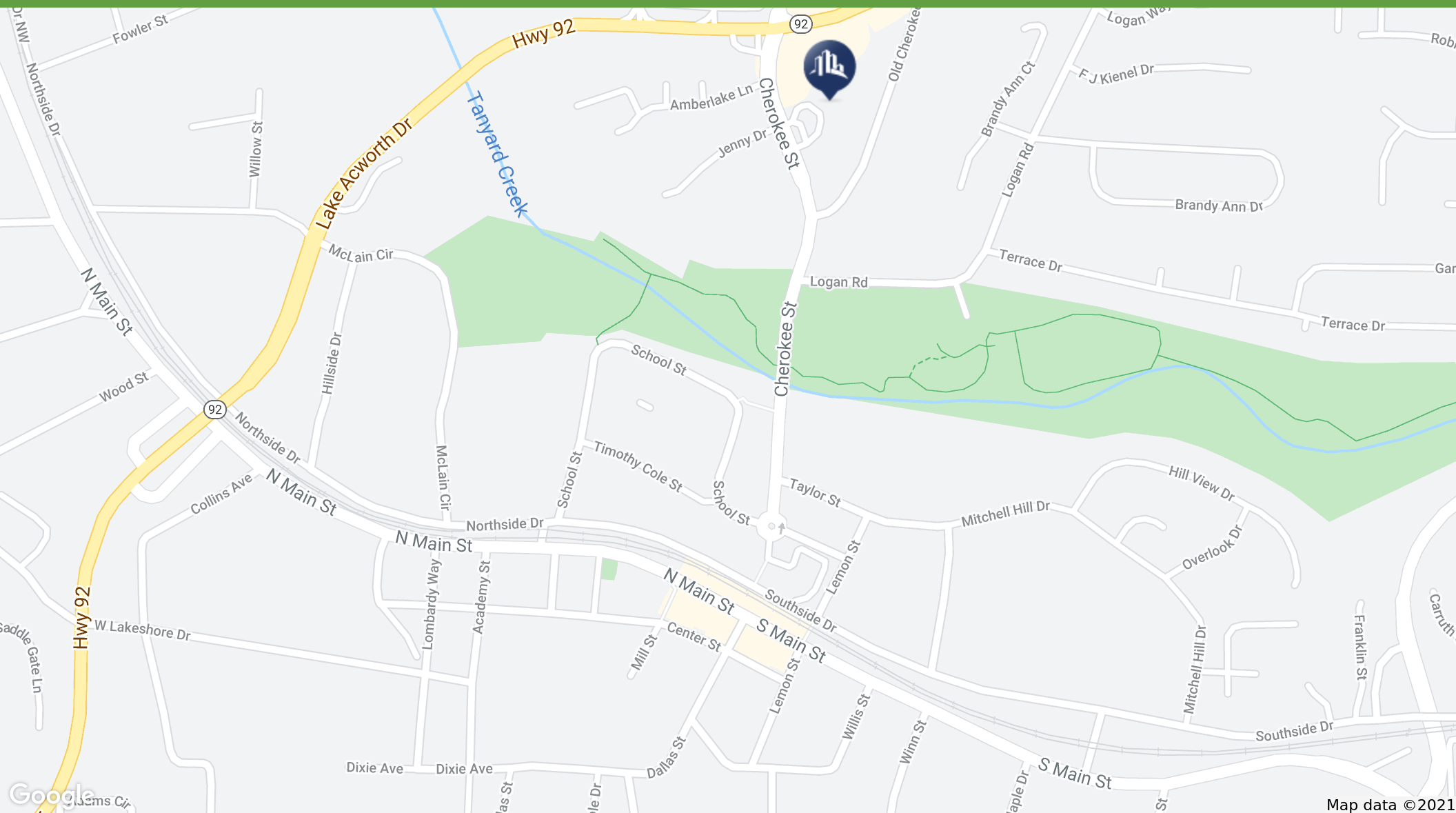
INCOME & EXPENSES // 13

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RETAILER MAP



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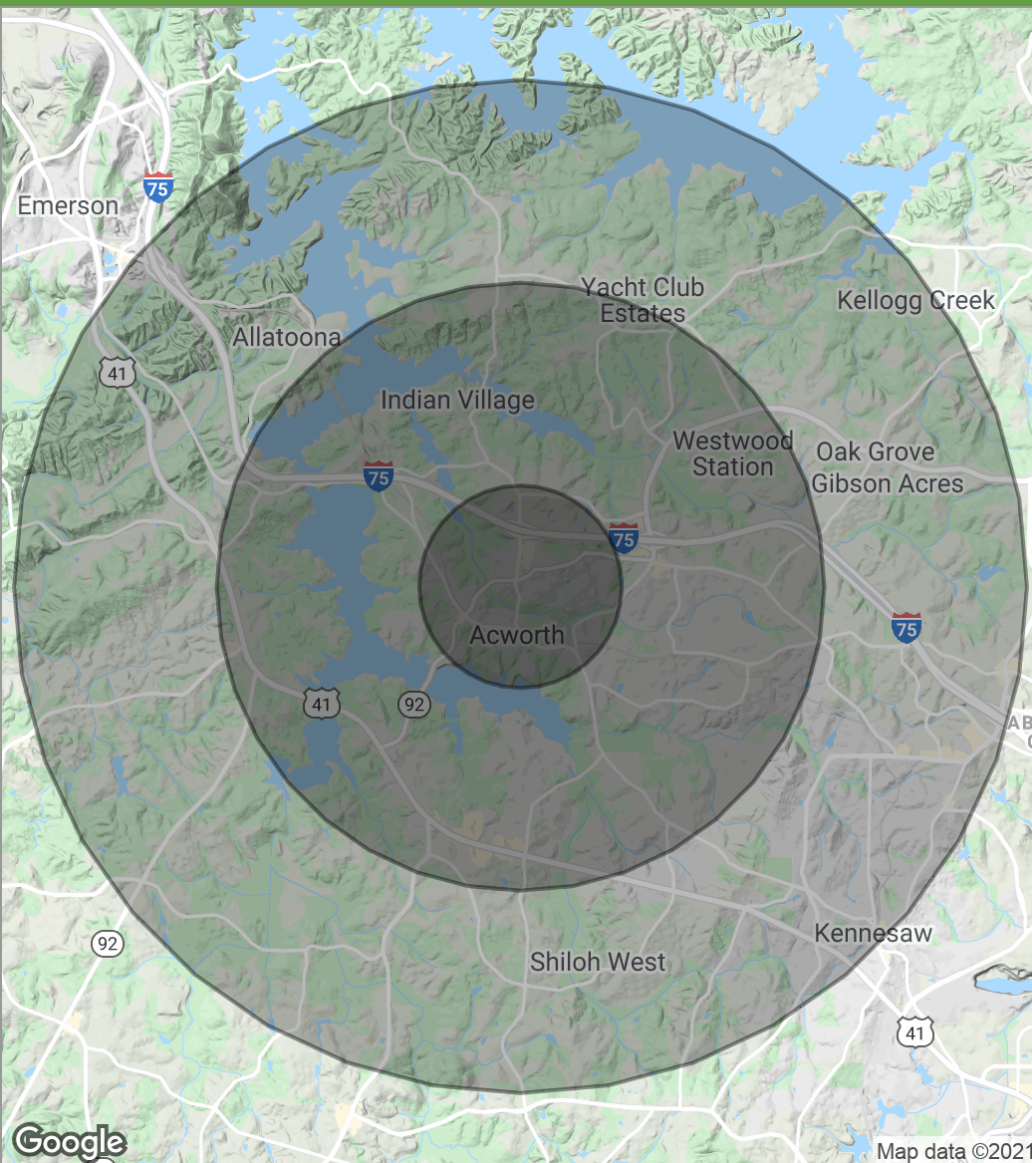
RETAILER MAP // 14

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1-3-5 MILE RADIUS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,476	30,289	88,046
Median age	34.0	34.8	35.0
Median age (Male)	32.1	33.0	33.5
Median age (Female)	35.8	36.2	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,688	11,051	31,099
# of persons per HH	2.7	2.7	2.8
Average HH income	\$56,365	\$69,074	\$80,436
Average house value	\$175,828	\$160,487	\$211,653

** Demographic data derived from 2010 US Census*

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DEMOGRAPHICS MAP // 15



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BROKER CONTACT INFORMATION

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PROFESSIONAL BACKGROUND

Robert H. Good, a licensed professional civil engineer and real estate broker, is a multi-disciplined real estate executive with significant experience in site selection, acquisition, due diligence, entitlements, engineering and permitting, construction, and disposition on retail, residential, office, industrial, hospitality, mixed-use developments and master-planned communities throughout the Sunbelt.

Mr. Good has a bachelor's degree in civil engineering from Georgia Institute of Technology, an MBA with International studies (China and Vietnam) from Georgia State University, and a Certificate in real estate finance and investment from New York University.

EDUCATION

New York University, NY, NY Certificate in Real Estate Finance & Investment, 2013

Georgia State University Atlanta, GA , M.B.A., 2012

CCIM Institute Courses - CCIM Designation, 2011

Georgia Institute of Technology Atlanta, GA, B.S. Civil Engineering, 1989

MEMBERSHIPS & AFFILIATIONS

CCIM - Georgia Chapter

ICSC - International Council of Shopping Centers

NAR - National Association of REALTORS

ULI - Urban Land Institute

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