

8+/- Acres - Hedges Redevelopment Site
30 Parcel Assemblage
City of Marietta, Cobb County, GA



OVERVIEW

This 8+/- acre assemblage located on Powder Springs Street presents a unique opportunity for redevelopment within the city limits of Marietta. The property is in close proximity to Downtown Marietta and historic sites and local activity centers. The site is ideal to be rezoned for urban commercial, residential or mixed-use development near the city center.

PROPERTY HIGHLIGHTS

- LOCATION:** Powder Springs Road at Hedges Street/W. Dixie Avenue
- SIZE:** 8+/- acres
- ZONING:** Currently R4 and O&I
Located in Commercial Corridor Overlay District
Potential for commercial, residential or mixed-use
- PRICE:** Contact Owner



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Phone: 770-794-5717



205 Lawrence Street
Marietta, GA 30060

PROPERTY DESCRIPTION

The Hedges property offers 8+/- acres of land, fronting Powder Springs Street/State Route 360, in the city of Marietta. The 30-parcel assemblage has potential to support a range of development types. The Hedges site, located just east of the Hilton Hotel & Conference Center and the Marietta City Club golf course, is within walking distance to shopping, dining and arts and government and professional business operations in Marietta's historic downtown.

The property offers convenient access to Interstates 75, 575 and 285 and state routes 5, 120 and 280. Traffic volumes at intersections entering and nearing the site average more than 30,000 vehicles per day.

The property is located in designated areas offering state job tax credits and federal tax credit financing opportunities to qualified businesses and developers to support new private investment.

AERIAL VIEW



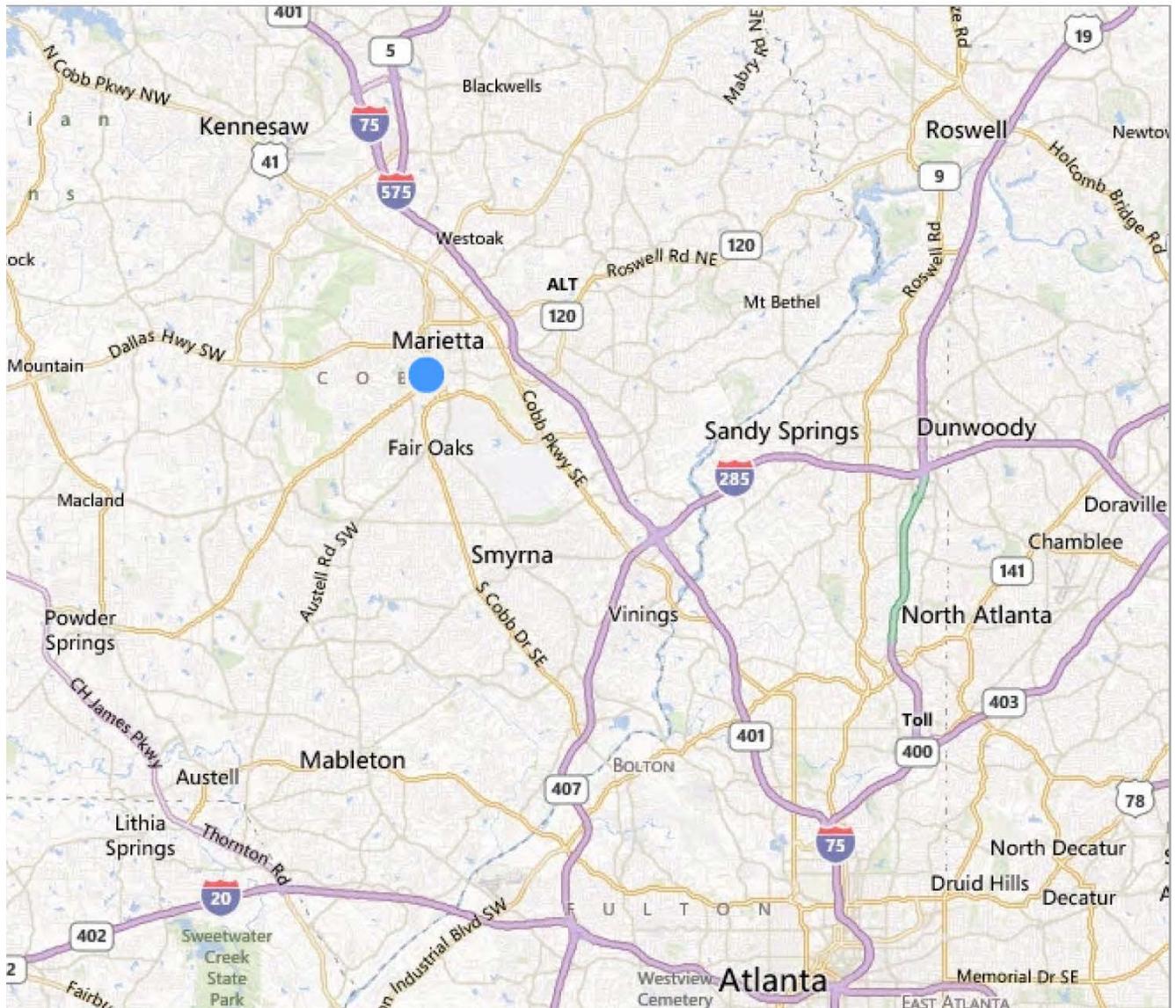
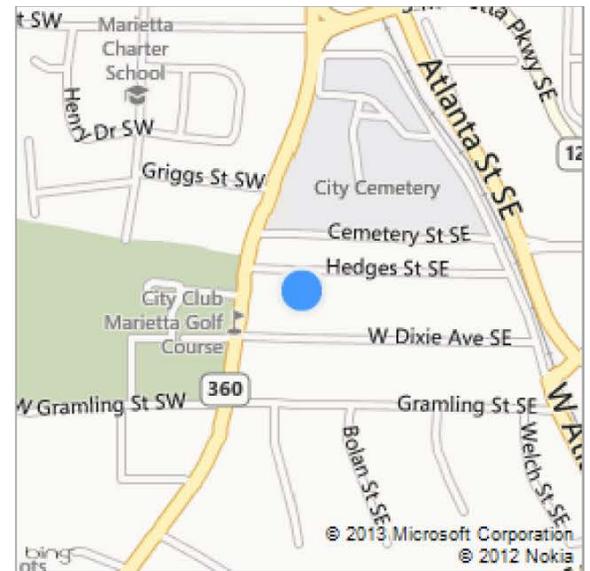
The site area highlighted in the aerial photograph above is illustrative and may include portions of adjacent parcels not acquired during site assemblage. See map on page 4 for official site boundary lines.

ADDITIONAL INFORMATION

For additional information on the Hedges Site and/or other redevelopment and infill development opportunities in the City of Marietta, contact the Marietta Redevelopment Corporation or visit www.mariettaga.gov/mrc

LOCATION HIGHLIGHTS

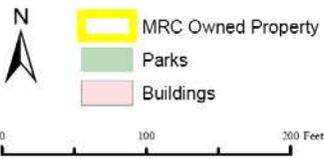
- * New traffic signal pending GDOT approval
- * Close to I-75, Marietta Square/Downtown Marietta
- * Area anchored by Atlanta/Marietta Hilton Hotel and Conference Center offering 198 guest rooms and 34,000+ square feet of event space.
- * Walking Distance to Marietta City Club featuring golf course hosting 36,000 rounds per year
- * Adjacent to multi-million dollar streetscape enhancement and multi-use trail projects
- * Offers 851 feet of road frontage within Commercial Corridor Overlay District



REDEVELOPMENT PROJECT AREA BOUNDARY



Hedges Property



AREA DEMOGRAPHICS

POPULATION TRENDS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Projection	8,738	66,514	198,256
2013 Estimate	8,607	65,117	189,857
2010 Census	8,574	64,560	185,194
2000 Census	10,423	69,272	178,891
Growth 2013-2018	1.52%	2.15%	4.42%
Growth 2010-2013	0.38%	0.86%	2.52%
Growth 2000-2010	-17.74%	-6.80%	3.52%

2013 POPULATION BY RACE OR LATINO ORIGIN

	<u>1 Mile</u>		<u>3 Mile</u>		<u>5 Mile</u>	
White Alone	5,056	58.74%	33,253	51.07%	97,910	51.57%
Black or African American Alone	1,755	20.39%	19,263	29.58%	56,211	29.61%
Amer. Indian and Alaska Native Alone	93	1.08%	403	0.62%	864	0.46%
Asian Alone	69	0.80%	1,233	1.89%	8,231	4.34%
Native Hawaiian and Other Pac. Isl. Alone	1	0.01%	50	0.08%	141	0.07%
Some Other Race Alone	1,388	16.13%	8,617	13.23%	19,733	10.39%
Two or More Races	244	1.52%	2,299	3.53%	6,767	3.56%
Hispanic or Latino	3,651	42.42%	20,444	31.40%	43,540	22.93%
Not Hispanic or Latino	4,956	57.58%	44,673	68.60%	146,317	77.07%

2013 POPULATION BY AGE OR SEX

	<u>1 Mile</u>		<u>3 Mile</u>		<u>5 Mile</u>	
Male	4,453	51.74%	33,386	51.27%	93,947	49.48%
Female	4,154	48.26%	31,731	48.73%	95,910	50.52%
Median Age		33.0		33.0		33.7
Average Age		34.9		35.0		35.10

HOUSEHOLDS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2018 Projection	3,603	24,290	78,651
2013 Estimate	3,529	23,626	74,920
2010 Census	3,482	23,235	72,645
2000 Census	4,031	25,375	69,888
Growth 2013-2018	2.10%	2.81%	4.98
Growth 2010-2013	1.35%	1.68%	3.13%
Growth 2000-2010	-13.62	-8.43%	3.94%
2013 Average Household Size	2.43	2.57	2.47

INCOME & HOUSING TRENDS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2013 Estimate Median Household Income	\$34,340	\$40,082	\$45,095
2013 Estimate Average Household Income	\$49,198	\$57,556	\$64,826

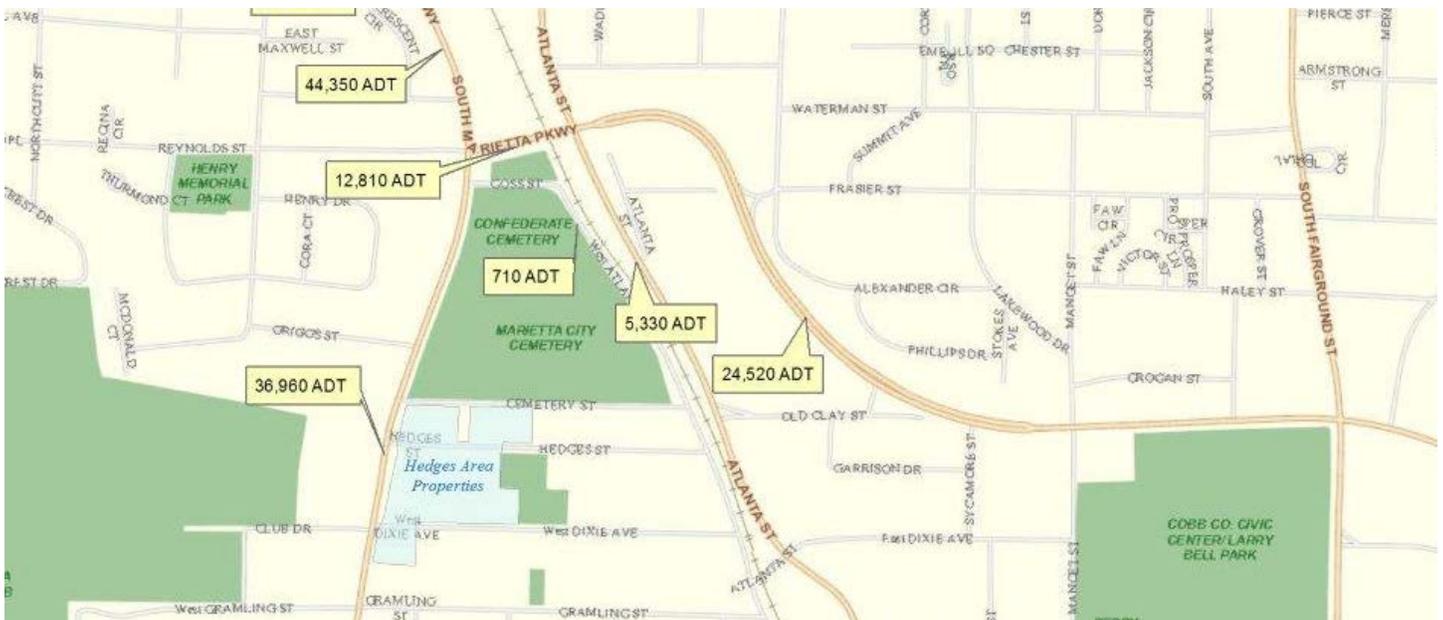
2013 MEDIAN HH INCOME BY RACE OR ETHNICITY

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
White Alone	\$37,029	\$46,248	\$54,154
Black or African American Alone	\$31,526	\$32,576	\$35,601
Amer. Indian and Alaska Native Alone	\$70,961	\$66,775	\$68,177
Asian Alone	\$42,529	\$53,406	\$68,109
Native Hawaiian and Other Pac. Isl. Alone	\$20,017	\$81,261	\$70,256
Some Other Race Alone	\$29,308	\$36,826	\$34,877
Two or More Races	\$45,262	\$41,078	\$34,102
Hispanic or Latino	\$29,478	\$32,993	\$32,920
Not Hispanic or Latino	\$37,134	\$42,516	\$47,542

2013 HOUSING ESTIMATES

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total	4,360	27,759	85,399
Owner Occupied Units	1,478	41.88	10,682
Renter Occupied Units	2,051	58.12	12,943
Est. Median Value (Owner Occupied)	\$139,297	\$155,023	\$170,889

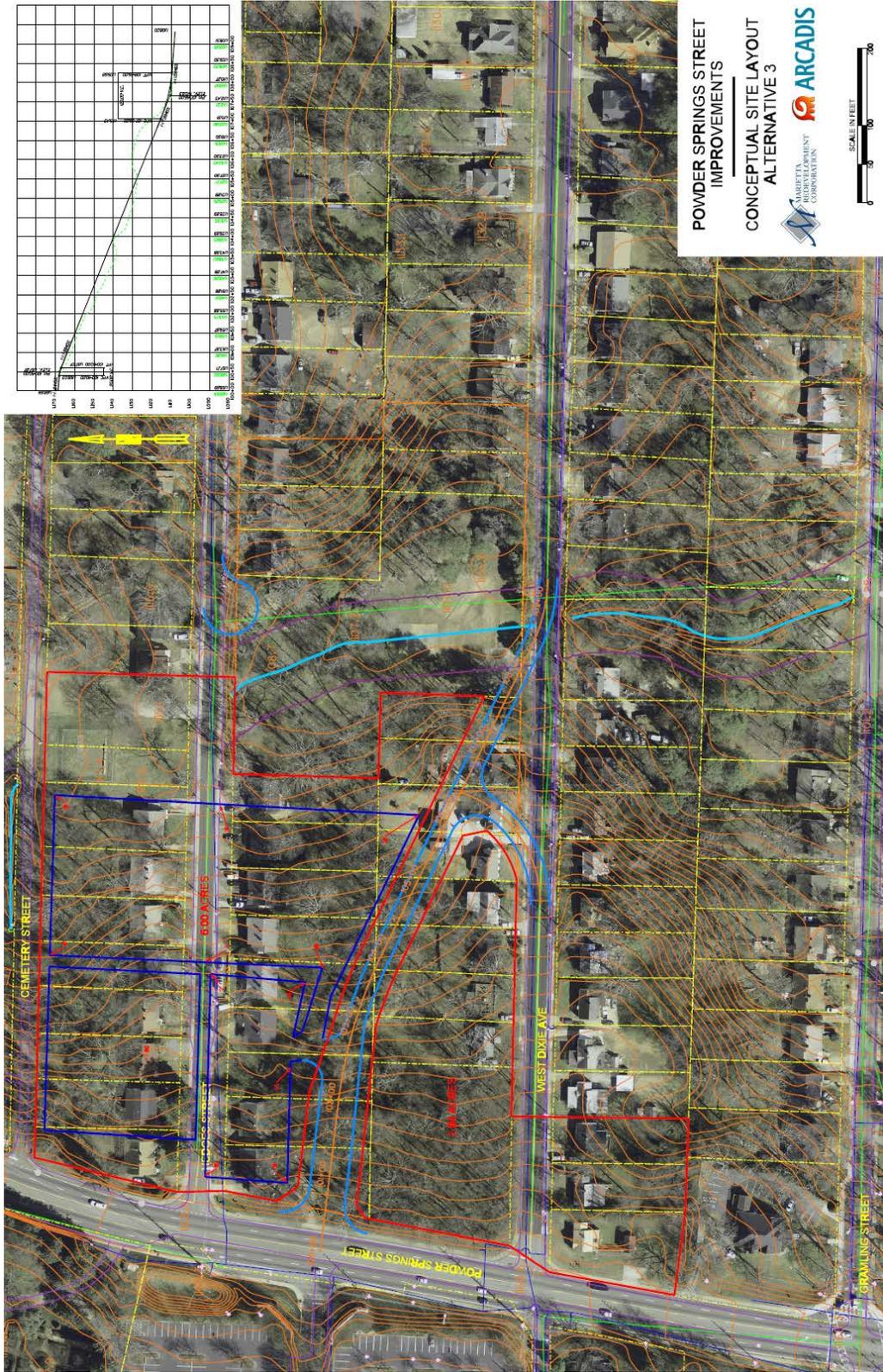
TRAFFIC COUNTS



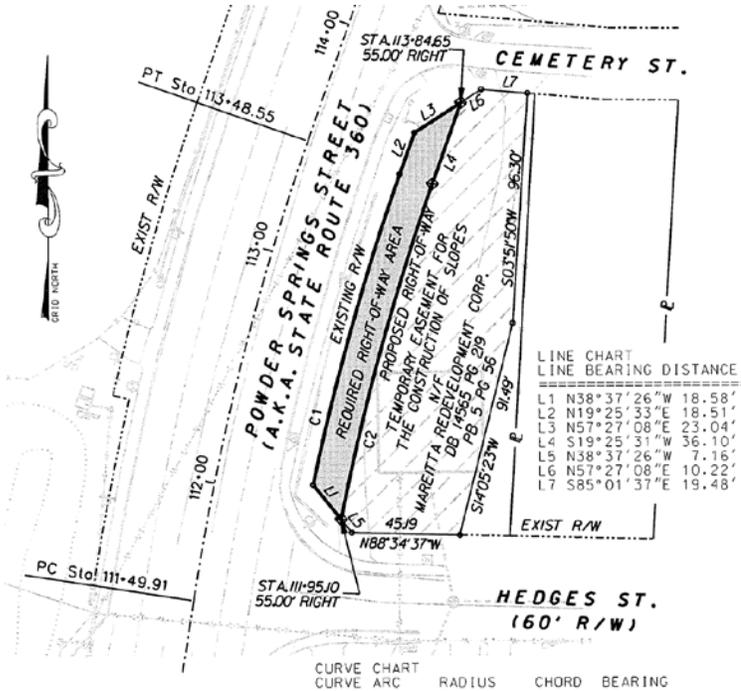
Powder Springs Street at Hedges Street – 36,960 ADT

FUTURE LAND USE

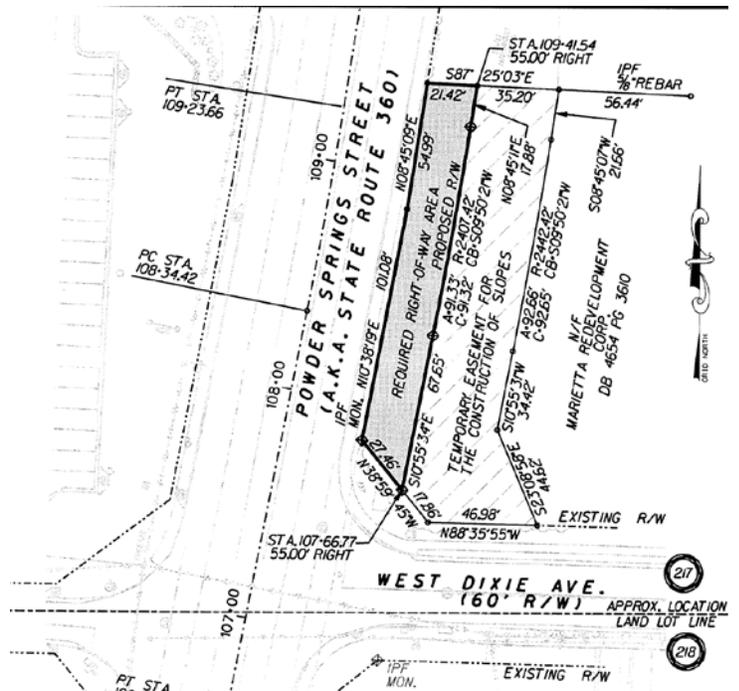
PRELIMINARY ROAD CONCEPT PLAN



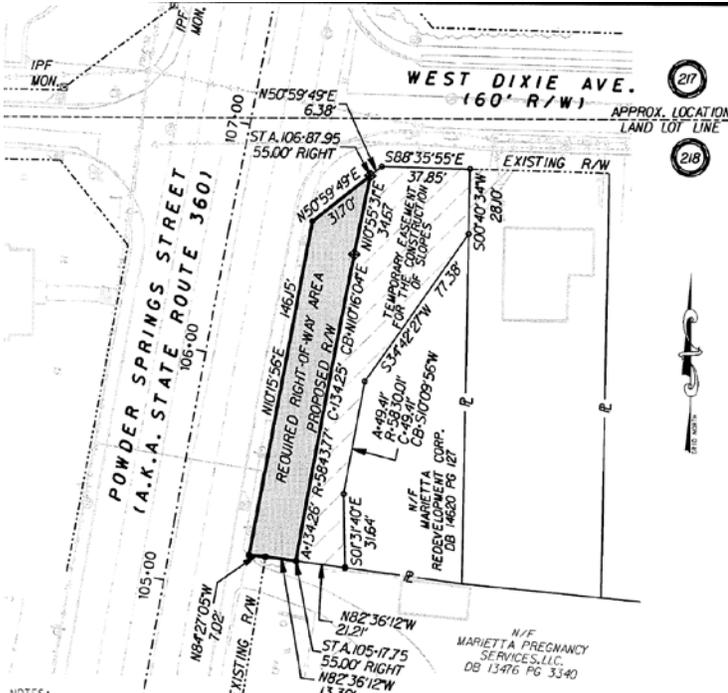
PLANNED RIGHT-OF-WAY ACQUISITION



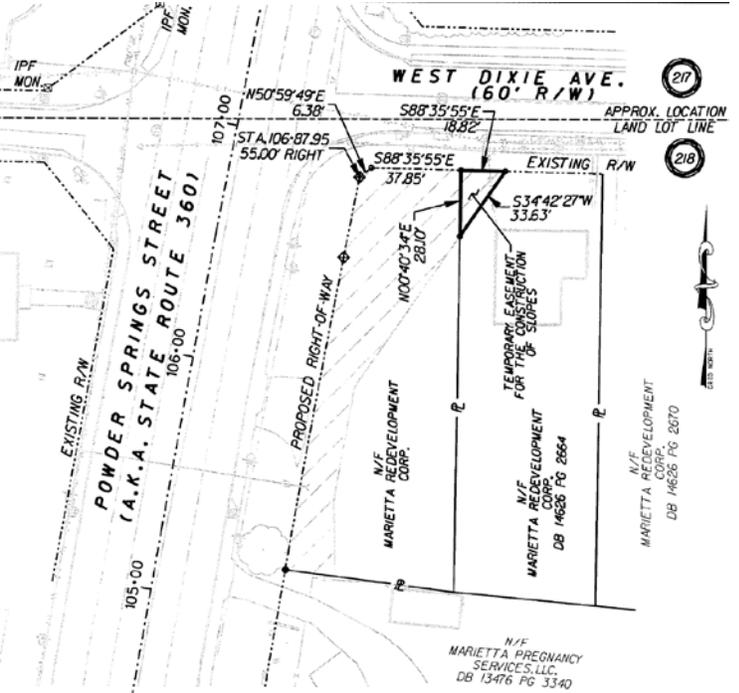
NOTES:
1. AREAS
REQUIRED RIGHT-OF-WAY AREA = 2,383 SQUARE FEET OR 0.055 ACRES.
TEMPORARY EASEMENT FOR THE CONSTRUCTION OF SLOPES AREA = 6,439 SQUARE FEET OR 0.194 ACRES.



NOTES:
1. AREAS
REQUIRED RIGHT-OF-WAY AREA = 3,525 SQUARE FEET OR 0.081 ACRES.
TEMPORARY EASEMENT FOR THE CONSTRUCTION OF SLOPES AREA = 7,079 SQUARE FEET OR 0.163 ACRES.



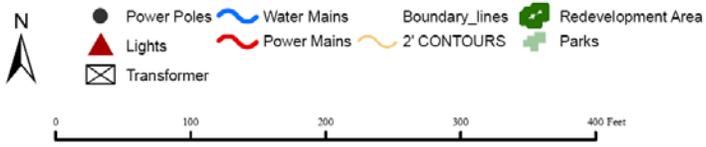
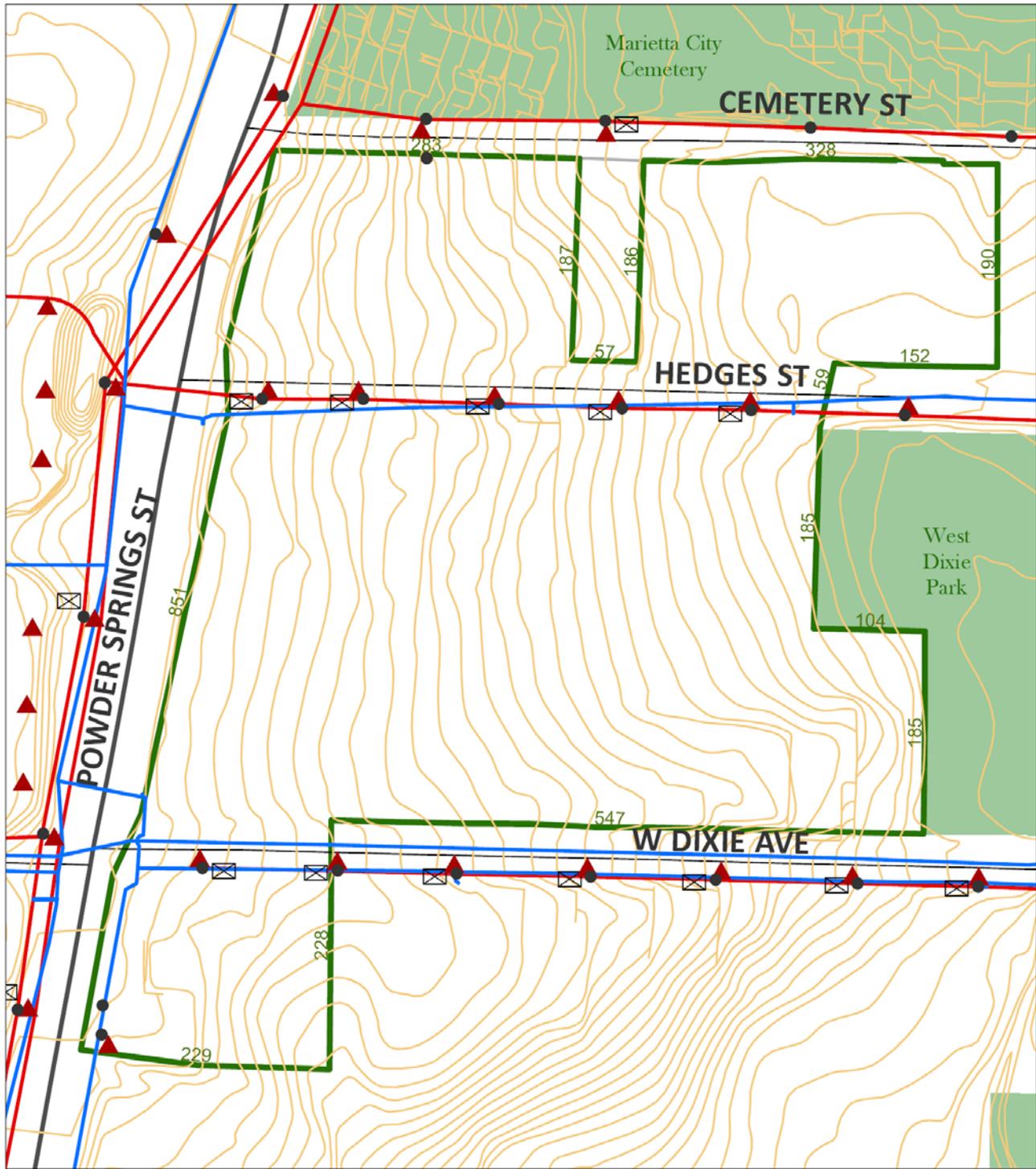
NOTES:
1. AREAS
REQUIRED RIGHT-OF-WAY AREA = 3,161 SQUARE FEET OR 0.073 ACRES.
TEMPORARY EASEMENT FOR THE CONSTRUCTION OF SLOPES AREA = 4,557 SQUARE FEET OR 0.105 ACRES.



NOTES:
1. AREAS
TEMPORARY EASEMENT FOR THE CONSTRUCTION OF SLOPES AREA = 265 SQUARE FEET OR 0.006 ACRES.

EXISTING CONDITIONS

UTILITIES & TOPOGRAPHY



Hedges Property
Existing Utilities