

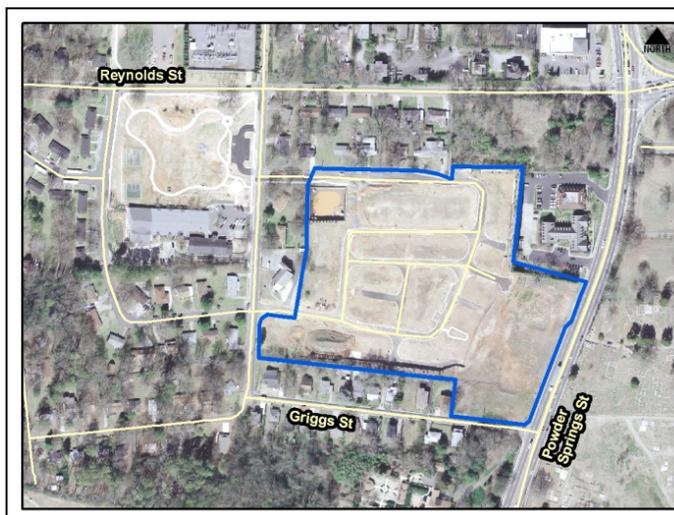
Residential Development Opportunity Marietta Walk, Marietta, GA 30060



**Residential Site Package for
SHOVEL READY SITE SELECTORS**
Prepared by the



Location Information



Main Address:

404 Powder Springs Street

Acreage: **11.6 acres (approximately)**

Zoning: **Mixed Use Development**

Planned Units/SQ. FT.:

18 single family, 58 townhomes, 45 condominiums, 25,000 office, 25,000 retail

Schools:

**AL -Burruss Elementary
Marietta Middle school
Marietta 6th Grade Academy
Marietta High School**

Contacts for Additional Information

Lead Contact: **Reggie Taylor, Executive Director**
Marietta Redevelopment Corporation
Office: 770-794-5529, Cell: 404-661-4159
Email: RTaylor@mariettaga.gov

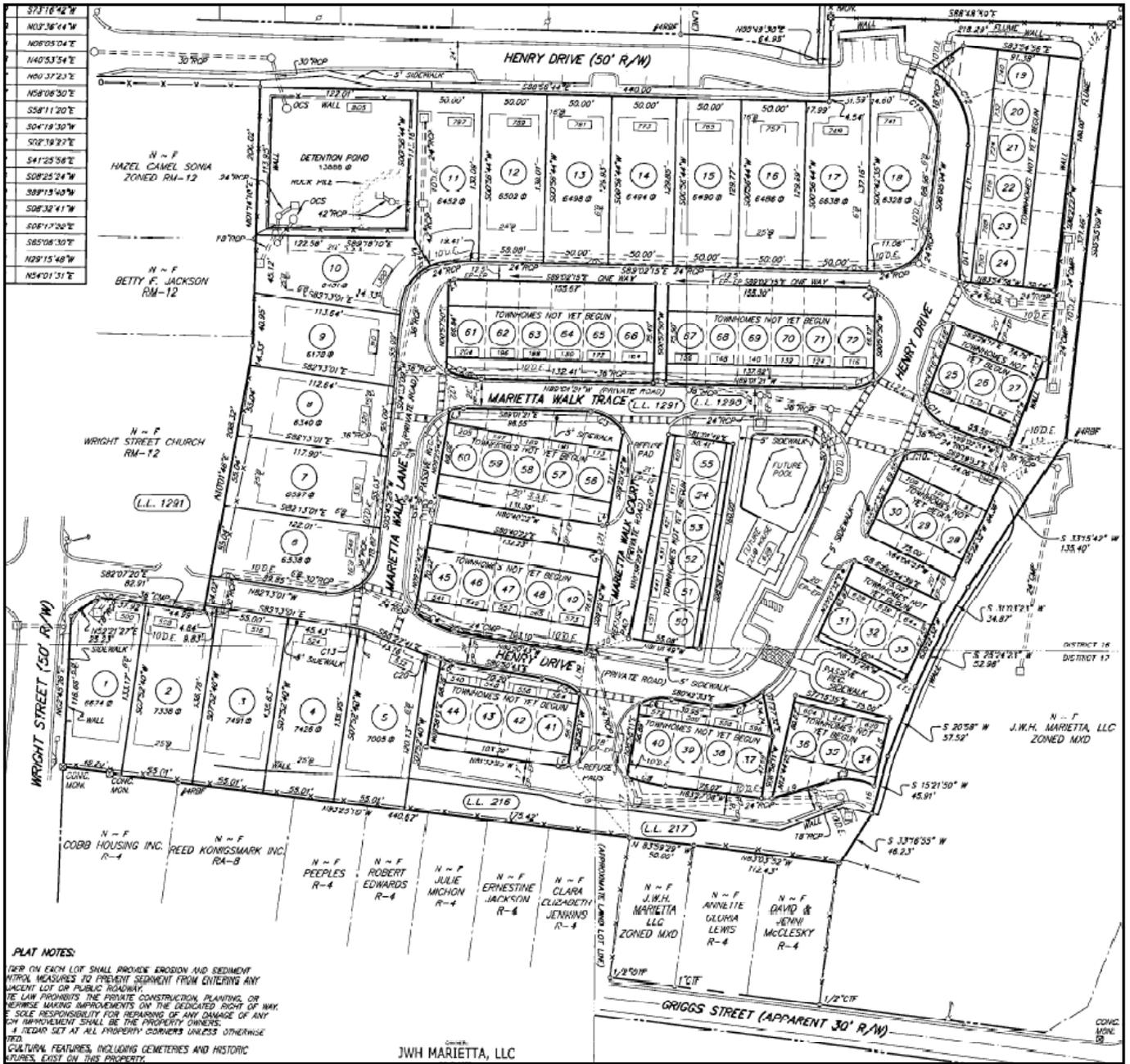
Secondary Contact: **Teresa Sabree, Redevelopment Project Manager**
Marietta Redevelopment Corporation
Office: 770-794-5716,
Email: TSabree@mariettaga.gov

Public Works: **Daniel Conn, Director**
City of Marietta Department of Public Works
Office: 770-794-5658
Email: DConn@mariettaga.gov

Planning & Zoning: **Rusty Roth, Zoning Manager**
City of Marietta Department of Development Services
Office: 770-794-5670
Email: RRoth@mariettaga.gov

Power & Water: **Lori Smith, Business Development Manager**
Marietta Power, Marketing Team
Office: 770-794-5183
Email: LSmith@mariettaga.gov

Marietta Walk Plat



Development Highlights:

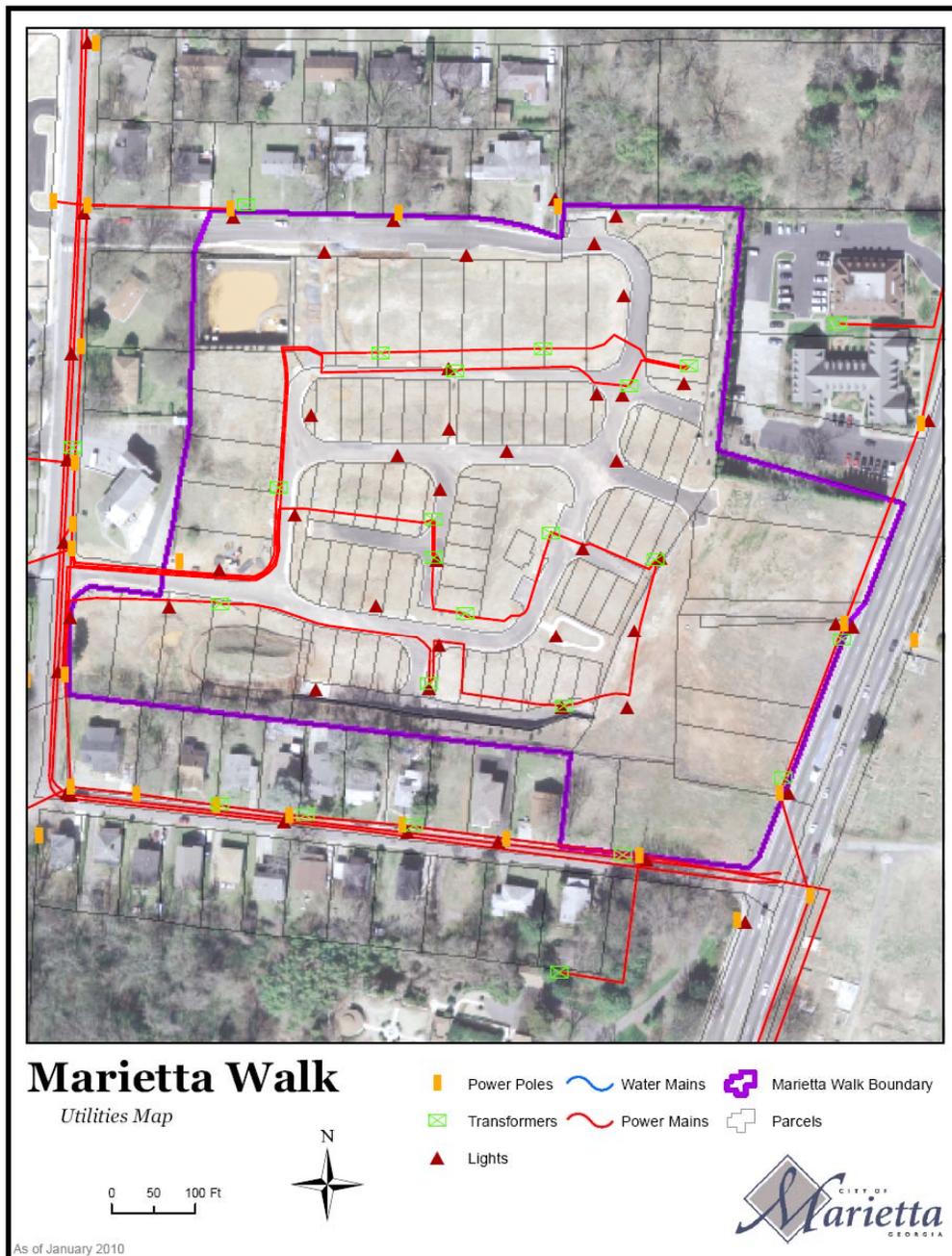
- Frontage: Powder Springs Street maximum building height 85 feet
- Commercial Land: 2.7 Acres cleared for redevelopment
- Residential Lots: 58 townhomes and 18 single family ready for permitting
- Great access to I-75, Hilton Hotel, Marietta Square, Marietta City Club Golf Course, Neighborhood Parks and Schools

Zoning Information

Zoning ordinances for Marietta Walk include but are not be limited to: 708.20 – MXD – Mixed Use Development, 724.02 Definitions of Terms.

Zoning guidelines for Marietta Walk can be found in the City of Marietta official Zoning Ordinance. Division 712 of the city ordinance is located on Municode.com accessible at <http://www.mariettaga.gov/departments/devsvcs/planzone/zoningabbreviations.aspx>.

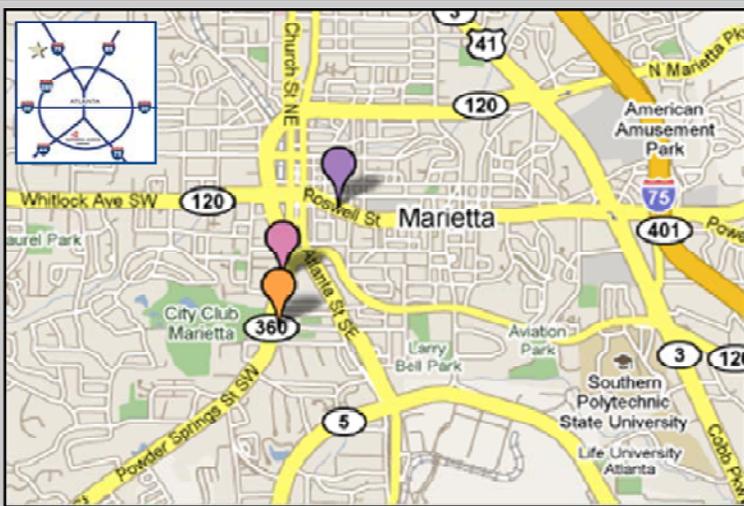
Utilities



Community Profile Highlights

City of Marietta, Georgia

Metropolitan Atlanta



Marietta 2008 Estimated Quick Facts

- Population - 61,829
- 2000 Daytime Pop. - 95,705
- Households - 24,514
- Median HH Income - \$44,509
- Consumer Buying Power - \$1,139,387,411

Local Development Incentives

- New Market Tax Credits
- Revolving Loan Fund
- Tax Allocation Districts (TIF)
- Community Development Block Grant

Major Thoroughfares

I-75, SR 5, SR 120
SR 280, SR 360

Public Utilities

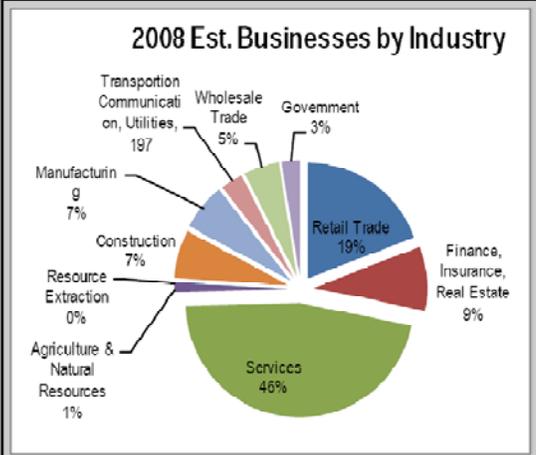


Major Employers

- Wellstar Kennestone Hospital
- Lockheed Martin
- Cobb County, Georgia
- Dobbins Air Force Base

City of Marietta Consumer Buying Power Selected Categories	2008 Aggregate Expenditure Estimate	2008 Annual Average per Household	Average Annual Growth (%)	2008 Market Index to USA
TOTAL SPECIFIED CONSUMER EXPENDITURES	\$1,139,387,411	\$46,479	4.24%	91
FOOD AT HOME	\$137,123,718	\$5,594	2.32%	89
FOOD AWAY FROM HOME	\$153,557,345	\$6,264	4.40%	98
TOTAL APPAREL	\$108,535,427	\$4,427	2.65%	95
All Retail Stores	\$687,122,707	\$28,030	4.05%	88
Grocery Stores	\$149,246,524	\$6,088	2.95%	89
Eating Places	\$92,081,317	\$3,756	5.03%	99
Drinking Places	\$4,590,395	\$187	2.77%	97
Health & Personal Care Stores	\$44,974,775	\$1,835	9.09%	94
Full-Service Restaurants	\$49,270,335	\$2,010	4.70%	95
Limited Service Eating Places	\$42,810,981	\$1,746	5.42%	104
Computer & Software Stores	\$5,178,524	\$211	2.72%	91
Clothing & Clothing Accessory Store	\$48,749,531	\$1,989	2.67%	92
Clothing Accessory Stores	\$787,151	\$32	2.65%	91
Shoe Stores	\$6,009,744	\$245	2.27%	95
Jewelry Stores	\$7,662,649	\$313	2.85%	92
Book Stores	\$6,809,120	\$278	2.97%	92

City of Marietta, Georgia 2008 Workplace Business & Employment Estimate	
Number of Businesses	6,251
Number of Employees	115,586
Employees per Business	18.5
Residential Population per Business	9.9
Total Employees Working at Home	900



Marietta City Hall, 2nd Floor
205 Lawrence Street
P.O. Box 609
Marietta, GA 30060

