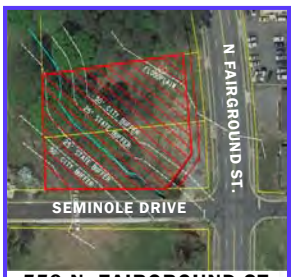
AVAILABLE PARCELS

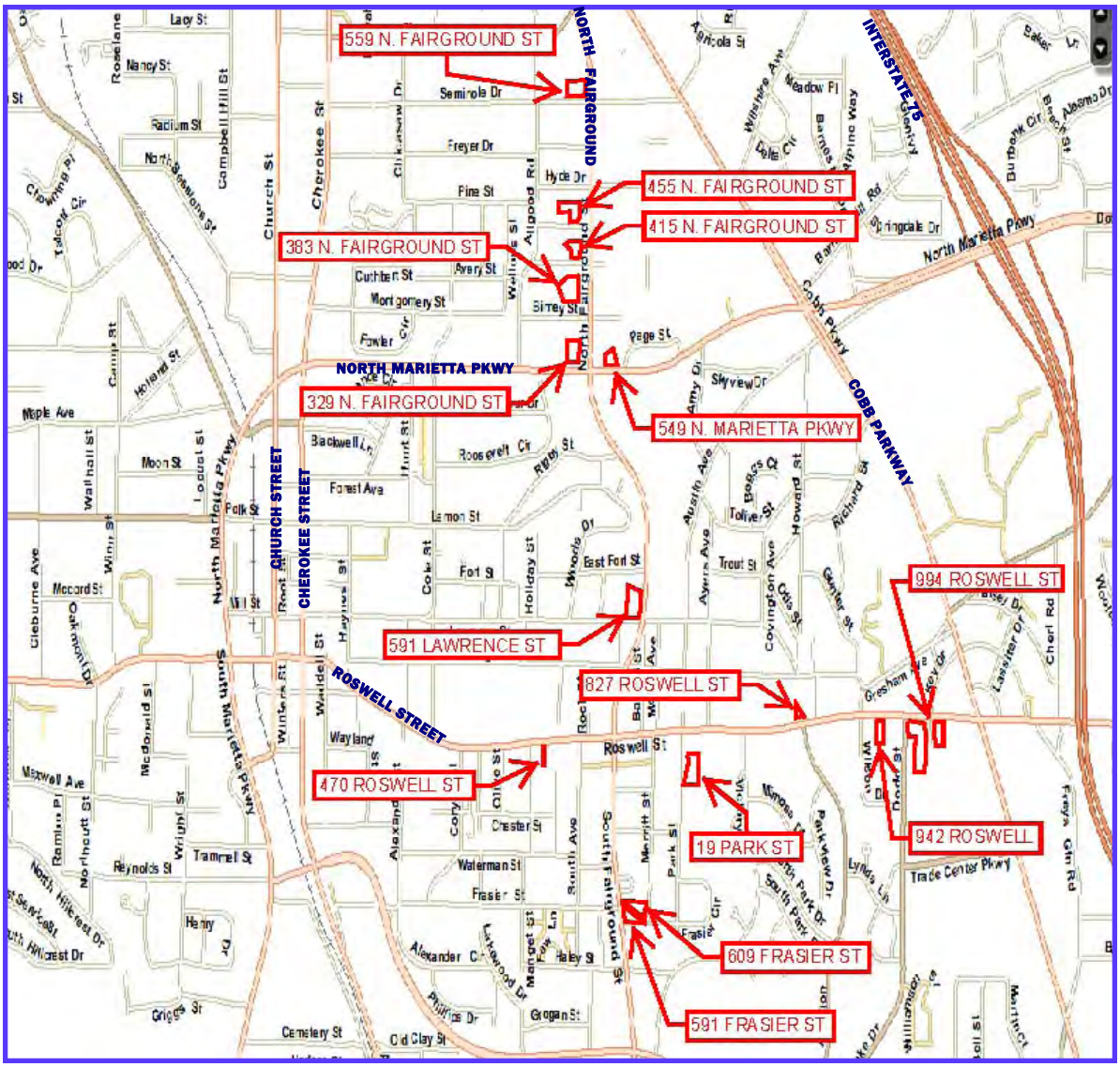


559 N. FAIRGROUND ST

455 N. FAIRGROUND ST

415 N. FAIRGROUND ST

383 N. FAIRGROUND ST



329 N. FAIRGROUND ST

591 LAWRENCE ST

470 ROSWELL ST.

827 ROSWELL ST.

942 ROSWELL ST.

549 N. MARIETTA PKWY

994 ROSWELL ST.

19 PARK STREET

609 FRASIER ST.

591 FRASIER ST.

CONTACT: Mr. Dan Conn, P.E.
Public Works Director
770-792-3951

Marietta GEORGIA

591 Frasier Street

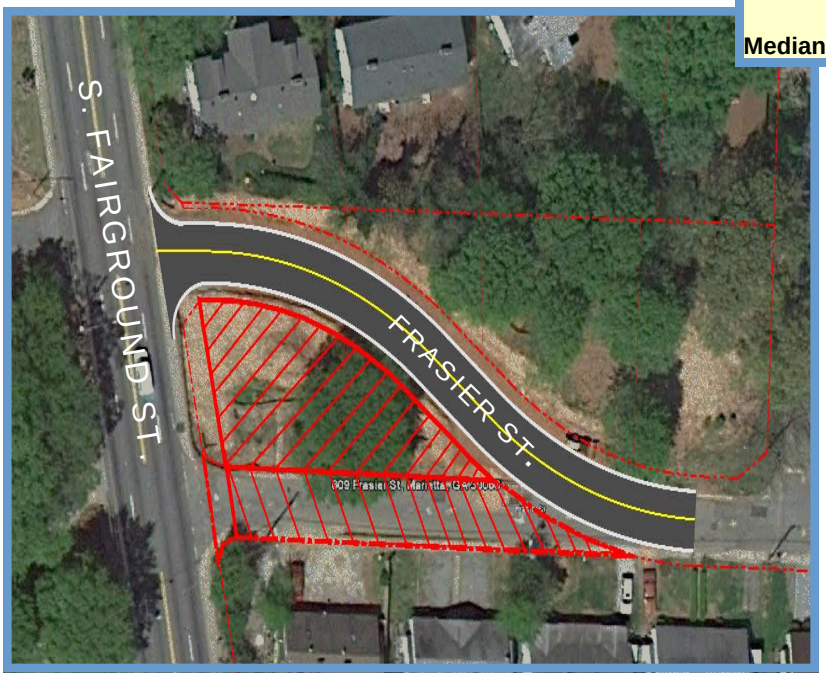
Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

Potential R/W area if 3 parcels south of the R.W are also purchased as a private purchase.

- Tax ID: 16-1287-0600, 16-1287-0590
- Lot Size: 4,100 SF (Approximate)
- Potential R/W: 5700 SF (Approximate)
- Zoned: Office Industrial (OI)
- FLU: Community Activity Center (CAC)
- Ward: 1A
- School District: Park Street
- Vacant Land

Drive Time Demographics 2010 Estimate Source: ESRI Business Analyst			
	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2



CONTACT
Mr. Dan Conn, P.E.
Public Works Director
770-792-3951

Marietta GEORGIA

591 Frasier Street

Marietta
GEORGIA

609 Frasier Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1287-0600, 16-1287-0590, 16-1286-0060, 16-1286-0005
- Lot Size: 15,500 SF Approximate
- Zoned: Office Institutional (OI)
- FLU: Community Activity Center (CAC)
- Ward: 1A
- School District: Park Street
- Vacant Land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
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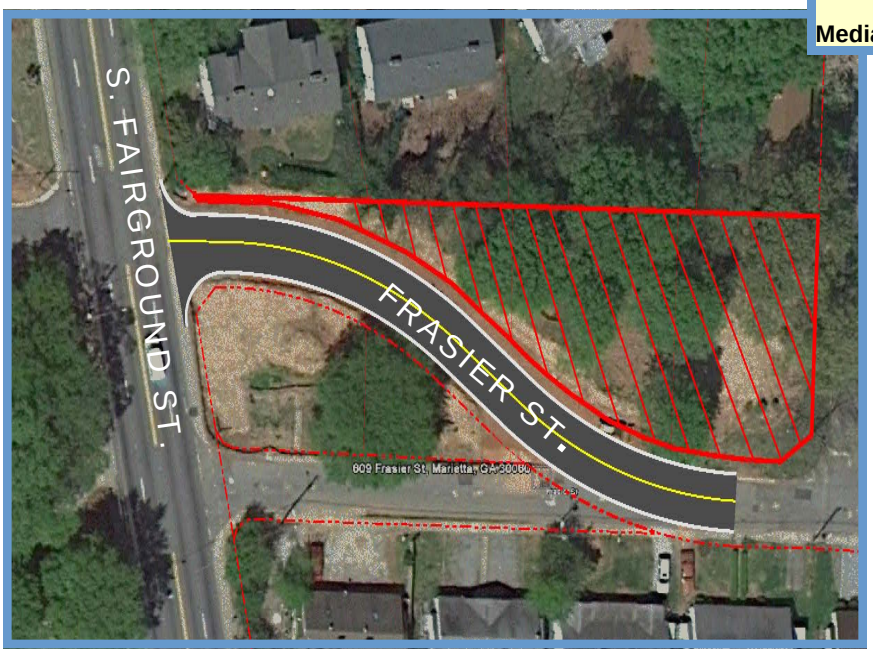

CONTACT
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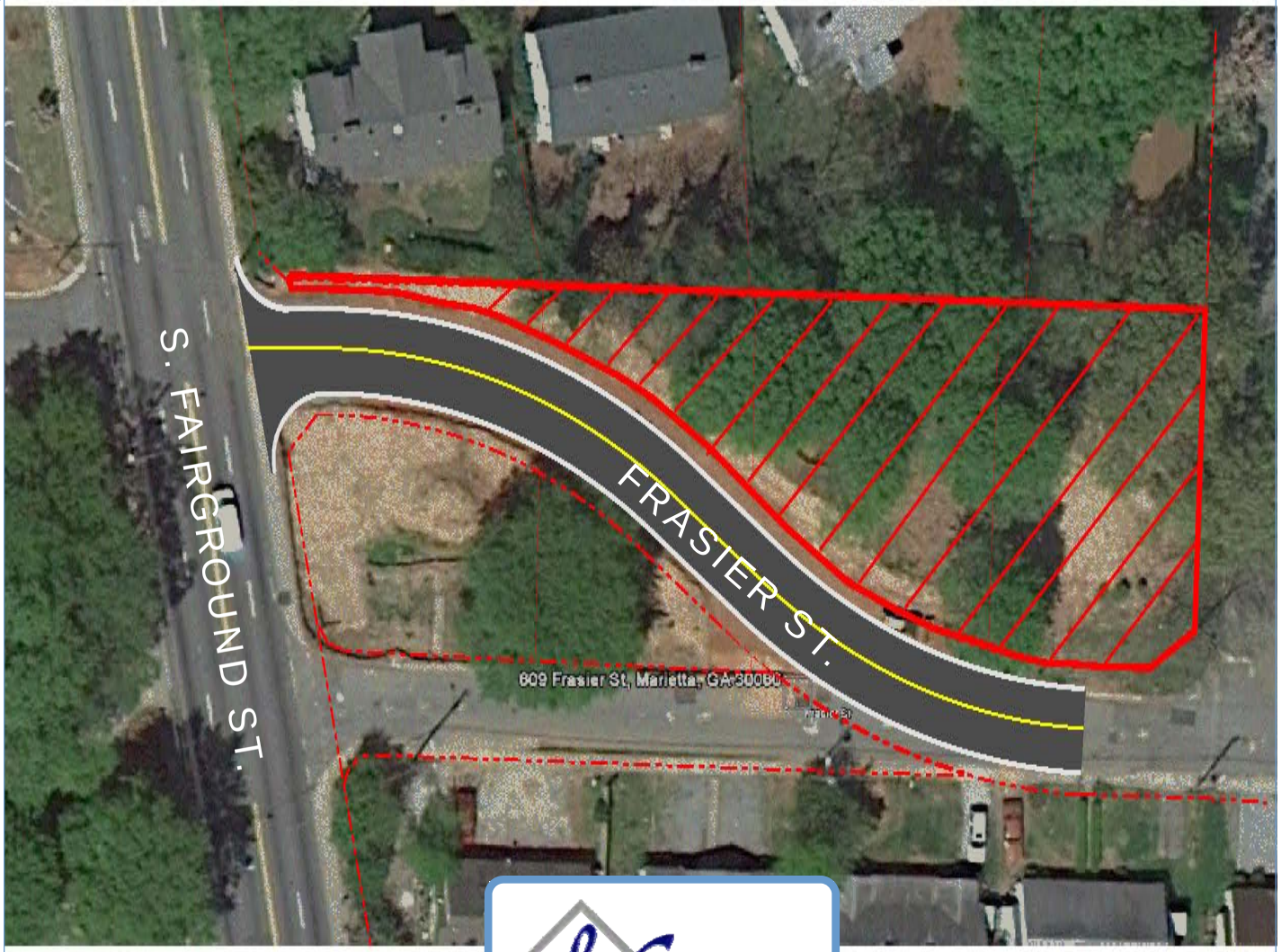
Public Works Director
770-792-3951

Marietta GEORGIA

609 Frasier Street



Marietta
GEORGIA

591 Lawrence Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1215-0980
- Lot Size: 6,200 SF (Approximate)
- Zoned: Community Retail Commercial
- FLU: Community Activity Center (CAC)
- Ward: 5A
- School District: A.L. BURRUSS
- Vacant Land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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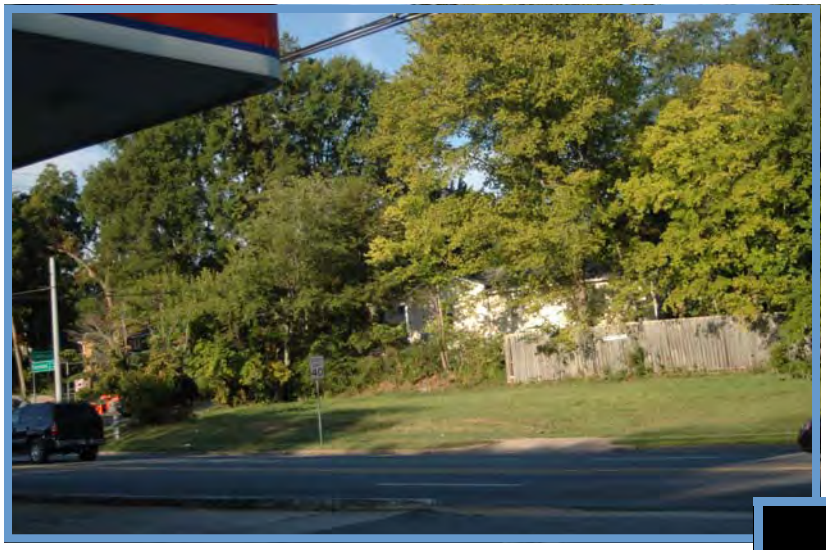
Public Works Director
770-792-3951

Marietta GEORGIA

591 Lawrence Street

Marietta
GEORGIA

329 N. Fairground Street



Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1143-0059, 16-1143-0600 16-1143-0610
- Lot Size: 17,600 SF (Approximate)
- Zoned: Office/Institutional (OI)
- FLU: Mixed-Use Development (MXD)
- Ward: 5B
- School District: A.L. Burruss
- Vacant land

Drive Time Demographics 2010 Estimate Source: ESRI Business Analyst			
	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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Median Age	31.8	31.4	32.2

CONTACT
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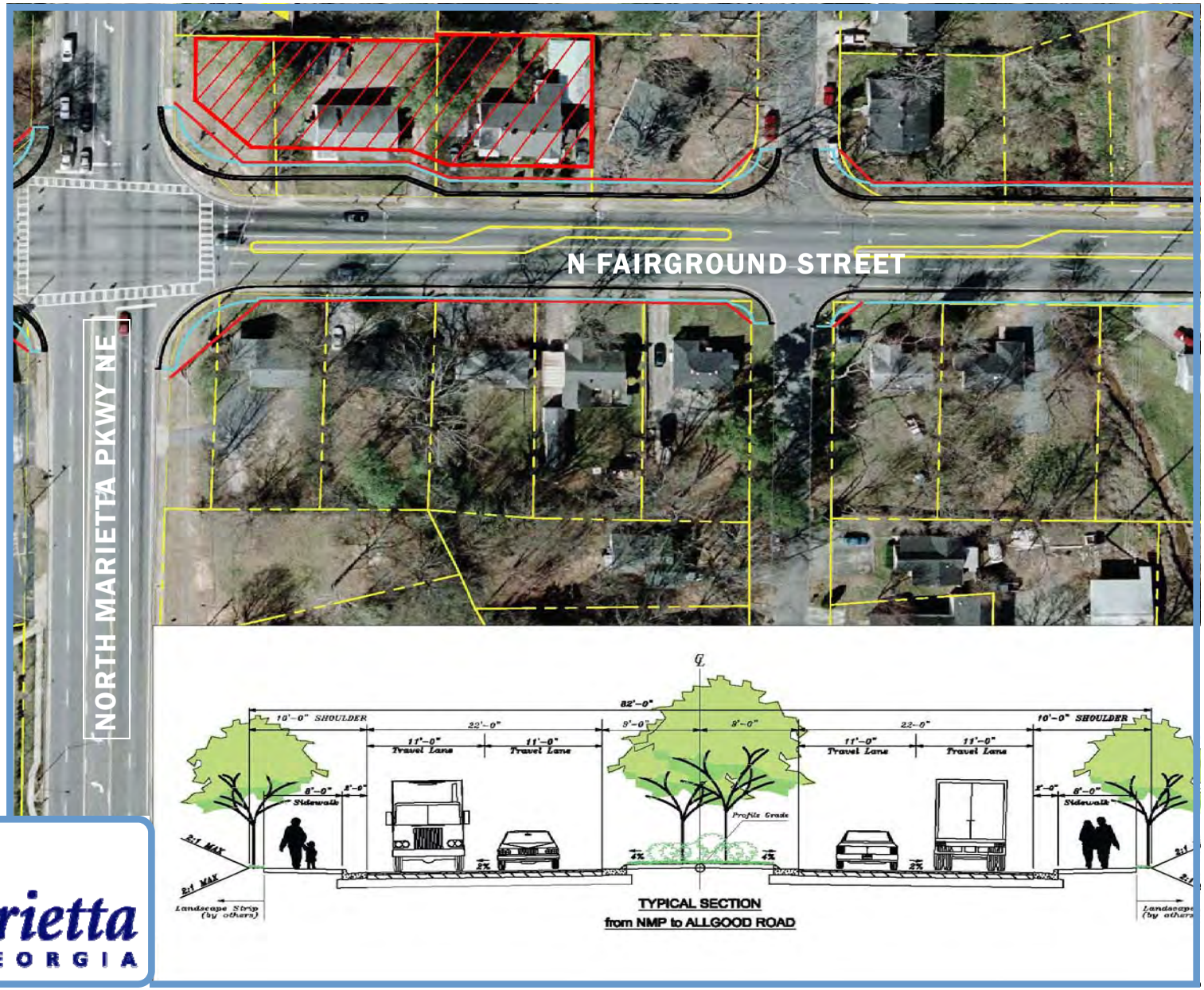
Public Works Director
770-792-3951

Marietta GEORGIA

329 N. Fairground Street



Marietta
GEORGIA

549 N. Marietta Parkway

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1143-0880
- Lot Size: 11,556 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Mixed-Use Development (MXD)
- Ward: 5B
- School District: Sawyer Road
- Vacant Land

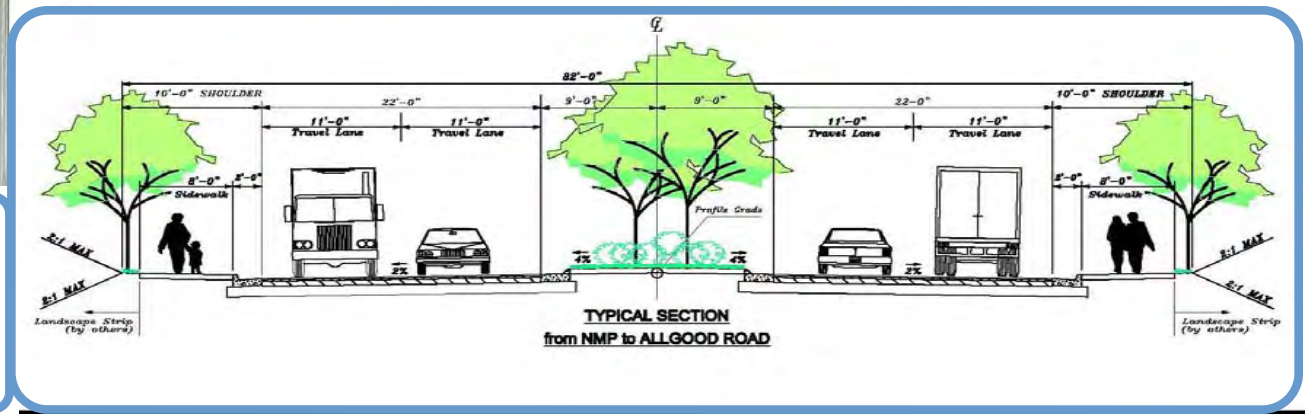
Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
Mr. Dan Conn, P.E.
Public Works Director
770-792-3951

Marietta GEORGIA

549 N. Marietta Parkway



Marietta GEORGIA

383 N. Fairground Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1143-0400, 16-1143-0390, 16-1143-0038
- Lot Size: 20,600 SF (Approximate)
- Zoned: Office/Institutional (OI)
- FLU: Community Activity Center (CAC)
- Ward: 1A
- School District: A.L. Burruss
- Vacant Land

Drive Time Demographics 2010 Estimate Source: ESRI Business Analyst			
	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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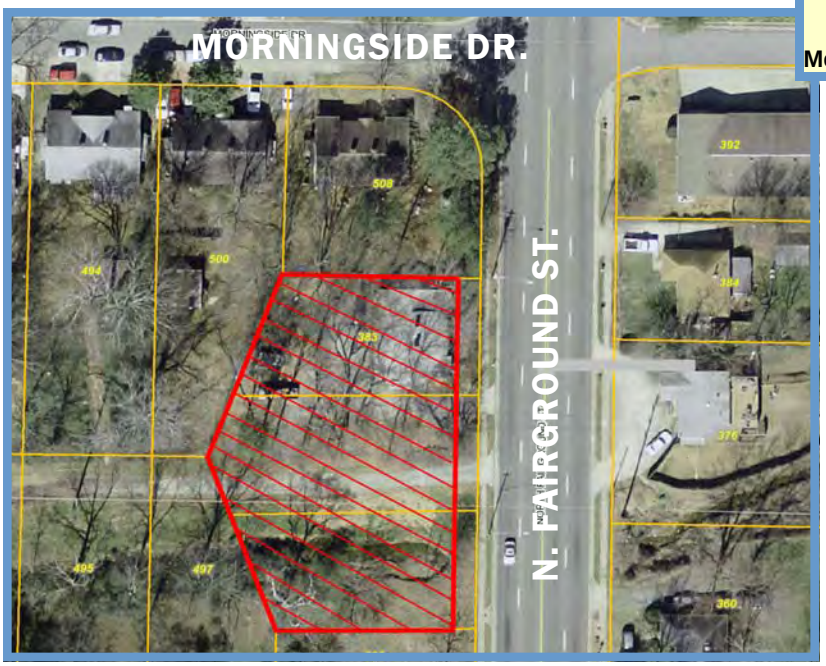
Median Age	31.8	31.4	32.2



CONTACT
Mr. Dan Conn, P.E.
Public Works Director
770-792-3951

Marietta GEORGIA

383 N. Fairground Street

415 N. Fairground Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1143-00210, 16-1143-0200
- Lot Size: 15,300 SF (Approximate)
- Zoned: Office/Institutional (OI)
- FLU: Mixed-Use Development (MXD)
- Ward: 5B
- School District: Sawyer Road
- Vacant Land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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Median Age	31.8	31.4	32.2

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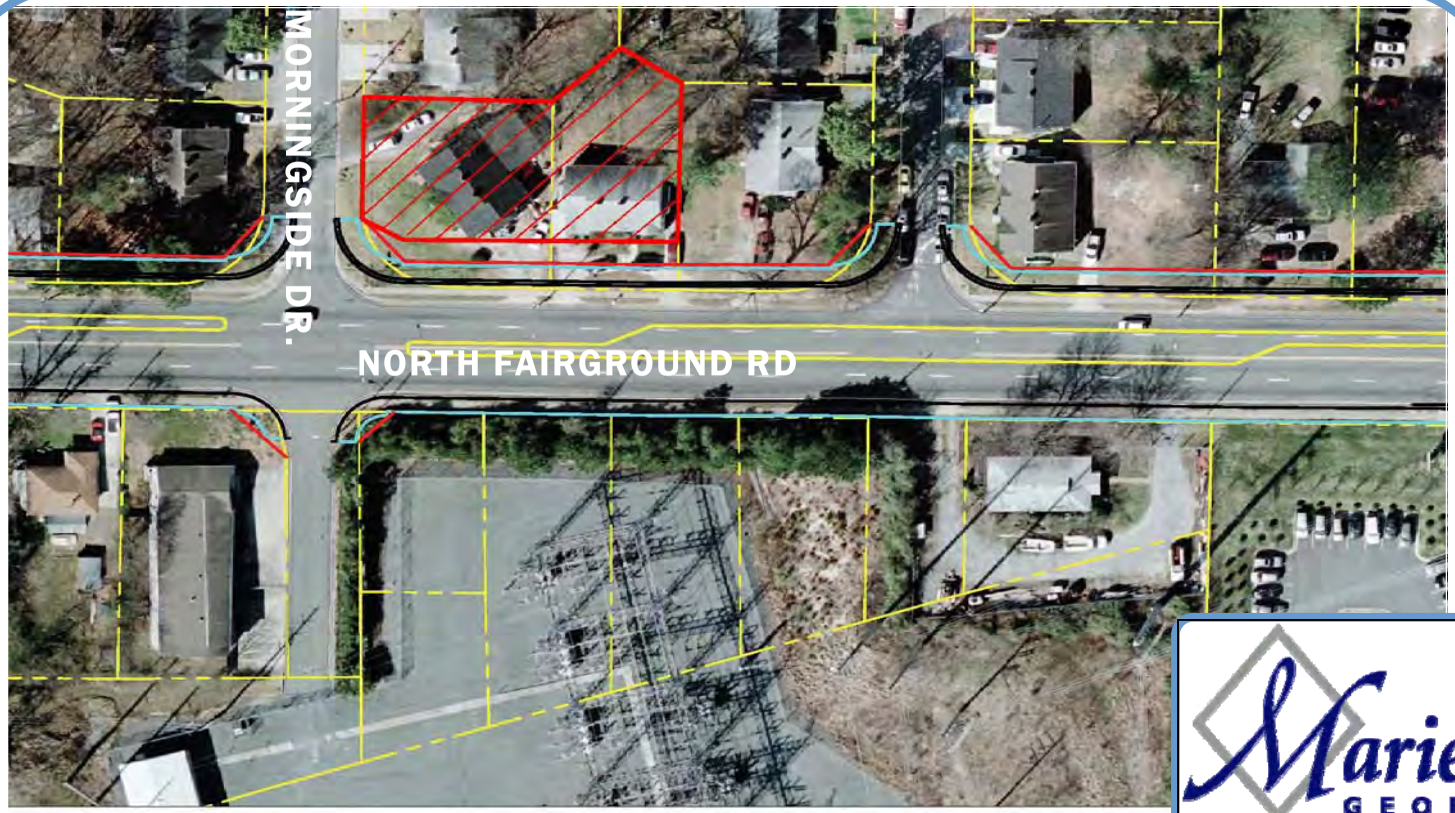
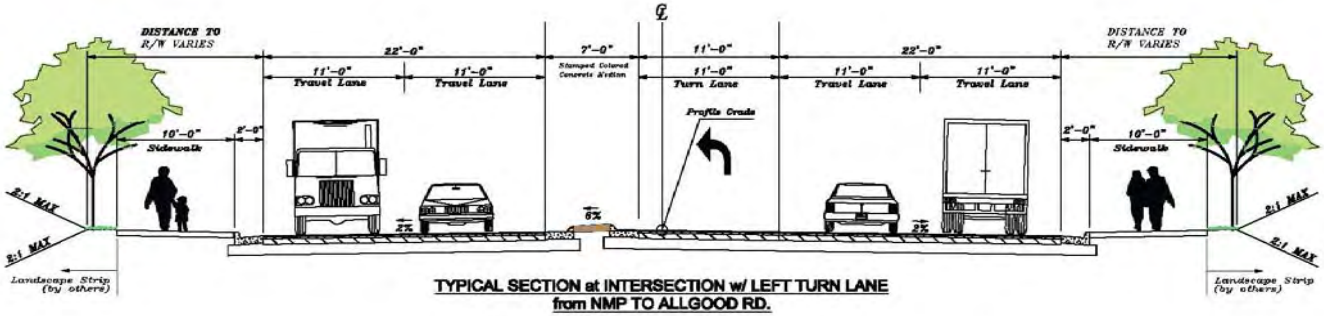
Public Works Director
770-792-3951

Marietta GEORGIA

415 N. Fairground Street





TYPICAL SECTION at INTERSECTION w/ LEFT TURN LANE
from NMP TO ALLGOOD RD.

Marietta
GEORGIA

455 N. Fairground Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1090-0031, 16-1143-0009
- Lot Size: 20,200 SF (Approximate)
- Zoned: Office/Institutional (OI)
- FLU: Mixed-Use Development (MXD)
- Ward: 5B
- School District: Sawyer Road
- Vacant Land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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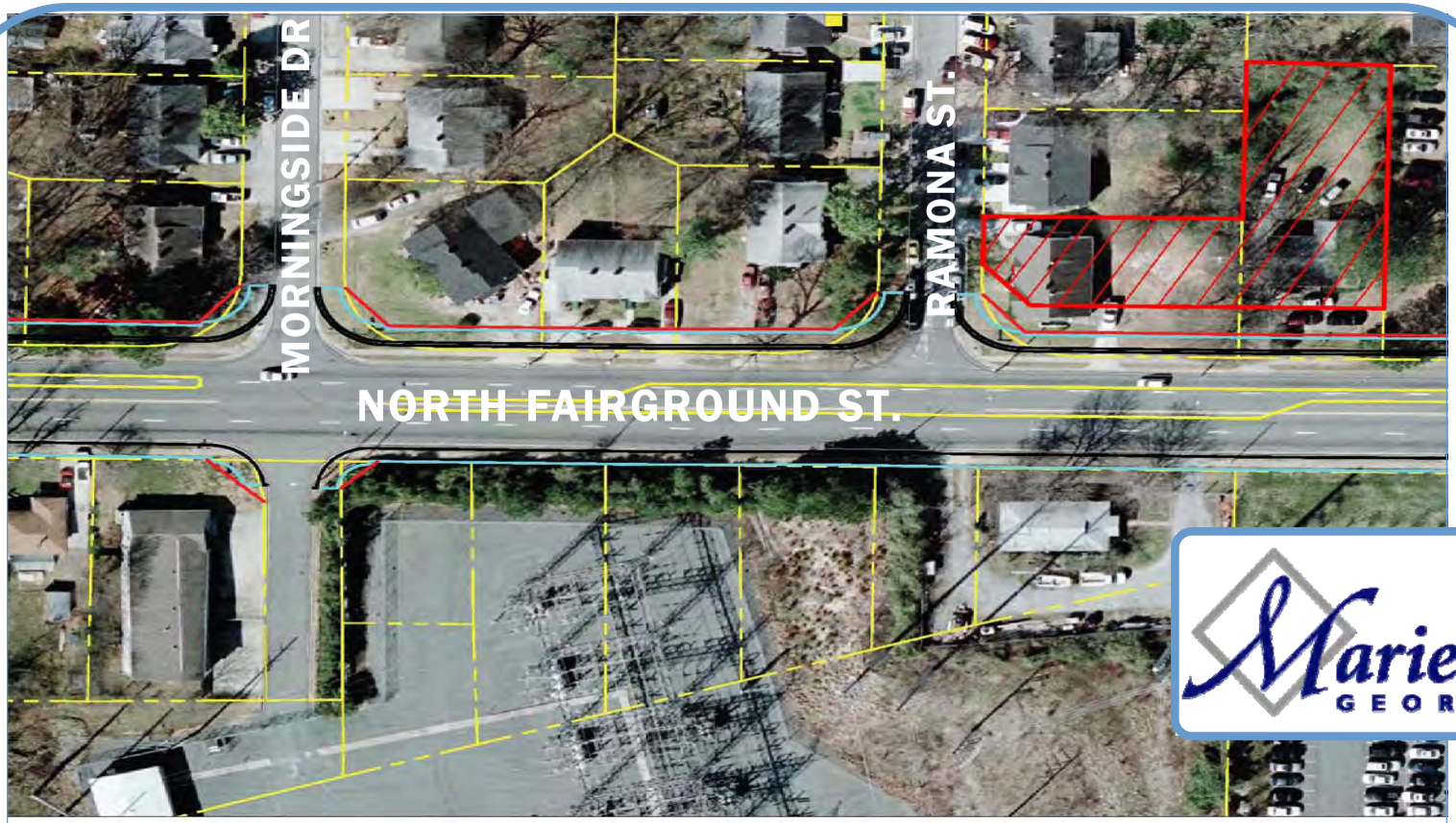
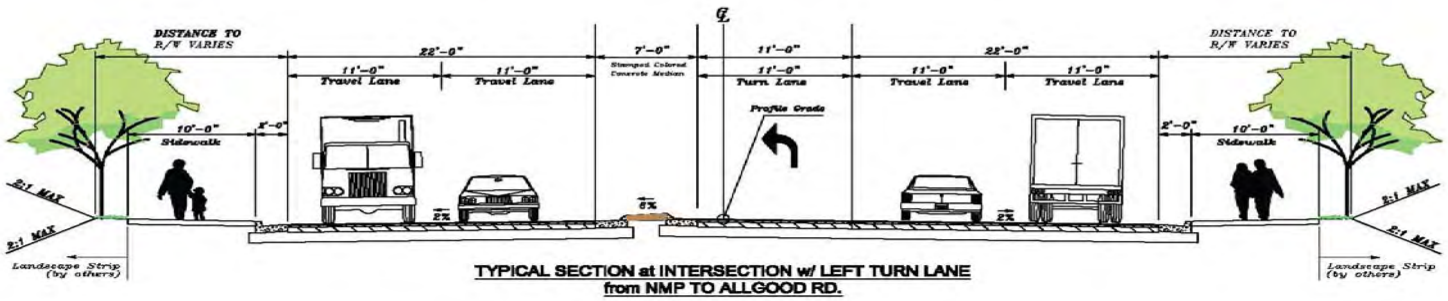
Public Works Director
770-792-3951

Marietta GEORGIA

455 N. Fairground Street

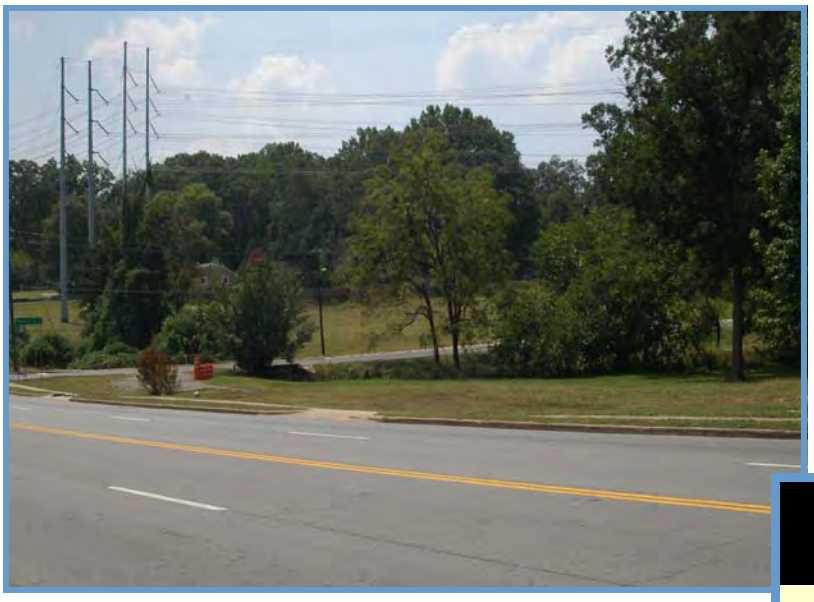




TYPICAL SECTION at INTERSECTION w/ LEFT TURN LANE
from NMP TO ALLGOOD RD.

Marietta
GEORGIA

559 N. Fairground Street



Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1090-0060/16-1090-0070
- Lot Size: 38,200 SF (Approximate)
- Zoned: Office/Institutional (OI)
- FLU: Mixed-Use Development (MXD)
- Ward: 4B
- School District: Sawyer Road
- Vacant land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
Mr. Dan Conn, P.E.
Public Works Director
770-792-3951

Marietta GEORGIA

559 N. Fairground Street

Marietta
GEORGIA

470 Roswell Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1234-1320
- Lot Size: 2,800 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Community Activity Center (CAC)
- Ward: 1A
- School District: Park Street
- Vacant Building—4784 sf

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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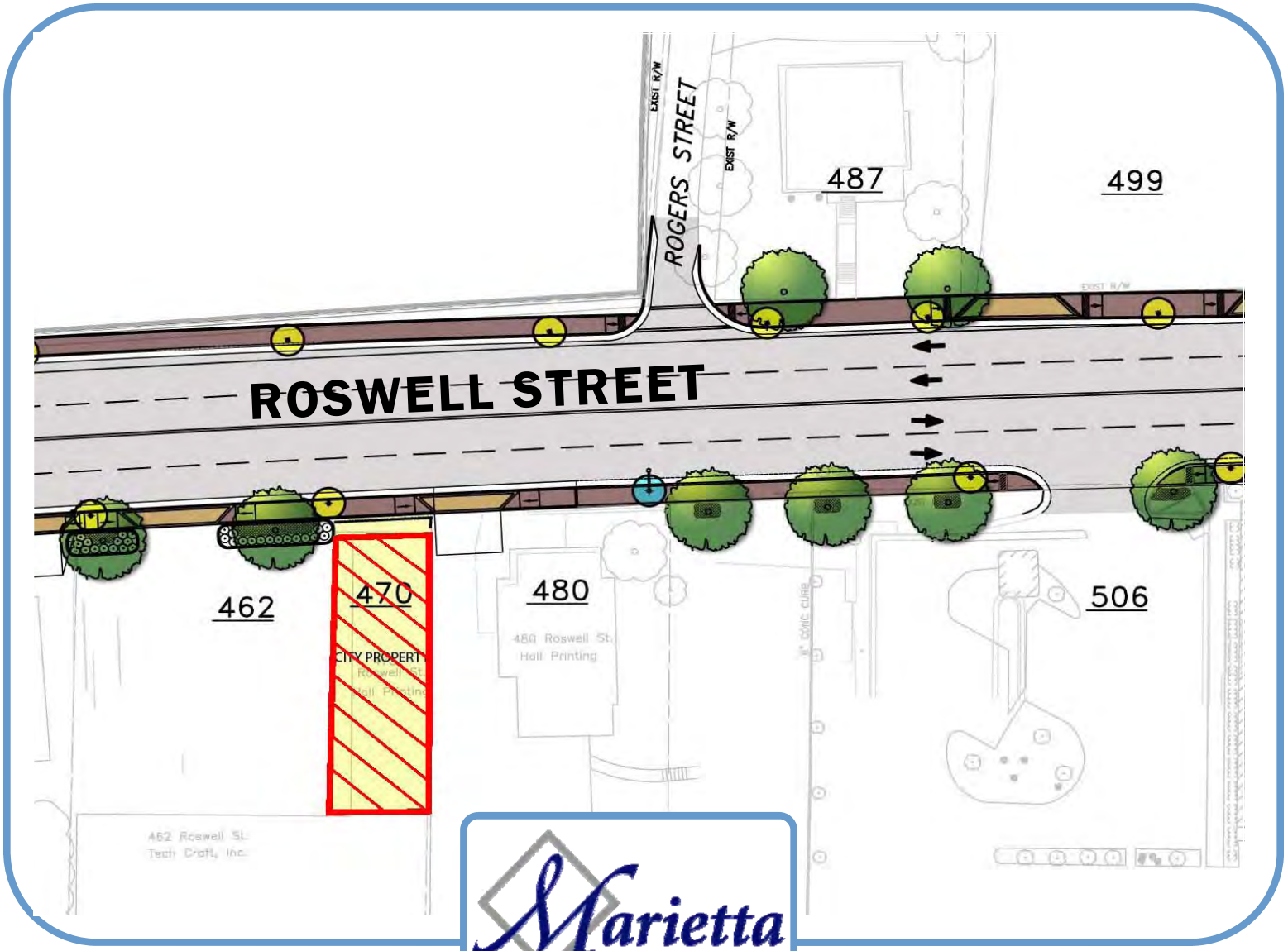
Public Works Director
770-792-3951

Marietta
GEORGIA

470 Roswell Street



Marietta
GEORGIA

19 Park Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1235-1400
- Lot Size: 6700 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Community Activity Center (CAC)
- Ward:1A
- School District: Park Street
- Convenient Location
- Easy Access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75
- House on property-Approximately 800 sf

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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Public Works Director
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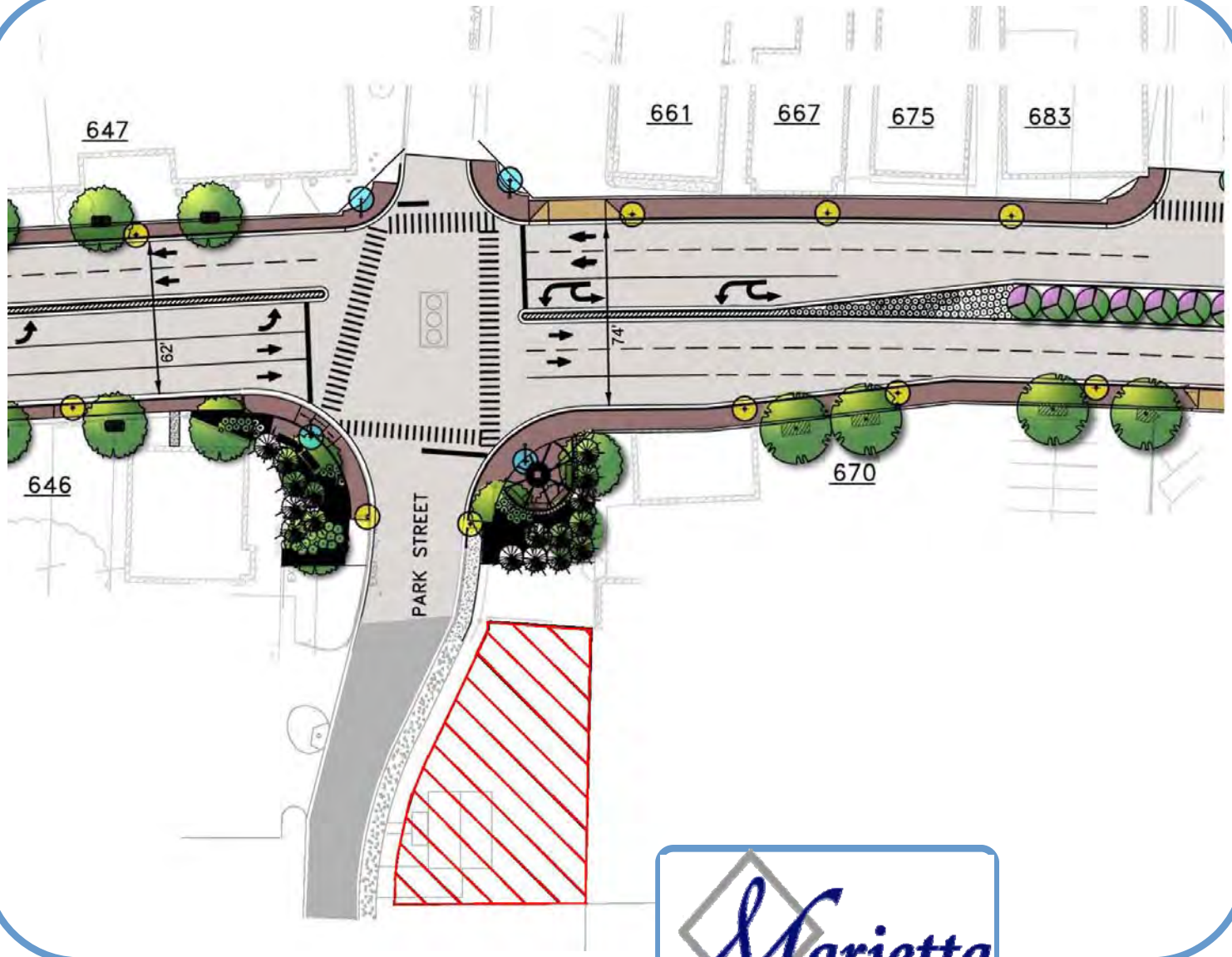
Marietta GEORGIA

19 Park Street



Marietta
GEORGIA

827 Roswell Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1213-0290
- Lot Size: 6,800 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Community Activity Center (CAC)
- Ward: 5A
- School District:: Sawyer Road
- 4784 sf bldg—no parking

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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Public Works Director
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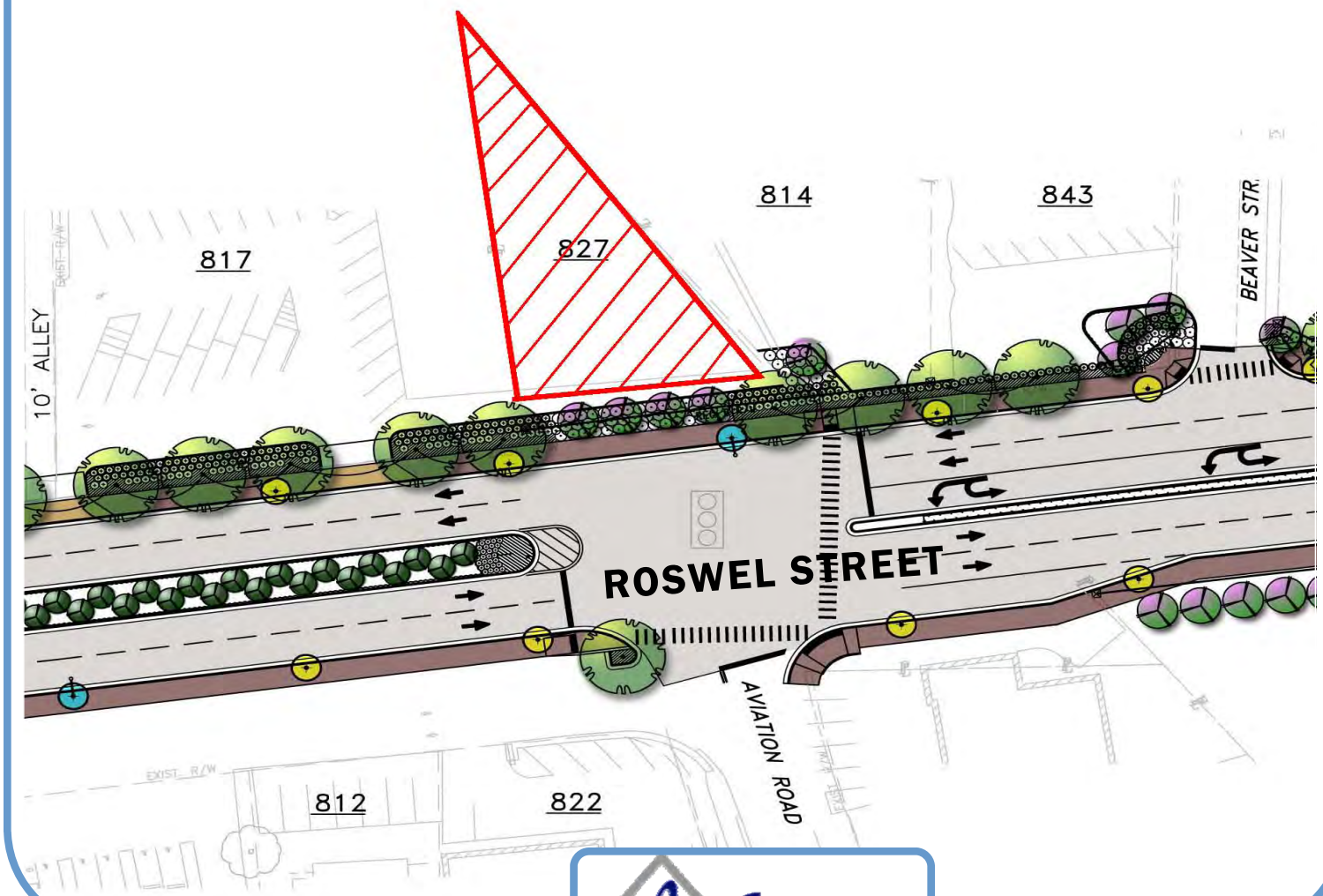
Marietta GEORGIA

827 Roswell Street



Marietta
GEORGIA

942 Roswell Street

Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1237-0010
- Lot Size: 48,300 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Community Activity Center (CAC)
- Ward: 7A
- School District: Park Street
- Vacant land

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
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Per Capita Income	$ 24,433	$ 26,702	$ 31,235
Median Age	31.8	31.4	32.2

CONTACT
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Public Works Director
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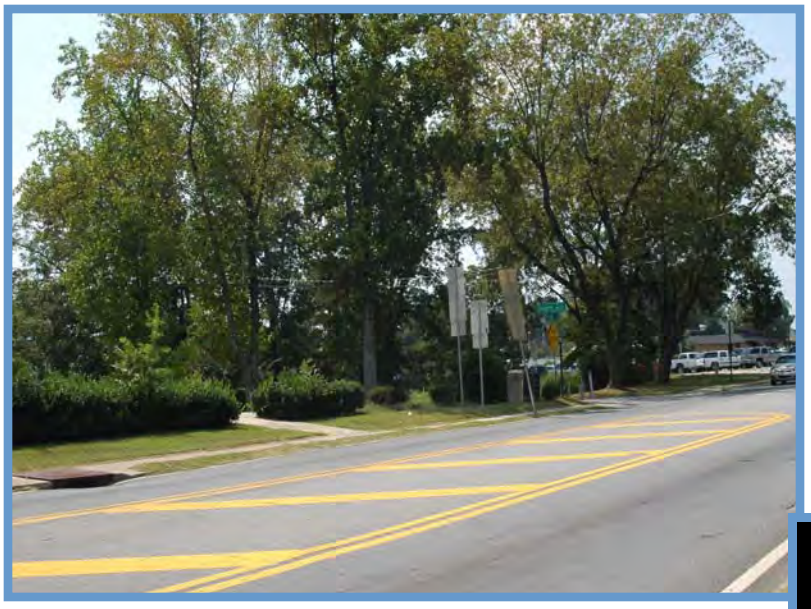
Marietta GEORGIA

942 Roswell Street

Marietta
GEORGIA

994 Roswell Street



Property Summary

Conveniently located, with easy access to Cobb Parkway (US 41), North and South Marietta Parkways (SR120) and Interstate 75.

- Tax ID: 16-1237-0080, 16-1237-0330, 16-1237-0090, 16-1237-0170
- Lot Size: 66,400 SF (Approximate)
- Zoned: Community Retail Commercial (CRC)
- FLU: Community Activity Center (CAC)
- Ward:7A
- School District: Park Street
- Potential for Roadway-R/W shift by developer to make contiguous.

Drive Time Demographics
2010 Estimate
Source: ESRI Business Analyst

	5 Min.	7 Min.	10 Min.
Population	34,873	75,255	183,440
Households	12,929	29,114	71,416
Families	6,676	15,264	38,901
Average Household Size	2.56	2.49	2.47
Average Household Income	$ 63,791	$ 68,306	$ 78,629
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Median Age	31.8	31.4	32.2

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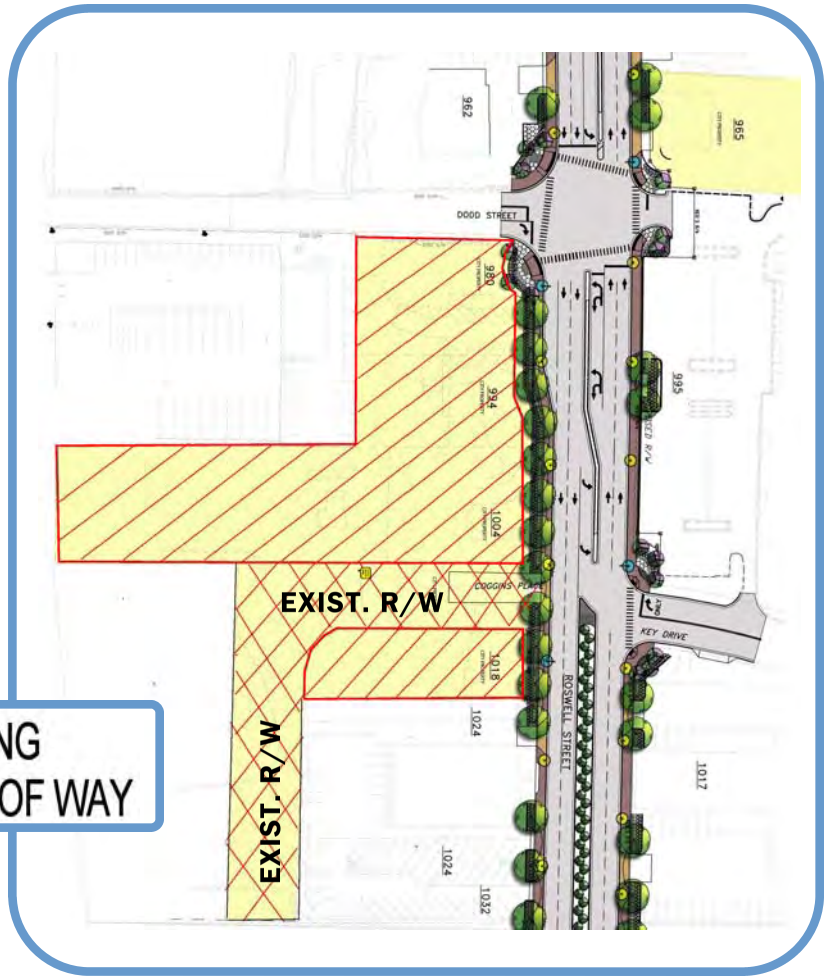
Marietta GEORGIA

994 Roswell Street

CONFIGURATION WITH SHIFTED RIGHT OF WAY

EXISTING RIGHT OF WAY



CONFIGURATION AS EXISTING

Marietta GEORGIA