

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



SALE PRICE: \$207,500

PRICE PER ACRE: \$25,000

LOT SIZE: 8.3 Acres

APN #: 9105200040, 19105200050

ZONING: Future Industrial

MARKET: Metro Atlanta

SUB MARKET: West Cobb County

CROSS STREETS: Oglesby Road And Turpelo Drive

PROPERTY OVERVIEW

This 8.3 acre site has great access to Cobb, Douglas, Paulding, and city of Atlanta markets. Perfect for service, distribution, or flex space. Can be added to a much larger tract on Lewis road and provide two street accesses to the property.

PROPERTY FEATURES

- Level 8.3 acre site
- All utilities available
- Just south of Downtown Powder Springs
- Adjacent to Norfolk Southern Railroad and Intermodal

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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

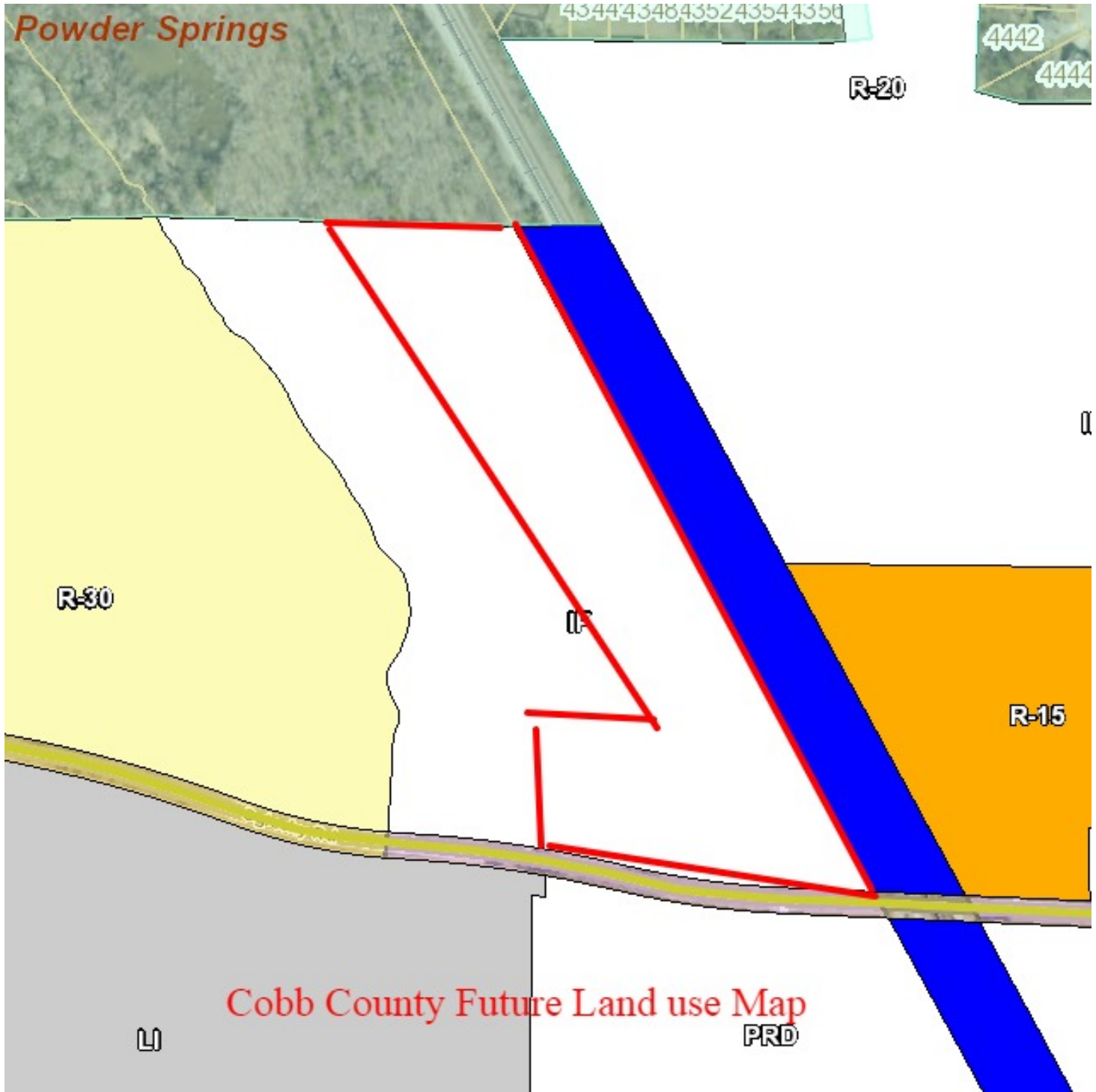
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

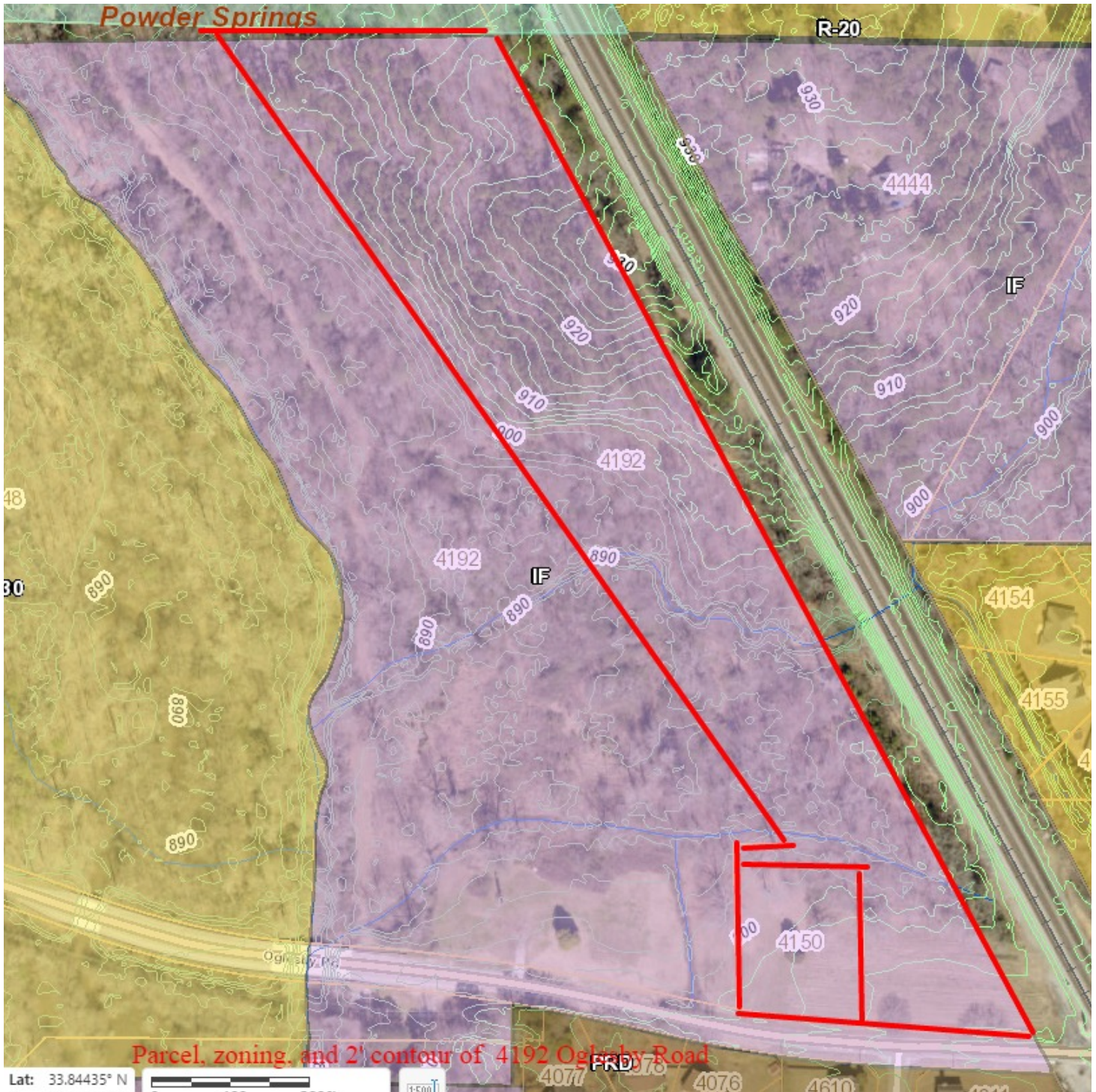
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

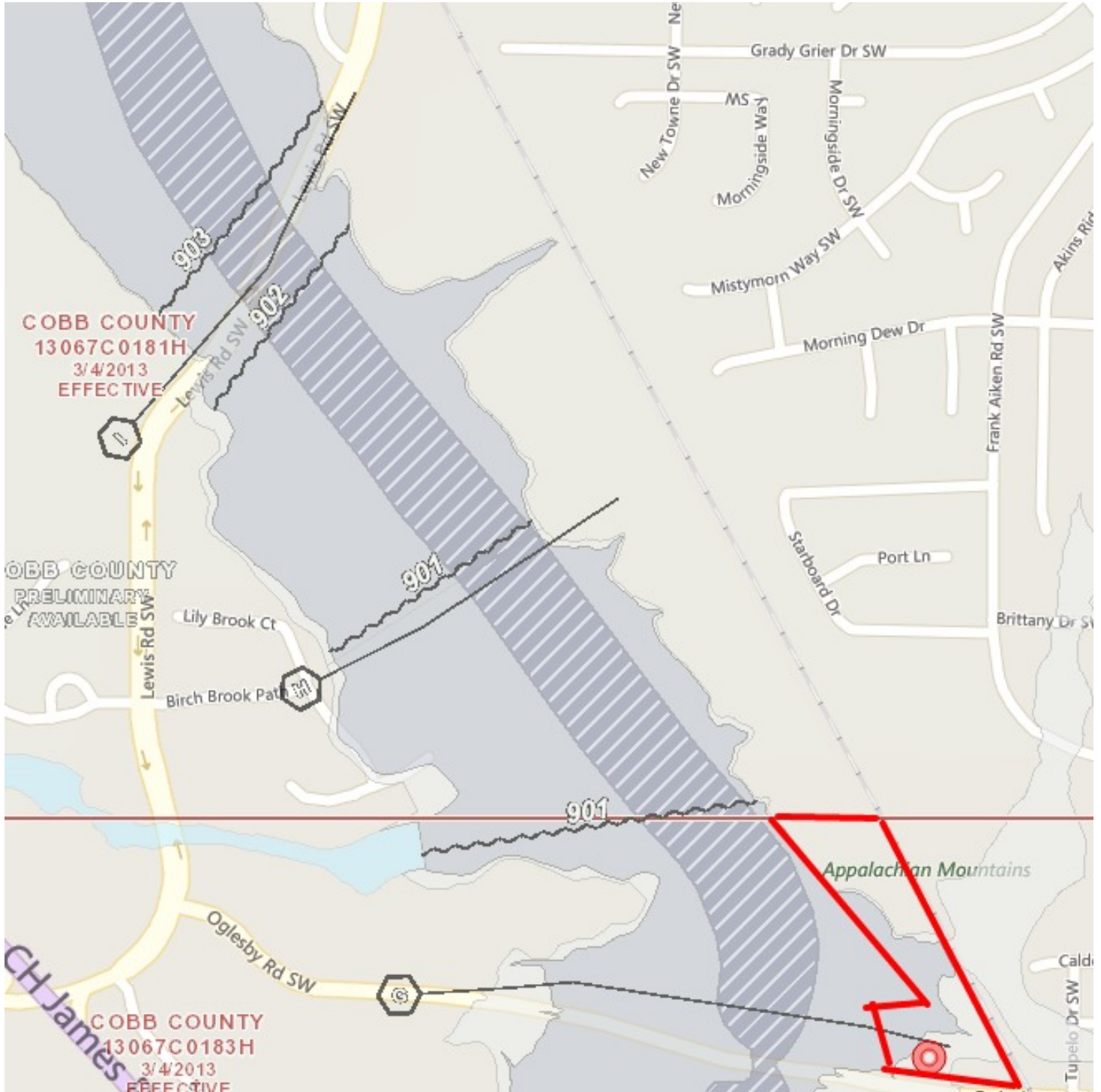
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

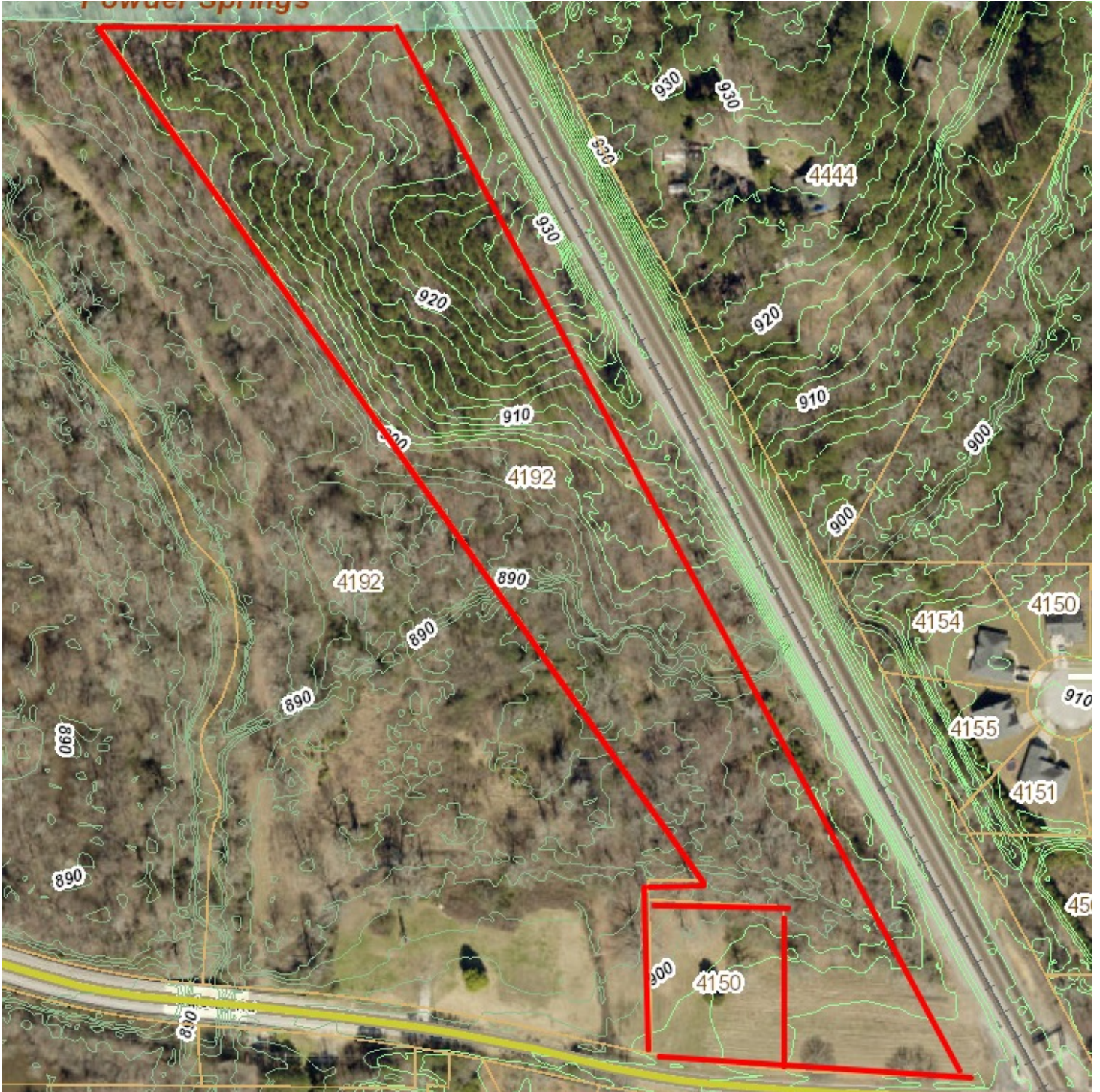
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

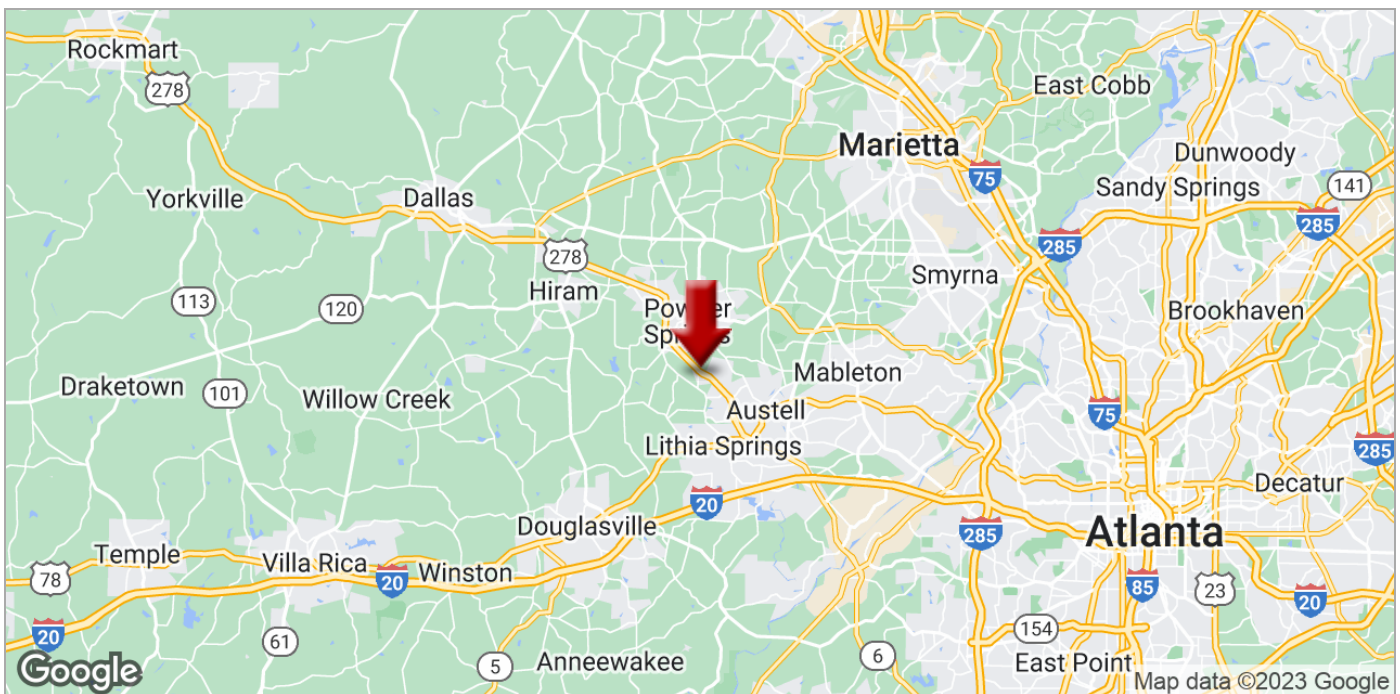
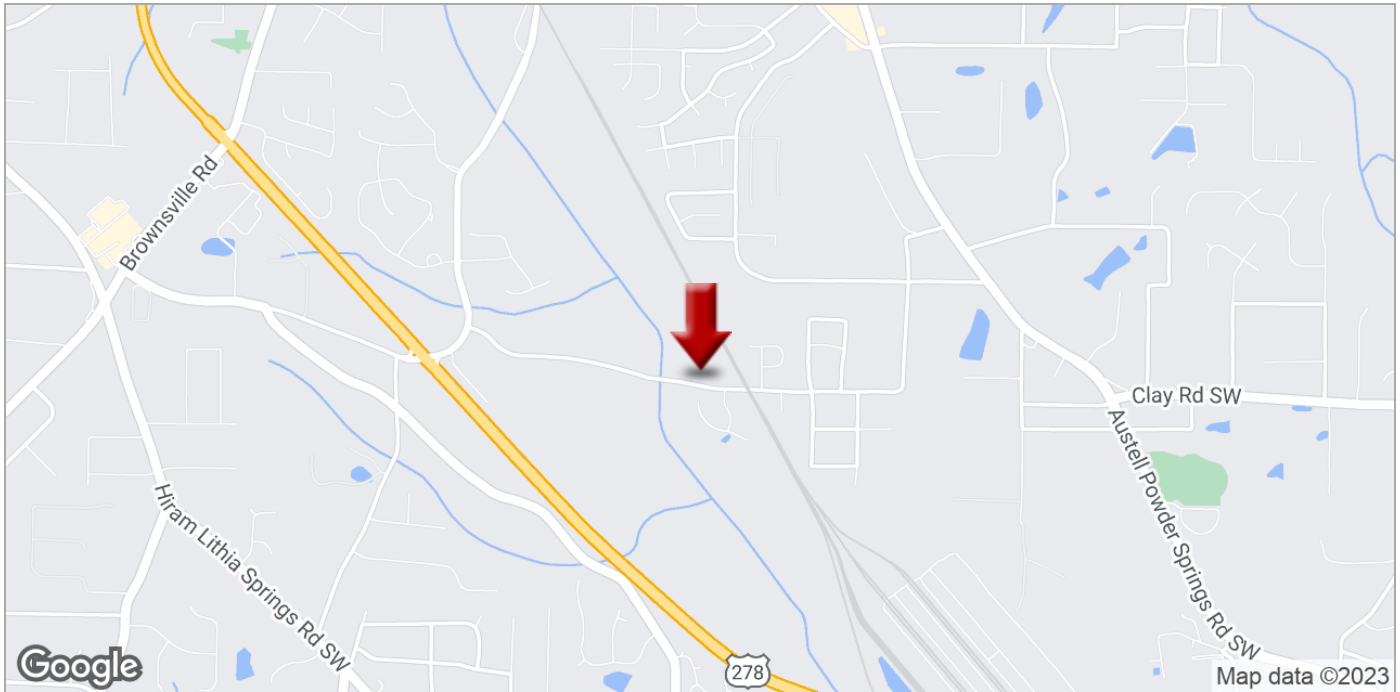
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



Future Industrial Site

Demographics



4150-4192 Oglesby Road
Powder Springs, GA 30127
Property Type: Future Industrial
Specific Use: Industrial

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	2,834	34,876	110,490	3,090	37,057	123,369
Total Census 2010 Population	3,143	31,615	83,132	3,143	31,615	83,132
Population Change %	-13.1%	11.2%	25.9%	-7.2%	17.1%	36.4%
Population Density (People/SQ Mile)	1,273	1,218	1,622	1,366	1,294	1,766
Median Age	41	41	41	41	42	42
Total Males	1,330	16,818	53,455	1,451	17,853	59,621
Total Females	1,504	18,058	57,035	1,639	19,204	63,748

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	200	2,253	7,634	205	2,290	8,067
5 - 9 Years Old	228	2,632	8,783	233	2,630	9,282
10 - 14 Years Old	228	2,768	8,626	245	2,757	9,520
15 - 19 Years Old	224	2,777	8,170	245	2,863	9,406
20 - 24 Years Old	201	2,513	7,452	229	2,720	8,581
25 - 29 Years Old	186	2,267	7,310	211	2,558	8,209
30 - 34 Years Old	194	2,247	7,692	195	2,295	7,754
35 - 39 Years Old	228	2,598	8,642	210	2,395	8,342
40 - 44 Years Old	260	3,108	9,715	245	2,818	9,710
45 - 49 Years Old	245	3,032	9,190	252	2,999	9,925
50 - 54 Years Old	187	2,453	7,371	224	2,735	8,783
55 - 59 Years Old	138	2,007	6,110	191	2,472	7,833
60 - 64 Years Old	93	1,379	4,371	135	1,841	5,830
65 - 69 Years Old	68	954	3,139	88	1,276	4,129
70 - 74 Years Old	48	665	2,269	63	892	2,978
75 - 79 Years Old	39	468	1,614	42	592	1,999

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

JIM DEVILLE
 Director KW Commercial Atlanta Perimeter
 O: 678.289.1637
 C: 770.480.2186
 jimdeville@kw.com
 GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	29	332	1,127	31	401	1,351
85 Years Old and Older	38	423	1,275	46	523	1,670

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	1,340	21,083	66,794	1,343	21,085	69,836
Black	1,414	12,677	39,723	1,655	14,730	48,847
Native American	N/A	111	347	N/A	145	460
Asian	49	438	1,959	53	492	2,345
Pacific Islander	2	18	84	4	22	109
2 or More Races	29	549	1,583	35	583	1,772
Hispanic	171	2,073	7,771	212	2,607	10,392
White Non-Hispanic	1,174	18,961	58,918	1,139	18,429	59,394

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	925	12,109	40,068	992	12,809	44,744
Total Census 2010 Households	1,067	10,760	29,536	1,067	10,760	29,536
Average Household Size	3	2.9	2.8	.1	N/A	N/A
Total Housing Units	982	13,115	40,578	982	13,115	40,578
Owner	765	11,029	31,092	765	11,029	31,092
Renter	180	1,697	7,894	180	1,697	7,894
Vacant Housing Units	37	390	1,595	37	390	1,595

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	59	478	1,930	63	498	2,179
\$10,000 - \$14,999	28	300	1,458	29	315	1,644
\$15,000 - \$19,999	27	425	1,905	29	453	2,181
\$20,000 - \$24,999	68	657	2,133	74	699	2,391
\$25,000 - \$29,999	28	476	1,809	30	496	2,023
\$30,000 - \$34,999	66	715	2,799	69	753	3,178
\$35,000 - \$39,999	39	727	2,442	42	775	2,764
\$40,000 - \$44,999	47	808	2,459	50	860	2,736
\$45,000 - \$49,999	39	627	1,922	42	663	2,131
\$50,000 - \$59,999	126	1,642	4,649	136	1,737	5,174
\$60,000 - \$74,999	170	1,831	6,103	184	1,938	6,825
\$75,000 - \$99,999	143	2,031	6,079	154	2,138	6,729
\$100,000 - \$124,999	63	862	2,333	68	912	2,539

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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	N/A	196	716	N/A	207	777
\$150,000 - \$199,999	9	101	600	10	107	677
Over \$200,000	N/A	114	425	N/A	118	466
Median Household Income	\$48,588	\$54,936	\$53,413	\$48,756	\$55,092	\$53,514
Aggregate Household Income e	\$50,	\$730,	\$2,	\$54,	\$772,	\$2,
	351,799	760,429	354,262,656	161,969	613,588	616,825,230
Average Household Income	\$52,553	\$60,924	\$59,322	\$52,681	\$60,918	\$59,377
Per Capita Household Income	\$17,619	\$21,199	\$20,885	\$17,325	\$21,124	\$20,830

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$43,	\$593,	\$1,	\$47,	\$630,	\$2,
	656,674	335,077	899,666,333	236,188	460,462	126,306,397
Average Annual Household	\$45,422	\$48,823	\$47,607	\$45,765	\$49,105	\$47,922
Food	\$5,811	\$6,144	\$6,024	\$5,769	\$6,120	\$6,005
Cereals & Bakery Products	\$425	\$438	\$433	\$418	\$433	\$428
Cereals & Cereal Products	\$150	\$158	\$156	\$151	\$158	\$156
Bakery Products	\$306	\$318	\$313	\$296	\$306	\$302
Meats, Poultry, Fish & Eggs	\$920	\$960	\$942	\$943	\$978	\$960
Dairy ProductseFMisc	\$364	\$382	\$377	\$372	\$391	\$386
Housing	\$14,641	\$15,643	\$15,325	\$14,802	\$15,796	\$15,493
Owned Dwellings	\$5,815	\$6,407	\$6,203	\$5,901	\$6,511	\$6,308
Mortgage Interest & Charges	\$3,006	\$3,327	\$3,208	\$2,875	\$3,152	\$3,040
Property Taxes	\$1,645	\$1,803	\$1,751	\$1,608	\$1,748	\$1,701
Rented Dwellings	\$2,308	\$2,223	\$2,261	\$2,244	\$2,145	\$2,184
Utilities, Fuels & Public Services	\$3,298	\$3,472	\$3,411	\$3,328	\$3,486	\$3,430
Natural Gas	\$488	\$514	\$506	\$468	\$491	\$484
Electricity	\$1,190	\$1,247	\$1,229	\$1,202	\$1,251	\$1,235
Fuel Oil or Other Fuels	\$125	\$130	\$129	\$126	\$131	\$129
Telephone Services	\$1,100	\$1,154	\$1,131	\$1,145	\$1,205	\$1,181
Water & Other Public Services	\$357	\$376	\$368	\$371	\$389	\$381
Household Operations	\$736	\$811	\$793	\$736	\$804	\$785
Personal Services	\$279	\$305	\$298	\$282	\$308	\$301
Other Household Expenses	\$513	\$557	\$541	\$525	\$573	\$557
Housekeeping Supplies	\$615	\$648	\$636	\$594	\$624	\$614
Household Furnishings & Equipment	\$1,573	\$1,720	\$1,672	\$1,511	\$1,637	\$1,594
Furniture	\$425	\$468	\$452	\$415	\$453	\$438
Floor Coverings	\$42	\$46	\$45	\$42	\$46	\$44
Major Appliances	\$223	\$245	\$239	\$224	\$245	\$239

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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



Apparel & Services	\$1,029	\$1,142	\$1,104	\$1,051	\$1,139	\$1,122
Transportation	\$8,475	\$9,079	\$8,802	\$8,728	\$9,309	\$9,025
Maintenance & Repairs	\$640	\$680	\$664	\$636	\$673	\$660
Vehicle Insurance	\$1,160	\$1,243	\$1,214	\$1,174	\$1,248	\$1,222
Public Transportation	\$414	\$457	\$443	\$413	\$454	\$440
Health Care	\$3,027	\$3,183	\$3,127	\$2,964	\$3,110	\$3,061
Entertainment	\$2,412	\$2,625	\$2,549	\$2,476	\$2,703	\$2,627
Tobacco & Smoking Related	\$279	\$287	\$285	\$289	\$297	\$295
Cash Contributions	\$1,478	\$1,634	\$1,587	\$1,476	\$1,628	\$1,583
Personal Insurance & Pensions	\$4,899	\$5,487	\$5,276	\$4,820	\$5,369	\$5,168
Life & Other Personal Insurance	\$375	\$412	\$400	\$382	\$416	\$404
Pensions & Social Security	\$4,537	\$5,082	\$4,884	\$4,460	\$4,978	\$4,786

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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

FUTURE INDUSTRIAL SITE

4192 Oglesby Road , Powder Springs, GA 30127



Jim DeVille

KW Commercial

2651 Dallas Highway
Marietta, GA 30064

Direct: 678-631-1780

Mobile: 770-480-2186

Email: jimdeville@kw.com



Jim DeVille, Realtor

Jim DeVille has been active in the Atlanta real estate market for more than 30 years and built a reputation for honesty and integrity for the homes and services he provide his clients. His career began as a builder in 1978 and has included renovation, building design and construction, as well as land development in both the residential and commercial sectors of the industry. Since moving here in 1987, Jim has maintained his home, business, and the majority of his community involvement focused in Cobb County. This has enabled him to accumulate a wealth of knowledge and experience of the area. "Cobb is my home and the best county in Georgia to live and work". Jim has built homes in numerous communities including Milford Chase, Burnt Hickory Lakes, Brown's Farm, Oakleigh, Hickory Springs, Burnt Hickory Registry, Saddle Brook Farms, Foxworth, Park at Anderson Farms, and Hardage Farm. He has also developed and built the homes in Charleston Park, The Park at Oak Grove, and Winfield. This experience has given Jim a superior understanding about neighborhoods, communities, and the real estate market throughout the county.

In recent years Jim has changed his focus to becoming a real estate agent and marketing expert and has found a home with Keller Williams Realty Signature Partners. "Over the years I have had the opportunity to work with just about every real estate office in Cobb both big and small but I can't see why a Realtor would want to work anywhere else. With over two hundred agents, a friendly, cooperative work environment, extensive training and support mechanisms, and cutting edge technology it is the most complete real estate organization in Atlanta."

"Real Estate, for most, is the largest and most significant investment a client will make. Having a professional, knowledgeable and experienced person in your corner just makes sense." Jim's goal is to help them navigate the process and provide helpful information that will give them the best opportunity to make an intelligent decision whether buying or selling. "What I offer my clients is honest and straightforward answers, the depth of my experience, and personal availability through the real estate process."

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

JIM DEVILLE
Director KW Commercial Atlanta Perimeter
O: 678.289.1637
C: 770.480.2186
jimdeville@kw.com
GA #345670

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com