

LAND FOR SALE

1949 LOST MOUNTAIN ROAD

1949 Lost Mountain Road, Powder Springs, GA 30127



SALE PRICE:	\$54,900 / Acre
PRICE PER ACRE:	\$54,900
LOT SIZE:	40.5 Acres
APN #:	19038600020
ZONING:	R-80
MARKET:	Atlanta Metro
SUB MARKET:	West Cobb
CROSS STREETS:	Macland
TRAFFIC COUNT:	14,700

PROPERTY OVERVIEW

40.5 wooded acres in west Cobb County on Lost Mountain Road between Macland and Dallas Highway. Adjacent 1.6 acres available. Perfect for residential development!

PROPERTY FEATURES

- 40.5 Acres of wooded land ready for residential development
- Adjacent 1.6 Acres also available at \$149,900.00 for a total of 42 acres
- All utilities including sewer available
- Easy topo for development
- Mceachern High, Tapp Middle, Varner Elementary
- Close to shopping, parks and amenities

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

DONALD B EDWARDS JR
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com

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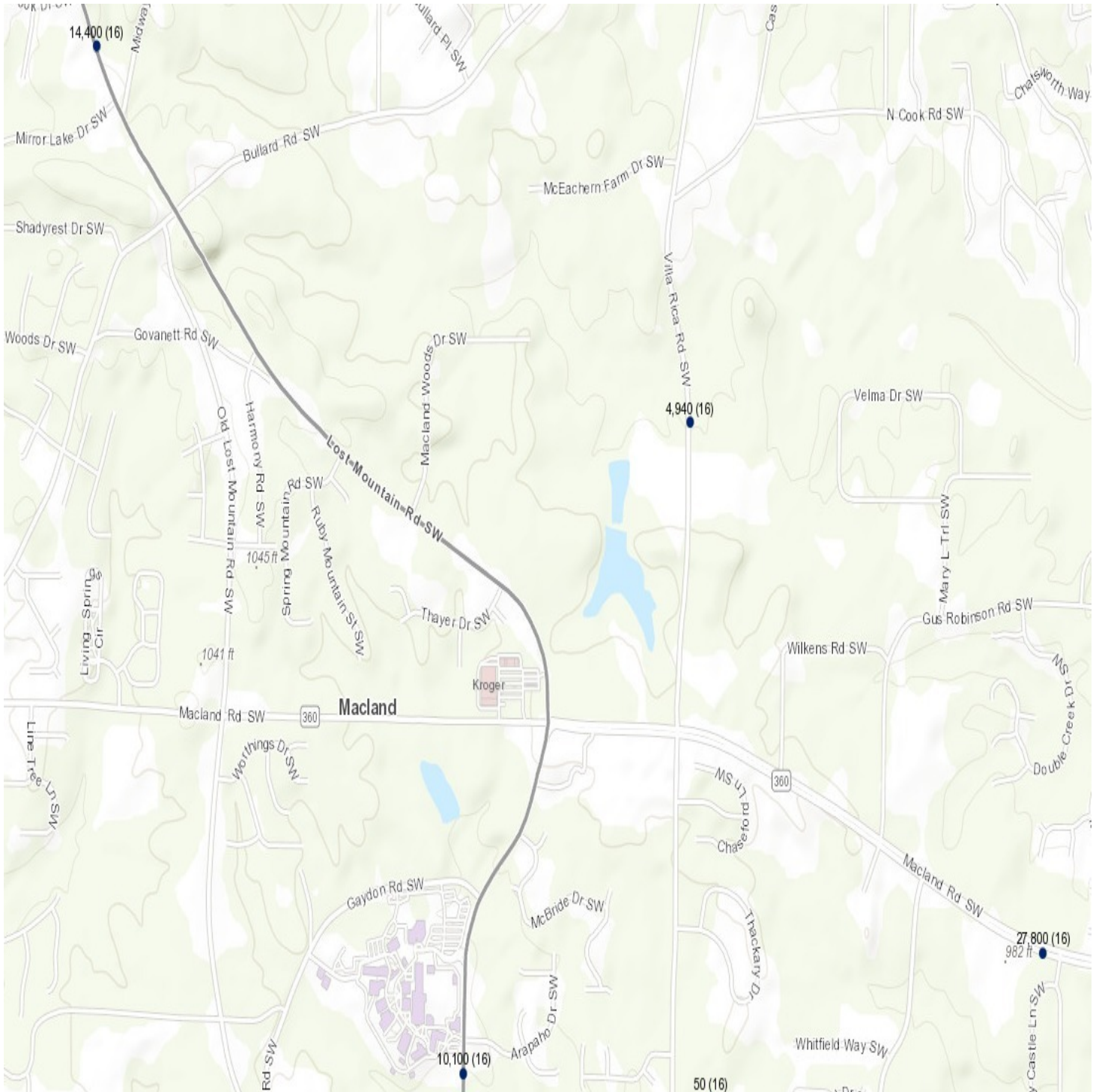
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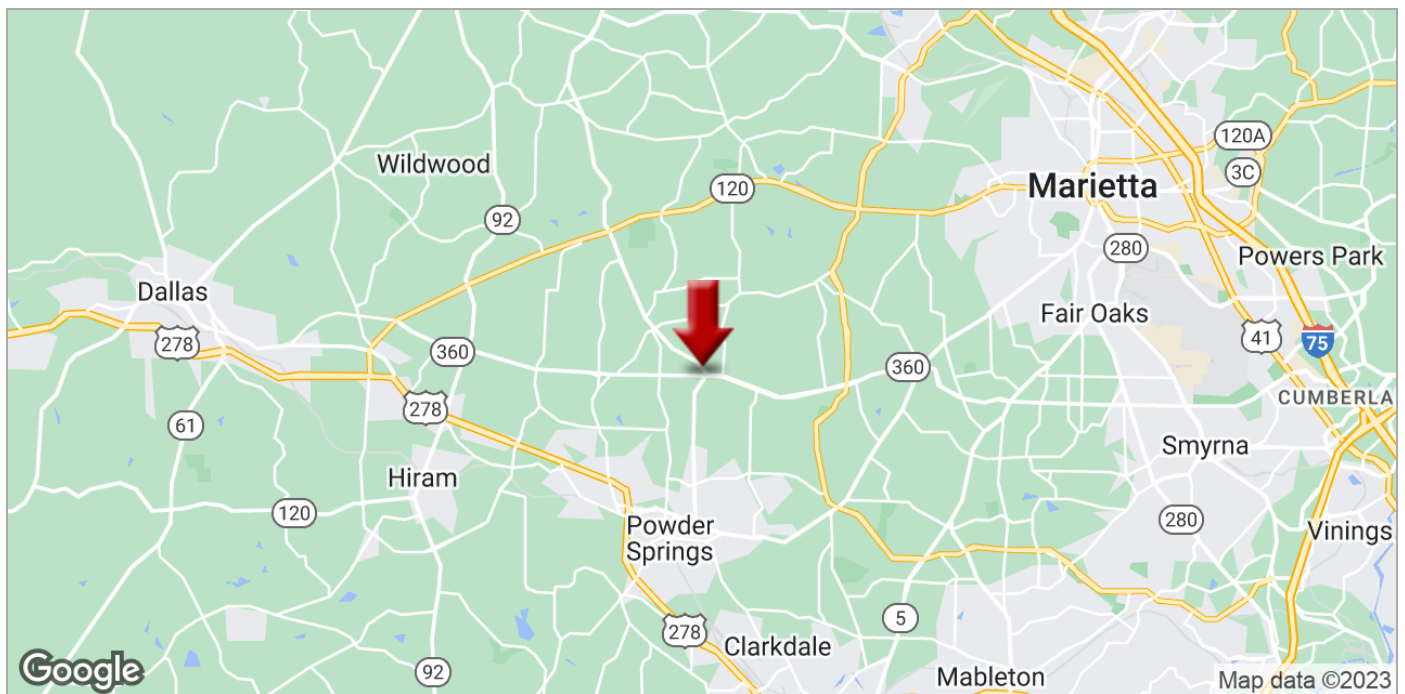
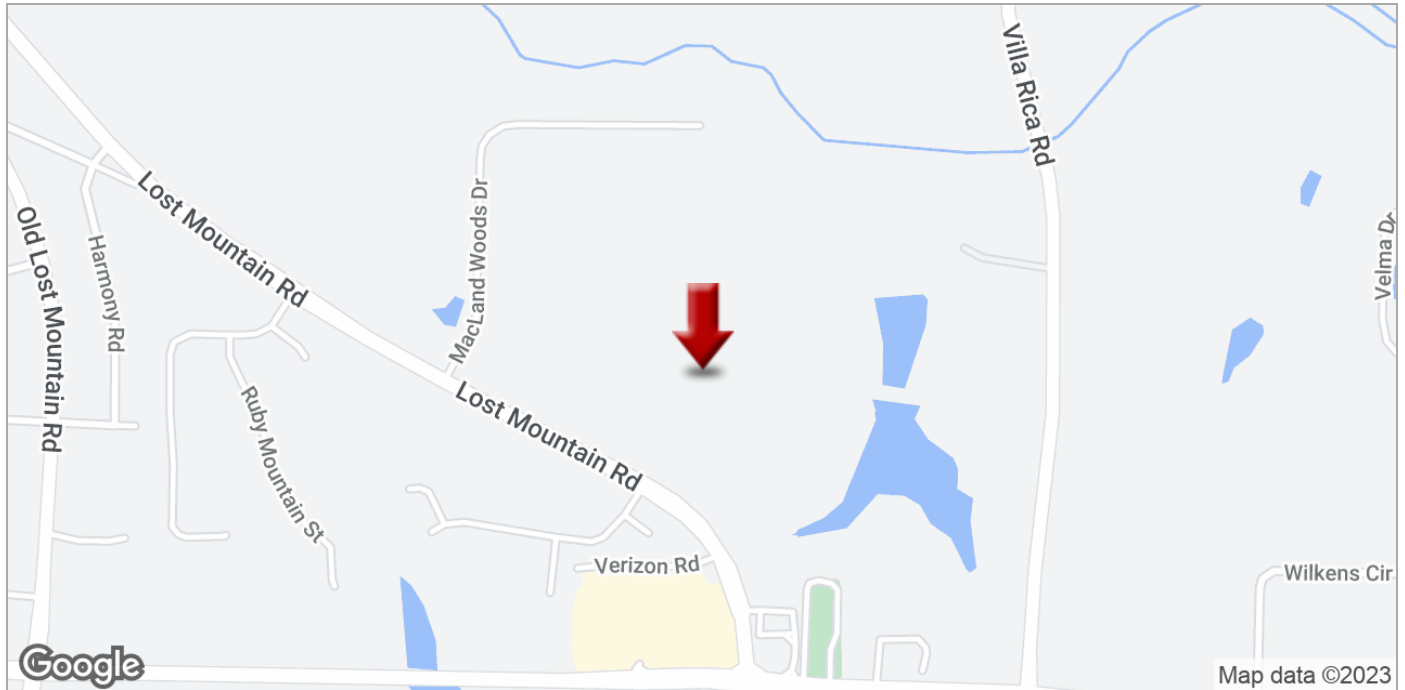
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1949 Lost Mountain Road

Demographics



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Powder Springs, GA 30127
Property Type: Land
Specific Use: Residential Development
Size: 40.5 Acres

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	1,267	37,504	95,283	1,240	39,210	101,596
Total Census 2010 Population	781	37,997	83,115	781	37,997	83,115
Population Change %	62.2%	2.8 %	16.3%	58.8 %	6.5 %	24.3 %
Population Density (People / SQ Mile)	777	1,327	1,499	761	1,396	1,593
Median Age	43	41	42	43	42	43
Total Males	661	18,322	46,487	647	19,094	49,485
Total Females	606	19,182	48,796	593	20,116	52,111

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	61	2,284	5,877	55	2,307	6,051
5 - 9 Years Old	76	2,785	7,066	68	2,664	6,980
10 - 14 Years Old	92	3,028	7,478	78	2,863	7,376
15 - 19 Years Old	93	3,113	7,548	85	3,055	7,708
20 - 24 Years Old	84	2,787	6,791	83	2,955	7,370
25 - 29 Years Old	76	2,317	5,859	85	2,778	6,955
30 - 34 Years Old	74	2,127	5,561	74	2,295	5,978
35 - 39 Years Old	81	2,502	6,478	73	2,301	6,067
40 - 44 Years Old	92	3,220	8,109	83	2,756	7,195
45 - 49 Years Old	94	3,417	8,455	87	3,101	7,967
50 - 54 Years Old	89	2,923	7,287	88	3,016	7,670
55 - 59 Years Old	92	2,461	6,295	89	2,879	7,367
60 - 64 Years Old	79	1,671	4,432	79	2,193	5,720
65 - 69 Years Old	63	1,098	2,989	66	1,526	4,087
70 - 74 Years Old	51	713	1,987	56	1,030	2,825
75 - 79 Years Old	35	450	1,305	40	638	1,812

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	17	289	835	24	404	1,158
85 Years Old and Older	18	319	931	27	449	1,310

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	1,097	26,104	67,735	1,073	26,043	69,546
Black	111	10,073	23,912	113	11,668	27,956
Native American	N/A	122	237	N/A	164	315
Asian	14	592	1,972	16	682	2,213
Pacific Islander	7	26	84	11	48	107
2 or More Races	38	587	1,343	27	605	1,459
Hispanic	62	2,062	5,639	74	2,589	7,264
White Non-Hispanic	1,029	23,977	61,861	984	23,417	62,007

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	443	12,170	32,131	434	12,693	34,185
Total Census 2010 Households	266	12,233	27,928	266	12,233	27,928
Average Household Size	2.9	3.1	2.9	N/A	N/A	N/A
Total Housing Units	534	13,566	35,605	534	13,566	35,605
Owner	526	12,177	31,434	526	12,177	31,434
Renter	8	1,015	3,269	8	1,015	3,269
Vacant Housing Units	N/A	374	903	N/A	374	903

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	46	337	905	46	351	964
\$10,000 - \$14,999	N/A	192	770	N/A	205	855
\$15,000 - \$19,999	9	260	930	9	278	1,037
\$20,000 - \$24,999	23	438	1,131	22	459	1,225
\$25,000 - \$29,999	N/A	309	1,020	N/A	319	1,102
\$30,000 - \$34,999	16	423	1,459	16	446	1,580
\$35,000 - \$39,999	16	530	1,294	16	559	1,399
\$40,000 - \$44,999	19	604	1,733	19	635	1,865
\$45,000 - \$49,999	8	546	1,366	8	573	1,469
\$50,000 - \$59,999	29	1,312	3,489	29	1,377	3,739
\$60,000 - \$74,999	64	1,935	4,958	63	2,021	5,283
\$75,000 - \$99,999	134	2,655	6,242	132	2,749	6,571
\$100,000 - \$124,999	56	1,379	3,285	55	1,430	3,421

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$ 12 5,000 - \$ 1 49,999	N/A	648	1,56 2	N/A	673	1,611
\$ 150 ,000 - \$ 199 ,999	14	302	1,157	14	312	1,199
Over \$ 200 ,000	N/A	198	576	N/A	203	592
Median Household Income	\$69,444	\$67,384	\$64,301	\$69,276	\$67,281	\$64,359
Aggregate Household Income	\$27, 847,370	\$904, 306,062	\$2, 393,871,974	\$27, 242,836	\$939, 559,327	\$2, 523,058,936
Average Household Income	\$62,861	\$72,428	\$70,797	\$62,772	\$72,320	\$70,848
Per Capita Household Income	\$21,979	\$23,537	\$ 24,049	\$21,970	\$23 ,477	\$24 ,010

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
T otal Annual Household	\$24, 595,3 01	\$686, 195,868	\$1, 762,469,530	\$24, 491,703	\$719, 856,998	\$1, 877,621,599
Average Annual Household	\$55,520	\$55,574	\$53,338	\$56,432	\$56,045	\$53 ,754
Food	\$6,854	\$6,837	\$6,6 05	\$6,956	\$6,870	\$6,622
Cereals & Bakery Products	\$4 5 7	\$463	\$455	\$462	\$462	\$452
Cereals & Cereal Products	\$178	\$174	\$169	\$181	\$175	\$170
Bakery Products	\$336	\$34 0	\$332	\$322	\$324	\$318
Meats, Poultry , Fish & Eggs	\$1,02 8	\$1, 038	\$1,012	\$1,0 5 5	\$1,060	\$1,032
Dairy ProductseFMisc	\$419	\$420	\$408	\$442	\$437	\$423
Housing	\$17,526	\$17,568	\$16,938	\$17,934	\$17,822	\$1 7,16 2
Owned Dwellings	\$7,668	\$7,60 8	\$7,212	\$7 ,945	\$7,803	\$7,382
Mortgage Interest & Charges	\$4, 0 13	\$3,979	\$3,762	\$3,7 81	\$3,738	\$3 ,541
Property Taxes	\$2,139	\$2,124	\$ 2, 019	\$2,070	\$2,045	\$1,948
Rented Dwellings	\$1,94 1	\$2, 014	\$2, 083	\$1,872	\$1,928	\$1 ,998
Utilities , Fuels & Public Services	\$3,6 59	\$3,749	\$3 ,6 59	\$3,670	\$3,744	\$3 ,660
Natural Gas	\$539	\$553	\$540	\$518	\$528	\$516
Electricity	\$1 ,3 06	\$1,336	\$1,308	\$1,302	\$1,329	\$1,304
Fuel Oil or Other Fuels	\$131	\$137	\$135	\$134	\$138	\$136
Telephone Services	\$1,215	\$1,244	\$1,214	\$1,298	\$1,315	\$1,279
Water & Other Publ ic Services	\$3 86	\$402	\$393	\$402	\$415	\$406
Household Operations	\$977	\$966	\$917	\$970	\$954	\$906
Personal Services	\$364	\$362	\$344	\$368	\$364	\$346
Other Household Expenses	\$651	\$649	\$618	\$695	\$682	\$646
Housekeeping Supplies	\$703	\$710	\$689	\$687	\$686	\$666
Household Furnishings & Equipment	\$2,035	\$2,017	\$1,919	\$1,917	\$1 ,89 7	\$1,810
Furniture	\$563	\$558	\$528	\$541	\$536	\$508
Floor Coverings	\$55	\$ 5 5	\$52	\$55	\$54	\$52
Major Appliances	\$273	\$278	\$267	\$278	\$280	\$269

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Sm. Appliances & Misc Housewares	\$121	\$120	\$116	\$123	\$122	\$117
Apparel & Services	\$2,008	\$1,987	\$1,907	\$2,034	\$2,000	\$1,920
Transportation	\$10,120	\$10,261	\$9,861	\$10,431	\$10,512	\$10,102
Maintenance & Repairs	\$745	\$756	\$731	\$743	\$747	\$723
Vehicle Insurance	\$1,345	\$1,376	\$1,332	\$1,329	\$1,360	\$1,323
Public Transportation	\$568	\$554	\$522	\$565	\$548	\$517
Health Care	\$3,250	\$3,384	\$3,318	\$3,231	\$3,320	\$3,251
Entertainment	\$3,079	\$3,057	\$2,912	\$3,255	\$3,194	\$3,032
Tobacco & Smoking Related	\$284	\$294	\$291	\$295	\$303	\$302
Cash Contributions	\$1,935	\$1,929	\$1,834	\$1,955	\$1,930	\$1,833
Personal Insurance & Pensions	\$6,812	\$6,722	\$6,313	\$6,642	\$6,535	\$6,150
Life & Other Personal Insurance	\$488	\$485	\$461	\$494	\$489	\$465
Pensions & Social Security	\$6,328	\$6,239	\$5,855	\$6,190	\$6,082	\$5,716

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BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

EDUCATION

MEMBERSHIPS & ASSOCIATIONS

Atlanta Commercial Board of Realtors

AGREE - Association of Georgia Real Estate Exchangers

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