

LAND FOR SALE

2861 SIXES ROAD CANTON

2861 Sixes Road, Canton, GA 30114



SALE PRICE: \$1,550,000

PRICE PER ACRE: \$61,338

LOT SIZE: 25.27 Acres

APN #: 15N08 026, 15N08026B, 15N08034,
15N08026002, 15N08 026 B

ZONING: Agriculture

MARKET: Metro Atlanta

SUB MARKET: Cherokee/Canton

CROSS STREETS: Sixes Road And Hilltop Lane

PROPERTY OVERVIEW

Last remaining parcel of an estate with 25 plus beautifully rolling wooded acres with two homes.

Site has two with separate entrance at Hilltop Lane off of Sixes road. Sewer is available at two locations in neighbor behind the site. Currently zoned Agriculture with suburban residential future land use and available subject to rezoning.

PROPERTY FEATURES

- Located near the entry of BridgeMill a Golf Planned Unit Development
- Adjacent to 14 acre existing retail
- Adjacent to Planned Assisted and independent care facility
- Zoned AG future land use suburban Residential

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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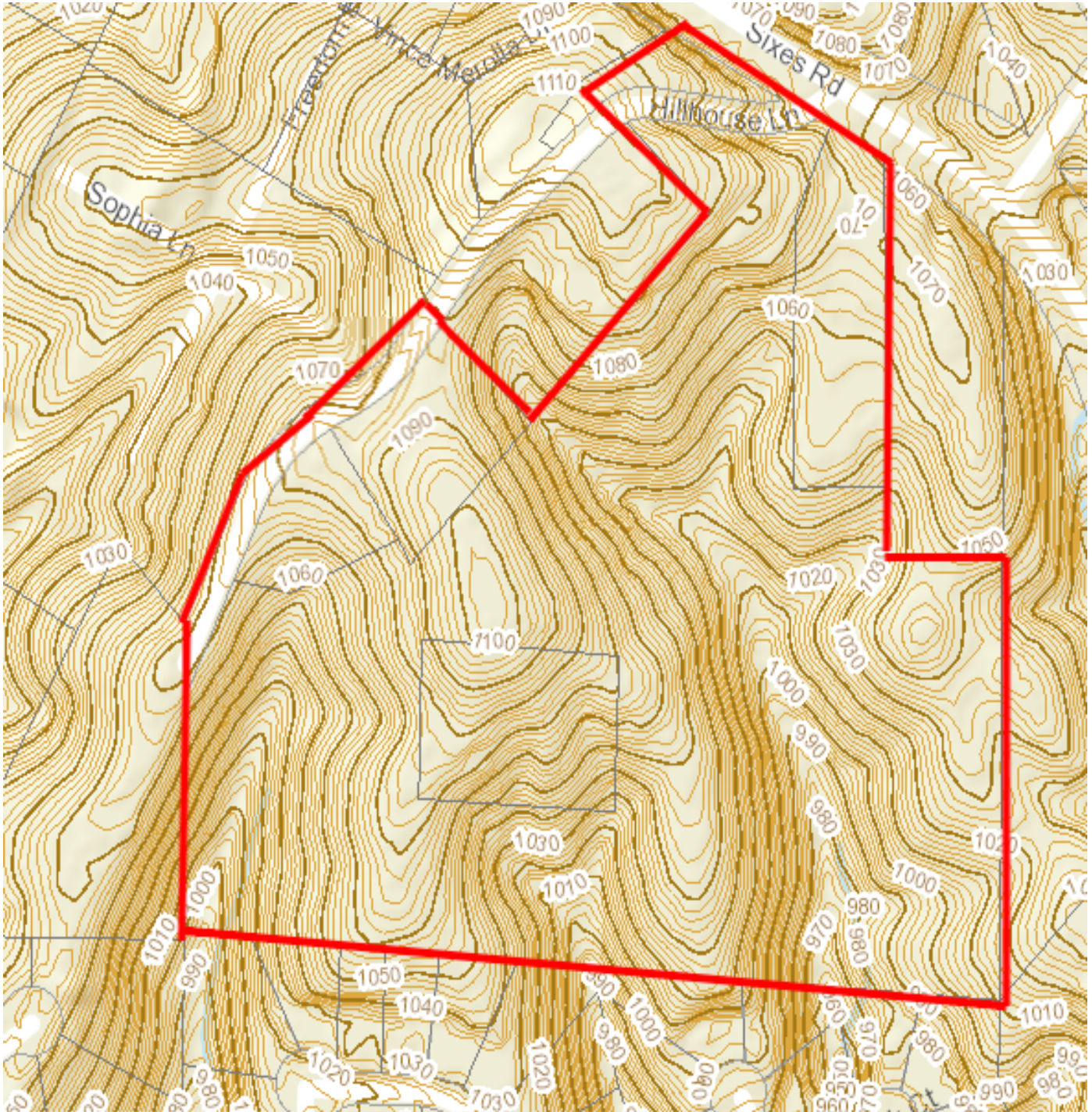
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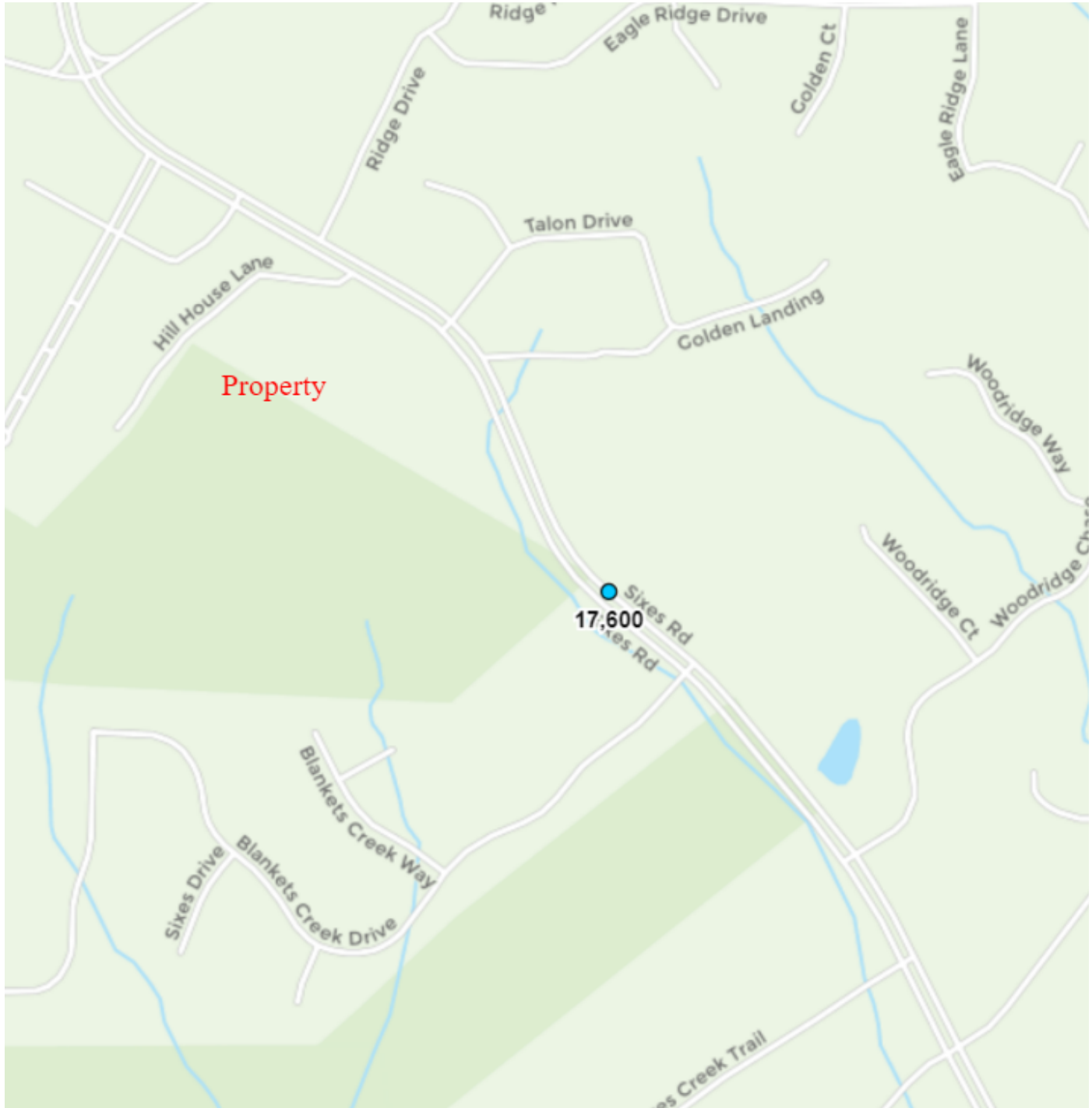
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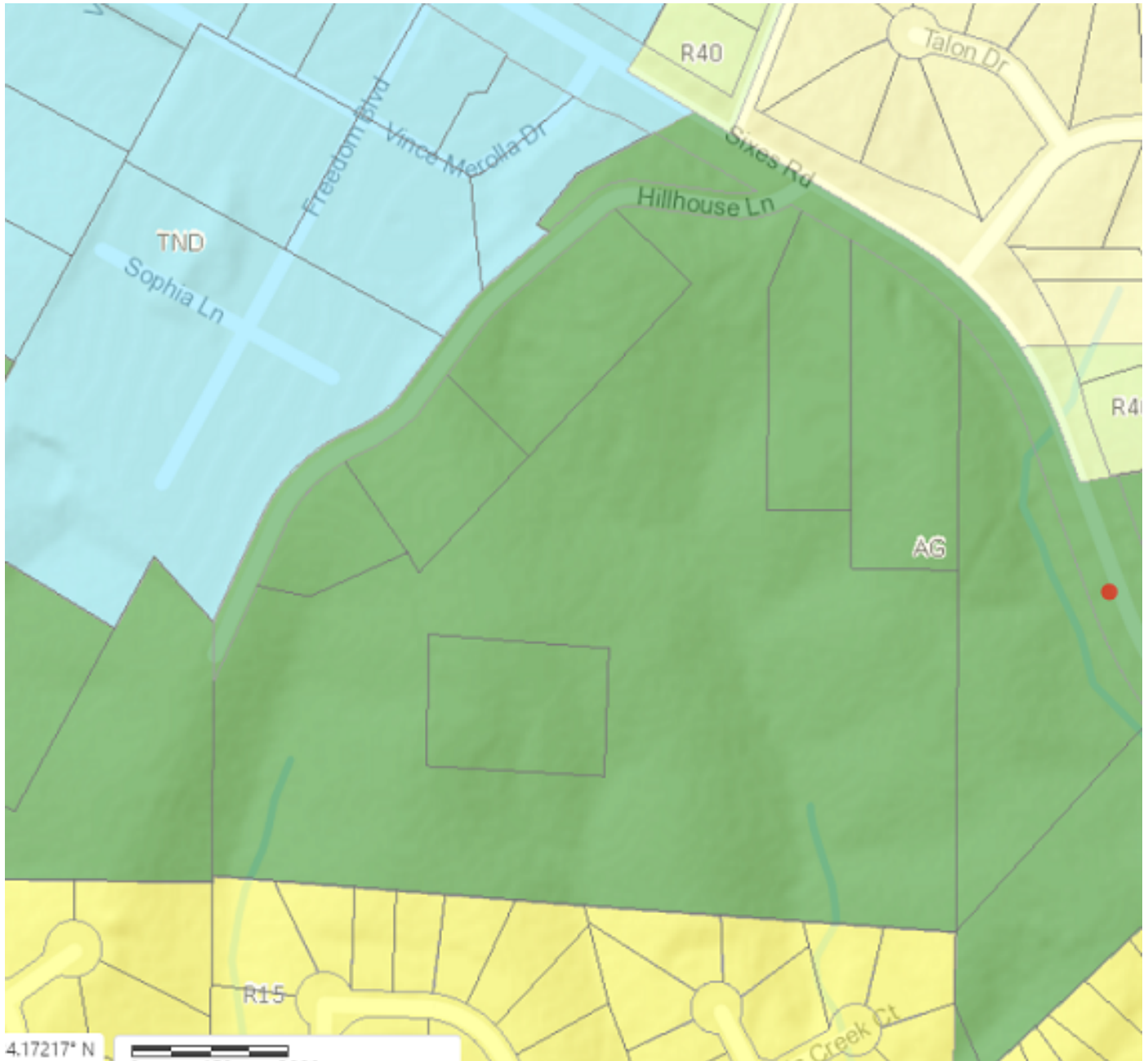
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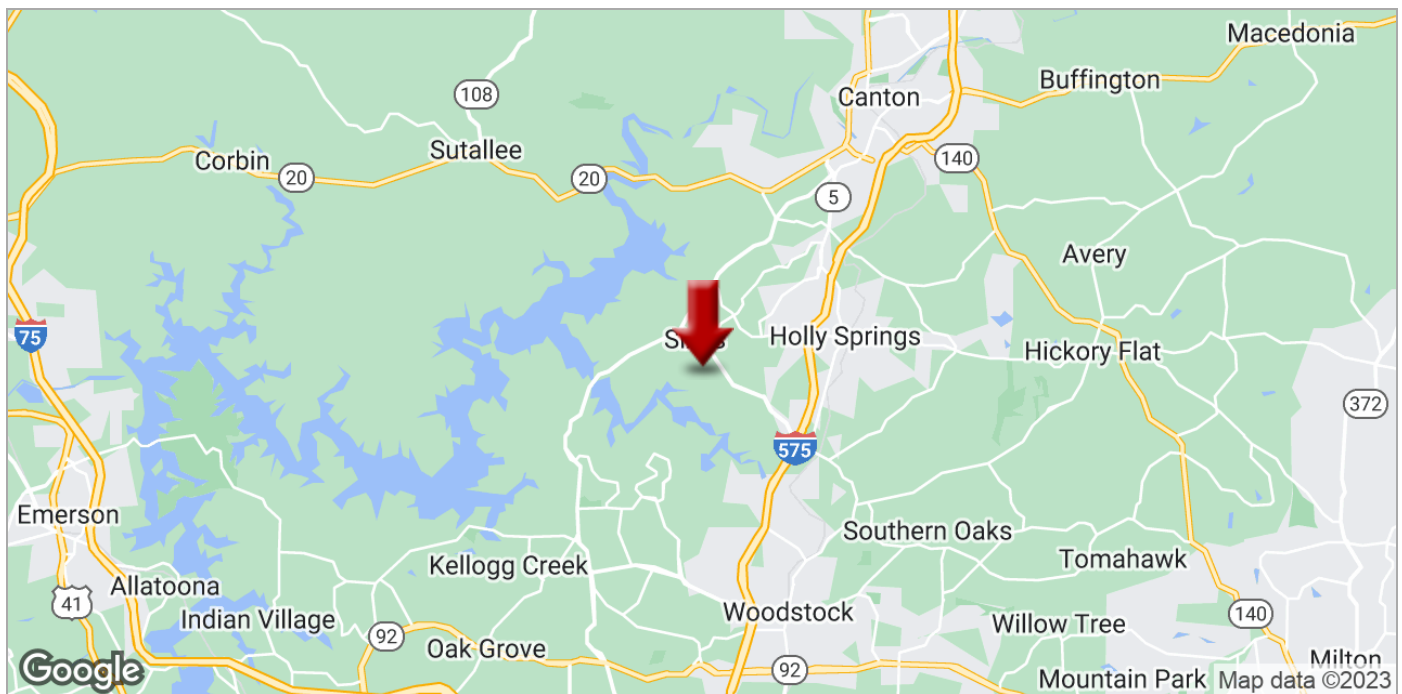
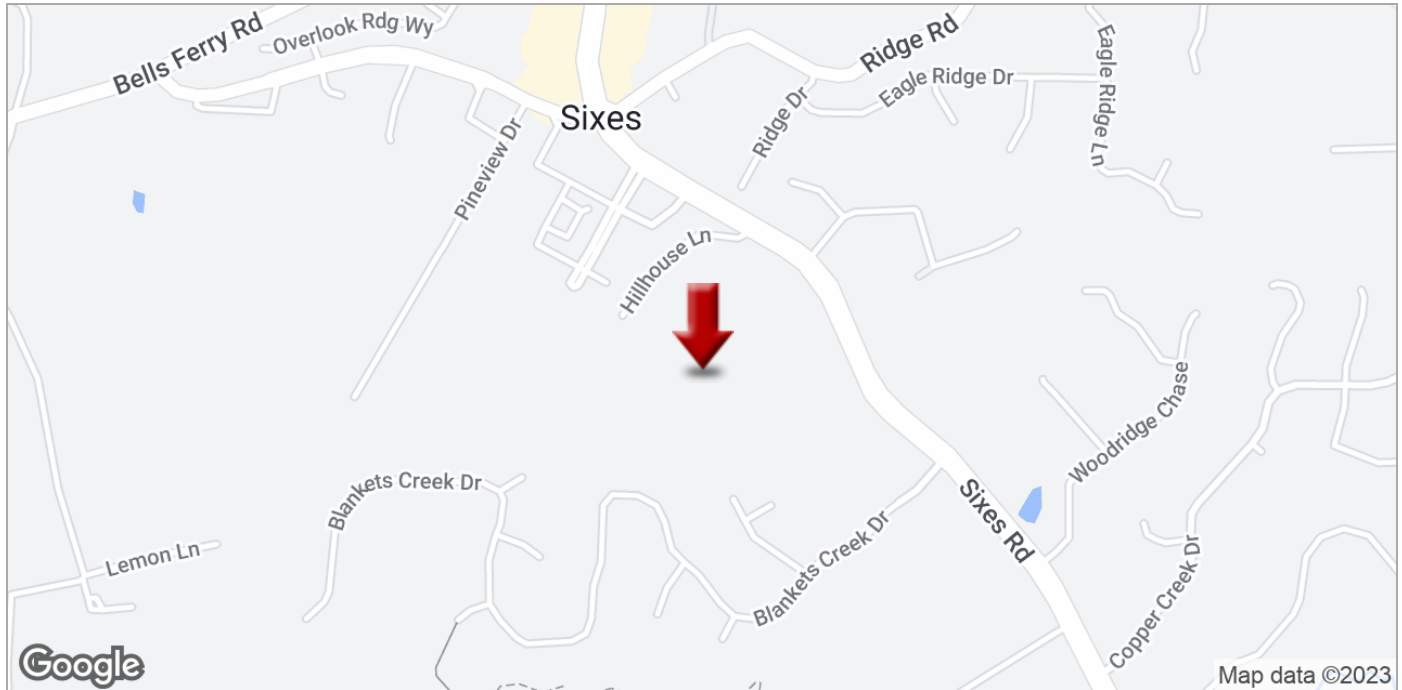
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2861 Sixes Road, Canton, GA 30114



Consumer Spending Report

Sixes Rd, Canton, GA 30114			
Building Type: Land Total Available: 25 +- Acres			
2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$36,461	\$482,036	\$1,145,955
Total Apparel	\$2,132	\$28,324	\$67,532
Women's Apparel	874	11,489	27,167
Men's Apparel	461	6,071	14,444
Girl's Apparel	169	2,294	5,466
Boy's Apparel	112	1,559	3,719
Infant Apparel	83	1,149	2,828
Footwear	434	5,762	13,907
Total Entertainment & Hobbies	\$2,818	\$37,986	\$90,793
Entertainment	417	5,838	14,209
Audio & Visual Equipment/Service	1,317	17,820	42,883
Reading Materials	140	1,783	4,122
Pets, Toys, & Hobbies	945	12,544	29,580
Personal Items	2,893	37,983	90,089
Total Food and Alcohol	\$9,436	\$125,826	\$301,750
Food At Home	5,003	66,367	161,135
Food Away From Home	3,811	51,063	120,753
Alcoholic Beverages	622	8,395	19,863
Total Household	\$5,499	\$73,297	\$170,868
House Maintenance & Repair	1,068	13,757	32,474
Household Equip & Furnishings	2,234	30,013	70,072
Household Operations	1,586	21,445	50,105
Housing Costs	612	8,082	18,217



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**Consumer Spending Report**

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2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$9,108	\$118,371	\$284,302
Vehicle Purchases	4,141	52,258	125,931
Gasoline	2,965	38,993	95,188
Vehicle Expenses	254	3,986	8,721
Transportation	659	8,913	20,261
Automotive Repair & Maintenance	1,090	14,221	34,201
Total Health Care	\$2,033	\$26,195	\$62,731
Medical Services	1,109	14,395	34,177
Prescription Drugs	738	9,415	22,840
Medical Supplies	186	2,384	5,714
Total Education/Day Care	\$2,541	\$34,055	\$77,889
Education	1,648	22,077	50,652
Fees & Admissions	892	11,978	27,237



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**Daytime Employment Report****1 Mile Radius**

Sixes Rd, Canton, GA 30114			
Building Type: Land			
Total Available: 25 +- Acres			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	71	381	5
Retail & Wholesale Trade	9	41	5
Hospitality & Food Service	4	87	22
Real Estate, Renting, Leasing	3	8	3
Finance & Insurance	3	6	2
Information	2	14	7
Scientific & Technology Services	10	25	3
Management of Companies	0	0	0
Health Care & Social Assistance	18	94	5
Educational Services	1	25	25
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	4	8	2
Utilities & Waste Management	4	21	5
Construction	7	21	3
Manufacturing	1	16	16
Agriculture, Mining, Fishing	1	3	3
Other Services	4	12	3



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Demographic Detail Report

Sixes Rd, Canton, GA 30114

Building Type: Land

Total Available: 25 +- Acres

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	3,590		47,739		119,208	
2018 Estimate	3,244		43,202		107,412	
2010 Census	2,867		38,557		92,803	
Growth 2018 - 2023	10.67%		10.50%		10.98%	
Growth 2010 - 2018	13.15%		12.05%		15.74%	
2018 Population by Age	3,244		43,202		107,412	
Age 0 - 4	187	5.76%	2,614	6.05%	6,611	6.15%
Age 5 - 9	210	6.47%	2,957	6.84%	7,341	6.83%
Age 10 - 14	248	7.64%	3,467	8.03%	8,326	7.75%
Age 15 - 19	247	7.61%	3,397	7.86%	8,041	7.49%
Age 20 - 24	208	6.41%	2,808	6.50%	6,838	6.37%
Age 25 - 29	176	5.43%	2,391	5.53%	6,204	5.78%
Age 30 - 34	171	5.27%	2,398	5.55%	6,413	5.97%
Age 35 - 39	185	5.70%	2,672	6.18%	6,958	6.48%
Age 40 - 44	225	6.94%	3,171	7.34%	7,939	7.39%
Age 45 - 49	255	7.86%	3,453	7.99%	8,391	7.81%
Age 50 - 54	263	8.11%	3,383	7.83%	8,157	7.59%
Age 55 - 59	242	7.46%	2,959	6.85%	7,184	6.69%
Age 60 - 64	206	6.35%	2,384	5.52%	5,858	5.45%
Age 65 - 69	177	5.46%	1,978	4.58%	4,938	4.60%
Age 70 - 74	122	3.76%	1,418	3.28%	3,596	3.35%
Age 75 - 79	67	2.07%	868	2.01%	2,229	2.08%
Age 80 - 84	34	1.05%	487	1.13%	1,275	1.19%
Age 85+	23	0.71%	395	0.91%	1,114	1.04%
Age 65+	423	13.04%	5,146	11.91%	13,152	12.24%
Median Age	39.80		37.90		37.80	
Average Age	37.90		36.90		37.00	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	3,244		43,202		107,412	
White	2,910	89.70%	38,192	88.40%	94,492	87.97%
Black	205	6.32%	3,059	7.08%	8,038	7.48%
Am. Indian & Alaskan	14	0.43%	117	0.27%	402	0.37%
Asian	75	2.31%	939	2.17%	2,107	1.96%
Hawaiian & Pacific Island	1	0.03%	27	0.06%	70	0.07%
Other	39	1.20%	868	2.01%	2,303	2.14%
Population by Hispanic Origin	3,244		43,202		107,412	
Non-Hispanic Origin	3,053	94.11%	40,295	93.27%	97,358	90.64%
Hispanic Origin	192	5.92%	2,907	6.73%	10,054	9.36%
2018 Median Age, Male	39.20		36.80		36.70	
2018 Average Age, Male	37.70		36.20		36.20	
2018 Median Age, Female	40.20		38.90		38.80	
2018 Average Age, Female	38.20		37.60		37.80	
2018 Population by Occupation Classification	2,550		33,481		83,525	
Civilian Employed	1,772	69.49%	22,662	67.69%	55,759	66.76%
Civilian Unemployed	36	1.41%	689	2.06%	2,124	2.54%
Civilian Non-Labor Force	742	29.10%	10,130	30.26%	25,639	30.70%
Armed Forces	0	0.00%	0	0.00%	3	0.00%
Households by Marital Status						
Married	773		9,789		23,183	
Married No Children	381		4,465		11,046	
Married w/Children	392		5,324		12,137	
2018 Population by Education	2,358		29,691		75,547	
Some High School, No Diploma	68	2.88%	1,513	5.10%	5,777	7.65%
High School Grad (Incl Equivalency)	628	26.63%	6,436	21.68%	17,015	22.52%
Some College, No Degree	438	18.58%	8,595	28.95%	21,342	28.25%
Associate Degree	213	9.03%	1,733	5.84%	5,292	7.00%
Bachelor Degree	578	24.51%	7,924	26.69%	18,246	24.15%
Advanced Degree	433	18.36%	3,490	11.75%	7,875	10.42%



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Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	3,254		42,489		102,474	
Real Estate & Finance	271	8.33%	2,032	4.78%	4,909	4.79%
Professional & Management	975	29.96%	11,685	27.50%	28,331	27.65%
Public Administration	26	0.80%	638	1.50%	1,571	1.53%
Education & Health	431	13.25%	4,525	10.65%	10,063	9.82%
Services	239	7.34%	2,791	6.57%	7,778	7.59%
Information	88	2.70%	686	1.61%	2,056	2.01%
Sales	314	9.65%	7,296	17.17%	17,164	16.75%
Transportation	14	0.43%	121	0.28%	316	0.31%
Retail	107	3.29%	3,947	9.29%	8,886	8.67%
Wholesale	68	2.09%	696	1.64%	1,826	1.78%
Manufacturing	233	7.16%	2,385	5.61%	5,421	5.29%
Production	263	8.08%	1,912	4.50%	4,339	4.23%
Construction	130	4.00%	1,693	3.98%	4,772	4.66%
Utilities	95	2.92%	899	2.12%	2,260	2.21%
Agriculture & Mining	0	0.00%	230	0.54%	277	0.27%
Farming, Fishing, Forestry	0	0.00%	105	0.25%	138	0.13%
Other Services	0	0.00%	848	2.00%	2,367	2.31%
2018 Worker Travel Time to Job	1,649		20,459		51,079	
<30 Minutes	810	49.12%	9,835	48.07%	23,909	46.81%
30-60 Minutes	513	31.11%	6,999	34.21%	18,171	35.57%
60+ Minutes	326	19.77%	3,625	17.72%	8,999	17.62%
2010 Households by HH Size	964		13,354		32,405	
1-Person Households	131	13.59%	2,213	16.57%	5,833	18.00%
2-Person Households	310	32.16%	4,127	30.90%	10,088	31.13%
3-Person Households	188	19.50%	2,530	18.95%	6,066	18.72%
4-Person Households	193	20.02%	2,736	20.49%	6,237	19.25%
5-Person Households	100	10.37%	1,217	9.11%	2,775	8.56%
6-Person Households	26	2.70%	364	2.73%	927	2.86%
7 or more Person Households	16	1.66%	167	1.25%	479	1.48%
2018 Average Household Size	3.00		2.90		2.80	
Households						
2023 Projection	1,210		16,528		41,701	
2018 Estimate	1,093		14,953		37,554	
2010 Census	964		13,353		32,407	
Growth 2018 - 2023	10.70%		10.53%		11.04%	
Growth 2010 - 2018	13.38%		11.98%		15.88%	



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Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	1,092		14,956		37,554	
<\$25,000	114	10.44%	1,216	8.13%	3,966	10.56%
\$25,000 - \$50,000	100	9.16%	1,900	12.70%	5,548	14.77%
\$50,000 - \$75,000	203	18.59%	2,837	18.97%	7,509	20.00%
\$75,000 - \$100,000	171	15.66%	2,109	14.10%	5,761	15.34%
\$100,000 - \$125,000	136	12.45%	2,364	15.81%	5,128	13.66%
\$125,000 - \$150,000	237	21.70%	1,463	9.78%	2,990	7.96%
\$150,000 - \$200,000	11	1.01%	1,452	9.71%	3,633	9.67%
\$200,000+	120	10.99%	1,615	10.80%	3,019	8.04%
2018 Avg Household Income	\$110,728		\$111,460		\$100,677	
2018 Med Household Income	\$93,859		\$93,077		\$82,611	
2018 Occupied Housing	1,093		14,954		37,554	
Owner Occupied	981	89.75%	12,430	83.12%	29,694	79.07%
Renter Occupied	112	10.25%	2,524	16.88%	7,860	20.93%
2010 Housing Units	999		15,102		37,117	
1 Unit	997	99.80%	13,775	91.21%	32,581	87.78%
2 - 4 Units	0	0.00%	250	1.66%	748	2.02%
5 - 19 Units	1	0.10%	550	3.64%	1,836	4.95%
20+ Units	1	0.10%	527	3.49%	1,952	5.26%
2018 Housing Value	981		12,429		29,694	
<\$100,000	16	1.63%	365	2.94%	1,487	5.01%
\$100,000 - \$200,000	199	20.29%	3,407	27.41%	9,747	32.82%
\$200,000 - \$300,000	573	58.41%	4,171	33.56%	9,182	30.92%
\$300,000 - \$400,000	117	11.93%	2,426	19.52%	5,264	17.73%
\$400,000 - \$500,000	19	1.94%	1,172	9.43%	1,837	6.19%
\$500,000 - \$1,000,000	57	5.81%	818	6.58%	1,521	5.12%
\$1,000,000+	0	0.00%	70	0.56%	656	2.21%
2018 Median Home Value	\$248,080		\$258,559		\$239,348	
2018 Housing Units by Yr Built	1,118		15,444		38,777	
Built 2010+	102	9.12%	1,113	7.21%	4,007	10.33%
Built 2000 - 2010	376	33.63%	6,690	43.32%	13,406	34.57%
Built 1990 - 1999	445	39.80%	5,092	32.97%	11,870	30.61%
Built 1980 - 1989	96	8.59%	1,511	9.78%	5,461	14.08%
Built 1970 - 1979	49	4.38%	576	3.73%	2,458	6.34%
Built 1960 - 1969	21	1.88%	219	1.42%	764	1.97%
Built 1950 - 1959	5	0.45%	87	0.56%	415	1.07%
Built <1949	24	2.15%	156	1.01%	396	1.02%
2018 Median Year Built	1997		1999		1997	



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KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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2861 SIXES ROAD CANTON

2861 Sixes Road, Canton, GA 30114



Demographic Summary Report

Sixes Rd, Canton, GA 30114							
Building Type: Land							
Total Available: 25 +/- Acres							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2023 Projection	3,590		47,739		119,208		
2018 Estimate	3,244		43,202		107,412		
2010 Census	2,867		38,557		92,803		
Growth 2018 - 2023	10.67%		10.50%		10.98%		
Growth 2010 - 2018	13.15%		12.05%		15.74%		
2018 Population by Hispanic Origin	192		2,906		10,054		
2018 Population	3,244		43,202		107,412		
White	2,910	89.70%	38,192	88.40%	94,492	87.97%	
Black	205	6.32%	3,059	7.08%	8,038	7.48%	
Am. Indian & Alaskan	14	0.43%	117	0.27%	402	0.37%	
Asian	75	2.31%	939	2.17%	2,107	1.96%	
Hawaiian & Pacific Island	1	0.03%	27	0.06%	70	0.07%	
Other	39	1.20%	868	2.01%	2,303	2.14%	
U.S. Armed Forces	0		0		3		
Households							
2023 Projection	1,210		16,528		41,701		
2018 Estimate	1,093		14,953		37,554		
2010 Census	964		13,353		32,407		
Growth 2018 - 2023	10.70%		10.53%		11.04%		
Growth 2010 - 2018	13.38%		11.98%		15.88%		
Owner Occupied	981	89.75%	12,430	83.13%	29,694	79.07%	
Renter Occupied	112	10.25%	2,524	16.88%	7,860	20.93%	
2018 Households by HH Income							
Income: <\$25,000	114	10.44%	1,216	8.13%	3,966	10.56%	
Income: \$25,000 - \$50,000	100	9.16%	1,900	12.70%	5,548	14.77%	
Income: \$50,000 - \$75,000	203	18.59%	2,837	18.97%	7,509	20.00%	
Income: \$75,000 - \$100,000	171	15.66%	2,109	14.10%	5,761	15.34%	
Income: \$100,000 - \$125,000	136	12.45%	2,364	15.81%	5,128	13.66%	
Income: \$125,000 - \$150,000	237	21.70%	1,463	9.78%	2,990	7.96%	
Income: \$150,000 - \$200,000	11	1.01%	1,452	9.71%	3,633	9.67%	
Income: \$200,000+	120	10.99%	1,615	10.80%	3,019	8.04%	
2018 Avg Household Income	\$110,728		\$111,460		\$100,677		
2018 Med Household Income	\$93,859		\$93,077		\$82,611		



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KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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2861 SIXES ROAD CANTON

2861 Sixes Road, Canton, GA 30114




Demographic Trend Report

1 Mile Radius

Sixes Rd, Canton, GA 30114

Building Type: Land

Total Available: 25 +- Acres



Description	2010	2018	2023
Population	2,867	3,244	3,590
Age 0 - 4	201 7.01%	187 5.76%	212 5.91%
Age 5 - 9	248 8.65%	210 6.47%	213 5.93%
Age 10 - 14	244 8.51%	248 7.64%	234 6.52%
Age 15 - 19	207 7.22%	247 7.61%	255 7.10%
Age 20 - 24	129 4.50%	208 6.41%	250 6.96%
Age 25 - 29	137 4.78%	176 5.43%	224 6.24%
Age 30 - 34	177 6.17%	171 5.27%	199 5.54%
Age 35 - 39	219 7.64%	185 5.70%	192 5.35%
Age 40 - 44	265 9.24%	225 6.94%	208 5.79%
Age 45 - 49	268 9.35%	255 7.86%	238 6.63%
Age 50 - 54	221 7.71%	263 8.11%	262 7.30%
Age 55 - 59	187 6.52%	242 7.46%	263 7.33%
Age 60 - 64	165 5.76%	206 6.35%	242 6.74%
Age 65 - 69	105 3.66%	177 5.46%	209 5.82%
Age 70 - 74	41 1.43%	122 3.76%	165 4.60%
Age 75 - 79	30 1.05%	67 2.07%	112 3.12%
Age 80 - 84	15 0.52%	34 1.05%	63 1.75%
Age 85+	9 0.31%	23 0.71%	46 1.28%
Age 15+	2,175 75.86%	2,601 80.18%	2,928 81.56%
Age 20+	1,968 68.64%	2,354 72.56%	2,673 74.46%
Age 65+	200 6.98%	423 13.04%	595 16.57%
Median Age	37	40	40
Average Age	34.70	37.90	39.40
Population By Race	2,867	3,244	3,590
White	2,607 90.93%	2,910 89.70%	3,190 88.86%
Black	157 5.48%	205 6.32%	249 6.94%
Am. Indian & Alaskan	14 0.49%	14 0.43%	13 0.36%
Asian	58 2.02%	75 2.31%	89 2.48%
Hawaiian & Pacific Islander	1 0.03%	1 0.03%	1 0.03%
Other	29 1.01%	39 1.20%	48 1.34%



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KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

JIM DEVILLE
Associate
O: 678.631.1780
C: 770.480.2186
jimdeville@kw.com
GA #Georgia

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2861 SIXES ROAD CANTON

2861 Sixes Road, Canton, GA 30114



Demographic Trend Report

1 Mile Radius

Sixes Rd, Canton, GA 30114				
Description	2010	2018	2023	
Population by Race (Hispanic)	160	192	218	
White	135 84.38%	160 83.33%	184 84.40%	
Black	11 6.88%	16 8.33%	17 7.80%	
Am. Indian & Alaskan	8 5.00%	8 4.17%	8 3.67%	
Asian	2 1.25%	2 1.04%	3 1.38%	
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%	
Other	5 3.13%	6 3.13%	7 3.21%	
Household by Household Income	962	1,092	1,209	
<\$25,000	124 12.89%	114 10.44%	131 10.84%	
\$25,000 - \$50,000	122 12.68%	100 9.16%	111 9.18%	
\$50,000 - \$75,000	144 14.97%	203 18.59%	224 18.53%	
\$75,000 - \$100,000	155 16.11%	171 15.66%	181 14.97%	
\$100,000 - \$125,000	152 15.80%	136 12.45%	142 11.75%	
\$125,000 - \$150,000	70 7.28%	237 21.70%	276 22.83%	
\$150,000 - \$200,000	142 14.76%	11 1.01%	7 0.58%	
\$200,000+	53 5.51%	120 10.99%	137 11.33%	
Average Household Income	\$100,966	\$110,728	\$111,214	
Median Household Income	\$89,677	\$93,859	\$94,129	



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2861 Sixes Road, Canton, GA 30114



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 involved in the Atlanta real estate market since 1981 and brings a wealth of experience to the commercial division of Keller Williams Realty in the west Cobb office, which he established upon joining Keller Williams in 2009.

Jim began his career in the Atlanta market as a home builder in several amenity communities in west Cobb County. In a natural progression Jim then began building and developing commercial office and mixed-use projects as well as building design, construction and land development. His construction and development business eventually led him to expand to neighboring counties therefore allowing Jim to gain a superior understanding of the local governments and what is entailed in building and development as well as the entire real estate market in the northwest corridor or Atlanta. Having maintained his commitment to the local area, Jim has kept his home, business and community involvement in Cobb County thereby allowing him an even more extensive knowledge of, and experience in, this vicinity.

In 2016 Jim founded The Atlanta Commercial Group which is comprised of experienced realtors within the industry providing professional services to their clients in specific aspects of commercial real estate. The organization's primary focus is to council clients to help them make intelligent decisions by providing them the knowledge and advice. Whether it is an investor or a commercial user, Real Estate is the most significant, monetary investment that a client will make whether it is selling, buying or leasing.

Jim's approach is simple, understand the market, the clients' needs and goals, and provide options and advice to his client for the best possible outcome.



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