

## 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**  
3375 Dallas Highway, Suite 100  
Marietta, GA 30064

**DONALD B. EDWARDS, JR.**  
KW Commercial Director And Associate Broker  
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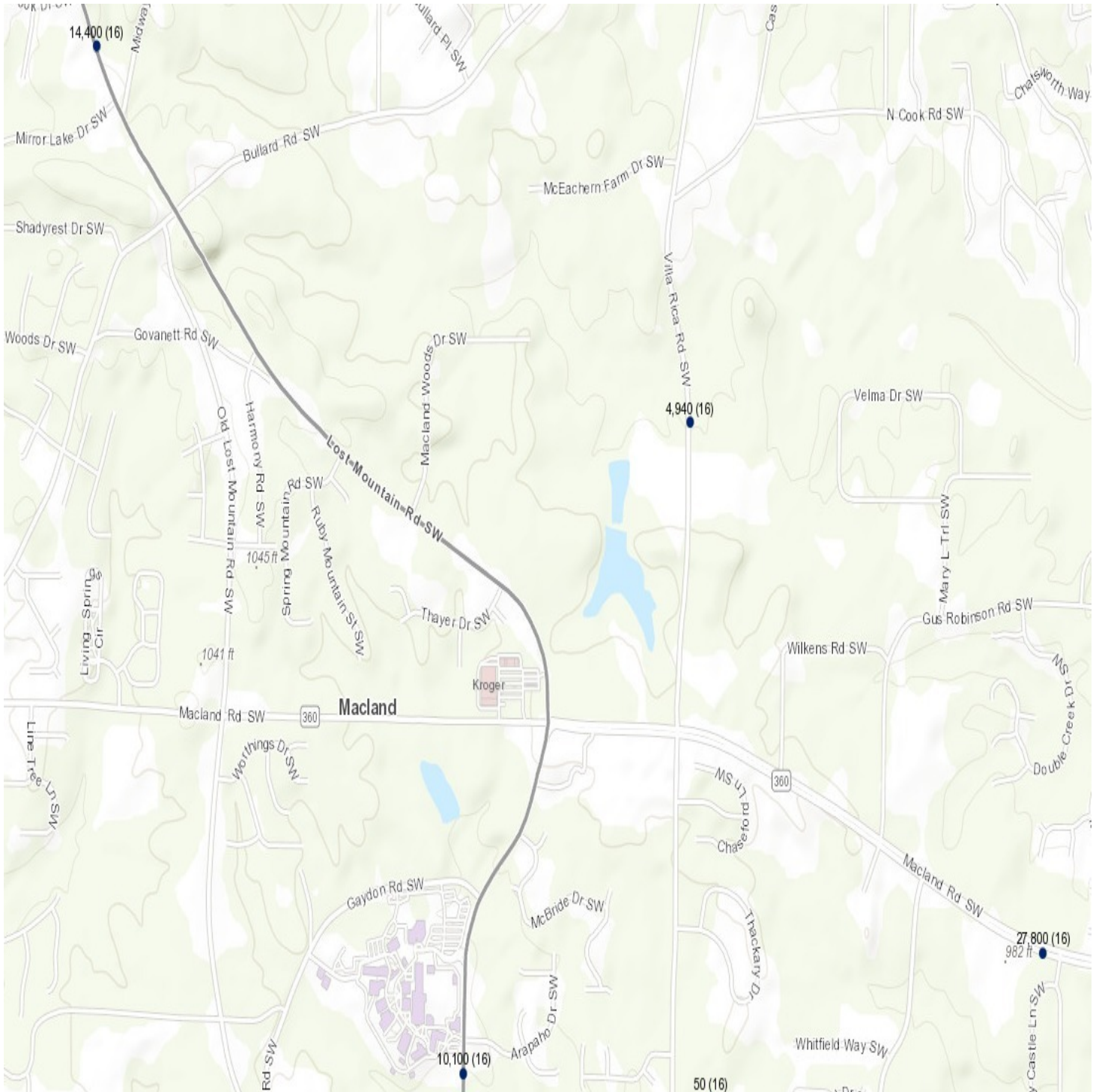
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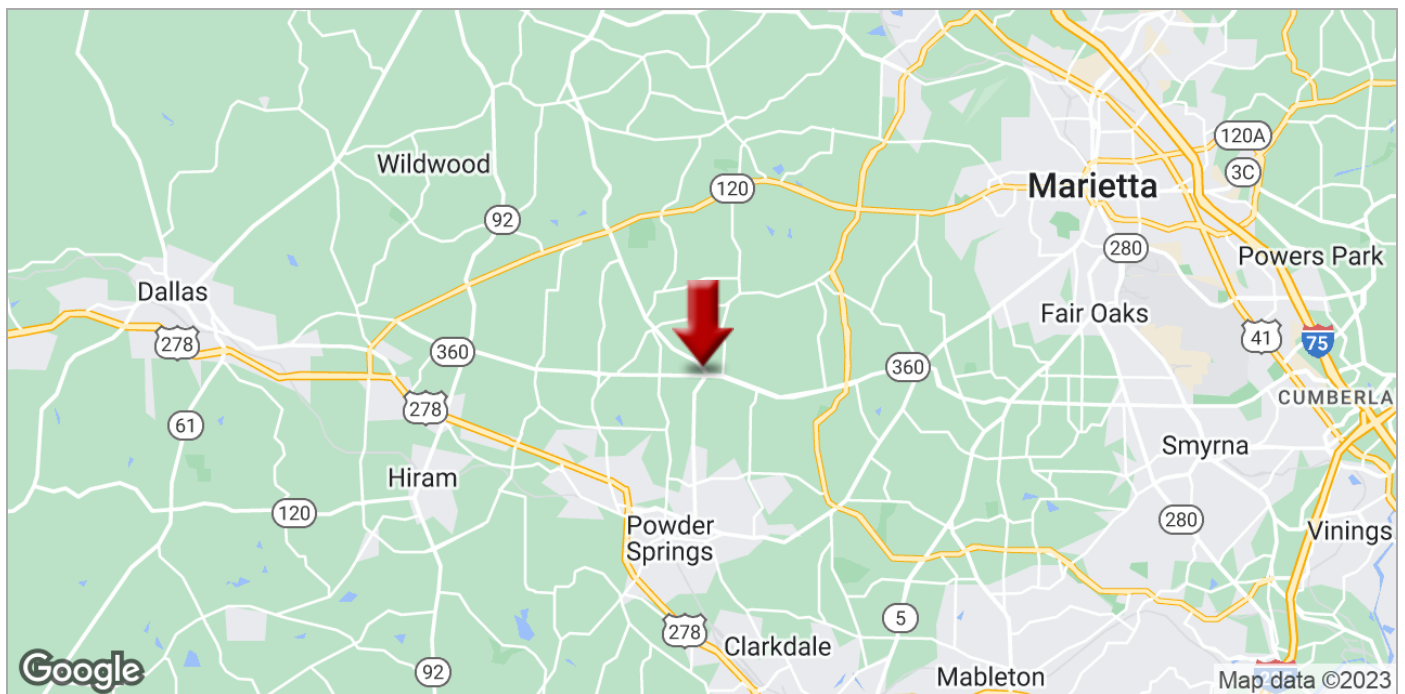
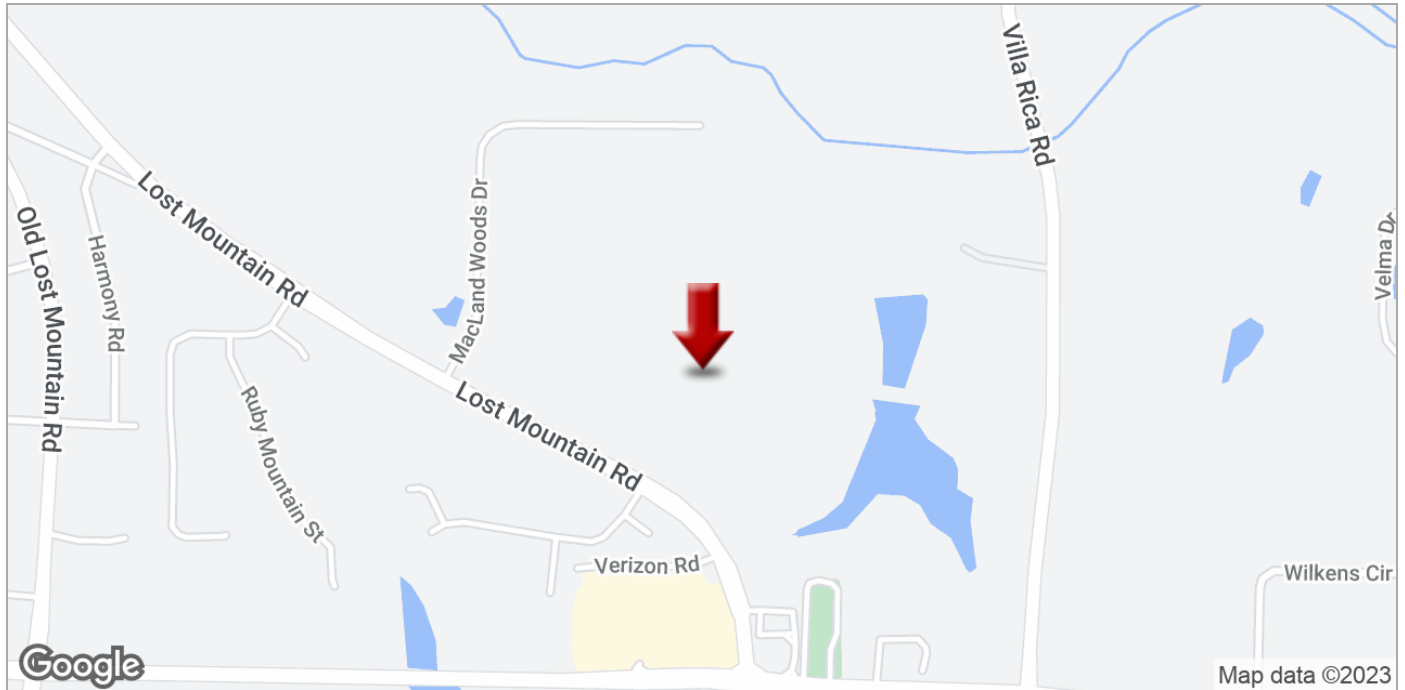
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## 1949 Lost Mountain Road

## Demographics



**1949 Lost Mountain Rd**  
**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
<b>Total Estimated Population</b>	1,267	37,504	95,283	1,240	39,210	101,596
<b>Total Census 2010 Population</b>	781	37,997	83,115	781	37,997	83,115
<b>Population Change %</b>	62.2%	2.8 %	16.3%	58.8 %	6.5 %	24.3 %
<b>Population Density (People / SQ Mile)</b>	777	1,327	1,499	761	1,396	1,593
<b>Median Age</b>	43	41	42	43	42	43
<b>Total Males</b>	661	18,322	46,487	647	19,094	49,485
<b>Total Females</b>	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
<b>4 Years Old and Younger</b>	61	2,284	5,877	55	2,307	6,051
<b>5 - 9 Years Old</b>	76	2,785	7,066	68	2,664	6,980
<b>10 - 14 Years Old</b>	92	3,028	7,478	78	2,863	7,376
<b>15 - 19 Years Old</b>	93	3,113	7,548	85	3,055	7,708
<b>20 - 24 Years Old</b>	84	2,787	6,791	83	2,955	7,370
<b>25 - 29 Years Old</b>	76	2,317	5,859	85	2,778	6,955
<b>30 - 34 Years Old</b>	74	2,127	5,561	74	2,295	5,978
<b>35 - 39 Years Old</b>	81	2,502	6,478	73	2,301	6,067
<b>40 - 44 Years Old</b>	92	3,220	8,109	83	2,756	7,195
<b>45 - 49 Years Old</b>	94	3,417	8,455	87	3,101	7,967
<b>50 - 54 Years Old</b>	89	2,923	7,287	88	3,016	7,670
<b>55 - 59 Years Old</b>	92	2,461	6,295	89	2,879	7,367
<b>60 - 64 Years Old</b>	79	1,671	4,432	79	2,193	5,720
<b>65 - 69 Years Old</b>	63	1,098	2,989	66	1,526	4,087
<b>70 - 74 Years Old</b>	51	713	1,987	56	1,030	2,825
<b>75 - 79 Years Old</b>	35	450	1,305	40	638	1,812

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	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>80 - 84 Years Old</b>	17	289	835	24	404	1,158
<b>85 Years Old and Older</b>	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
<b>White</b>	1,097	26,104	67,735	1,073	26,043	69,546
<b>Black</b>	111	10,073	23,912	113	11,668	27,956
<b>Native American</b>	N/A	122	237	N/A	164	315
<b>Asian</b>	14	592	1,972	16	682	2,213
<b>Pacific Islander</b>	7	26	84	11	48	107
<b>2 or More Races</b>	38	587	1,343	27	605	1,459
<b>Hispanic</b>	62	2,062	5,639	74	2,589	7,264
<b>White Non-Hispanic</b>	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
<b>Total Estimated Households</b>	443	12,170	32,131	434	12,693	34,185
<b>Total Census 2010 Households</b>	266	12,233	27,928	266	12,233	27,928
<b>Average Household Size</b>	2.9	3.1	2.9	N/A	N/A	N/A
<b>Total Housing Units</b>	534	13,566	35,605	534	13,566	35,605
<b>Owner</b>	526	12,177	31,434	526	12,177	31,434
<b>Renter</b>	8	1,015	3,269	8	1,015	3,269
<b>Vacant Housing Units</b>	N/A	374	903	N/A	374	903

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Under \$10,000</b>	46	337	905	46	351	964
<b>\$10,000 - \$14,999</b>	N/A	192	770	N/A	205	855
<b>\$15,000 - \$19,999</b>	9	260	930	9	278	1,037
<b>\$20,000 - \$24,999</b>	23	438	1,131	22	459	1,225
<b>\$25,000 - \$29,999</b>	N/A	309	1,020	N/A	319	1,102
<b>\$30,000 - \$34,999</b>	16	423	1,459	16	446	1,580
<b>\$35,000 - \$39,999</b>	16	530	1,294	16	559	1,399
<b>\$40,000 - \$44,999</b>	19	604	1,733	19	635	1,865
<b>\$45,000 - \$49,999</b>	8	546	1,366	8	573	1,469
<b>\$50,000 - \$59,999</b>	29	1,312	3,489	29	1,377	3,739
<b>\$60,000 - \$74,999</b>	64	1,935	4,958	63	2,021	5,283
<b>\$75,000 - \$99,999</b>	134	2,655	6,242	132	2,749	6,571
<b>\$100,000 - \$124,999</b>	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
<b>Median Household Income</b>	\$69,444	\$67,384	\$64,301	\$69,276	\$67,281	\$64,359
<b>Aggregate Household Income</b>	\$27,847,370	\$904,306,062	\$2,393,871,974	\$27,242,836	\$939,559,327	\$2,523,058,936
<b>Average Household Income</b>	\$62,861	\$72,428	\$70,797	\$62,772	\$72,320	\$70,848
<b>Per Capita Household Income</b>	\$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
<b>T otal Annual Household</b>	\$24,595,3 01	\$686,195,868	\$1,762,469,530	\$24,491,703	\$719,856,998	\$1,877,621,599
<b>Average Annual Household</b>	\$55,520	\$55,574	\$53,338	\$56,432	\$56,045	\$53 ,754
<b>Food</b>	\$6,854	\$6,837	\$6,6 05	\$6,956	\$6,870	\$6,622
<b>Cereals &amp; Bakery Products</b>	\$4 5 7	\$463	\$455	\$462	\$462	\$452
<b>Cereals &amp; Cereal Products</b>	\$178	\$174	\$169	\$181	\$175	\$170
<b>Bakery Products</b>	\$336	\$34 0	\$332	\$322	\$324	\$318
<b>Meats, Poultry , Fish &amp; Eggs</b>	\$1,02 8	\$1, 038	\$1,012	\$1,0 5 5	\$1,060	\$1,032
<b>Dairy ProductseFMisc</b>	\$419	\$420	\$408	\$442	\$437	\$423
<b>Housing</b>	\$17,526	\$17,568	\$16,938	\$17,934	\$17,822	\$1 7,16 2
<b>Owned Dwellings</b>	\$7,668	\$7,60 8	\$7,212	\$7 ,945	\$7,803	\$7,382
<b>Mortgage Interest &amp; Charges</b>	\$4, 0 13	\$3,979	\$3,762	\$3,7 81	\$3,738	\$3 ,541
<b>Property Taxes</b>	\$2,139	\$2,124	\$ 2, 019	\$2,070	\$2,045	\$1,948
<b>Rented Dwellings</b>	\$1,94 1	\$2, 014	\$2, 083	\$1,872	\$1,928	\$1 ,998
<b>Utilities , Fuels &amp; Public Services</b>	\$3,6 59	\$3,749	\$3 ,6 59	\$3,670	\$3,744	\$3 ,660
<b>Natural Gas</b>	\$539	\$553	\$540	\$518	\$528	\$516
<b>Electricity</b>	\$1 ,3 06	\$1,336	\$1,308	\$1,302	\$1,329	\$1,304
<b>Fuel Oil or Other Fuels</b>	\$131	\$137	\$135	\$134	\$138	\$136
<b>Telephone Services</b>	\$1,215	\$1,244	\$1,214	\$1,298	\$1,315	\$1,279
<b>Water &amp; Other Publ ic Services</b>	\$3 86	\$402	\$393	\$402	\$415	\$406
<b>Household Operations</b>	\$977	\$966	\$917	\$970	\$954	\$906
<b>Personal Services</b>	\$364	\$362	\$344	\$368	\$364	\$346
<b>Other Household Expenses</b>	\$651	\$649	\$618	\$695	\$682	\$646
<b>Housekeeping Supplies</b>	\$703	\$710	\$689	\$687	\$686	\$666
<b>Household Furnishings &amp; Equipment</b>	\$2,035	\$2,017	\$1,919	\$1,917	\$1 ,89 7	\$1,810
<b>Furniture</b>	\$563	\$558	\$528	\$541	\$536	\$508
<b>Floor Coverings</b>	\$55	\$ 5 5	\$52	\$55	\$54	\$52
<b>Major Appliances</b>	\$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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## Donald B. Edwards, Jr.

### KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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770.324.3457

### BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of assets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

### EDUCATION

1975 BS Business - Alaska Methodist University  
CCIM Candidate

### MEMBERSHIPS & ASSOCIATIONS

CCIM  
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