

## LAND FOR SALE

# 5+- ACRE ASSEMBLAGE IN WEST COBB

1502 Mars Hill Road, Acworth, GA 30101



**SALE PRICE:** \$95,800 / Acre

**LOT SIZE:** 5.0 Acres

**APN #:** 20022500240, 20022501810

**ZONING:** R-80

**MARKET:** Metro Atlanta

**SUB MARKET:** West Cobb

**CROSS STREETS:** Burnt Hickory And Mars Hill Road

### PROPERTY OVERVIEW

Assemblage of land at the intersection of two major thoroughfares in a strong demographic market. Surrounded by medium density residential communities and within walking distance to shopping.

### PROPERTY FEATURES

- Highly visible property assemblage in desirable West Cobb residential area.
- Rolling wooded land easy to develop.
- All utilities available.
- Near shopping, churches and schools
- Great for townhouse development

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

**DONALD B. EDWARDS, JR.**  
KW Commercial Director And Associate Broker  
O: 678.298.1622  
C: 770.324.3457  
don@dbeproperties.com  
GA #119563

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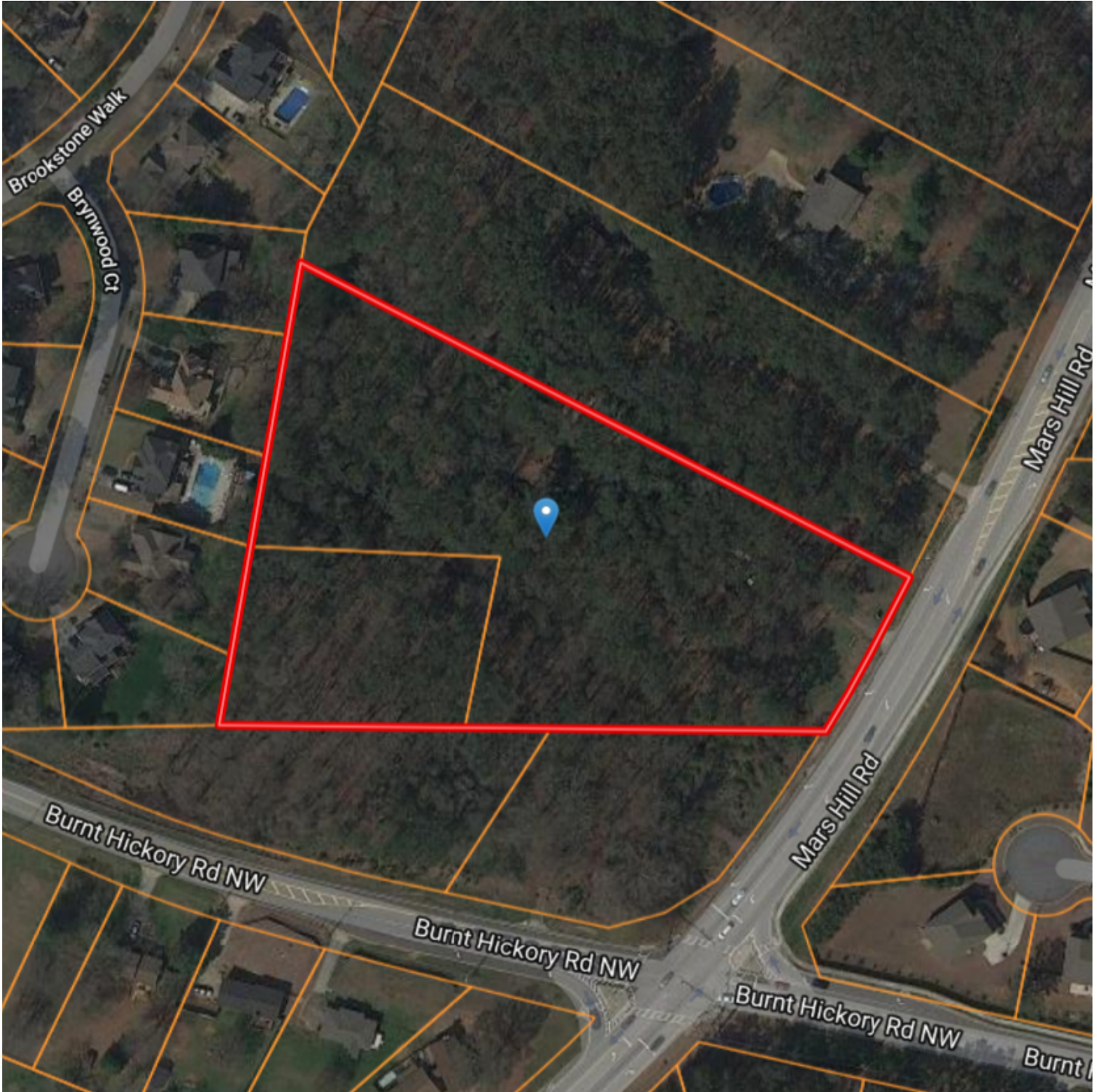
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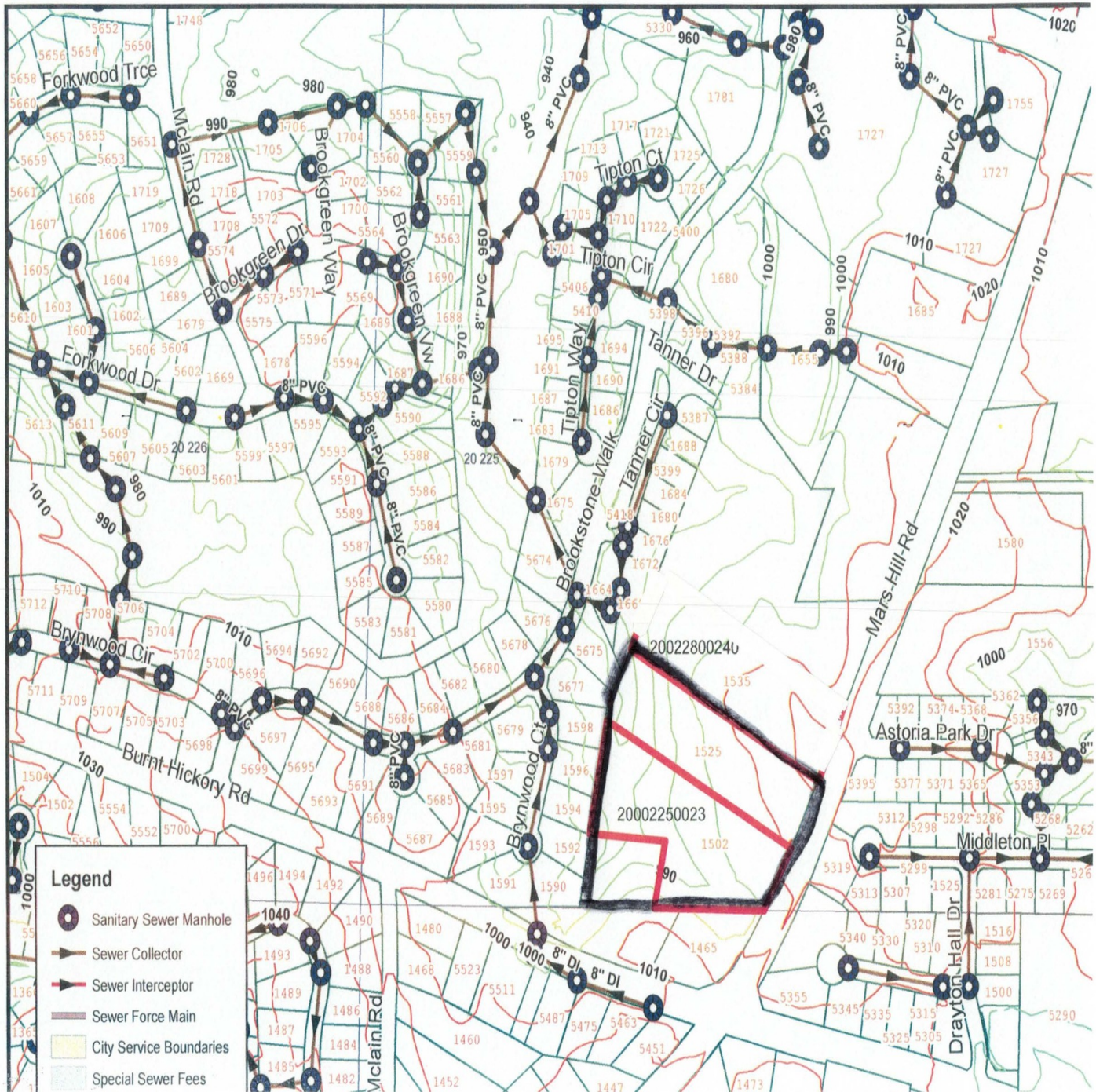
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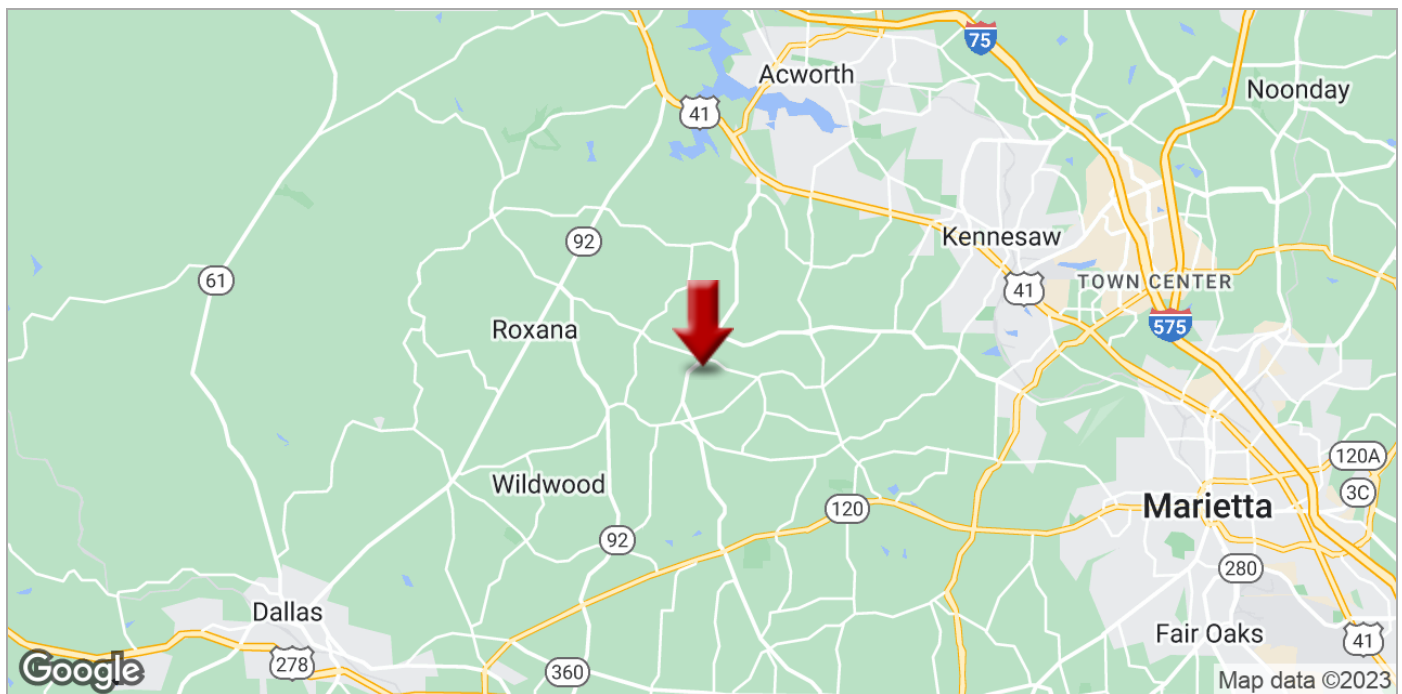
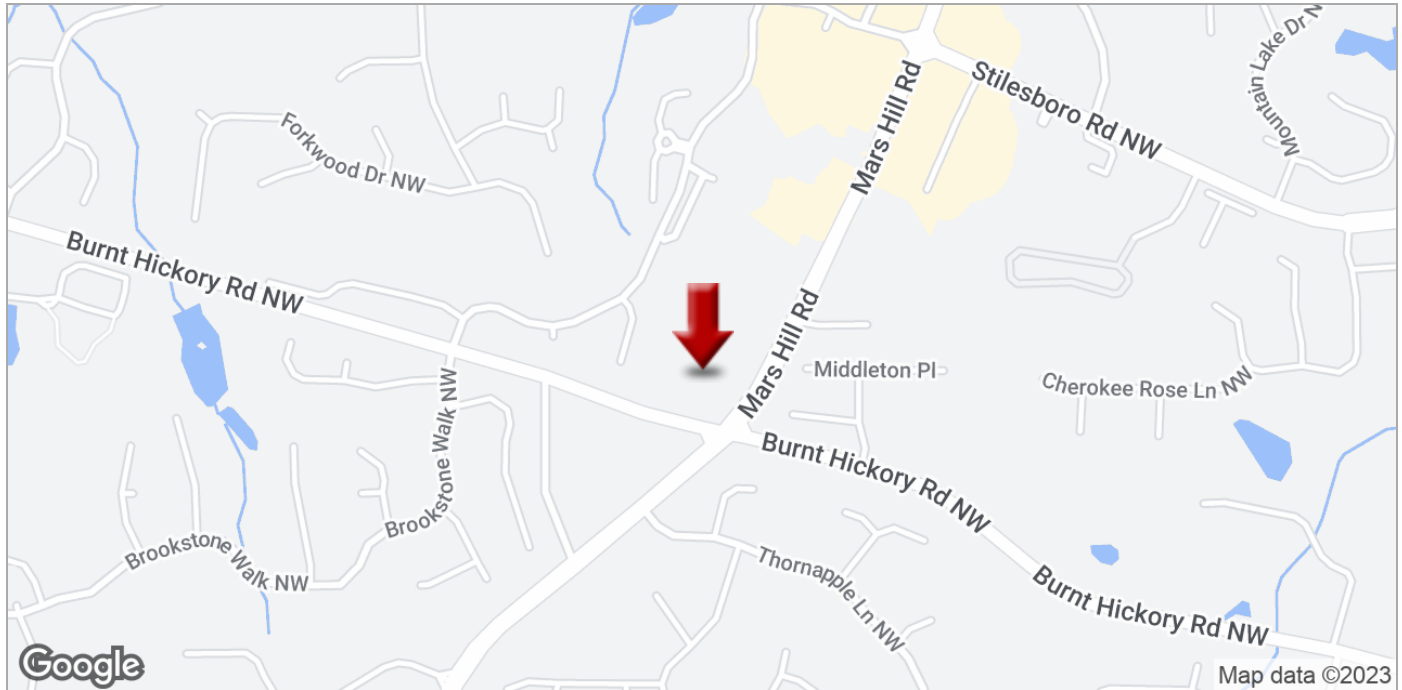
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## Mars Hill Rd

## Demographics



**1502-1525 Mars Hill Rd**  
**Acworth, GA 30101**  
**Property Type: Land Assemblage**  
**Size: 7.3 Ac.**  
**County: Cobb**

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	N/A	20,166	76,548	N/A	21,091	84,377
Total Census 2010 Population	N/A	24,613	75,037	N/A	24,613	75,037
Population Change %	N/A	-6.8%	-.1%	N/A	-3.3%	7.2%
Population Density (People/SQ Mile)	N/A	909	936	N/A	944	981
Median Age	N/A	44	43	N/A	43	43
Total Males	N/A	9,968	38,008	N/A	10,397	41,844
Total Females	N/A	10,198	38,540	N/A	10,694	42,533

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	N/A	1,117	4,681	N/A	1,167	4,982
5 - 9 Years Old	N/A	1,427	5,760	N/A	1,347	5,817
10 - 14 Years Old	N/A	1,648	6,124	N/A	1,474	6,132
15 - 19 Years Old	N/A	1,778	6,167	N/A	1,634	6,401
20 - 24 Years Old	N/A	1,588	5,488	N/A	1,641	6,130
25 - 29 Years Old	N/A	1,207	4,562	N/A	1,554	5,791
30 - 34 Years Old	N/A	955	4,262	N/A	1,215	4,902
35 - 39 Years Old	N/A	1,159	5,125	N/A	1,125	4,964
40 - 44 Years Old	N/A	1,666	6,595	N/A	1,337	5,930
45 - 49 Years Old	N/A	1,930	6,982	N/A	1,623	6,696
50 - 54 Years Old	N/A	1,730	5,997	N/A	1,671	6,444
55 - 59 Years Old	N/A	1,499	5,209	N/A	1,694	6,263
60 - 64 Years Old	N/A	1,004	3,629	N/A	1,340	4,913
65 - 69 Years Old	N/A	613	2,371	N/A	918	3,455
70 - 74 Years Old	N/A	369	1,530	N/A	590	2,334
75 - 79 Years Old	N/A	222	954	N/A	356	1,462

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85 Years Old and Older	N/A	127	322	N/A	133	301
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Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	N/A	18,482	68,417	N/A	19,065	74,241
Black	N/A	1,107	5,651	N/A	1,357	7,123
Native American	N/A	52	207	N/A	62	272
Asian	N/A	311	1,268	N/A	362	1,526
Pacific Islander	N/A	39	78	N/A	47	79
2 or More Races	N/A	175	927	N/A	198	1,136
Hispanic	N/A	625	3,203	N/A	796	4,437
White Non-Hispanic	N/A	17,729	64,824	N/A	18,042	69,104

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	N/A	6,289	24,937	N/A	6,594	27,464
Total Census 2010 Households	N/A	7,718	24,288	N/A	7,718	24,288
Average Household Size	N/A	3.2	3.1	N/A	N/A	N/A
Total Housing Units	N/A	7,419	28,970	N/A	7,419	29,109
Owner	N/A	6,871	26,269	N/A	6,871	26,389
Renter	N/A	354	1,832	N/A	354	1,846
Vacant Housing Units	N/A	195	868	N/A	195	873

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	N/A	134	600	N/A	146	678
\$10,000 - \$14,999	N/A	80	392	N/A	89	455
\$15,000 - \$19,999	N/A	95	407	N/A	102	466
\$20,000 - \$24,999	N/A	112	632	N/A	118	730
\$25,000 - \$29,999	N/A	135	769	N/A	153	886
\$30,000 - \$34,999	N/A	193	876	N/A	207	977
\$35,000 - \$39,999	N/A	189	961	N/A	205	1,089
\$40,000 - \$44,999	N/A	260	1,324	N/A	279	1,504
\$45,000 - \$49,999	N/A	154	1,016	N/A	166	1,168
\$50,000 - \$59,999	N/A	519	2,587	N/A	573	2,939
\$60,000 - \$74,999	N/A	707	3,458	N/A	752	3,863

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\$150,000 - \$199,999	N/A	319	1,319	N/A	324	1,410
Over \$200,000	N/A	338	907	N/A	343	942
Median Household Income	N/A	\$87,253	\$77,217	N/A	\$87,216	\$77,179
Aggregate Household Income	N/A	\$630,625,410	\$2,105,438,488	N/A	\$651,346,785	\$2,270,611,868
Average Household Income	N/A	\$99,869	\$87,620	N/A	\$99,809	\$87,598
Per Capita Household Income	N/A	\$31,298	\$28,478	N/A	\$31,231	\$28,427

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	N/A	\$392,315,421	\$1,450,331,853	N/A	\$412,463,961	\$1,595,227,806
Average Annual Household	N/A	\$62,165	\$58,806	N/A	\$62,855	\$59,378
Food	N/A	\$7,515	\$7,165	N/A	\$7,615	\$7,229
Cereals & Bakery Products	N/A	\$485	\$474	N/A	\$489	\$475
Cereals & Cereal Products	N/A	\$191	\$182	N/A	\$194	\$184
Bakery Products	N/A	\$360	\$350	N/A	\$341	\$333
Meats, Poultry, Fish & Eggs	N/A	\$1,111	\$1,075	N/A	\$1,133	\$1,098
Dairy Products&FMisc	N/A	\$456	\$437	N/A	\$483	\$459
Housing	N/A	\$19,476	\$18,497	N/A	\$19,848	\$18,803
Owned Dwellings	N/A	\$8,790	\$8,181	N/A	\$9,085	\$8,420
Mortgage Interest & Charges	N/A	\$4,615	\$4,290	N/A	\$4,304	\$4,017
Property Taxes	N/A	\$2,441	\$2,276	N/A	\$2,338	\$2,187
Rented Dwellings	N/A	\$1,808	\$1,916	N/A	\$1,714	\$1,829
Utilities, Fuels & Public Services	N/A	\$4,007	\$3,884	N/A	\$3,985	\$3,873
Natural Gas	N/A	\$591	\$573	N/A	\$564	\$547
Electricity	N/A	\$1,420	\$1,380	N/A	\$1,402	\$1,368
Fuel Oil or Other Fuels	N/A	\$143	\$141	N/A	\$145	\$142
Telephone Services	N/A	\$1,325	\$1,288	N/A	\$1,417	\$1,369
Water & Other Public Services	N/A	\$423	\$414	N/A	\$436	\$428
Household Operations	N/A	\$1,128	\$1,042	N/A	\$1,109	\$1,027
Personal Services	N/A	\$421	\$390	N/A	\$422	\$392
Other Household Expenses	N/A	\$742	\$694	N/A	\$792	\$734
Housekeeping Supplies	N/A	\$769	\$739	N/A	\$747	\$715
Household Furnishings & Equipment	N/A	\$2,314	\$2,159	N/A	\$2,153	\$2,021
Furniture	N/A	\$647	\$601	N/A	\$615	\$575
Floor Coverings	N/A	\$63	\$59	N/A	\$63	\$58

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<b>Maintenance &amp; Repairs</b>	N/A	\$025	\$191	N/A	\$017	\$102
<b>Vehicle Insurance</b>	N/A	\$1,503	\$1,441	N/A	\$1,465	\$1,417
<b>Public Transportation</b>	N/A	\$651	\$599	N/A	\$642	\$592
<b>Health Care</b>	N/A	\$3,566	\$3,487	N/A	\$3,518	\$3,430
<b>Entertainment</b>	N/A	\$3,489	\$3,267	N/A	\$3,689	\$3,432
<b>Tobacco &amp; Smoking Related</b>	N/A	\$299	\$297	N/A	\$309	\$307
<b>Cash Contributions</b>	N/A	\$2,223	\$2,072	N/A	\$2,232	\$2,075
<b>Personal Insurance &amp; Pensions</b>	N/A	\$7,944	\$7,311	N/A	\$7,683	\$7,091
<b>Life &amp; Other Personal Insurance</b>	N/A	\$559	\$520	N/A	\$560	\$523
<b>Pensions &amp; Social Security</b>	N/A	\$7,384	\$6,791	N/A	\$7,169	\$6,609

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## Donald B. Edwards, Jr.

### KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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### 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  
Association of Georgia Real Estate Exchangers  
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