11.44 TOTAL ACRES | GENERAL COMMERCIAL ZONING | +/-4.5 AC FENCED & PAVED/GRAVELED

OFFERING MEMORANDUM

PRIME DEVELOPMENT SITE | ATLANTA MSA

160 Maxham Rd | AUSTELL, **GEORGIA** 30168

Northmarq

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SECTION ONE

Executive Summary

Investment Overview

UNPRICED
PRICE

TOTAL LOT SIZE	**11.44 AC**
NO. OF LOTS	**Four (4)**
ZONING	**GC | General Commercial**
TOTAL PAVED AREA	**±4.5 AC**

160 Maxham Rd | Austell, GA

Northmarq is pleased to present to qualified investors the opportunity to acquire the fee simple interest in the development land located at 160 Maxham Road in Austell, Georgia. The offering totals 11.44 acres in a high-growth submarket of the Atlanta MSA and is available for purchase individually or as a portfolio. Approximately 4.5 acres are currently fenced and paved, with utilities available to the site, while the smaller lots provide strong frontage, visibility, and access along Maxham Road (35,000+ vehicles per day). Recently annexed into the City of Austell, the property presents a potential opportunity to rezone to light industrial for IOS use or multifamily development. The site is located less than 15 miles from downtown Atlanta and approximately 0.8 miles from the Thornton Road intersection with convenient access to Interstate 20. The surrounding area benefits from strong demographics, with a population exceeding 124,300 and an average household income above $99,500 within a five-mile radius.

INVESTMENT HIGHLIGHTS

Prime Development Opportunity
11.44 Total Acres in a High-Growth Submarket of the Atlanta MSA | Potential to Purchase Lots Separately, Contact Broker for More Information

Flexible Development Potential
Roughly 4.5 Acres are Fenced & Paved/Graveled | All Utilities Available to the Site | Excellent Visibility & Access via Maxham Rd (35,000+ VPD)

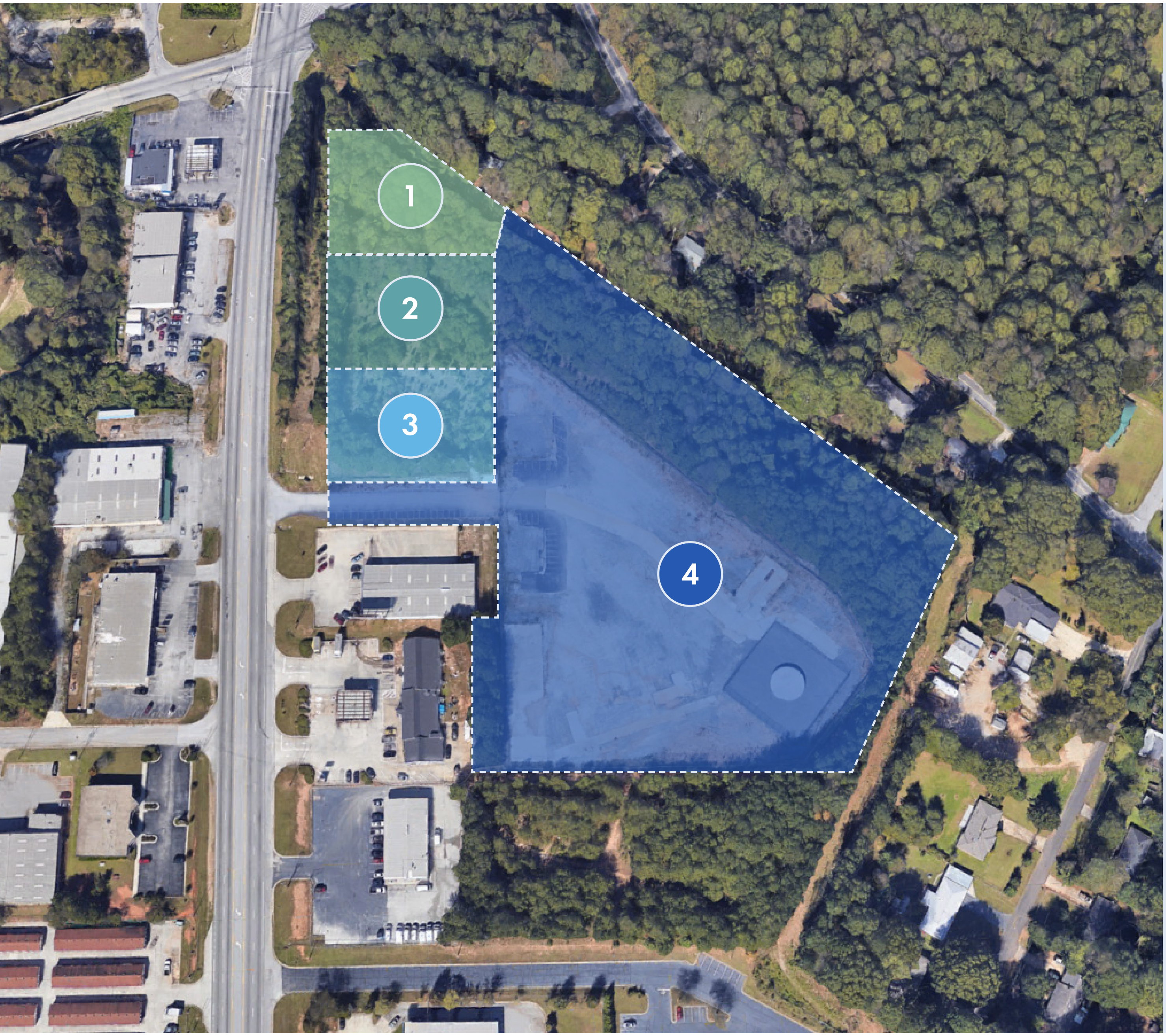
Significant Upside Potential
Recently Annexed into the City of Austell | Currently Zoned GC (General Commercial) with Potential Opportunity to Rezone to Light Industrial or Multifamily

Ideal Access to I-20 & Downtown Atlanta
Ideally Positioned Less than 15 Miles from Downtown Atlanta & In Close Proximity to Interstate 20 | Less than 0.8 Miles from the Thornton Rd Intersection

Strong Demographics in a High-Growth Submarket
Cobb County is the 3rd Largest County in Georgia & Expected to Grow 19% by 2050 | Population of Over 124,300 with an Average HHI Over $99,500 within a 5-Mile Radius

Strategic Location within Established Industrial Corridor
Austell & Lithia Springs Emerging as a Major Industrial Hub | Numerous Large-Scale Facilities Underway | Nearby Users Include Amazon, Staples, XPO, & Other Major Distributors

Property Overview



1	1.02 AC
2	1.00 AC
3	1.02 AC
4	8.40 AC

TOTAL
LOT SIZE

11.44 AC

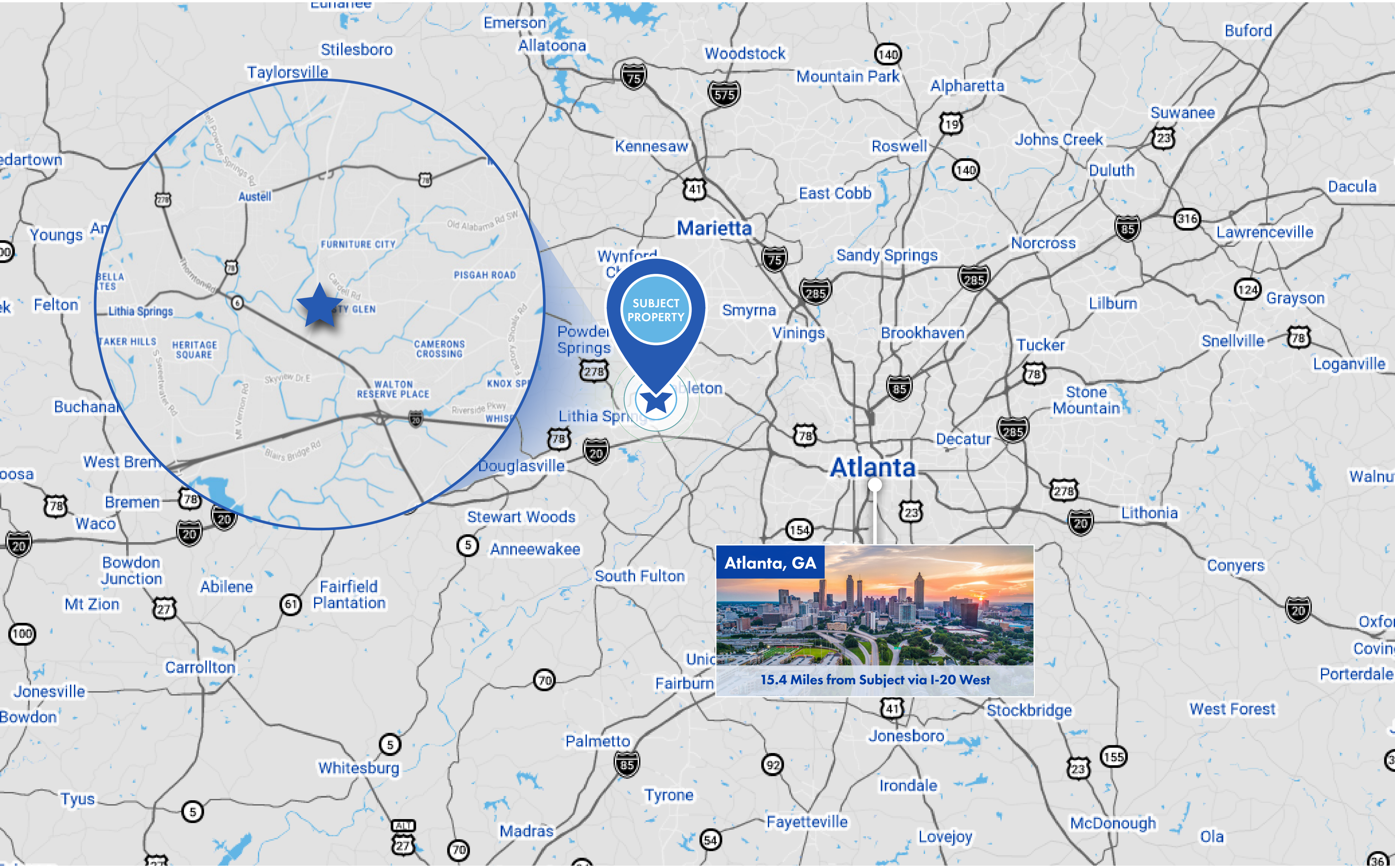
SECTION TWO

Location Overview

Aerial Map

Industrial Corridor
LC Metals
Eco-Clean
M & M Recycling
We Build To Ride
G&F Home Solutions
All About Wheels
DR Wrecker
Continental Battery
EG Industries
Roswell Auto Import
Redline Mechanical & Welding
Able Auto Painting
Urban Body Worxx Atlanta
Aftermarket Auto Parts, Inc.
West Metro Fustal
Atlanta Contract Glazing
Wami F & F Auto Sales
American Contractors Supply
SUBJECT PROPERTY
670 Thornton
Apartments | 340+ Units
Birch Landing
Apartments | 515+ Units
Maxham Rd
35,000+ VPD
Reserve at Sweetwater Creek
Apartments | 155+ Units
Crestmark
Apartments | 330+ Units
Sweetwater Creek
Apartments | 240+ Units
Interstate 20
119,000+ VPD
Manchester Place
Apartments | 305+ Units
Landings at Sweetwater Creek
Apartments | 270+ Units
Wesley Trevento
Apartments | 465+ Units
Wesley Hampstead
Apartments | 370+ Units
Thornton Rd
47,700+ VPD
Atlanta, GA
15.4 Miles from Subject via I-20 West
N

Regional Map



Location Overview

Atlanta MSA

Atlanta is the largest city in Georgia and the county seat of Fulton County, with portions extending into DeKalb County. It is the eighth largest metropolitan area in the United States, with a 2023 metro population exceeding 6.2 million residents. Atlanta has consistently ranked among the fastest growing large metros in the nation, driven by strong in-migration and economic expansion. Known as the business capital of the Southeast, Atlanta is home to 16 Fortune 500 company headquarters and more than 30 Fortune 1000 companies, including The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Southern Company. The metro is also a hub for innovation, with strengths in fintech, film production, logistics, and advanced manufacturing.

Atlanta's central location makes it one of the nation's most important transportation and distribution centers. Three major interstate highways (Interstate 20, Interstate 75, and Interstate 85) converge in downtown Atlanta, creating a strategic nexus for regional and national commerce. The city is also globally connected through Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, with more than 100 million annual travelers and direct flights to over 150 U.S. destinations and 70 international cities. Nearly 80 percent of the U.S. population lives within a two-hour flight of Atlanta, making it a true gateway to both domestic and international markets. Atlanta's pro-business climate, diversified economy, and unmatched connectivity continue to solidify its position as one of the nation's leading metros for corporate growth, talent attraction, and real estate investment.

#1 MOST TRAVELED AIRPORT IN THE WORLD

#3 CITY FOR REAL ESTATE CONDITIONS

#2 METRO AREA FOR BUSINESS CLIMATE

#2 METRO AREA TECH HUB

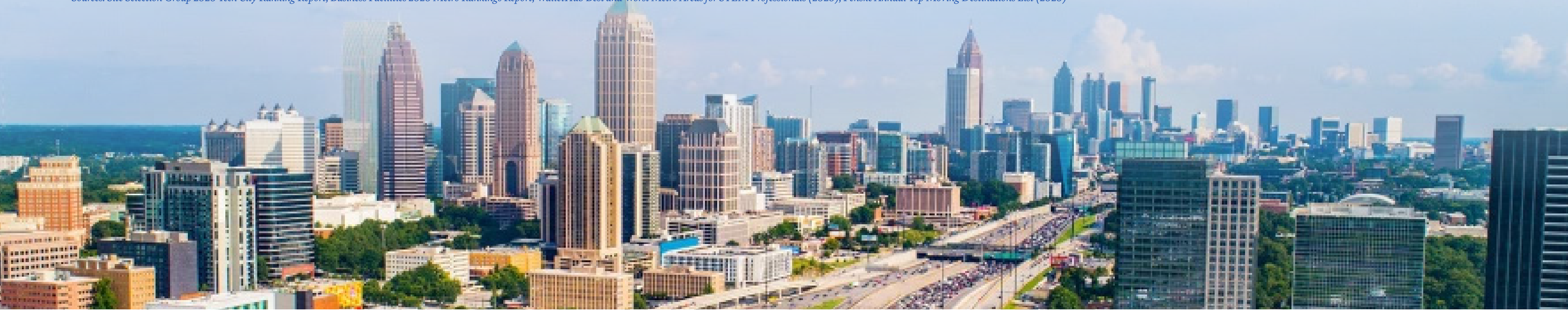
#4 METRO AREA FOR STEM PROFESSIONALS

#2 MOVING DESTINATION IN THE NATION

#3 HIGHEST CONCENTRATION OF FORTUNE 500 HEADQUARTERS IN THE U.S.

#4 METRO AREA FOR LARGEST INCREASE IN POPULATION, *2010 – 2019*

Sources: Site Selection Group 2020 Tech City Ranking Report, Business Facilities 2020 Metro Rankings Report, WalletHub Best and Worst Metro Areas for STEM Professionals (2020), Penske Annual Top Moving Destinations List (2020)



Demographics

POPULATION

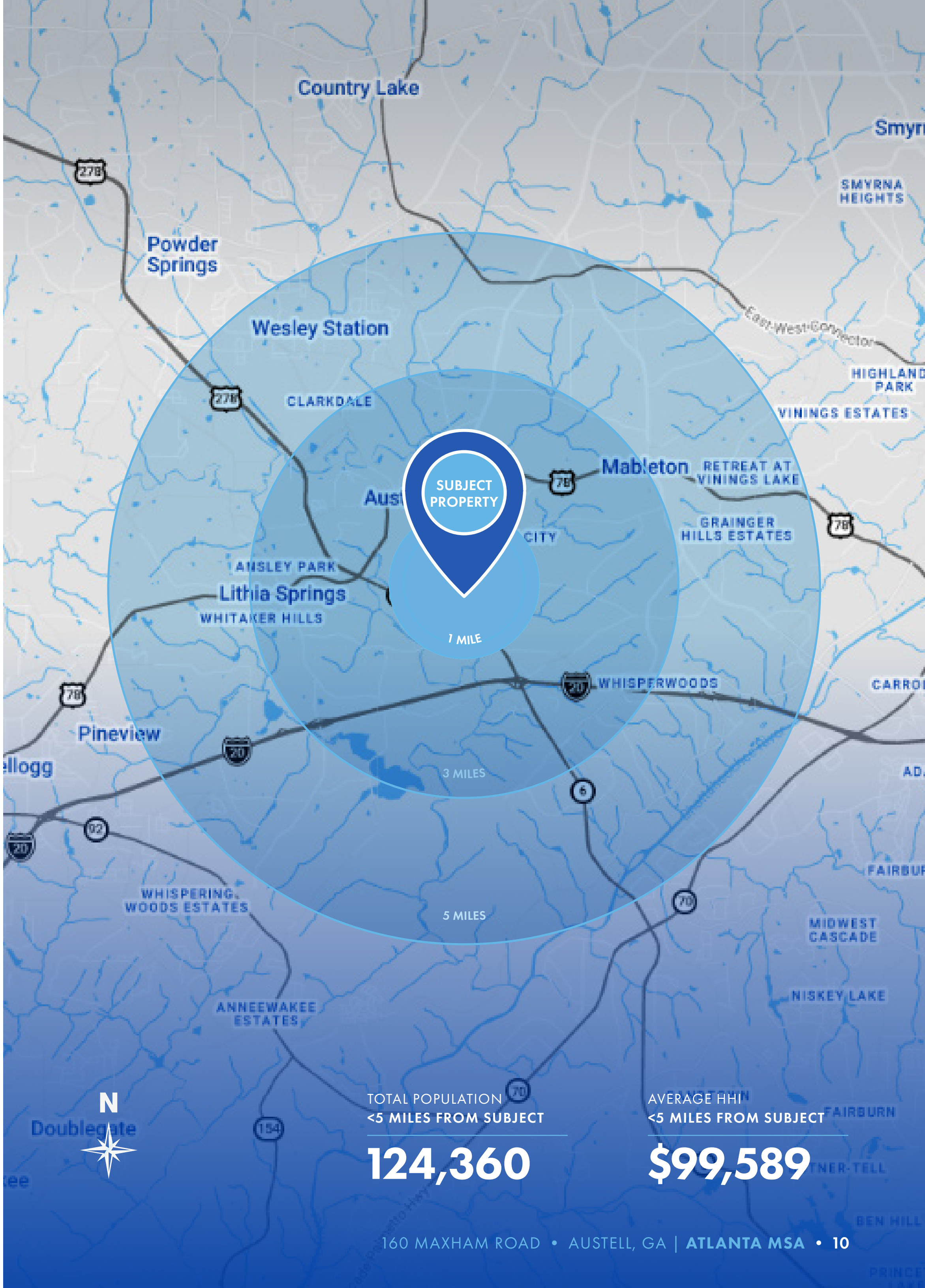
	1 MILE	3 MILES	5 MILES
2020 POPULATION	6,217	47,809	118,931
2025 POPULATION	6,220	49,402	124,360
2030 POPULATION	6,242	50,344	127,708

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 HOUSEHOLDS	2,569	18,052	44,543
2025 HOUSEHOLDS	2,584	18,764	46,935
2030 HOUSEHOLDS	2,603	19,163	48,375

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	$89,417	$93,912	$99,589
2030 AVERAGE HOUSEHOLD INCOME	$99,625	$105,735	$111,255



TOTAL POPULATION
<5 MILES FROM SUBJECT

124,360

AVERAGE HHI
<5 MILES FROM SUBJECT

$99,589

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Commercial Real Estate
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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