

LAND FOR SALE

BANK OWNED

1725 White Circle, Marietta, GA 30060



PROPERTY FEATURES

- 9.65 ACRES PARTIALLY DEVELOPED FOR 31 LOTS
- ZONED PDR-SF
- UNDERGROUND UTILITIES INSTALLED
- DETENTION PONDS AND RETAINING WALLS HAVE BEEN CONSTRUCTED
- CURBS AND STREETS HAVE NOT BEEN CONSTRUCTED
- \$1,275,000



KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

BILLY SPAIN LAND & COMMERCIAL
Billy Spain, CCIM
770.886.1100
admin@billyspain.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LAND FOR SALE

HERITAGE RIDGE-BANK OWNED

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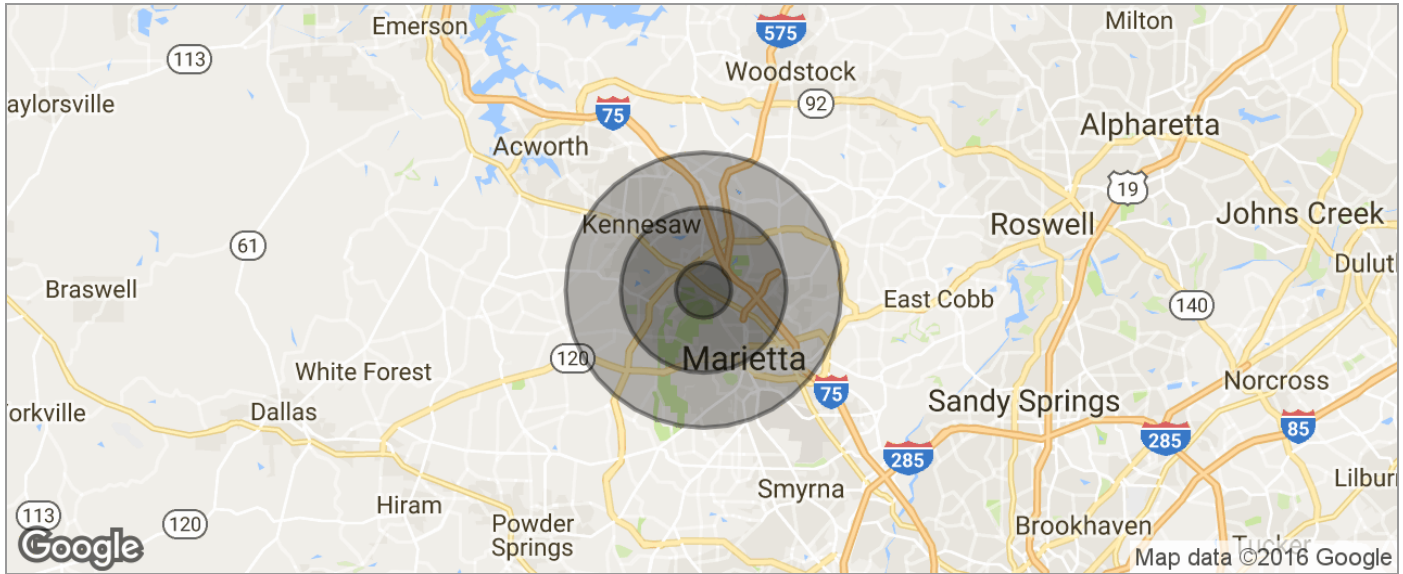
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,144	45,211	146,251
MEDIAN AGE	30.6	33.2	34.9
MEDIAN AGE (MALE)	30.9	32.0	33.9
MEDIAN AGE (FEMALE)	30.6	34.9	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,717	18,988	57,742
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$70,427	\$75,789	\$76,330
AVERAGE HOUSE VALUE	\$366,136	\$334,150	\$278,413
RACE	1 MILE	3 MILES	5 MILES
% WHITE	59.4%	67.3%	68.2%
% BLACK	23.4%	20.1%	18.9%
% ASIAN	8.2%	5.4%	4.8%
% HAWAIIAN	0.5%	0.2%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	5.9%	4.7%	5.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.9%	10.6%	13.5%

* Demographic data derived from 2010 US Census

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