



**4.80 ACRES ON PEACHTREE
PARKWAY**

**ADJOINS 2.49 ACRES ON MARKET
WITH WOLF REALTY**

1.5 MILES SOUTH OF COLLECTION

2.0 MILES SOUTH OF GA 400 @ EXIT 13

SHARON SPRINGS KROGER: ½ mile south

ACROSS FROM LONGLAKE COMMUNITY

ZONED CBD WITH SANITARY SEWER

RETAIL, DAYCARE, OFFICE, MEDICAL

\$1,420,000.

SUITABLE FOR TWO STORY BUILDINGS

425 FEET ON PEACHTREE PARKWAY: TRAFFIC 2014

AADT~ 34,000

CONTACT: DAN WOLF 770-888-8889

6010 PROVIDENCE LANE; • CUMMING, GEORGIA 30040

PHONE: 770-888-8889 • FAX: 770-888-8889

WWW.WOLF-REALTY.COM



**2.49 ACRES PEACHTREE PKWY.
ADJOINS 4.80 ACRES ON MARKET
WITH WOLF REALTY**

**1.5 MILES SOUTH OF COLLECTION
SHARON SPRINGS KROGER: ½ mile south**

ACROSS FROM LONGLAKE COMMUNITY

BOTH PARCELS ZONED CBD

RETAIL, DAYCARE, OFFICE, MEDICAL

SANITARY SEWER

**BACK SUITABLE FOR TWO STORY OFFICE
BUILDINGS**

600 FEET COMBINED FRONTAGE PEACHTREE PKWY.

2.49 ACRES \$775,000. 4.80 ACRES \$1,420,000.

TRAFFIC 2012 AADT 30,920

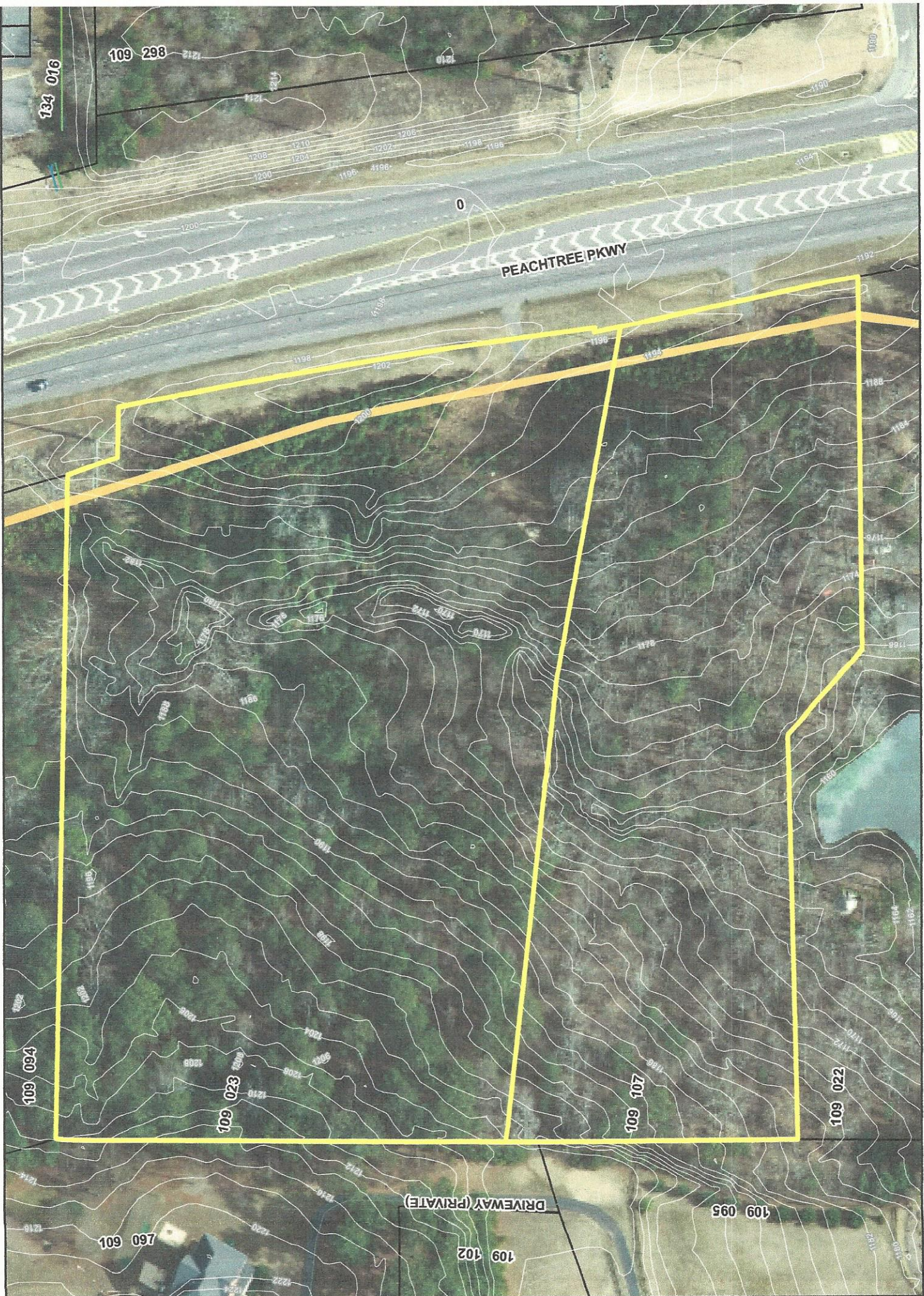
~660 FEET DEEP

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The information included on this map was compiled by Google Earth and is not a substitute for a professional survey. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages or liabilities arising from the use of this map. The County is not responsible for any damages or liabilities arising from the use of this map. The County is not responsible for any damages or liabilities arising from the use of this map.

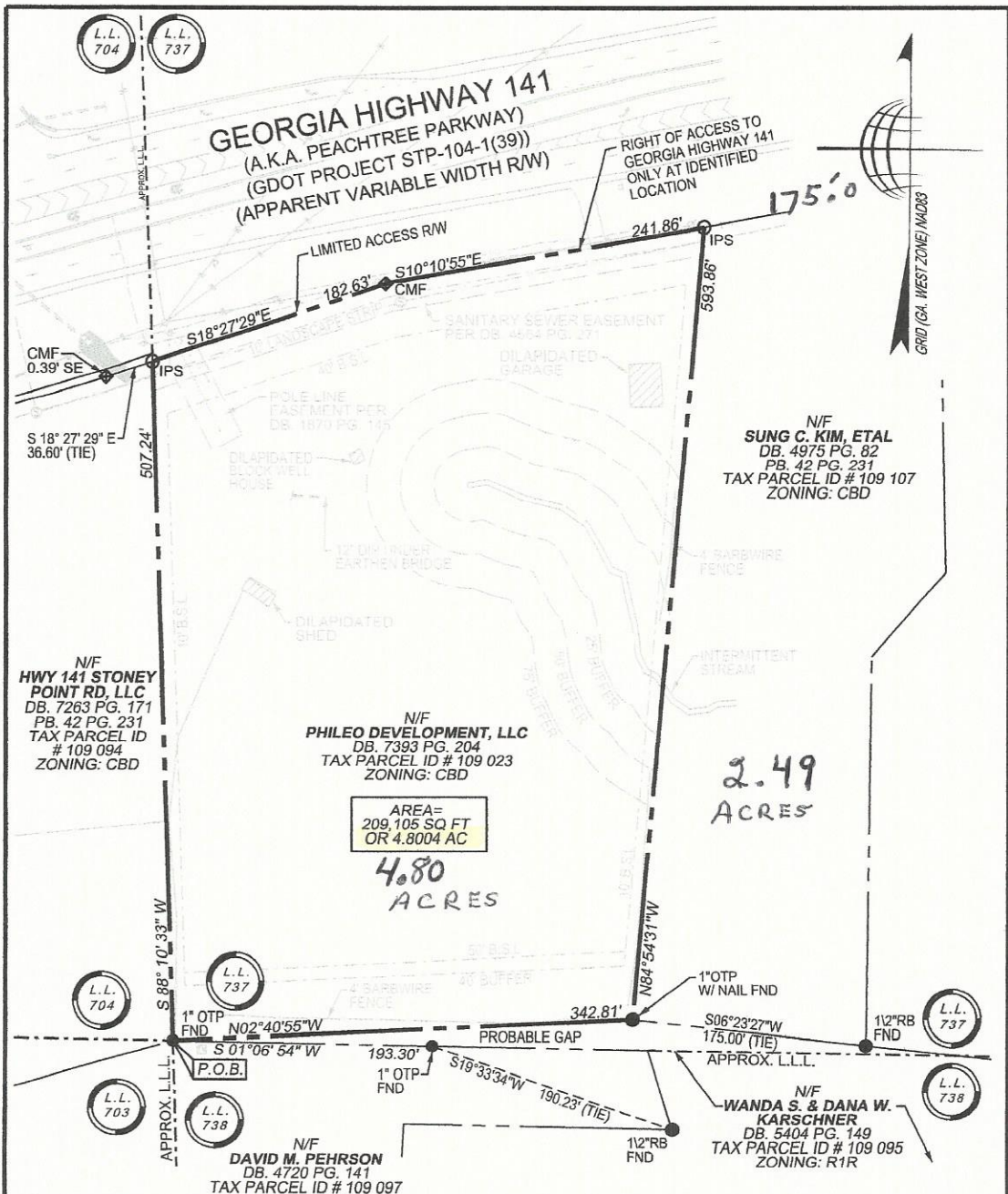
SEWER
 Collector
 Outfall

**Forsyth County Georgia
 GIS Department**

N
 1 inch = 92 feet

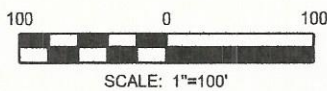
LEGEND
 FLOODPLAIN
 STREAMS
 WATERBODY
 STREETS
 TAX PARCEL





SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/ACSM LAND TITLE SURVEYS PER THE 2011 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND ACSM AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS SURVEY WERE OBTAINED BY FIELD SURVEY USING A OPCON 223 TOTAL STATION.
3. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 488,294'.
4. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PRONE AREA AS SHOWN ON FORSYTH COUNTY, GEORGIA F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13117C0143 F, DATED: MARCH 4, 2013.
5. THE BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FIELD ANGLES BASED ON A MAGNETIC BEARING.
6. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MARCH 10, 2015. IMPROVEMENTS ARE SHOWN PER THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC. ON JANUARY 26, 2015 (LAST REVISED JUNE 9, 2015). SITE CONDITIONS HAVE NOT BEEN FIELD VERIFIED SINCE THE COMPLETION OF FIELDWORK ON MARCH 10, 2015.



PROPERTY EXHIBIT
FOR PHILEO DEVELOPMENT, LLC
(1254 PEACHTREE PARKWAY)
 LOCATED IN LAND LOT 737
 2ND DISTRICT, 1ST SECTION,
 FORSYTH COUNTY, GEORGIA
 S: SURVEY/2015-005/TRACT 2 EXHIBIT.DGN

Proj. # 2015-005
Survey Crew: JR
Drawn By: JDW
Approved By: WCW
Date: 03/25/16
Scale: 1" = 100'
Drawing# 15-005

TerraMark
Professional Land Surveying

TerraMark Land Surveying, Inc.
 1396 Bells Ferry Road
 Marietta, Georgia 30066
 Phone No. (770) 421-1927
 Fax No. (770) 421-0552
 www.TerraMark.com
 C. O. A.# LSF000810

REFERENCE: BASE PLAN PROVIDED BY FORESITE GROUP, INC. ON 3-6-06.

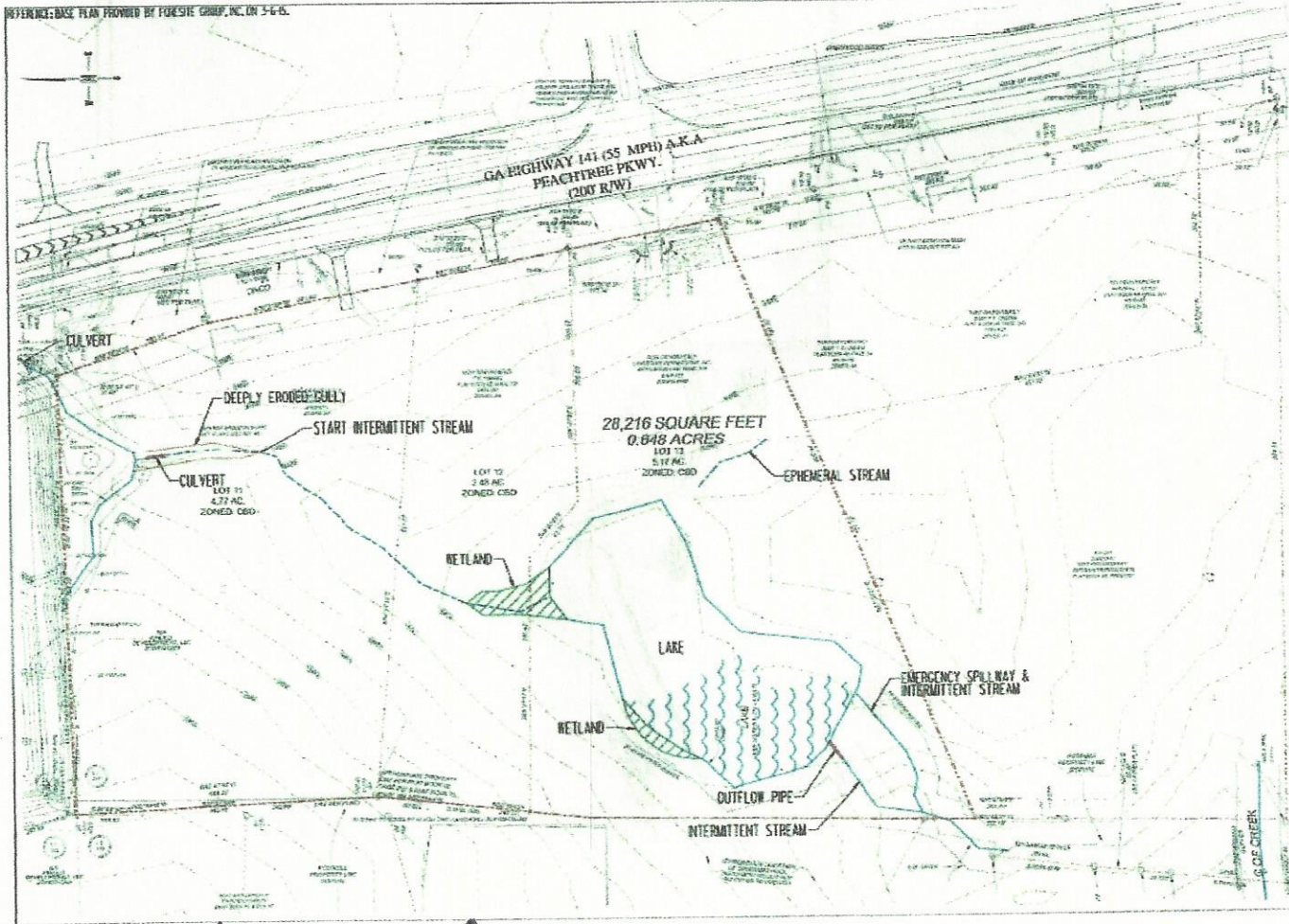


FIG. 6

TITLES PRELIMINARY STREAM/WETLAND IDENTIFICATION MAP
 HIGHWAY 141 AT STONEY POINT ROAD PARCELS
 CUMMING, FORTY-SIX COUNTY, GEORGIA

600 Interstate Bridge Road
 Cumming, GA 30041
 770-328-0200 FAX 770-328-0202
 WWW.FORESITEGROUP.COM

2006 to Date for year

UNITED CONSULTING

SCALE: 1" = 100'	DATE: 3-31-06	PROJECT NO.: 2006-0170-D	REVISIONS:
PREPARED BY: VJV	DRAWN BY: DM		
CLIENT: FORESITE GROUP, INC.			

↑
5.01 ACRE
 4.80

↑
2.49 ACRE

Scale: 1" = 210'

NO. 1 SOURCE: BASE PLAN PROVIDED BY TUGAHE GROUP, P.C. ON 2-16-00.

NON-DISTURB AREN 276 ACRES

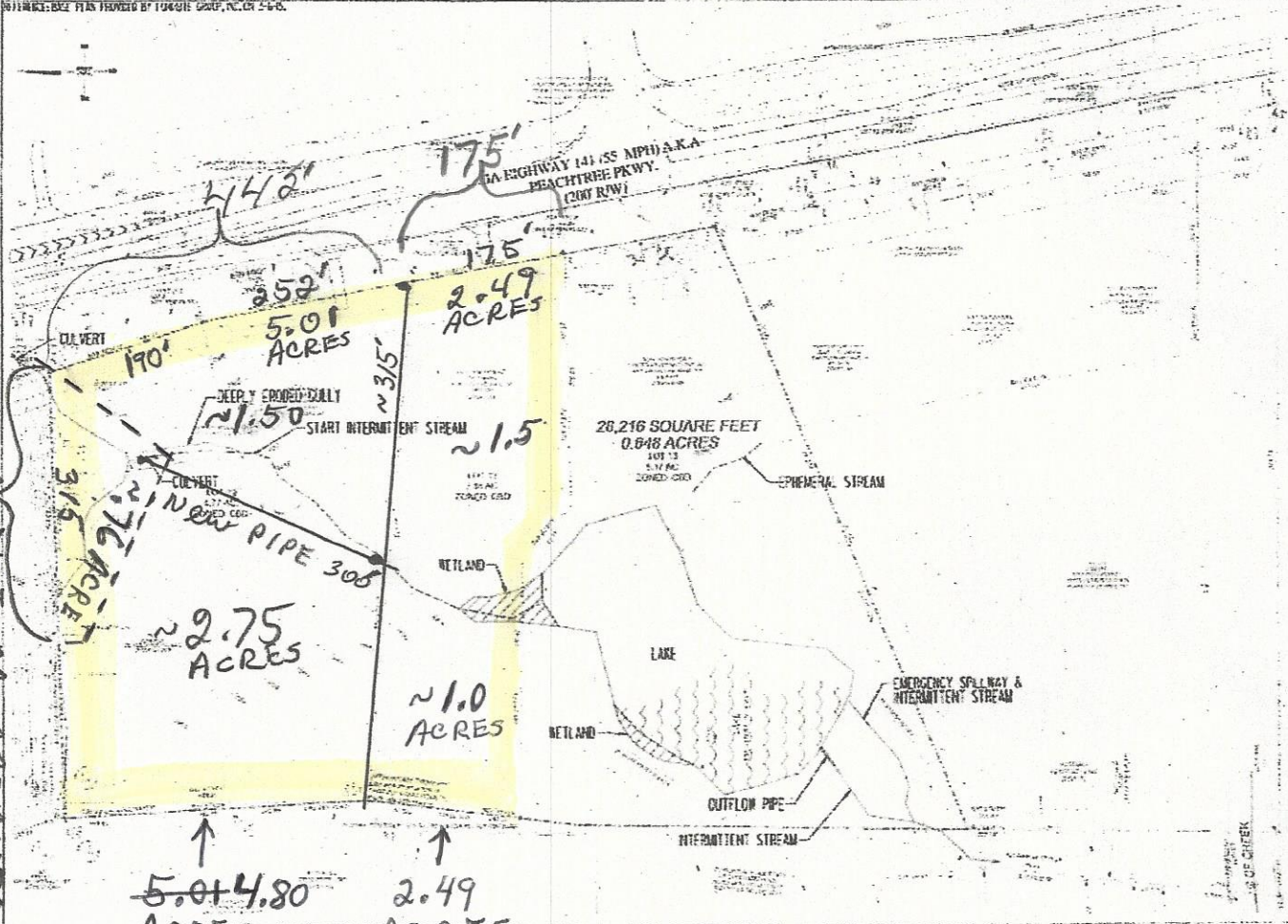


FIG. 6

TITLE: TUGAHE WASTEWATER TREATMENT PLANT PRELIMINARY MAP	
PROJECT NO. 2004-0236	
DATE: 1-9-05	REVISIONS:
PREPARED BY: C. GREGORY III	CLIENT: TUGAHE GROUP, INC.
SCALE: 1" = 210'	
DRAWN BY: C. GREGORY III	
CHECKED BY: [Signature]	
DATE OF CHECK: [Signature]	
DESIGNED BY: [Signature]	
DATE OF DESIGN: [Signature]	
PROJECT NO. 2004-0236	
REVISIONS:	
CLIENT: TUGAHE GROUP, INC.	
SCALE: 1" = 210'	
DRAWN BY: C. GREGORY III	
CHECKED BY: [Signature]	
DATE OF CHECK: [Signature]	
DESIGNED BY: [Signature]	
DATE OF DESIGN: [Signature]	

26 1/2 Ave SW
 Atlanta, GA 30334
 (404) 525-1234
 www.united-consulting.com



UNITED CONSULTING

Executive Summary 2015

Market Analysis for Stoney Point Site

Radius 2: STONEY POINT RD AT PEACHTREE PKWY, CUMMING, GA 30041, 0.00 - 5.00 Miles, Total



- The population in this area is estimated to change from 101,895 to 119,672, resulting in a growth of 17.4% between 2010 and the current year. Over the next five years, the population is projected to grow by 11.6%.

The population in the United States is estimated to change from 308,745,538 to 319,459,991, resulting in a growth of 3.5% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.5%.

The current year median age for this area is 37.3, while the average age is 35.6. Five years from now, the median age is projected to be 37.7.

The current year median age for the United States is 37.9, while the average age is 38.7. Five years from now, the median age is projected to be 38.8.

Of this area's current year estimated population:

74.4% are White Alone, 5.4% are Black or African Am. Alone, 0.3% are Am. Indian and Alaska Nat. Alone, 14.8% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.8% are Some Other Race, and 2.3% are Two or More Races.

Of the United States's current year estimated population:

71.1% are White Alone, 12.7% are Black or African Am. Alone, 1.0% are Am. Indian and Alaska Nat. Alone, 5.2% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 3.2% are Two or More Races.

This area's current estimated Hispanic or Latino population is 8.5%, while the United States current estimated Hispanic or Latino population is 17.6%.



- The number of households in this area is estimated to change from 33,597 to 38,985, resulting in an increase of 16.0% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 11.1%.

The number of households in the United States is estimated to change from 116,716,292 to 121,099,157, resulting in an increase of 3.8% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.7%.



- The average household income is estimated to be \$132,231 for the current year, while the average household income for the United States is estimated to be \$74,165 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$132,231 to \$139,236.

The average household income in the United States is projected to change over the next five years, from \$74,165 to \$79,486.

Executive Summary 2015

Market Analysis for Stoney Point Site

Radius 1: STONEY POINT RD AT PEACHTREE PKWY, CUMMING, GA 30041, 0.00 - 1.00 Miles, Total



- The population in this area is estimated to change from 3,169 to 3,962, resulting in a growth of 25.0% between 2010 and the current year. Over the next five years, the population is projected to grow by 14.6%.

The population in the United States is estimated to change from 308,745,538 to 319,459,991, resulting in a growth of 3.5% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.5%.

The current year median age for this area is 43.0, while the average age is 40.8. Five years from now, the median age is projected to be 45.0.

The current year median age for the United States is 37.9, while the average age is 38.7. Five years from now, the median age is projected to be 38.8.

Of this area's current year estimated population:

80.8% are White Alone, 2.1% are Black or African Am. Alone, 0.4% are Am. Indian and Alaska Nat. Alone, 14.9% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 0.5% are Some Other Race, and 1.1% are Two or More Races.

Of the United States's current year estimated population:

71.1% are White Alone, 12.7% are Black or African Am. Alone, 1.0% are Am. Indian and Alaska Nat. Alone, 5.2% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 3.2% are Two or More Races.

This area's current estimated Hispanic or Latino population is 3.2%, while the United States current estimated Hispanic or Latino population is 17.6%.



- The number of households in this area is estimated to change from 1,171 to 1,475, resulting in an increase of 26.0% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 14.6%.

The number of households in the United States is estimated to change from 116,716,292 to 121,099,157, resulting in an increase of 3.8% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.7%.



- The average household income is estimated to be \$125,245 for the current year, while the average household income for the United States is estimated to be \$74,165 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$125,245 to \$133,595.

The average household income in the United States is projected to change over the next five years, from \$74,165 to \$79,486.