

Investment Property Offering

I-20 & Liberty Road

Liberty Road
Villa Rica, GA 30180



\$2,066,000

- 25.86 Acre Retail Tract
- 1,600' on Interstate 20 exit ramp at Liberty Road
- Located in rapidly developing Atlanta suburb
- Excellent visibility with road frontage on 3 sides

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I-20 & Liberty Road

Executive Summary



| | |
|----------------------|-------------------------------|
| Liberty Road | |
| Villa Rica, GA 30180 | |
| List Price | \$2,066,000 |
| Price per Acre | \$79,985 |
| Price per S.F. | \$1.84 |
| <hr/> | |
| Gross Acres | 25.83 |
| Shape | roughly rectangular |
| Dimensions | 1400' x 800' approximately |

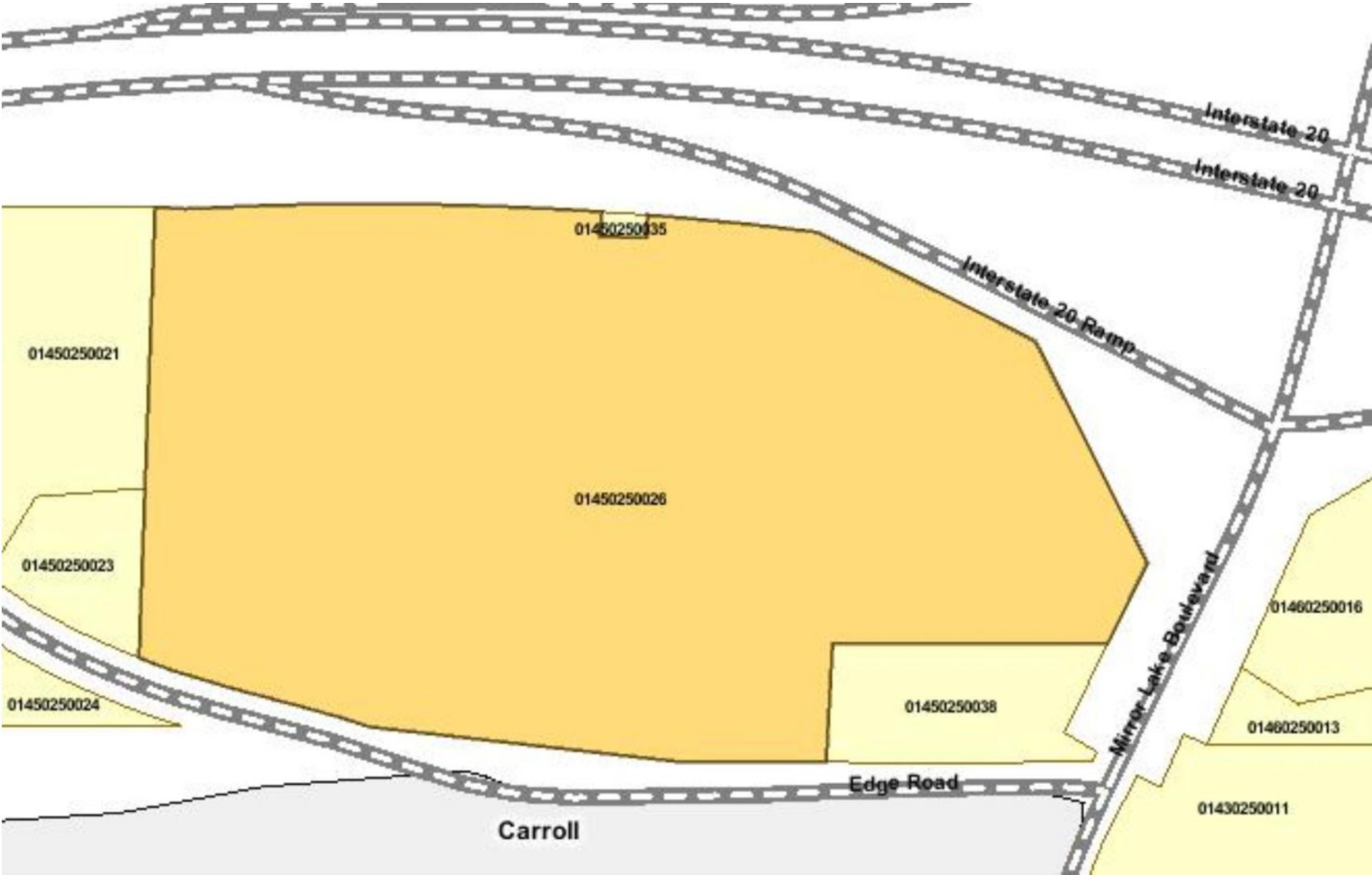
■ Motivated owner says auction it off

| | | | |
|--------------|---------------------------|-------------------|----------------|
| Cross Street | I-20, Liberty Rd, Edge Rd | Tax Parcel Number | 01450250026 |
| Market | Atlanta | Sub Market | Douglas County |
| Corner | Yes | Electrical | Yes |
| Phone | Yes | Water | Yes |
| Sewer | Yes | Gas | Yes |

■ Property Descriptions

| | |
|---------------------|--|
| Existing Structures | None |
| Land Improvements | None |
| Environmental | None known |
| Ingress/Egress | Approximately 387 feet on Liberty Road and 1,124 feet frontage on Edge Road. |
| Best Use | Retail out parcels, big box retail, retail strip, motels, flex with interstate visibility, office. |
| Zoning | General Commercial |
| Area | 25.83 acres located along eastbound exit ramp at I-20 and Liberty Road in Villa Rica. |
| Property | 25.83 acres zoned C-2. |

Parcel Map



Demographics Report

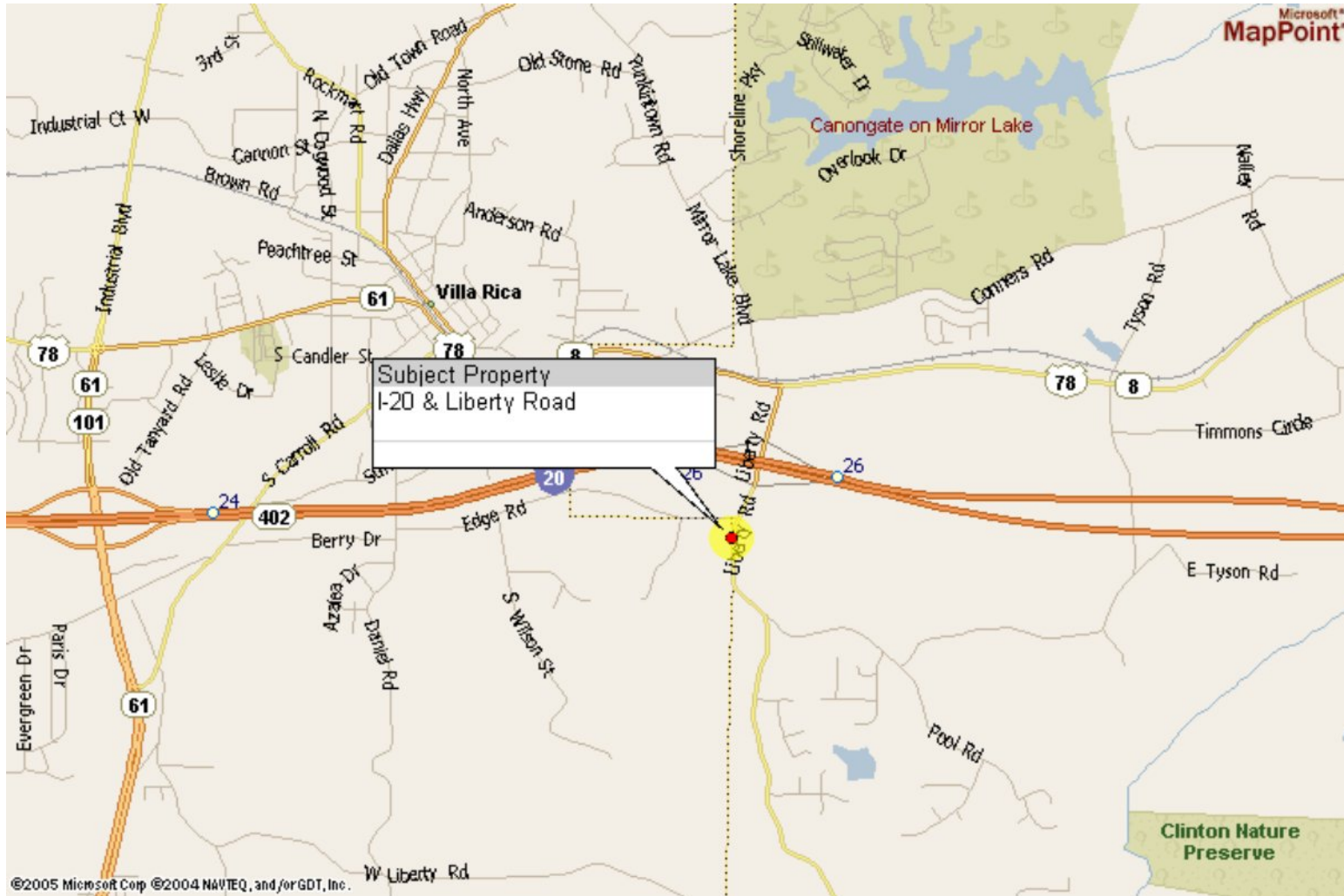
Villa Rica, GA 30180

| | 5.00 Mile Ring | 10.00 Mile Ring | 15.00 Mile Ring |
|--|-------------------|--------------------|--------------------|
| POPULATION | | | |
| 1990 Population | 13,525 | 53,818 | 140,637 |
| 2000 Population | 17,312 | 75,863 | 199,112 |
| 2004 Population | 19,276 | 87,219 | 227,158 |
| 2009 Population | 22,003 | 100,276 | 259,501 |
| % Population Change 1990-2000 | 28.00 % | 40.96 % | 41.58 % |
| % Population Change 2000-2004 | 11.34 % | 14.97 % | 14.09 % |
| % Population Change 2004-2009 | 14.15 % | 14.97 % | 14.24 % |
| HOUSEHOLDS | | | |
| 1990 Households | 4,753 | 18,173 | 48,655 |
| 2000 Households | 6,253 | 26,564 | 70,020 |
| 2004 Households | 7,049 | 30,961 | 80,910 |
| 2009 Households | 8,312 | 36,432 | 94,356 |
| % Households Change 1990-2000 | 31.56 % | 46.17 % | 43.91 % |
| % Households Change 2000-2004 | 12.73 % | 16.55 % | 15.55 % |
| % Households Change 2004-2009 | 17.92 % | 17.67 % | 16.62 % |
| 2004 RACE AND ETHNICITY | | | |
| White Population | 16,635 | 76,289 | 187,587 |
| Black Population | 2,113 | 8,819 | 31,953 |
| American Indian/Alaska Native Population | 84 | 289 | 689 |
| Asian/Hawaiian/Pacific Islander Population | 129 | 469 | 1,656 |
| Other Population (Incl 2+ Races) | 314 | 1,353 | 5,273 |
| 2004 Hispanic Population | 334 | 1,466 | 5,836 |
| 2004 Non-Hispanic Population | 18,942 | 85,753 | 221,322 |
| INCOME | | | |
| 2004 Per Capita Income | \$20,003 | \$22,128 | \$21,710 |
| 2004 Median Household Income | \$47,117 | \$52,629 | \$50,763 |
| 2004 Average Household Income | \$54,701 | \$62,336 | \$60,951 |

2004 HOUSEHOLD INCOME DISTRIBUTION

| | | | |
|--|--------|--------|---------|
| Household Income < \$10,000 | 542 | 1,584 | 4,938 |
| Household Income \$10,000-\$14,999 | 399 | 1,374 | 4,537 |
| Household Income \$15,000-\$19,999 | 424 | 1,438 | 4,059 |
| Household Income \$20,000-\$24,999 | 372 | 1,381 | 3,980 |
| Household Income \$25,000-\$29,999 | 365 | 1,453 | 3,990 |
| Household Income \$30,000-\$34,999 | 393 | 1,584 | 4,335 |
| Household Income \$35,000-\$39,999 | 388 | 1,635 | 4,307 |
| Household Income \$40,000-\$44,999 | 395 | 1,883 | 4,588 |
| Household Income \$45,000-\$49,999 | 583 | 2,195 | 5,044 |
| Household Income \$50,000-\$59,999 | 857 | 3,626 | 8,857 |
| Household Income \$60,000-\$74,999 | 812 | 4,216 | 10,567 |
| Household Income \$75,000-\$99,999 | 939 | 5,185 | 12,368 |
| Household Income \$100,000-\$124,999 | 308 | 1,677 | 4,381 |
| Household Income \$125,000-\$149,999 | 145 | 922 | 2,415 |
| Household Income \$150,000-\$199,999 | 74 | 356 | 1,134 |
| Household Income \$200,000-\$249,999 | 14 | 115 | 360 |
| Household Income \$250,000-\$499,999 | 38 | 319 | 995 |
| Household Income \$500,000+ | 2 | 18 | 55 |
| | | | |
| 2004 Average Household Size | 2.74 | 2.80 | 2.76 |
| 2004 Total Owner Occupied Housing Units | 5,601 | 26,356 | 63,968 |
| 2004 Total Renter Occupied Housing Units | 1,449 | 4,643 | 16,990 |
| | | | |
| 2004 Total Daytime Population | 15,989 | 58,445 | 177,131 |
| 2004 Total Daytime Work Population | 6,891 | 19,413 | 68,327 |
| | | | |
| 2004 Total Establishments | 968 | 3,344 | 9,869 |

Location Map



Market placement is near SE corner of tract. Tract is bounded on the north by I-20, on the east by Liberty Road, on the south by Edge Road, and on the west by the County Line.