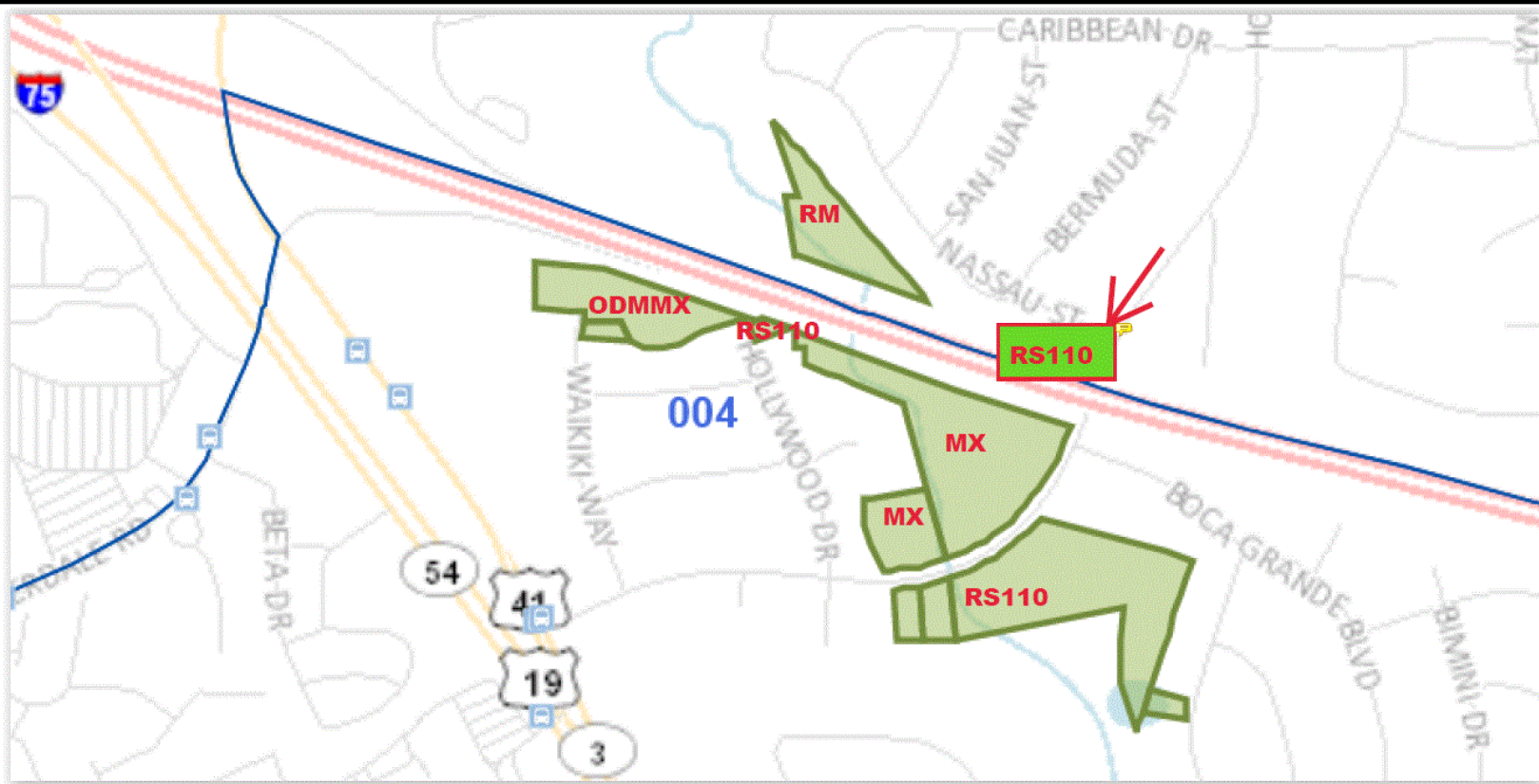


ASSEMBLED LAND FOR SALE

CLAYTON COUNTY ASSEMBLAGE

0 HOLIDAY BOULEVARD, ATLANTA, GA 30324



PRICED TO SELL!! ASKING \$995,000

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115 Perimeter Center Place, Suite 100
Atlanta, GA 30346



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PRESENTED BY

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334182, GA

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.

EXECUTIVE SUMMARY

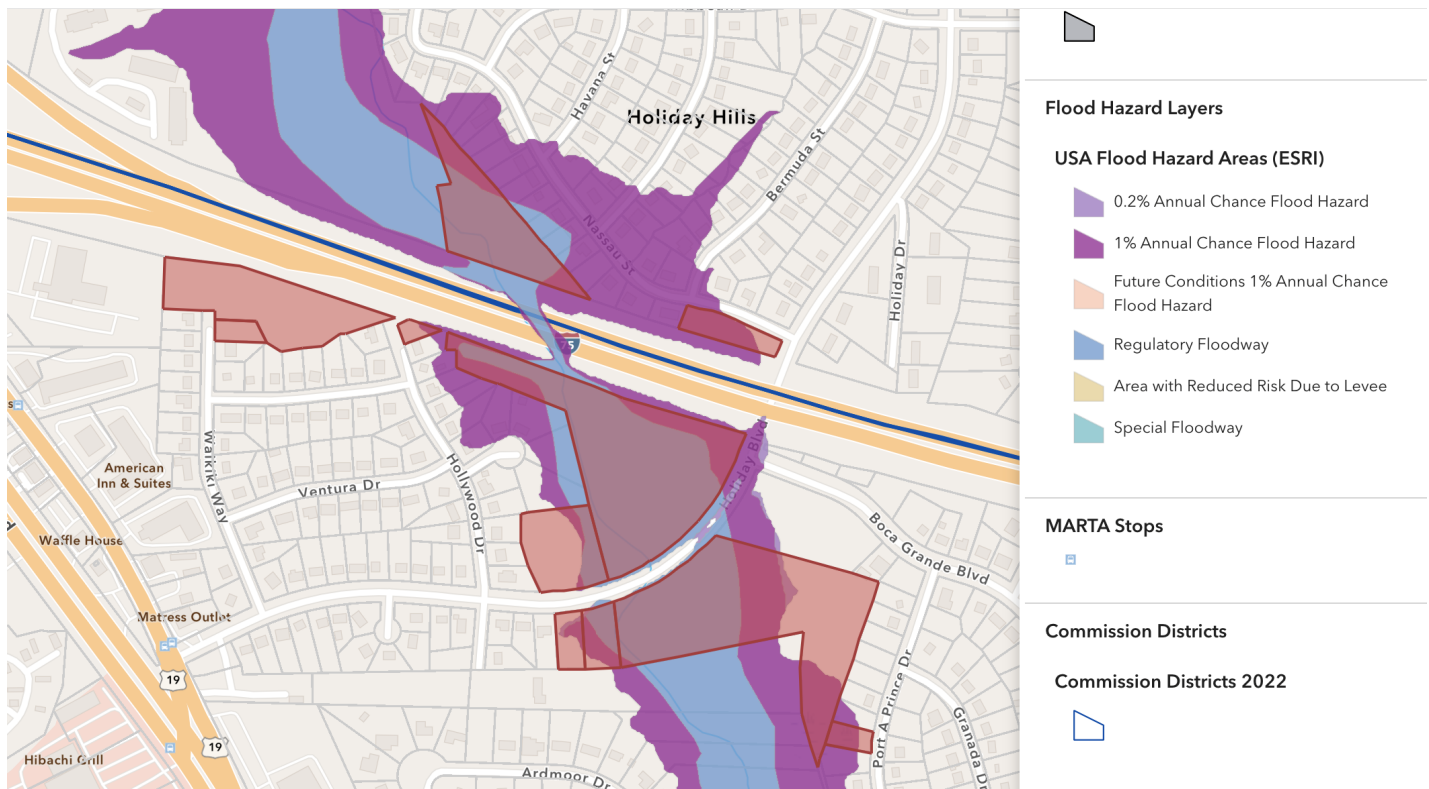
HOLIDAY DRIVE



Assembled all 10 parcels sold together as a package

- 0-I75 consisting of Approximately 2.86 acres Parcel ID#13115DA003
- 6304 Waikiki Way consisting of Approximately .001 acres Parcel ID#13142BD001
- 0 Waikiki Way consisting of Approximately 2.70 acres Parcel ID#13115DB001
- 6304 Hollywood Dr consisting of Approximately .001 acres Parcel ID#13142BE001
- 0 Holliday Blvd consisting of Approximately 7.35 acres Parcel ID#1314AA010
- 0 Holliday Blvd consisting of Approximately 2.20 acres Parcel ID#13143AA010A
- 0 Holiday Blvd consisting of Approximately .001 acres Parcel ID#13143AB002
- 0 Holiday Blvd consisting of Approximately .580 acres Parcel ID#13143AB001A
- 0 Holiday Blvd consisting of Approximately 7.69 acres Parcel ID#13143AB008
- 0 Port A Prince Dr consisting of Approximately .001 acres Parcel ID#13143B005

TOTAL 23.384 Acres Assembled



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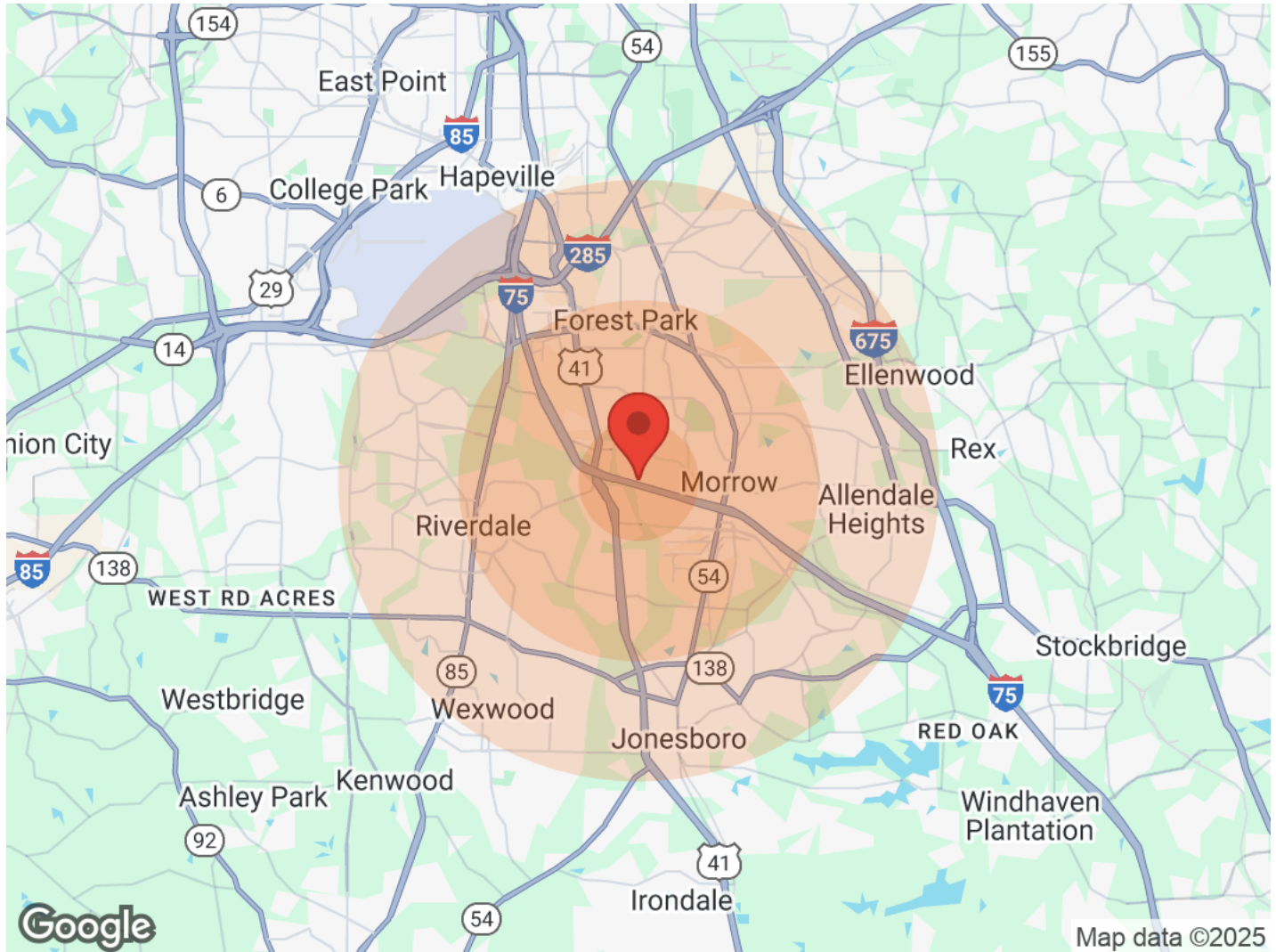


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DEMOGRAPHICS

HOLIDAY DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	4,386	34,005	82,253
Female	4,745	35,182	88,688
Total Population	9,131	69,187	170,941

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,624	18,166	44,006
Ages 15-24	1,483	10,292	25,933
Ages 25-54	3,678	29,540	72,959
Ages 55-64	772	6,380	16,409
Ages 65+	574	4,809	11,634

Race	1 Mile	3 Miles	5 Miles
White	2,519	13,173	26,278
Black	3,749	40,330	113,393
Am In/AK Nat	23	145	321
Hawaiian	N/A	13	17
Hispanic	3,344	17,640	34,215
Multi-Racial	4,036	21,412	45,112

Income	1 Mile	3 Miles	5 Miles
Median	\$35,504	\$35,617	\$39,819
< \$15,000	299	3,663	8,533
\$15,000-\$24,999	620	4,111	8,290
\$25,000-\$34,999	560	4,222	9,161
\$35,000-\$49,999	496	5,161	11,983
\$50,000-\$74,999	541	4,023	12,004
\$75,000-\$99,999	235	1,877	5,935
\$100,000-\$149,999	97	1,104	3,917
\$150,000-\$199,999	13	137	465
> \$200,000	N/A	149	296

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,700	30,186	73,106
Occupied	2,964	25,326	62,139
Owner Occupied	1,652	10,681	31,039
Renter Occupied	1,312	14,645	31,100
Vacant	736	4,860	10,967

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DISCLAIMER

HOLIDAY DRIVE



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PROFESSIONAL BIO

HOLIDAY DRIVE



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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.