



Highland Pavilion Way Assemblage

OFFERING MEMORANDUM

HIGHLAND PAVILION WAY LAND ASSEMBLAGE

HIRAM, GEORGIA | INVESTMENT SALE

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INTRODUCTION

This Highland Pavilion Way Land Assemblage (the “Assemblage”) is a fantastic development opportunity in Hiram, Georgia, a high-growth area of Paulding County, located in the northwestern sector of the Atlanta MSA. This property is comprised of 10.91 contiguous acres along Hwy-278 (Jimmy Lee Smith Pkwy), just east of WellStar Paulding Hospital, the premier healthcare destination in Paulding County. The Assemblage offers City of Hiram B-2 (Highway Business District) zoning, a permissive commercial zoning designation which offers a multitude of permitted uses. Given the proximity to the busy hospital and recent, ongoing development in the immediate surrounds, the Assemblage offers developers substantial upside in a prime metro Atlanta location.

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City of Atlanta
Fortune 1000 Headquarters
City of Hiram

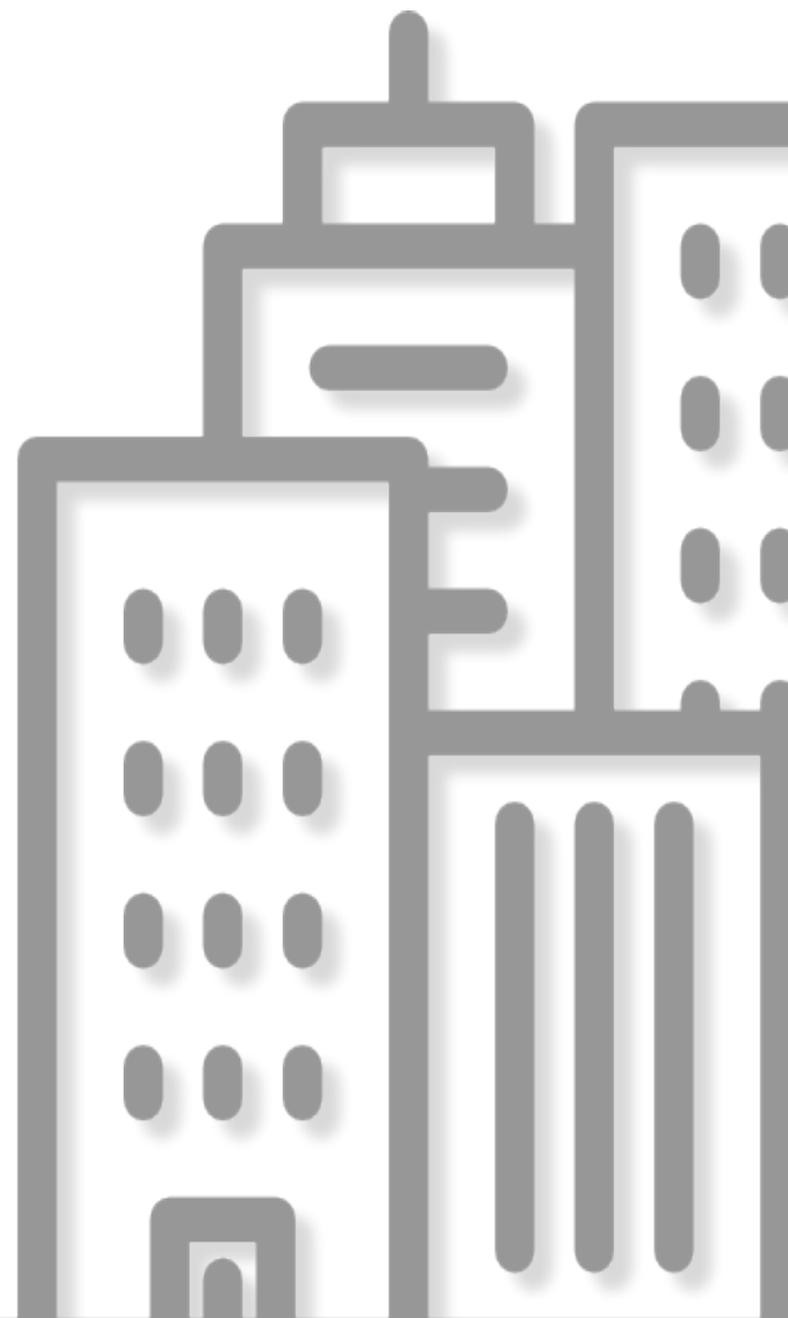
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HIGHLAND PAVILION WAY LAND ASSEMBLAGE EXECUTIVE SUMMARY

- INVESTMENT PROFILE
- INVESTMENT HIGHLIGHTS
- DEMOGRAPHICS





SALE PRICE:	\$2,175,000
ACREAGE:	10.91
DEBT STRUCTURE:	Free and Clear
SALE PRICE PER ACRE:	\$199,000
ZONING:	B-2, Highway Business District (City of Hiram)
RE-ZONING	Ownership will Consider
LAND CONDITION	Graded / Infrastructure (Sewer, Road)
TAX PARCELS	147.2.3.005.0000
	147.2.3.006.0000
	147.2.3.007.0000
	147.2.3.008.0000
	146.1.4.030.0000
	146.1.4.031.0000
	146.1.4.034.0000 (Road)

Unreal Capital/AL&I are pleased to exclusively present the opportunity to acquire a commercially zoned 10.92 acre land assemblage (the "Assemblage") on Highland Pavilion Way (including the 1.57 acre road parcel), located in a highly trafficked and desirable location in Hiram, Georgia. The property is located less than a quarter mile from the \$150MM, state-of-the-art WellStar Paulding medical complex, the healthcare focal point of Paulding County. The Assemblage is also adjacent to the intersection of Jimmy Lee Smith Pkwy (Hwy 278) and Bill Carruth Pkwy (Hwy 360), an intersection that sees roughly 50,000 vehicles per day. Given the location and area trajectory, the property would serve as a great development site for a number of attractive uses.



The Highland Pavilion Way Assemblage is a unique development opportunity located across the street from WellStar Paulding Hospital, the primary medical destination in Paulding County

Unreal Hiram, LLC is a land assemblage currently comprised of seven parcels that account for 10.91 contiguous acres. The land is largely flat, but has some incline on the northwest portion of the project. At present, the Paulding County DOT infrastructure work on the Breezy Valley Connector has yet to commence, but will eventually impact the usable acreage for the Assemblage and will require a sale of some portion to the county for road construction and right-of-way.

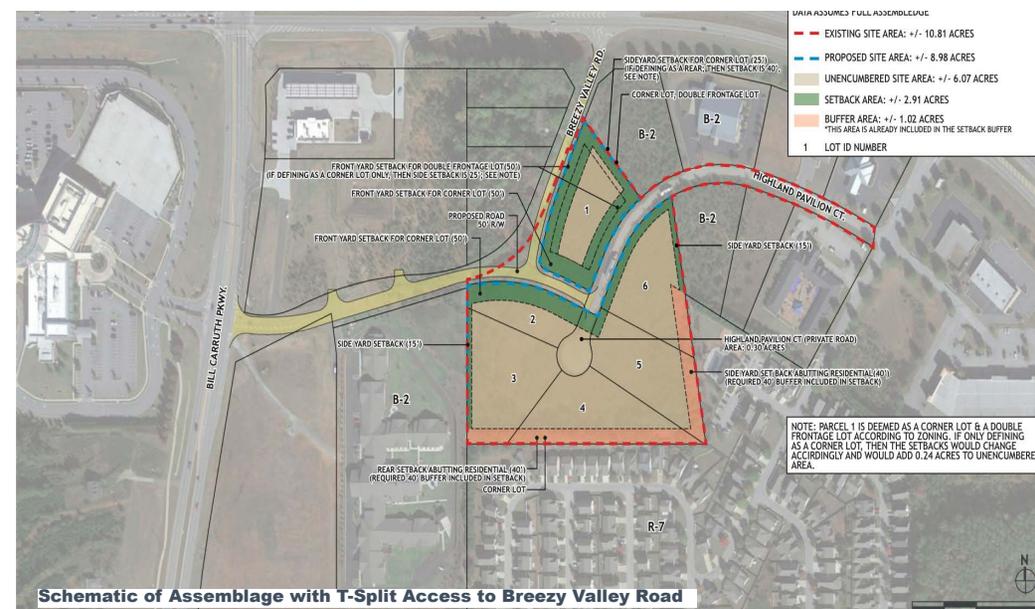
Located on former farmland that was graded and cleared in the early 2000's, the Assemblage is now bordered immediately to the west by Manor Lake Assisted Living, to the south by homes in the Highland Falls neighborhood, and to the east by the Highland Falls neighborhood clubhouse.

The area's economic growth jumpstarted in 2014 with the delivery of WellStar Paulding Hospital, a 112-bed state-of-the-art regional medical destination. The assemblage sits 800 feet east from the hospital's main entrance, and the Breezy Valley Connector will create direct access from the assemblage to the main entrance of WellStar Paulding. The area between the hospital and the assemblage has already seen a massive wave of development activity, including multiple high-end projects that have launched in 2021, and a number of additional projects on the horizon.

Located 800 feet from the main entrance of the \$150+ million WellStar Paulding Hospital, the Assemblage is directly situated in the path of progress at one of the most valuable intersections in Paulding County. In the past two years alone, the adjacent land has been developed into Manor Lake Senior Assisted Living and Memory Care (a 94-bed facility), a Racetrac gas station, and a high-end carwash. Multiple parcels adjacent to the Assemblage just

traded or are presently under contract for development, including a new Holiday Inn Express hotel and an 8-acre addition to the Manor Lake Facility (both slated for delivery within the next two years).

In addition to the development momentum directly adjacent to the Assemblage, schematics from Paulding County Department of Transportation (PDOT) plan for the completion of the Breezy Valley Road connector, as well as the possible addition (dependent on the Assemblage's ownership's desire) of a "T-split" from Breezy Valley that will link Highland Pavilion Way directly to Bill Carruth Pkwy and the hospital's entrance. With the completion of this infrastructure project, the Assemblage substantially benefits from improved visibility and accessibility.

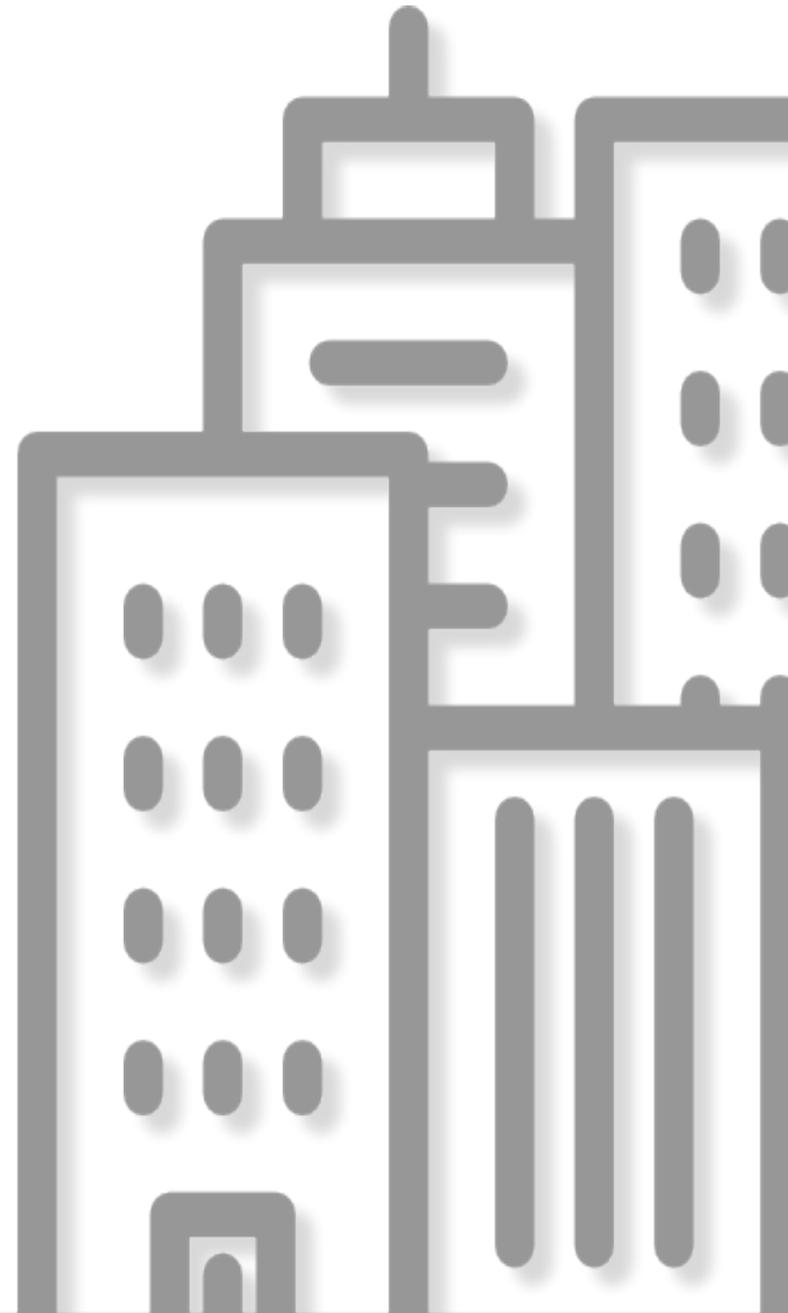


RADIUS	2 MILES	3 MILES	5 MILES
Population 2027 Projection	22,627	39,805	105,296
Population 2022 Estimate	19,029	33,601	91,353
Population 2010 Census	14,403	26,396	73,972
2022-2027 Population Growth %	32.12%	27.30%	23.50%
2010-2027 Population Growth %	57.10%	50.80%	42.35%
Households 2027 Projection	8,348	14,468	36,612
Households 2022 Estimate	7,022	12,211	31,695
Households 2010 Census	5,342	9,618	25,618
2022-2027 Household Growth %	18.88%	18.48%	15.51%
2010-2027 Household Growth %	56.27%	50.43%	42.92%
2022 Average Household Income	\$74,907	\$75,201	\$84,945
2022 Total Consumer Spending	\$212M	\$373M	\$1.06B



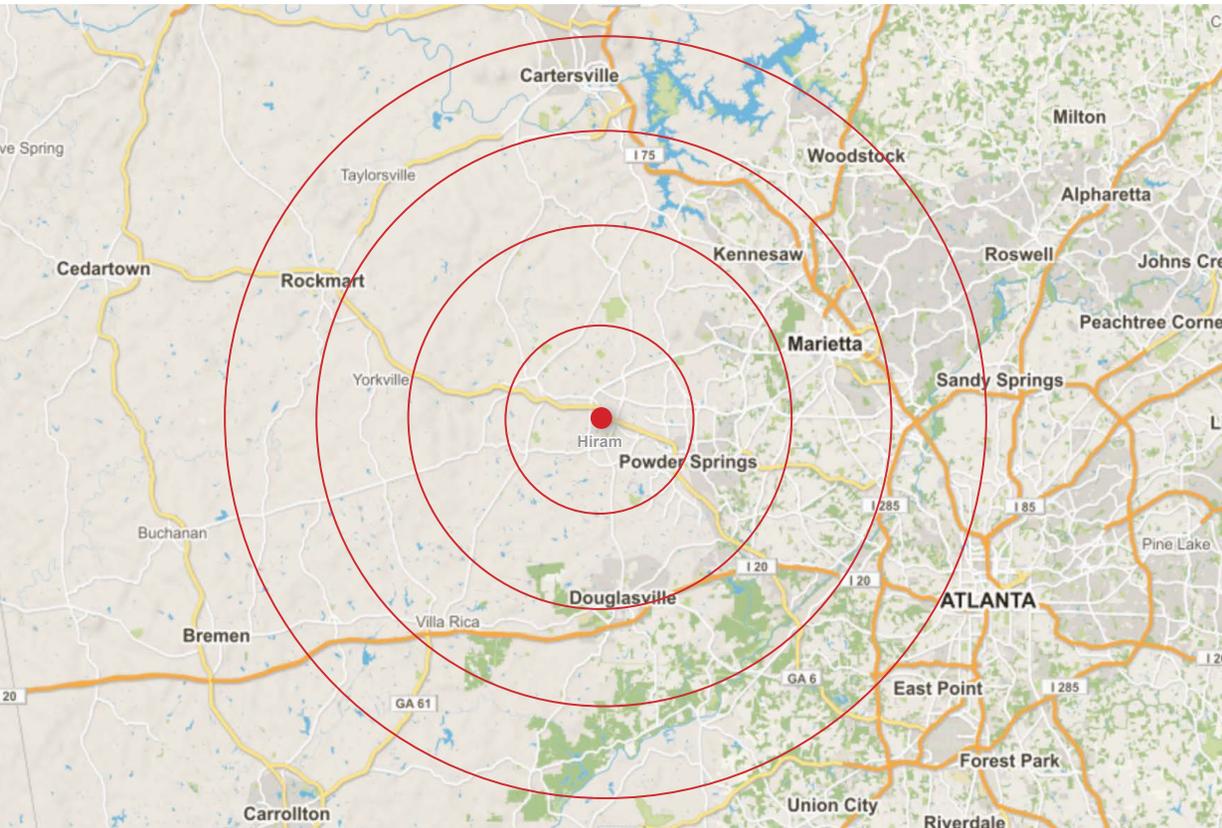
HIGHLAND PAVILION WAY LAND ASSEMBLAGE PROPERTY OVERVIEW

- AREA MAP
- AERIAL MAP - TAX PARCELS
- AERIAL MAP - HWY 278 CORRIDOR
- SURVEYS



AREA MAP - KEY DISTANCES

PROPERTY OVERVIEW



TRANSIT

HWY 278	0 Miles
SR 120	0.5 Miles
I-20	10 Miles
I-75	14 Miles
I-285	16 Miles

CITIES

Dallas	3 Miles
Powder Springs	5 Miles
Marietta	10 Miles
Vinings	16 Miles
Buckhead	20 Miles
Midtown Atlanta	22 Miles

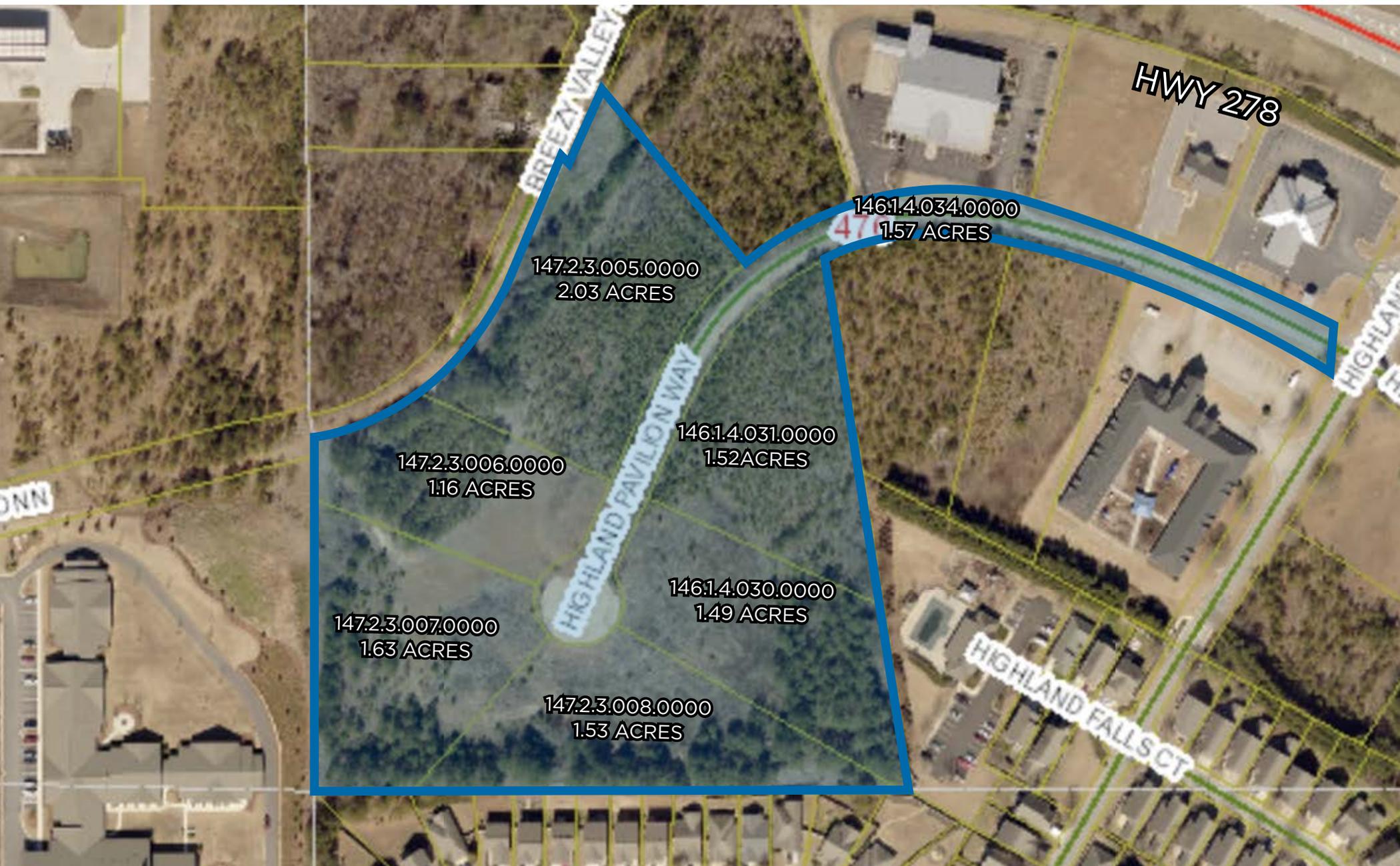
ATTRACTIONS

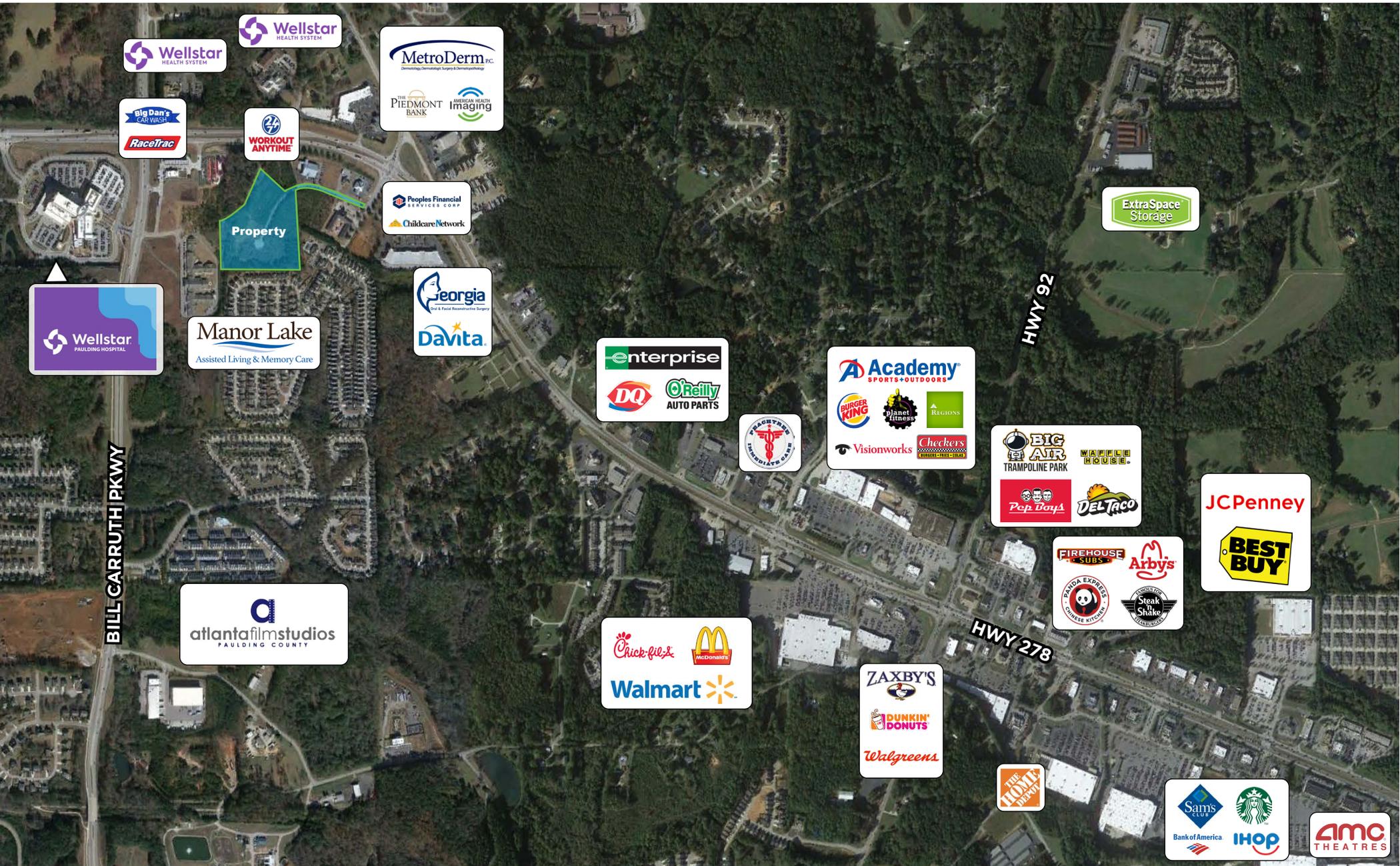
The Avenue West Cobb	7 Miles
Kennesaw Mountain National Park	10 Miles
Six Flags Over Georgia	15 Miles
Atlanta Braves Truist Park	16 Miles
Georgia Aquarium	21 Miles

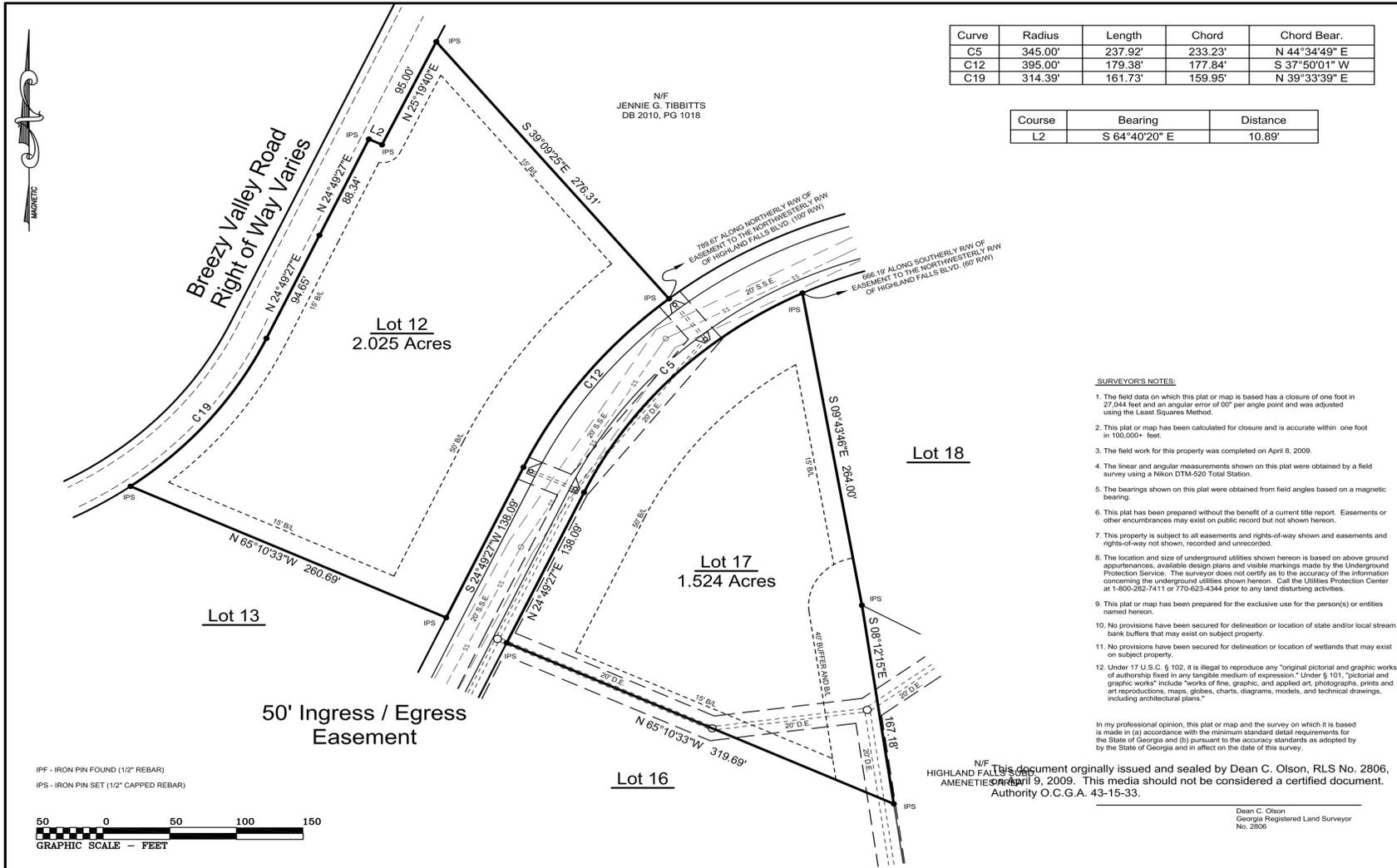


UNREAL CAPITAL
OFFERING MEMORANDUM

LAND ASSEMBLAGE - HIGHLAND PAVILION WAY
HIRAM, GA 30141







SURVEYOR'S NOTES:

- The field data on which this plat or map is based has a closure of one foot in 27,044 feet and an angular error of 00" per angle point and was adjusted using the Least Squares Method.
- This plat or map has been calculated for closure and is accurate within one foot in 100,000+ feet.
- The field work for this property was completed on April 8, 2009.
- The linear and angular measurements shown on this plat were obtained by a field survey using a Nikon DTM-520 Total Station.
- The bearings shown on this plat were obtained from field angles based on a magnetic bearing.
- This plat has been prepared without the benefit of a current title report. Easements or other encumbrances may exist on public record but not shown hereon.
- This property is subject to all easements and rights-of-way shown and easements and rights-of-way not shown, recorded and unrecorded.
- The location and size of underground utilities shown hereon is based on above ground appearances, available design plans and visible markings made by the Underground Protection Services. The surveyor does not certify as to the accuracy of the information concerning the underground utilities shown hereon. Call the Utilities Protection Center at 1-800-282-7411 or 770-623-4344 prior to any land disturbing activities.
- This plat or map has been prepared for the exclusive use for the person(s) or entities named hereon.
- No provisions have been secured for delineation or location of state and/or local stream bank buffers that may exist on subject property.
- No provisions have been secured for delineation or location of wetlands that may exist on subject property.
- Under 17 U.S.C. § 102, it is illegal to reproduce any "original pictorial and graphic works of authorship fixed in any tangible medium of expression." Under § 101, "pictorial and graphic works" include "works of fine, graphic, and applied art, photographs, prints and art reproductions, maps, globes, charts, diagrams, models, and technical drawings, including architectural plans."

In my professional opinion, this plat or map and the survey on which it is based is made in (a) accordance with the minimum standard detail requirements for the State of Georgia and (b) pursuant to the accuracy standards as adopted by the State of Georgia and in effect on the date of this survey.

This document originally issued and sealed by Dean C. Olson, RLS No. 2806, HIGHLAND FALLS DISTRICT, on April 9, 2009. This media should not be considered a certified document. Authority O.C.G.A. 43-15-33.

Dean C. Olson
Georgia Registered Land Surveyor
No. 2806

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Professional Land Surveying Services
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Dallas, Georgia 30132
770-443-9017
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**PLAT OF SURVEY FOR:
HIGHLAND FALLS
COMMERCIAL SUBDIVISION**

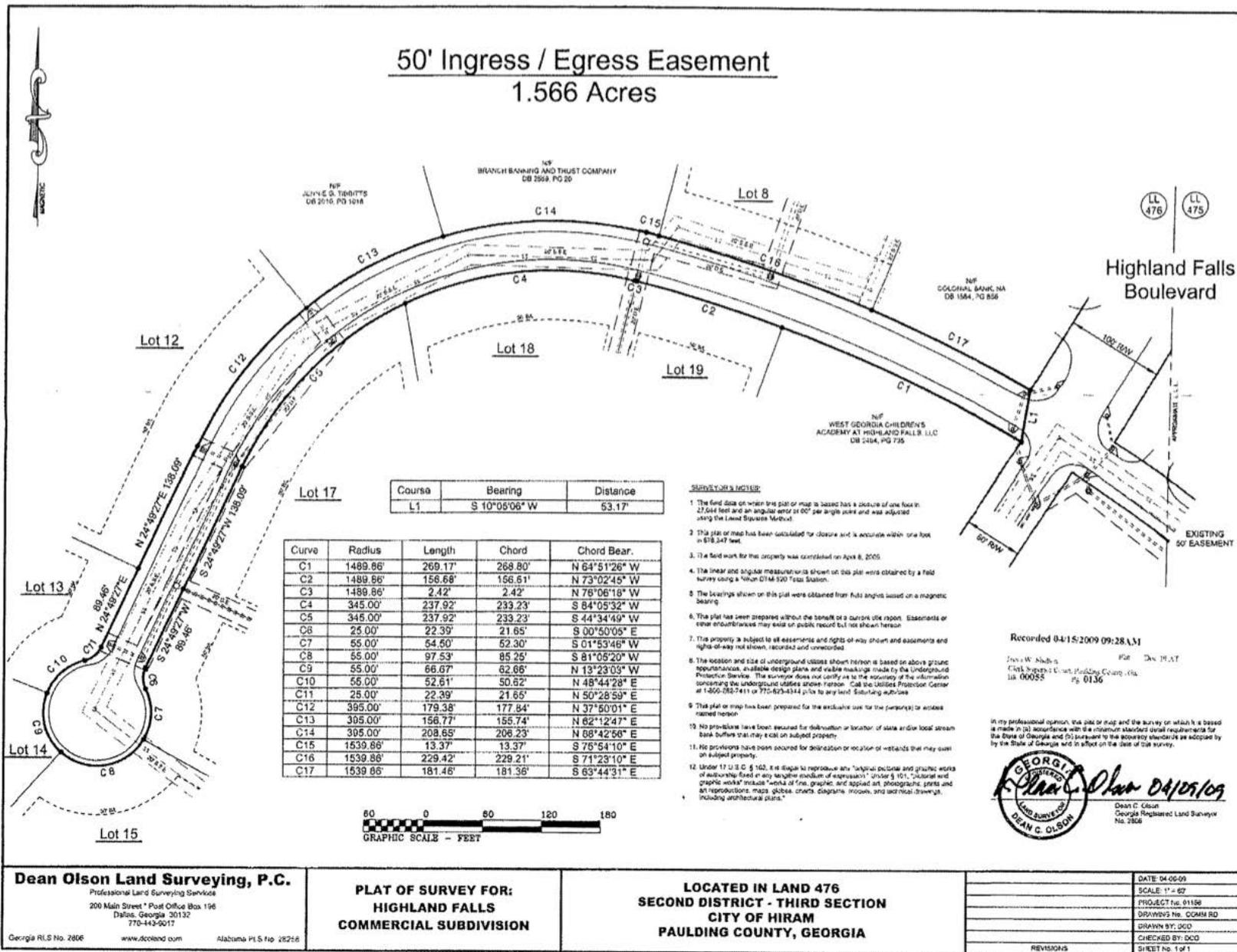
**LOCATED IN LAND LOT 476
SECOND DISTRICT - THIRD SECTION
CITY OF HIRAM
PAULDING COUNTY, GEORGIA**

DATE: 04-09-2009
SCALE: 1" = 50'
PROJECT No. 01156
DRAWING No. COMM LOT 12
DRAWN BY: DCO
CHECKED BY: DCO
SHEET No. 1 of 1
REVISIONS



UNREAL CAPITAL
OFFERING MEMORANDUM

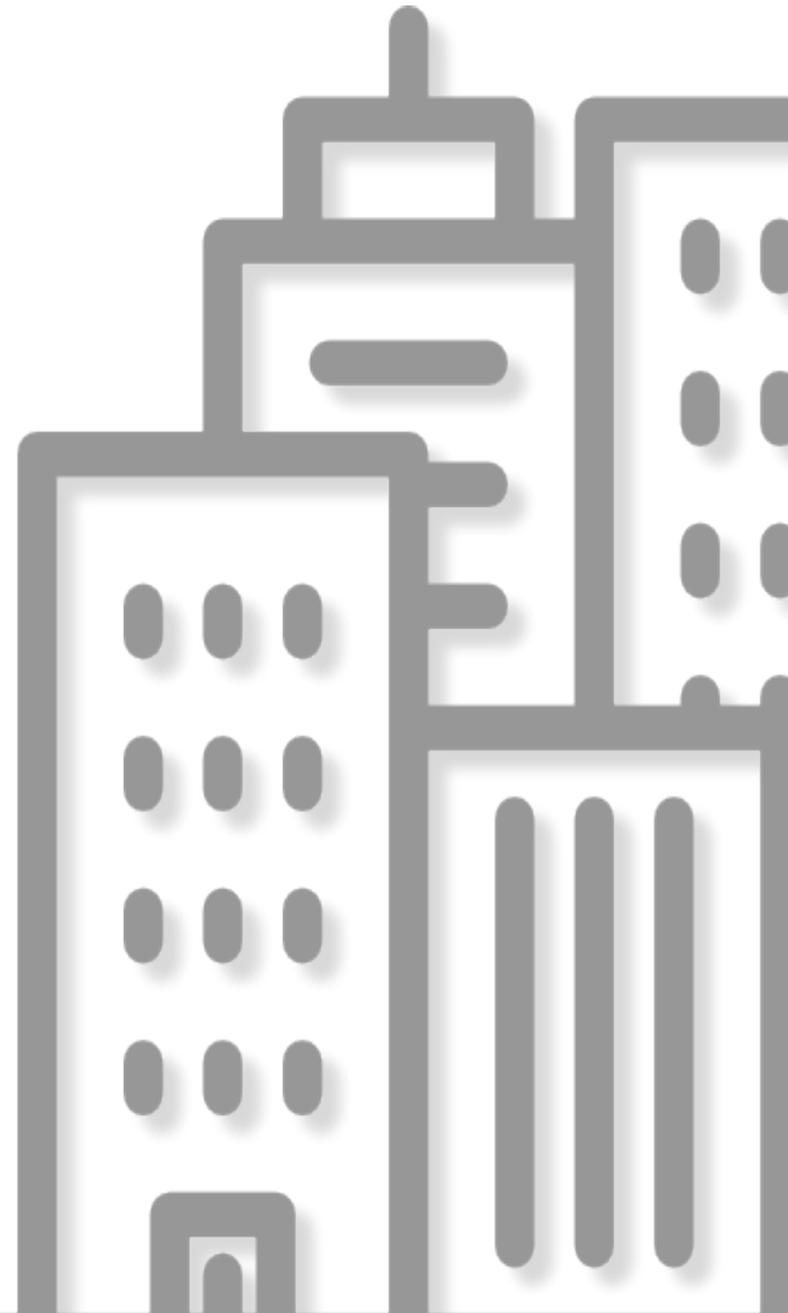
LAND ASSEMBLAGE - HIGHLAND PAVILION WAY
HIRAM, GA 30141



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HIGHLAND PAVILION WAY LAND ASSEMBLAGE MARKET OVERVIEW

- CITY OF ATLANTA
- CITY OF ATLANTA - FORTUNE 1000 HEADQUARTERS
- CITY OF HIRAM

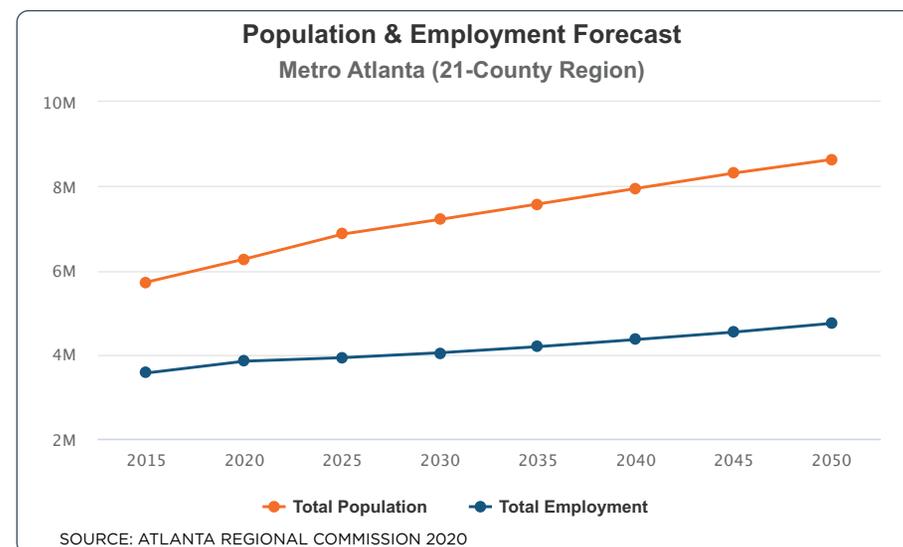


Metropolitan Atlanta has shown unbridled growth over the past twenty years, more than doubling its population to reach approximately 6.1 million people in 2022.

If present growth trends persist, Atlanta is on track to pass Miami, Washington DC, and Philadelphia by 2025, moving from the ninth largest metropolitan statistical area (MSA) in the country to the sixth largest MSA in the country (2025 estimate of nearly 7.0 million people). From the 2000-2010, Census period, Atlanta had the third-fastest growth of any major metropolitan area in the United States, trailing only Houston and Dallas. According to the Atlanta Metro Chamber of Commerce, Atlanta has also been among the top five metro areas in the US in terms of most net migration for each of the last five years.

Atlanta’s population growth has corresponded with its economic growth, with the city serving as the undeniable economic capital of the Southeastern US. According to the Atlanta Metro Chamber, Atlanta currently serves as headquarters to 16 Fortune 500 and 30 Fortune 1000 companies. The low cost of doing business, strong academic institutions, educated workforce, and unmatched transportation infrastructure continues to lure headquarters/regional headquarters to the area. For these reasons, Atlanta has become a top destination for Millennials, and the city consistently ranks in national publications as one of the most desirable cities for Millennial relocation. Millennials now comprise 25% of the MSA, and the city’s median age is 36.6.

Despite macroeconomic headwinds, the Atlanta region continues to attract newcomers, driven by its strong job market. According to the Bureau of Labor Statistics, metro Atlanta had the second highest national 2021-2022 job growth rate among large metro areas, at 6.7%. The MSA region added 65,000 new residents from April 2021 to April 2022, per the Atlanta Regional Commission’s 2022 estimates. This population boost equaled a 1.3% increase, slightly ahead of the 1.2% gain from 2020-2021. These gains, which should continue in the coming years, are due in large part to the city’s workforce talent, competitive state/local tax incentives for corporate relocations, and comparatively high quality of life.



1. NEW YORK	20.71
2. LOS ANGELES	13.35
3. DALLAS	11.38
4. HOUSTON	10.63
5. CHICAGO	10.28
6. ATLANTA	8.63
7. MIAMI	8.10
8. WASHINGTON D.C.	7.85
9. PHOENIX	7.85
10. RIVERSIDE	7.16

SOURCE: US COUNCIL OF MAYORS





The city of Hiram has progressed into the major commercial corridor for Paulding County, one of the fastest growing counties in the United States.

Located in the foothills of the Appalachians just northwest of the city of Atlanta, Paulding County was once devoted to agriculture. At the start of the 21st century, Paulding began to see the substantial growth of industrial and commercial activities, which led to the establishment of Paulding Northwest Atlanta Airport in 2008, the first jet-capable airport built in Georgia in over 30 years. Since 2000, Paulding County has grown from 80,000 to over 160,000 people, the majority of which are recent transplants. Hiram and nearby county seat Dallas, the two highest-growth locales in the county, saw their populations more than double from 2000-2010. Since 2010, Hiram's population continued its impressive trajectory, buoyed by new infrastructure, good schools, available jobs, and substantial quality of life advantages. Paulding is now the second fastest growing county in Georgia, trailing only Gwinnett County, thanks in no small part to a growing presence of aerospace, medical, advanced manufacturing, and professional service businesses.

The city of Hiram is located 25 miles northwest of downtown Atlanta, making it part of the Atlanta MSA. State Highways 92 and 120 pass through the community, connecting the city to Cobb, Douglas, and Carroll Counties. With quaint downtown shopping and a full array of national retailers within a three-mile radius, Hiram functions as the primary commercial center of Paulding County.

Several major developments in and around Hiram over the last few years highlight the city's growth and importance within the region. Examples include WellStar Paulding Hospital, the 300,000 SF LEED Silver facility which functions as the healthcare center of the county, the Hiram/Dallas Costco, which opened in 2021 to the busiest opening of any Costco in

the state of Georgia, and Greystone Power's new 260,000 SF corporate headquarters, which delivered in 2021. Other projects include a 130,000 SF manufacturing expansion at its Hiram plant by Interroll, a leading supply chain and e-commerce provider, as well as the \$215MM Richland Creek Reservoir, designed to act as an independent water supply for a county expected to double in population over the next 25 years. Notably, a new Holiday Inn Express is slated to be built just to the west of the Assemblage in order to accommodate growing hospital demand.



**B-2 Zoning - Highway Business District
Sec. 210-190.02 Permitted Uses**

- A. Accessory Retail Sales and Services
- B. Ambulatory Health Care Services (except Outpatient Care Centers)
- C. Amusement and Recreation, Indoor as identified in NAICS Code 713990
- D. Art Dealers
- E. Automotive Equipment Rental and Leasing
- F. Bowling Centers
- G. Building Material and Garden Equipment and Supplies Dealers
- H. Check Cashing Services
- I. Clothing and Clothing Accessories Retailers
- J. Coin-operated Laundries
- K. Commercial Banking
- L. Computer Systems Design and Related Services
- M. Conference Center
- N. Copy Shops
- O. Diet and Weight Reducing Centers
- P. Drycleaning and Laundry Services (except Coin-operated)
- Q. Electric Vehicle Charging Stations
- R. Electronics and Appliance Retailers
- S. Exterminating and Pest Control Services
- T. Farm Machinery and Equipment Repair and Maintenance Services
- U. Finance and Insurance Offices
- V. Fitness and Recreational Sports Centers
- W. Florists
- X. Food Services and Drinking Places (excluding Bars)
- Y. Furniture and Home Furnishings Stores
- Z. Gasoline Stations
- AA. General Automotive Repair
- BB. General Merchandise Retailers
- CC. Gift and Souvenir Retailers
- DD. Golf Courses
- EE. Grocery and Convenience Retailers
- FF. Hair, Nail, Skin Care, Tanning Salons and Ear Piercing Services
- GG. Health and Personal Care Retailers
- HH. Hospitals excluding Psychiatric and Substance Abuse Hospitals
- II. Hotels and Motels
- JJ. Kidney Dialysis Centers
- KK. Local Messengers and Local Delivery Centers/Facilities
- LL. Miscellaneous Store Retailers as identified in NAICS Code 453998
- MM. Motion Picture Theaters (except Drive-in Theaters)
- NN. Motor Vehicle and Parts Dealers
- OO. Museums, Historical Sites and Similar Institutions
- PP. Newspaper Publishers
- QQ. Office Supplies and Stationary Retailers
- RR. Offices of Real Estate Agents and Brokers
- SS. Parcel Delivery Lockers
- TT. Parking Lots and Garages
- UU. Personal and Household Goods Repair and Maintenance

- VV. Pet and Pet Supplies Retailers
- WW. Pet Care (except Veterinary) Services
- XX. Photofinishing Laboratories
- YY. Printing
- ZZ. Private Mail Centers
- AAA. Professional, Scientific and Technical Services
- BBB. Public Administration
- CCC. Schools
- DDD. Public Utilities
- EEE. Re-upholstery and Furniture Repair
- FFF. Safe Exchange Zones
- GGG. Schools and Instruction, other as identified in NAICS Code 6116
- HHH. Sound Recording Studios
- III. Sporting Goods, Hobby, Musical Instrument, and Book Retailers
- JJJ. Theater Companies and Dinner Theaters
- KKK. Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers
- LLL. Used Merchandise Stores (except Flea Markets)
- MMM. Virtual Kitchens

Sec. 210-190.02 Special Exception Uses

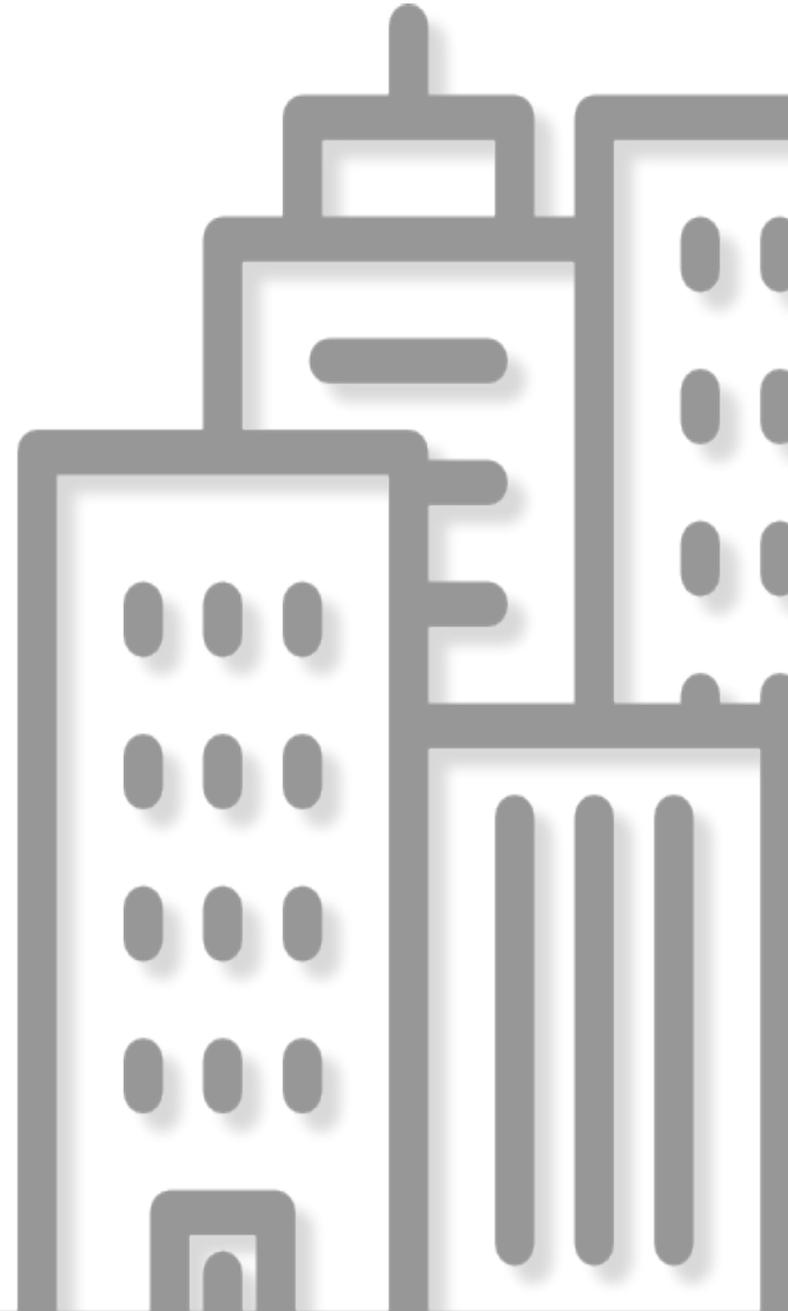
- A. Accessory Structures and Uses
- B. Ambulance Service
- C. Appliance Repair and Maintenance
- D. Assisted Living Community
- E. Auto Broker Office
- F. Automotive Body, Paint, and Interior Repair and Maintenance
- G. Beer and Wine Retailers
- H. Boarding Services, Pet
- I. Breweries
- J. Car Washes
- K. Charitable Organization Collection Receptacles
- L. Child Care Learning Center
- M. Emission Inspection Station
- N. Massage Therapy
- O. Drive-in Motion Picture Theaters
- P. Fuel storage for on-site use of vehicles and equipment
- Q. Funeral Homes and Funeral Services
- R. Greenhouse, Nursery, and Floriculture Production
- S. Intermediate Care Homes
- T. Light Manufacturing as identified in NAICS 3271, 33232 and 334
- U. Nursing Homes
- V. Schools less than two acres
- W. Recycling Centers
- X. Religious Organizations with attendant Educational and Recreational Buildings and Cemeteries
- Y. Rental and Leasing Services (non-automotive)
- Z. Shared Workspaces/Co-working Spaces, with limited food and beverage sales
- AA. Small Cell Wireless Facilities
- BB. Temporary Uses
- CC. Truck Sales



04

HIGHLAND PAVILION WAY LAND ASSEMBLAGE
FINANCIAL OVERVIEW

• SALES COMPS



SALES COMPS

Criteria
 - Sold in 2022 of later
 - Dallas, Hiram, or Powder Springs
 - 1 Acre to 15 Acres
 - Sold for Land Value

PROPERTY ADDRESS	CITY	COUNTY	SALE DATE	SITE ACREAGE	SALE PRICE	PRICE PER ACRE
 HIGHWAY 278	DALLAS	PAULDING	5/5/23	4.40	\$1,200,000	\$272,727
 JIMMY LEE SMITH PKWY	HIRAM	PAULDING	1/27/23	11.64	\$1,450,000	\$124,570
 HWY 278 & CLEBURNE PKY	HIRAM	PAULDING	11/9/22	2.62	\$550,000	\$209,923
 4975 HILL RD	POWDER SPRINGS	PAULDING	9/22/22	11.98	\$2,332,000	\$194,657
 0 JIMMY LEE PKY	HIRAM	PAULDING	8/15/22	4.35	\$1,587,750	\$365,000
 1 PALISADES PKY	DALLAS	PAULDING	8/12/22	14.76	\$2,888,331	\$195,686
 4550 BROWNSVILLE RD	POWDER SPRINGS	PAULDING	7/27/22	1.35	\$570,000	\$452,380
 0 ROSEDALE DR	HIRAM	PAULDING	6/21/22	5.63	\$1,850,000	\$328,596
 2400 HIRAM ACWORTH HWY	DALLAS	PAULDING	3/26/22	1.18	\$500,000	\$423,728
 51 E PAULDING DR	DALLAS	PAULDING	1/21/22	1.33	\$189,000	\$142,105
	AVERAGE			5.92	\$1,311,708	\$270,937
	SUBJECT			10.91	TBD	TBD



INFORMATION NOT WARRANTED

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The information contained in this Offering Memorandum (OM) is provided solely to facilitate the prospective purchaser’s own due diligence, for which it shall be fully and solely responsible. The OM is not meant to serve as a substitute for Recipient’s performance of a thorough analysis and “due diligence” investigation of all components of said Property, including but not limited to financial performance, loan details, market conditions, compliance with state and federal laws and regulations, or Property’s physical condition.

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expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, corrections of errors, change of price or other terms, prior to sale or withdrawal from the market without notice.

Seller shall have no legal obligation or commitment of any kind to any Recipient in performing additional investigations and/or making an offer to purchase the Property, unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller. Recipient of this Offering Memorandum agrees: (a) the enclosed information is highly confidential and will be held and treated in the strictest of confidence and any physical copy of the OM shall be returned to Broker or Seller promptly upon request; (b) not to contact employees or tenants of the Property directly or indirectly regarding any aspect of this information without the prior written approval of the Broker or Seller; and (c) no portion of the enclosed information may be copied or otherwise reproduced without the prior written authorization of Broker or Seller.





FOR MORE INFORMATION PLEASE CONTACT:

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