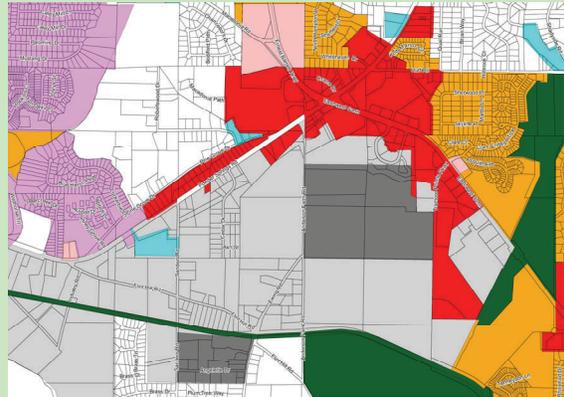


Industrial Land Inventory and Protection Policy



Cobb County...Expect the Best!

Cobb County Community Development Agency
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TABLE OF CONTENTS

INTRODUCTION	1
FACTORS FOR INDUSTRIAL SITE SELECTION	5
OVERALL SITE MAP.....	11
Countywide Industrial Lands Assessment	12
Site 1 Assessment.....	17
Site 2 Assessment.....	23
Site 3 Assessment.....	29
Site 4 Assessment.....	35
Site 5 Assessment.....	41
Site 6 Assessment.....	47
Site 7 Assessment.....	53
Site 8 Assessment.....	59
Site 9 Assessment.....	65
Site 10 Assessment.....	71
Site 11 Assessment.....	77
Site 12 Assessment.....	83
Site 13 Assessment.....	89
Site 14 Assessment.....	95
Site 15 Assessment.....	101
Site 16 Assessment.....	107
Site 17 Assessment.....	113
Site 18 Assessment.....	119
Site 19 Assessment.....	125
Site 20 Assessment.....	131
Site 21 Assessment.....	137
Site 22 Assessment.....	143
Site 23 Assessment.....	149
Site 24 Assessment.....	155
Site 25 Assessment.....	161
ACTION PLAN.....	167
APPENDIX	i

INTRODUCTION

The Industrial Land Inventory and Protection Policy is an assessment of the industrial land supply for unincorporated Cobb County. The analysis also includes recommended policies that can be used to assist in protecting the most important areas for industrial expansion against incursions from alternative land uses. This analysis is an important part of the goals outlined in Cobb County's 2030 Comprehensive Plan as a means to expand economic development efforts and preserve areas to accommodate future job producing land uses such as manufacturing, assembly, distribution, and other industrial sector activities. The Planning Division of Community Development conducted the analysis with the goal of creating industrial protections mechanisms and maintaining an up-to-date inventory of properties in unincorporated Cobb County that may be suitable for industrial uses. The Planning Division assembled the most recent information available from a variety of sources including; factors used for site selection, demographics, and site specific characteristics.

Industrial sector activities, especially distribution, have a long history in the Atlanta Metropolitan region. Atlanta was originally founded as a major linkage point between two separate railroad lines. The linking of these two systems allowed for the convenient transportation of the agricultural goods that were being produced in the southern states at that time. The advent of the interstate highway system and the growth of Atlanta Hartsfield Jackson Airport continue to drive distribution activities. Today, Atlanta is still a major logistics hub as freight and goods being interchanged between rail, air, and truck modes of travel. These uses create well-paying jobs and contribute greatly to the region's economy.

Industrial activity is a crucial component to the economy of Cobb County and the region as a whole. Industry provides direct economic benefits, such as jobs and local tax revenue generated by existing businesses. Industrial jobs also assist with diversifying the types of employment that exist in the local market. In addition to the direct economic benefits, industrial uses also supply indirect and induced benefits, which include insurance, financial services and other complimentary uses that help to support industrial activity in the marketplace. Other multiplier effects include the creation of additional jobs, income, and wealth due to the financial services, support services, and suppliers that are needed to make an industry run.

The difficulty with promoting industrial land is that it has some specific location requirements that are different from other businesses. Industries are generally land intensive due to the acreage requirements and process flows that are required, especially compared to retail sales and businesses service companies, which can operate on a smaller footprint per employee. Industrial land uses can be difficult to site due to associated localized impacts such as noise, odor, traffic, and level of activity that can negatively impact non-industrial activity in the area. Finally, industrial businesses generally locate where they have quick access to interstate transportation systems, such as highways, railroads, airports or seaports

Purpose

The purpose for the Industrial Land Inventory and Protection Policy is to provide an up-to-date understanding of the characteristics, practicality and deficiencies of industrial properties. The inventory will assist in ensuring that there is an adequate supply of development-ready and desirable lands to accommodate the needs for a growing industrial market. It will also be used as a marketing database for the county's industrial land and regularly updated. The assessment will further improve Cobb's competitive position for Economic Development, which will enhance and create more employment opportunities. The assembling of resources and information pertaining to Cobb's industrial lands will help to advance the already diversified industrial sectors in the county. The collection of industrial sites within this analysis along with the factors that are considered when selecting a site, will allow opportunities for new economic investment that will strengthen Cobb County's industrial development.

Issues

The trend in the industrial and distribution sectors of the economy is to locate/relocate operations to the periphery of metropolitan regions. (This negatively impacts central cities and first ring (urbanized) suburbs as jobs move away from the core of metropolitan areas. Previously used sites and potentially environmentally degraded sites are abandoned, thus perpetuating an inefficient land use pattern). Therefore, it is imperative for urban areas to use public policy, infrastructure investments, and an economic development commitment to retain the viability of these areas for existing and future businesses. Urban industrial areas are under increasing pressure to alter land uses and development patterns to accommodate residential and retail expansions. The following are other issues that impact Cobb County industrial lands:

- Non-industrial land uses are locating within or in the vicinity of existing or planned industrial areas. This creates pressures for adding other non-industrial uses through new construction and redevelopment. Ultimately, this cycle will increase the cost of land in industrial areas making it more difficult to compete with lower cost industrial land at the periphery of the region. This hampers Cobb County's ability to recruit new industrial users and retain existing businesses as they consider moving to other locations.
- The expansion of residential uses within and at the periphery of industrial areas creates a transportation conflict with industrial operations. This is caused by the truck traffic that is required for material input, processing, and distribution.
- Cobb County's industrial land base is an important and valuable asset to the local economy due to the well-paying jobs that are provided and the ability to form an agglomeration of businesses to benefit the Atlanta Metropolitan region.
- The globalization of industry and the shifting of the American economic paradigm to service and information based sectors create a challenge for industrial businesses and

thus industrial districts. However, distribution and manufacturing is one of the most important elements of the economy and will continue to be needed, especially in the southeastern United States, which is one of the fastest growing regions in the country.

- Protecting and expanding industrial districts and businesses near Interstate highways is one way to support local and regional goals, land use planning, and transportation planning policies.

Scope

An essential first step in any assessment or study is to determine the study's content, format, and process.

The content for the Industrial Land Inventory will be comprehensive, strategic, and policy driven. Data will include background information regarding factors that are considered when selecting an industrial site. Other information will include comprehensive and site specific data. The comprehensive data will include information pertaining to the county holistically, while site specific data will include data specifically pertaining to the inventoried site. Finally, policy changes will be proposed that may be incorporated into the 2030 Comprehensive Plan.

The format of the document relates to the organization of the report. The remainder of this document is organized as follows:

- **Factors for Industrial Site Selection**
Details information associated with the execution of location strategy for industrial facilities. This chapter will also contain comprehensive data respectively to Cobb County.
- **Inventory of Sites**
Provides an evaluation of priority industrial properties within unincorporated Cobb County. This chapter will include site specific data based on location factors.
- **Action Plan**
Identifies methods to support and protect industrial properties through policy changes and suggests other ways to recruit new businesses and to maintain good relations with companies already establish within the county

The process for this report included a variety of tasks. The major workload included:

- Research and data collection for Cobb County and specific industrial properties and parcels;

- Conducting field research through windshield surveys to gather information and photographs of sites;
- Mapping and compiling all data, photographs, and information into a database for the creation of the Industrial Land Inventory.

The Planning Division commenced work on the Industrial Land Inventory in March of 2008. A variety of tasks were undertaken during the process to ensure that all topics were covered and determined important for an accurate, usable document.

FACTORS FOR INDUSTRIAL SITE SELECTION

Optimal site selection for industrial centers is the key to any type of successful industry. A jurisdiction's tax structure, infrastructure, workforce, geography and overall quality of life can and will have an effect on an industry's bottom line. Therefore, selecting a site for an industrial establishment must consider many factors, to ensure the right site has been selected, and so that no sudden and unexpected requirements hamper current and future operations. The assessment of sites involved research at two levels: county level, and industrial site level.

County Level

At the county level, the factors are broad and include all industrial districts. County level factors include: community characteristics (demographics, economic information, housing information and social characteristics), labor force, transportation, utilities and telecommunications and government factors, such as tax structure and incentives.

Community Characteristics

Community Characteristics can be considered the vital statistics of an area and an important aspect when selecting a site to operate a business. Industry owners want to know demographic information, economic information, housing information and social characteristics of an area. Knowing every facet of the community, gives potential employers an indication of the overall quality of life of a community and the potential viability of their business. To address Cobb County's overall characteristics a Cobb County Fact Sheet is included in the *Appendix*.

Labor Force

Labor Force is extremely important when considering a location to set up operations. Without knowing, if potential employees exist and what their education is, it would be difficult for an industrial establishment to thrive and be successful. The *Appendix* includes key employment figures, educational attainment figures and educational institutions in Cobb County and surrounding area.

Transportation

Transportation is one of the more important factors to consider when identifying areas to establish an industry. What types of transportation systems are available in the area and how to get goods and services from point A to point B in a quick and efficient manner is a top priority when selecting a site.

Fortunately, Cobb County is unique in that four major interstate highways traverse the county (I-75, I-285, I-20 and I-575) along with a number of state highway systems and more than 2000 miles of maintained public roads. A \$1.04 billion SPLOST program was approved and includes \$850 million for Department of Transportation improvements.

Cobb County also boasts one of the top suburban transit systems in the state. Cobb Community Transit (CCT) provides inter and intra county movement via 75 buses on 17 routes and a reciprocal transfer agreement with Metropolitan Atlanta Rapid Transit Authority (MARTA), which links CCT with regional employment and entertainment centers, as well as Hartsfield-Jackson International Airport in Atlanta.

There are two rail lines that traverse the county. The Norfolk Southern system operates 36 miles of track through the southern part of the county. That includes 18 miles of main line, 10 miles of second main, and eight miles of sidetrack. It is estimated that 35 trains per day run through Cobb County on the Norfolk Southern line. Norfolk southern also operates an intermodal terminal in Austell and has access to the deepwater port in Savannah, Georgia. CSX also operates a main line that runs through Cobb from Atlanta to Chattanooga.

Along with the ground transportation infrastructure, air transportation is a valuable asset to Cobb County as well. McCollum Field in Kennesaw has gradually transformed from a recreational airport to a business-class airport hosting about 350 takeoffs and landings each day. It is served by two full-service fixed base operators with a fully-manned control tower. McCollum Field, the fourth busiest airport in Georgia, has an annual economic impact of more than \$47 million to the local economy and continues to pursue additional improvements. While not part of Cobb County, the Fulton County airport is just across the Chattahoochee River and can easily benefit industries with a need for air transportation.

Cobb County also is accessible to the busiest passenger airport in the world. Hartsfield-Jackson International Airport is only 20 miles from the heart of Cobb County. Coupled with the unparalleled interstate highway system that traverses Cobb County, Hartsfield-Jackson is easily accessible with a typical airport commute of 25 to 45 minutes. Twenty three passenger and 19 cargo air carries fly out of Hartsfield-Jackson airport. In 2007, Airports Council International ranked Hartsfield-Jackson 11th in the U.S. in terms of air cargo.

Utilities & Telecommunications

When selecting for industrial land, a prime component of the site is adequate utilities and communication lines, which includes electricity, natural gas, water and sewer and telecommunications.

Cobb has excellent ability to supply electricity to meet industrial demands. The county is part of Georgia's integrated electrical transmission system which assures long-term continuity.

Natural Gas is available to meet industrial demands on an uninterrupted basis by two Natural Gas systems.

Cobb County's Water System, which provides water, sewer and stormwater management services, has been nationally recognized as an industry leader in service delivery, environmental protection, facility operations, and maintenance and expansion of infrastructure. The overall water & sewer capacity is adequate to supply industrial quantities. Water supply capacity is 130 million gal/day, while the average consumption is 70 million gal/day. The average daily flow is 2,578 cu. Ft./sec. Sewer capacity is 82 million gal/day, while the load is 55.5 million gal/day. Cobb's sewer system is second to none and includes a 9.5 mile tunnel with the goal of providing sufficient build-out capacity to the existing sewer network by 2040 and a similar tunnel is under construction for south Cobb County

With the deregulation of telecommunication services in the state of Georgia, the State, and accordingly, Cobb County has benefited from the growth of telecommunications and information technology services. Atlanta, Cobb's neighbor, is a transmission hub for the country's two largest fiber optic trunk routes, which link major population centers in North America. These fiber optic lines can be found throughout Cobb County.

Government Factors

The difference in tax rates, tax programs and tax incentives between jurisdictions can be huge, and not knowing prior to site purchase can have a surprising impact on an industry's annual operating costs. The following are tax requirements for Cobb County:

Businesses within Cobb County are required by law to withhold Federal and State Tax, as well as, FICA (Social Security) insurance.

Businesses are also required to collect sales tax on the retail sale of merchandise, the rental of certain items, and for certain services. Currently, the retail sales tax rate is 6% with 1% going toward education improvement for the county

Businesses are required to pay unemployment insurance by the State of Georgia if the business has one or more employees for 20 weeks in a calendar year or it has paid gross wages of over \$1,500.00 in a calendar year. The taxes are payable at a rate of 2.7% on the first \$8,500.00 in annual wages of an employee.

Like all Georgia counties, Cobb County taxes income and real and personal property located within the county. Both the Federal Government and State of Georgia levy income taxes on the earnings of any business in Cobb County. Property taxes are assessed at 40% of its fair market value.

Along with State of Georgia, Cobb County offers a variety of programs, services, and incentives to reduce the economic impact of locating or relocating industries within the county. The following support and incentives may be offered to qualifying companies under the terms of the Economic Development Incentives Ordinance:

No site or structural review fees

No development impact fees for transportation, parks, public safety and libraries.

No water system development fee

Financing at the prime interest rate of the System Development Fee over a three to five year period

Business license fees will be capped at \$1,000 a year for first three years

Building permit fees, which are based on \$6 per \$1,000 construction cost, will be waived for amount over \$5,000

Freeport inventory tax exemption which exempts qualifying inventories 100% from property tax. All inventories of manufacturers are exempt and products from outside Georgia temporarily stored are also exempt. This exemption must be applied for by April 1, of each calendar year.

There are also a several organizations that can assist industries in moving operations into Cobb County. The Development Authority of Cobb County, Chamber of Commerce, Walter Kelly Sr. Business Resource Center and Cobb County's own Economic Development Department all have full-time professional staff dedicated to business oriented services.

CobbWorks, a non-profit organization, provides a variety of services to assist workers and businesses in the Cobb community. Their mission is to create and maintain a collaboration of public and private resources that proactively identifies and meets the needs of workers and businesses in the Cobb community. Services include job-seeker services and business services.

Industrial Site Level

The industrial site level is a look at more specific locations within the county. Industrial site means large areas of contiguous, taxed properties that are designated Industrial and/or Industrial Compatible on the Future Land Use Map of the 2030 Comprehensive Plan. These large areas of future industrial use were created, based on the theoretical notion that any single property or multiple of properties can either be subdivided or combined depending on the needs of the industrial use. However, critical components of each site were researched and included in the assessment.

The first component involved land supply characteristics for each site, which included looking at site size, development potential, zoning and property value. The second component established site advantages for each site. These advantages included proximity to Arterial roadways, Interstates, Rail, Bus Stop and Airport. Other advantages involved specific areas located within Enterprise Zones. These ready for development or redevelopment zones, offer certain tax incentives and other economic development incentives for qualifying businesses to promote job creation and capital investment in the community. The last component included in the inventory of sites relate to disadvantages for industrial districts. The site constraints component involves environmental constraints and constraints related to the proximity to conflicting land uses, more specifically residential uses.

Component 1

Land Supply Characteristics

Site size is the size, in acres, of parcels that make up the industrial sites. The sites were determined using spatial analysis tools within GIS software.

Development potential indicates potential of development for a particular parcel. The development potential was dependent upon the building appraised value to land appraised value. If the building value is 25% or less of total assessed property value the property is deemed underutilized. Greater than 25% and less than 100% property is deemed evaluate and greater than 100% is defined as developed. A 0 building assessed value is classified as undeveloped. The assessed values are from the Cobb County Tax Assessors' database.

Although the developed properties are currently utilized by industry, many of those properties are underutilized and can be further developed or redeveloped. An important aspect of future industrial capacity is the development potential of underutilized and undeveloped sites.

Zoning was determined for each site and derived from the Cobb County Community Development GIS zoning database.

Assessed Property Values were determined for each site using Cobb County Tax Assessor data to serve as a proxy for market property values.

Market readiness further assesses the development availability of industrial lands. The market readiness is defined as “short term” if the property is currently zoned for an industrial type use. Short term means the development process could theoretically begin within 2 months. A “Long Term” statues means the zoning is incompatible with an industrial

use and would need to go through the rezoning process. This would be greater than 2 months.

Component 2

Site Advantages

Transportation Access indicates how many miles a particular parcel is to the nearest on/off ramp of Interstates, Rail, Bus Stop, Seaport and Airport. All distance are measured “as the crow flies” from the GIS determined center of the parcel. While this may not be exact in does provide a general distance to compare.

Area specific Incentives are incentives specific to the area, such as enterprise zones.

Component 3

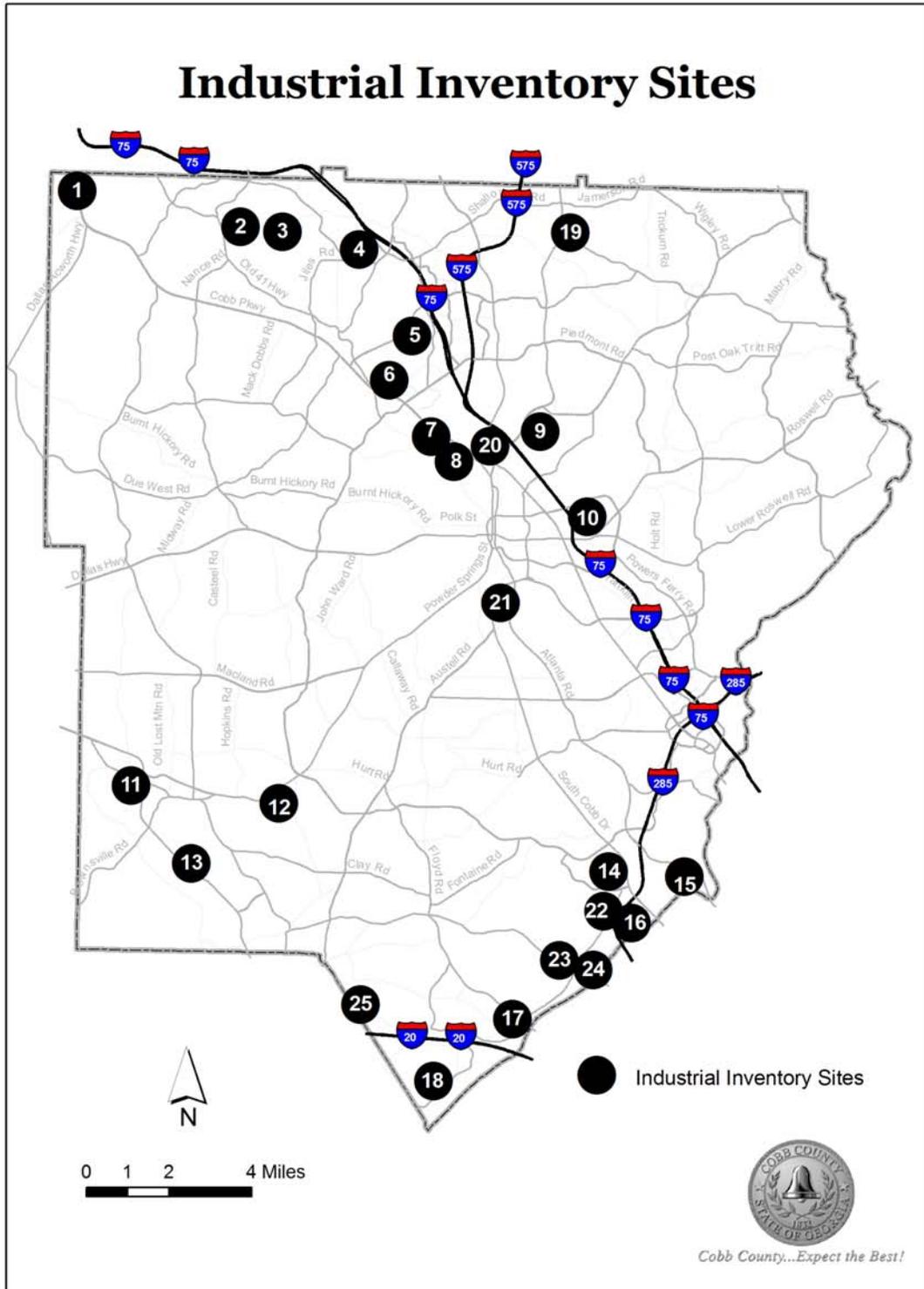
Site Constraints

Environmental constraint information utilized data from the Cobb County GIS, the National Wetlands Institute and the Federal Emergency Management Agency to compile information into one layer to assess the environmental impact of each parcel. A composite environmental constraints layer was developed for the inventory, and consisted of properties that contained any floodplain, wetlands and slopes greater than 25%.

Proximity to residential zones represents a potential constraint for industrial activities with significant off-site impacts. Data was compiled by calculating the distance (in feet) from the parcel line to the nearest residential zoned area out side of the entire industrial site.

The map on the next page shows all 25 industrial inventory sites that were analyzed

OVERALL SITE MAP



INVENTORY OF SITES

Countywide Industrial Lands Assessment

Cobb County has a total of 9,737 acres of land designated on the Future Land Use Map as Industrial or Industrial Compatible. Exactly, 7,100 acres or 72.9% of that is located within large, contiguous industrial areas throughout the county which essentially makes up the county's industrial land supply. Of the 7,100 acres there are a total of 2,355 parcels with an average parcel size of 5.2 acres. The largest parcel is just over 100 acres and is located within Site 18, south of I-20. Site 18 also contains the most industrial land within the inventory at 2005 acres or 28.24%. Although Site 11, located at the intersection of C.H. James Parkway and Powder Springs Dallas Road, makes up just over 1% of the acreage within the inventory, it has the largest average site size at 21.39 acres and Site 21, which is mostly made up of the Fair Oaks community, holds the largest number of parcels at 507 and the least average site size at approximately half an acre. The following table summarizes each site.

Industrial Land Inventory Summary by Site

	Acres	% of County	# of Parcels	Max Size (Acres)	Min Size (Acres)	Average Site Size (Acres)
Site 1	117	1.65%	22	16.15	0.82	5.3
Site 2	85	1.20%	36	4.58	0.87	4.5
Site 3	77	1.08%	23	18.76	0.8	3.3
Site 4	171	2.41%	23	18.52	0.55	7.4
Site 5	681	9.59%	52	85.2	0.04	13.1
Site 6	404	5.69%	66	75	0.06	6.12
Site 7	57	0.80%	20	7.7	0.5	2.8
Site 8	54	0.76%	27	7	0.4	1.9
Site 9	48	0.68%	56	6.8	0.31	0.85
Site 10	180	2.54%	301	17	0.02	0.59
Site 11	86	1.21%	4	42	4.6	21.39
Site 12	701	9.87%	165	45.4	0.12	4.2
Site 13	182	2.56%	12	72.5	0.55	15
Site 14	167	2.35%	247	7.22	0.14	0.67
Site 15	213	3.00%	63	26.1	0.17	3.4
Site 16	177	2.49%	57	22.2	0.13	3.1
Site 17	490	6.90%	145	69.5	0.21	3.4
Site 18	2,005	28.24%	173	101.28	0.22	11.5
Site 19	216	3.04%	136	11.5	0.02	1.58
Site 20	156	2.20%	86	13.6	0.27	1.8
Site 21	300	4.23%	507	15	0.023	0.59
Site 22	123	1.73%	14	61.7	0.47	8.79
Site 23	69	0.97%	16	13.89	0.64	4.3
Site 24	228	3.21%	57	20.56	0.08	3.93
Site 25	113	1.59%	47	15.25	0.9	2.41
Cobb County	7,100	100	2,355	101.28	0.51	5.2

Land Supply Characteristics

Site Size

The majority of the 2,355 parcels dedicated for industrial use are less than 2 acres. The number of parcels drops significantly as the acres per parcel gets larger. Within all 25 industrial sites analyzed there were only 12 parcels 50 acres or larger. There are 498 sites that range from approximately 2 acres to 10 acres and those parcels total 2,307 acres making up the majority of the county wide industrial acreage.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	1,691	498	105	49	12
% of All Parcels	72%	21%	4%	2%	1%
Acres	1,042	2,307	1,453	1,480	816
% of All Acres	15%	32%	20%	21%	11%

Development Potential

Not surprisingly 57% of the parcels countywide are considered developed and 39% of the total acreage is considered developed, which is the majority for the development potential of industrial lands. The Planning Division estimated the number of undeveloped parcels within the inventory to be 475 or 20% of the total number of parcels, which makes up 33% of the total acreage. Underutilized parcels were hard to find, of the 2,355 parcels only 162 were considered underutilized. The 162 parcels were only 13% of the total acreage of the industrial lands.

	Developed	Undeveloped	Underutilized	Evaluation
Parcels	1,342	475	162	376
% of All Parcels	57%	20%	7%	16%
Acres	2,743	2,371	920	1,065
% of All Acres	39%	33%	13%	15%

Zoning

Most of the parcels within the 25 industrial sites were zoned something other than Heavy Industrial (HI), Light Industrial (LI) and Future Industrial (IF). Other zones (residential and commercial) make up 62% of the total number of parcels and 31% of the total acreage. Of the three different industrial zoning types, Heavy Industrial (HI) is applied to most of the parcels and holds the most percentage of total acres of all zoning types.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	518	372	2	1,463
% of All Parcels	22%	16%	0%	62%
Acres	2,701	2,177	5	2,217
% of All Acres	38%	31%	0%	31%

Market Readiness

Most of the parcels within county wide industrial sites have been deemed long term based on their zoning category however, the majority of acres have a short term market readiness, which indicates large acre lots.

	Short Term	Long Term
Parcels	888	1,467
% of All Parcels	38%	62%
Acres	4,806	2,293
% of All Acres	68%	32%

Appraised Fair Market Value

The following table depicts the land, building and total fair market value (FMV) of the industrial inventory for the county.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1,355	616	184	182
% of All Parcels	58%	26%	8%	8%
Acres	943	1,982	1,258	2,884
% of All Acres	13%	28%	18%	41%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	461	1,088	478	92	218
% of All Parcels	20%	46%	20%	4%	9%
Acres	2,324	1,194	899	380	2,269
% of All Acres	33%	17%	13%	5%	32%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	519	1,250	231	337
% of All Parcels	22%	53%	10%	14%
Acres	507	1,842	1,122	3,596
% of All Acres	7%	26%	16%	51%

Looking at the total Land FMV, the majority of properties are less than \$100,000, while most of the acres are \$1,000,000 or greater. This again reflects large acre properties, which is indicative of industrial sites. Appraised building values indicate large properties of undeveloped land and large properties with building values in excess of \$1,000,000. The majority of properties contain Building FMV between \$0 and \$100,000. The majority of parcels range from \$100,000 to \$500,000 in Total FMV, while most of the acreage is greater than \$1,000,000.

	Total Value	Overall Building to Land Value
Land	\$683,947,101	143%
Building	\$980,190,646	
Total	\$1,664,137,747	

The previous table breaks down the total land and building values for all industrial districts within the assessment. The overall building to land value ratio is 143% indicating a thriving industrial land supply.

Site Advantages

Transportation Access

All industrial parcels are within 2 miles of a major arterial roadway, and 50% of all properties are within a mile of a freeway. Sixty-Two percent of the parcels are within a mile of rail lines and all properties are less than 5 miles from rail. The majority of industrial parcels are within a mile of a bus stop and greater than 5 miles from an airport.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	333	14%	2,072	29%	Adjacent	60	3%	349	5%
< 1	2,020	86%	5,016	71%	< 1	1,112	47%	3,266	46%
1 to < 2	2	0%	12	0%	1 to < 2	536	23%	2,173	31%
2 to < 5	0	0%	0	0%	2 to < 5	466	20%	342	5%
> 5	0	0%	0	0%	> 5	181	8%	969	14%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	143	6%	930	13%	Adjacent	70	3%	198	3%
< 1	1,307	55%	2,312	33%	< 1	1,675	71%	4,236	60%
1 to < 2	305	13%	694	10%	1 to < 2	420	18%	2,016	28%
2 to < 5	600	25%	3,165	45%	2 to < 5	190	8%	648	9%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	12	1%	317	4%
< 1	61	3%	343	5%
1 to < 2	236	10%	1,131	16%
2 to < 5	872	37%	3,482	49%
> 5	1,174	50%	1,826	26%

Area Specific Incentives

There are a total of 538 parcels out of 7100 that are within specific enterprise zones. The parcels make up 23% of the total properties and 18% of the total acres.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
538	23%	1,295	18%

Site Constraints

Environmental Constraints

Most of the properties (76%) within the county wide inventory do not have any environmental constraints attached. That is consistent with the acreage as well. Forty-four percent of the total acreage does not contain any floodplain, wetlands or significant slopes.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	495	21%	2,816	40%
Wetlands (swamps & lakes)	133	6%	2,032	29%
25% or Greater Slopes	108	5%	1,460	21%
No environmental constraints	1,801	76%	3,091	44%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

Nearby housing represents potential constraints for industrial activities with significant off-site impacts. Five percent of the industrial properties are adjacent to residential zoned parcels, while the majority of parcels within the industrial inventory or zoned residential. However, the majority of acres (2,295) or 32% are greater than 2,000 feet from residential zoned property

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	1,272	54%	1,617	23%
Adjacent to residential zone	126	5%	776	11%
Less than 1000 feet	305	13%	692	10%
1000 to 2000 Ft.	368	16%	1,720	24%
> 2000Ft	284	12%	2,295	32%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning

Site 1 Assessment

Site 1 is located in extreme northwest Cobb County along Highway 41 near the intersection of Third Army Road. The site contains 22 parcels at a total of 117 acres and an average site size of 5.3 acres. There currently exist a mix of uses, including residential, auto service garage, low rise hotel/motel and a social fraternal hall. Some of the more industrial type uses currently existing within the site include mini and prefab warehouses. The largest property is just over 16 acres with the smallest parcel being 0.82 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Thirteen or 59% of Site 1 has parcels ranging from 2 to 10 acres, which is consistent with the average site size, however the 4 parcels ranging from 10 to 20 acres contain the majority of acreage.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	5	13	4	0	0
% of All Parcels	23%	59%	18%	0%	0%
Acres	6	55	56	0	0
% of All Acres	5%	47%	48%	0%	0%

Development Potential

The majority of properties that make up Site 1 are either undeveloped or underutilized. Only 1 parcel that makes up 2% of the total site acreage is considered developed.

	Developed	Undeveloped	Underutilized	Evaluation
Parcels	1	8	7	6
% of All Parcels	5%	36%	32%	27%
Acres	2	39	30	46
% of All Acres	2%	33%	26%	39%

Zoning

As is the case county wide, the majority of lots within Site 1 are zoned something other than HI, LI or IF.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	2	1	0	19
% of All Parcels	9%	5%	0%	86%
Acres	6	2	0	109
% of All Acres	5%	2%	0%	93%

Market Readiness

Only 3 properties are considered to have a short term market readiness, while 19 of the 22 parcels are considered long term.

	Short Term	Long Term
Parcels	3	19
% of All Parcels	14%	86%
Acres	8	109
% of All Acres	7%	93%

Appraised Fair Market Value

There appears to be a nice mix of properties within each Land FMV range, however the majority of acreage lies on land with values greater than \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	4	5	7	6
% of All Parcels	18%	23%	32%	27%
Acres	9	27	28	53
% of All Acres	8%	23%	24%	45%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	8	4	8	2	0
% of All Parcels	36%	18%	36%	9%	0%
Acres	38	12	37	30	0
% of All Acres	32%	10%	32%	26%	0%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	3	6	5	8
% of All Parcels	14%	27%	23%	36%
Acres	6	30	24	57
% of All Acres	5%	26%	21%	49%

There are two properties with structure values between \$500,000 and \$1,000,000, while 36% of all parcels have building values that range from \$100,000 to \$500,000 and parcels that have no value or are undeveloped. Most of the lots and acreage have total FMV at or above \$1,000,000.

	Total Value	Overall Building to Land Value
Land	\$17,246,067	19%
Building	\$3,267,590	
Total	\$20,513,657	

The previous table breaks down the total land and building values for site 1. The overall building to land value ratio is 19% indicating development and/or redevelopment opportunities.

Site Advantages

Transportation Access

With Site 1 being along Highway 41, it is no surprise that 91% of the parcels have direct access to a major arterial roadway and the other 9 percent is less than a mile from an arterial. 36% of the parcels are less than a mile from I-75, while the majority is less than 2 miles from I-75. CSX Transportation Rail access is within 2 miles for 9 % of the parcels, while all parcels are less than 5 miles from the Acworth Park and Ride lot. Mccollum Field is the nearest airport, which is more than 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	20	0%	101	0%	Adjacent	0	0%	0	0%
< 1	2	100%	16	100%	< 1	8	36%	47	40%
1 to < 2	0	0%	0	0%	1 to < 2	14	64%	70	60%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	0	0%	0	0%
1 to < 2	2	9%	29	25%	1 to < 2	0	0%	0	0%
2 to < 5	20	91%	88	75%	2 to < 5	22	100%	117	100%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	22	100%	117	100%

Area Specific Incentives

No parcels within Site 1 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Site 1 is estimated to be affected by Floodplain, Wetlands or Steep Slopes.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	22	100%	117	0%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

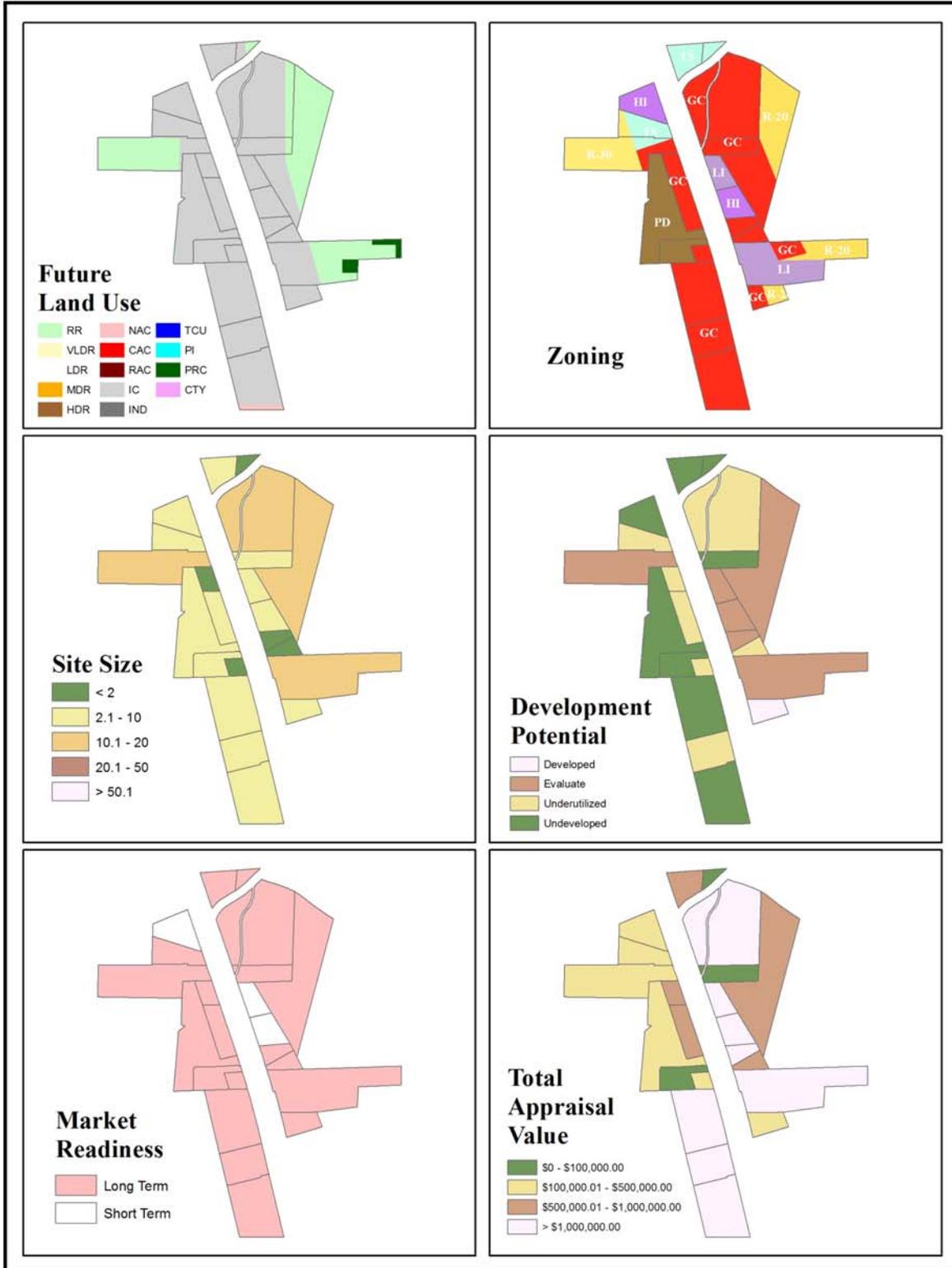
Eight or 36% of the lots in Site 1 are located adjacent to residentially zoned properties; while 7 of the 22 properties are zoned residential.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	7	32%	57	49%
Adjacent to residential zone	8	36%	46	39%
Less than 1000 feet	0	0%	0	0%
1000 to 2000 Ft.	7	32%	14	12%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 2 Assessment

Site 2 is located in northwest Cobb County and is part of an unincorporated island surrounded by the City of Acworth. The 36 parcels that make up Site 2 are bordered by Hickory Grove Road to the north and New Mcever Road to the south. The majority of the properties are serviced by Mcever Industrial Drive with others serviced by Cantrell Road and Cantrell Industrial Court. Most of the existing uses are warehouses and prefab warehouses. The site does include three manufacturing/processing businesses a lumber storage facility and a metal working operation. The site totals 85 acres with an average site size of 2.3 acres. The largest property is approximately 4.5 acres with the smallest parcel being 0.87 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Most of site 2 includes parcels less than 2 acres, however 71% of the acreage per parcel is within the 2 to 10 acre range.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	19	17	0	0	0
% of All Parcels	53%	47%	0%	0%	0%
Acres	25	60	0	0	0
% of All Acres	29%	71%	0%	0%	0%

Development Potential

The majority of properties (58%) that make up Site 2 are considered developed. Four properties with a total of 11 acres were identified as undeveloped, while 2 properties totaling 8 acres were considered underutilized.

	Developed	Undeveloped	Underutilized	Evaluation
Parcels	21	4	2	9
% of All Parcels	58%	11%	6%	25%
Acres	47	11	8	19
% of All Acres	55%	13%	9%	22%

Zoning

Unlike most of the industrial sites, 94% of the properties have an industrial zone, while only 6 percent or 2 sites have a non-industrial type zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	31	3	0	2
% of All Parcels	86%	8%	0%	6%
Acres	77	6	0	2
% of All Acres	91%	7%	0%	2%

Market Readiness

Because the majority of properties are zoned HI or LI, the timing of the market ability of the site is short term. Two sites would require a rezoning application if sites were considered for industrial use.

	Short Term	Long Term
Parcels	34	2
% of All Parcels	94%	6%
Acres	83	2
% of All Acres	98%	2%

Appraised Fair Market Value

Most of the parcels have Land and Building FMV ranging from \$100,000 to \$500,000. While most of the Land FMV is lumped within 100K to 500K, the building FMV is spread across and varies from one amount to another. This indicates a thriving industrial site that is suited for large, mid-size, and small industrial businesses.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	29	5	0
% of All Parcels	6%	81%	14%	0%
Acres	6	58	21	0
% of All Acres	7%	68%	25%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	4	6	12	8	6
% of All Parcels	11%	17%	33%	22%	17%
Acres	11	13	22	16	23
% of All Acres	13%	15%	26%	19%	27%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	13	14	8
% of All Parcels	3%	36%	39%	22%
Acres	4	28	23	30
% of All Acres	5%	33%	27%	35%

	Total Value	Overall Building to Land Value
Land	\$10,077,710	193%
Building	\$19,424,760	
Total	\$29,502,470	

The above table breaks down the total land and building values for site 2. The overall building to land value ratio is 193% indicating a very strong industry base.

Site Advantages

Transportation Access

100% of all parcels within Site 2 are less than a mile from a major arterial roadway and less than 2 miles from I-75. Six parcels totaling 18 acres are adjacent to the CSX Transportation rail line with potential direct access, while the rest of the parcels are less than 1 mile away. The Acworth Park and Ride lot is less than a mile away for one lot and least 2 miles away for 97% of the industrial site. Mccollum Field is the nearest airport, which ranges from 2 to 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	36	100%	85	100%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	36	100%	85	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	6	17%	18	21%	Adjacent	0	0%	0	0%
< 1	30	83%	67	79%	< 1	1	3%	4	5%
1 to < 2	0	0%	0	0%	1 to < 2	35	97%	81	95%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	36	100%	85	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 2 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 2 is comprised of parcels with no environmental constraints. Only one lot, equaling 4 acres contains some sort of Wetlands.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	1	3%	4	5%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	35	97%	81	95%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

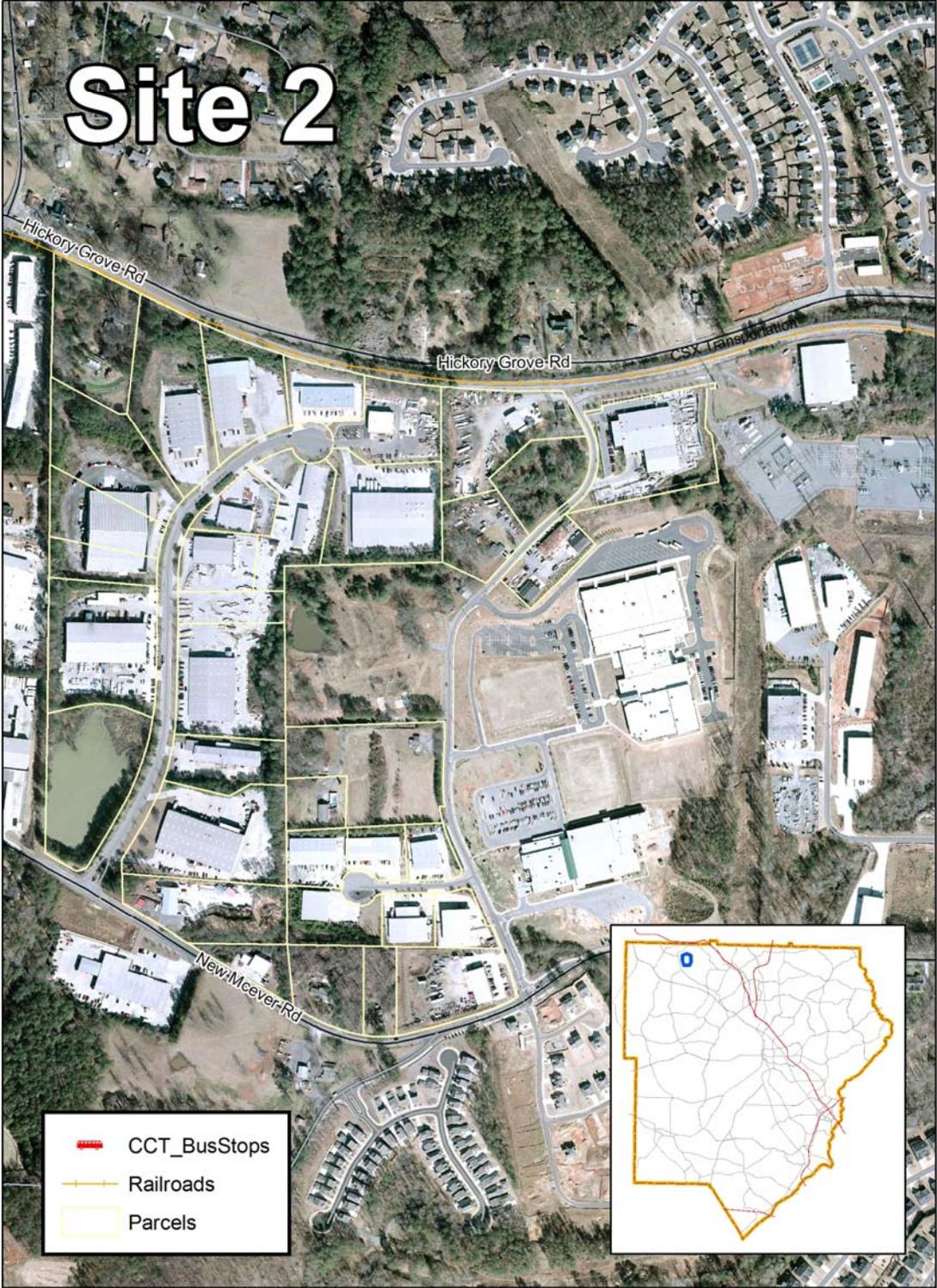
Proximity to Residential Zone

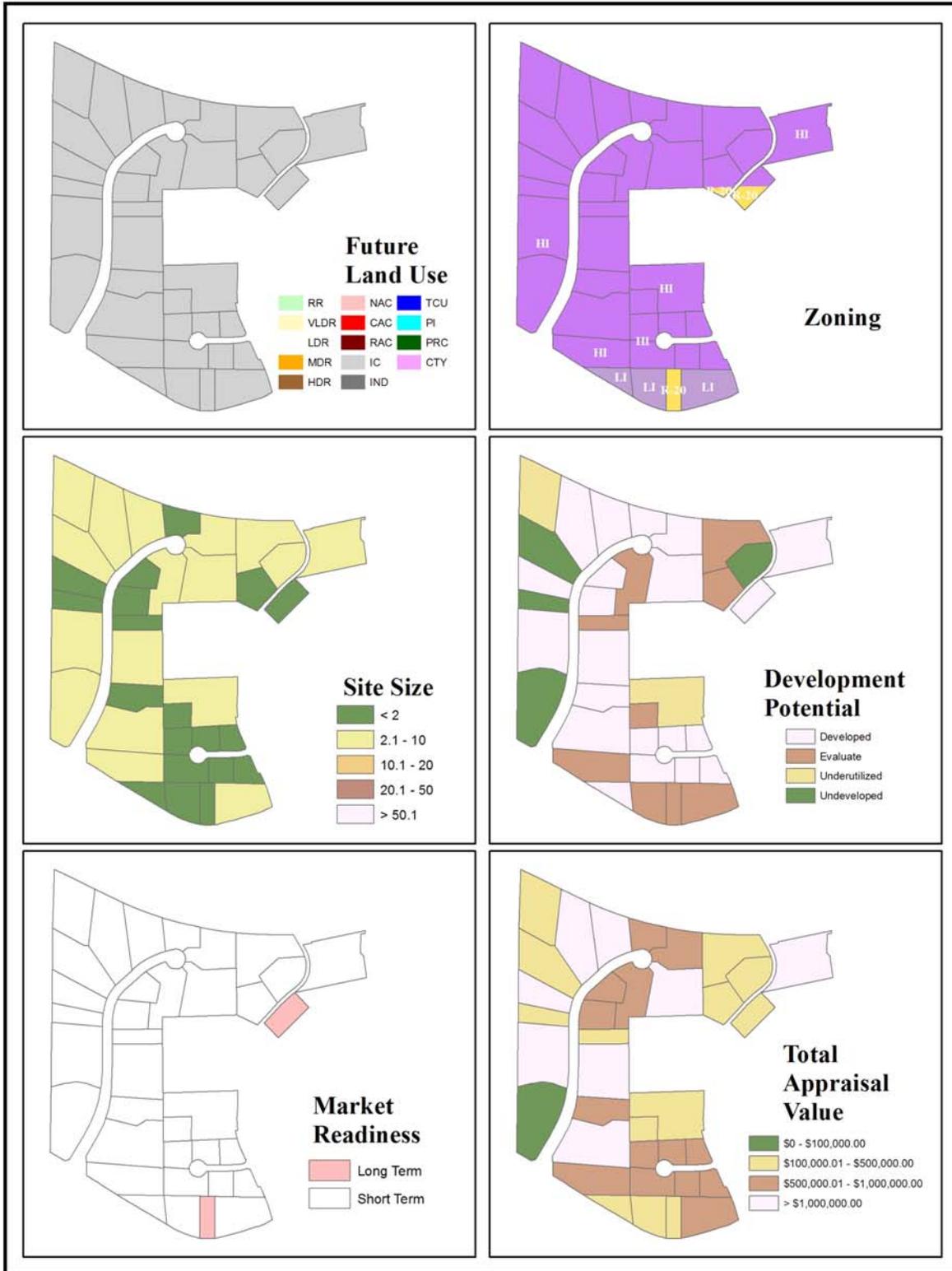
Twenty Six or 72% of the lots in Site 2 are located less than 1000 feet to residentially zoned properties; while 2 or 6% of the 36 properties are zoned residential.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	2	6%	2	2%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	26	72%	63	74%
1000 to 2000 Ft.	8	22%	20	24%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 3 Assessment

Site 3 is located in northwest Cobb County and is part of another industrial unincorporated island. This site is surrounded by the City of Acworth to the west and the City of Kennesaw to the east. The 23 parcels that make up Site 3, is along New McEver Road and at the intersection of Hickory Grove Road. The site totals 77 acres with an average site size of 3.3 acres. Existing uses and facilities include 2 manufacturing/processing businesses, 2 low rise office buildings, 2 prefab warehouses, 3 flex buildings and 2 auto service garages. The largest property is approximately 19 acres with the smallest parcel being 0.8 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Sixty-one percent of the properties are less than 2 acres compared to 72% of the county is in sites less than 2 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	14	7	2	0	0
% of All Parcels	61%	30%	9%	0%	0%
Acres	17	30	30	0	0
% of All Acres	22%	39%	39%	0%	0%

Development Potential

The majority of properties (30%) that make up Site 3 are considered either developed or evaluate. Four properties with a total of 6 acres were identified as undeveloped, while 5 properties equaling 26 acres are considered underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	7	4	5	7
% of All Parcels	30%	17%	22%	30%
Acres	13	6	26	32
% of All Acres	17%	8%	34%	42%

Zoning

83% of the properties have an industrial zone, compared to 22% of the county wide industrial area being zoned industrial. Like Site 2 only 2 parcels have a non-industrial type zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	19	2	0	2
% of All Parcels	83%	9%	0%	9%
Acres	66	9	0	2
% of All Acres	86%	12%	0%	3%

Market Readiness

Because the majority of Site 3 properties are zoned HI or LI, the timing of the market ability of the site is short term. Two sites would require a rezoning application if sites were considered for industrial use.

	Short Term	Long Term
Parcels	21	2
% of All Parcels	91%	9%
Acres	75	2
% of All Acres	97%	3%

Appraised Fair Market Value

Site 3 contained one parcel that was missing appraisal values, therefore calculations are based on 22 lots as opposed to 23.

Total Fair Market Values for Site 3 ranges from \$100,000 to \$1,000,000 with a couple outliers. There is a nice mix of appraised buildings within Site 3 with one parcel containing a building appraised over a \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	4	15	2	1
% of All Parcels	18%	68%	9%	5%
Acres	5	42	10	19
% of All Acres	7%	55%	13%	25%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	4	7	6	4	1
% of All Parcels	18%	32%	27%	18%	5%
Acres	6	25	16	23	6
% of All Acres	8%	33%	21%	30%	8%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	11	6	3
% of All Parcels	9%	50%	27%	14%
Acres	3	23	24	26
% of All Acres	4%	30%	32%	34%

	Total Value	Overall Building to Land Value
Land	\$6,401,160	95%
Building	\$6,100,070	
Total	\$12,501,230	

The previous table breaks down the total land and building values for site 3. The overall building to land value ratio is 95% indicating a slight potential for redevelopment.

Site Advantages

Transportation Access

Ninty-one percent of the industrial land within Site 3 is less than a mile from Baker Road, the nearest major arterial roadway. The entire site is at least 2 miles from I-75 and the Acworth Park and Ride lot, while 7 properties equaling 38 acres has potential direct access to the CSX Transportation Rail line. Mccollum Field is the nearest airport, which ranges from 2 to 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	21	91%	65	84%	< 1	0	0%	0	0%
1 to < 2	2	9%	12	16%	1 to < 2	23	100%	77	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	7	30%	38	49%	Adjacent	0	0%	0	0%
< 1	16	70%	39	51%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	23	100%	77	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	23	100%	77	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 3 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 3 is comprised of parcels with no environmental constraints. Only three lots or 13%, equaling 10 acres contains Wetlands.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	3	13%	10	13%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	20	87%	67	87%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

Just over 50% of the properties and acres are less than 1,000 feet from residentially zoned properties; while 9% of the 23 properties are zoned residential.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	2	9%	2	3%
Adjacent to residential zone	1	4%	5	6%
Less than 1000 feet	12	52%	45	58%
1000 to 2000 Ft.	8	35%	25	32%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 4 Assessment

Site 4 is a successful industrial area located within unincorporated Cobb County along the northern city limit boundary of City of Kennesaw. The 23 parcels that make up Site 4, is serviced by Royal Drive and Shiloh Road. The site totals 171 acres with an average site size of 7.4 acres, above the county average of 5.2 acres per site. Site 4 contains numerous typical structures for industrial use. They include 6 lots with flex buildings, 2 prefab warehouse lots, 11 warehouse parcels and 1 low rise office building. The largest property is approximately 18.5 acres with the smallest parcel being 0.55 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Seventy-eight percent of the properties range from 2 to 20 acres, with 71% of the total acreage being on lots ranging from 10 to 20 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	5	9	9	0	0
% of All Parcels	22%	39%	39%	0%	0%
Acres	5	45	121	0	0
% of All Acres	3%	26%	71%	0%	0%

Development Potential

The majority of properties (78%) that make up Site 4 are considered developed. Three properties with a total of 8 acres were identified as undeveloped, while 2 would additional evaluation to determine development potential.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	18	3	0	2
% of All Parcels	78%	13%	0%	9%
Acres	143	8	0	20
% of All Acres	84%	5%	0%	12%

Zoning

Site 4 has a nice mix of industrial zoning as 83% of the properties are zoned HI or LI.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	6	13	0	4
% of All Parcels	26%	57%	0%	17%
Acres	27	118	0	26
% of All Acres	16%	69%	0%	15%

Market Readiness

A short term market readiness makes up 19 of the 23 properties and 85% of the total acreage, giving Site 4 an overall short term market readiness. However, the majority of sites are developed.

	Short Term	Long Term
Parcels	19	4
% of All Parcels	83%	17%
Acres	145	26
% of All Acres	85%	15%

Appraised Fair Market Value

Total Fair Market Values for Site 4 are mostly above \$1,000,000 indicating a well established, successful industrial area. In fact, 70% of the properties and 92% of the acreage has total fair market value at or above \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	6	4	12
% of All Parcels	4%	26%	17%	52%
Acres	1	12	17	141
% of All Acres	1%	7%	10%	82%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	3	0	4	1	15
% of All Parcels	13%	0%	17%	4%	65%
Acres	8	0	7	2	154
% of All Acres	5%	0%	4%	1%	90%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	2	4	16
% of All Parcels	4%	9%	17%	70%
Acres	1	7	5	158
% of All Acres	1%	4%	3%	92%

	Total Value	Overall Building to Land Value
Land	\$26,625,250	232%
Building	\$61,751,340	
Total	\$88,376,590	

The previous table breaks down the total land and building values for site 4. The overall building to land value ratio is 232% indicating no real possibility for redevelopment.

Site Advantages

Transportation Access

One of the reasons for the success of Site 4 is its proximity to transportation facilities. Over 50% of the parcels are located with direct access to an arterial roadway and 100% of the site is adjacent to an I-75 on-off ramp. The CSX rail line is less than a mile from the site with the nearest bus stop being at least 2 miles from the area. Mccollum Field is the nearest airport, which ranges from 2 to 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	12	52%	106	62%	Adjacent	23	100%	171	100%
< 1	11	48%	65	38%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	23	100%	171	100%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	23	100%	171	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	23	100%	171	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 4 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 4 is comprised of parcels with no environmental constraints however, 43% of the acreage is covered by floodplain.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	8	35%	73	43%
Wetlands (swamps & lakes)	1	4%	12	7%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	14	61%	86	50%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

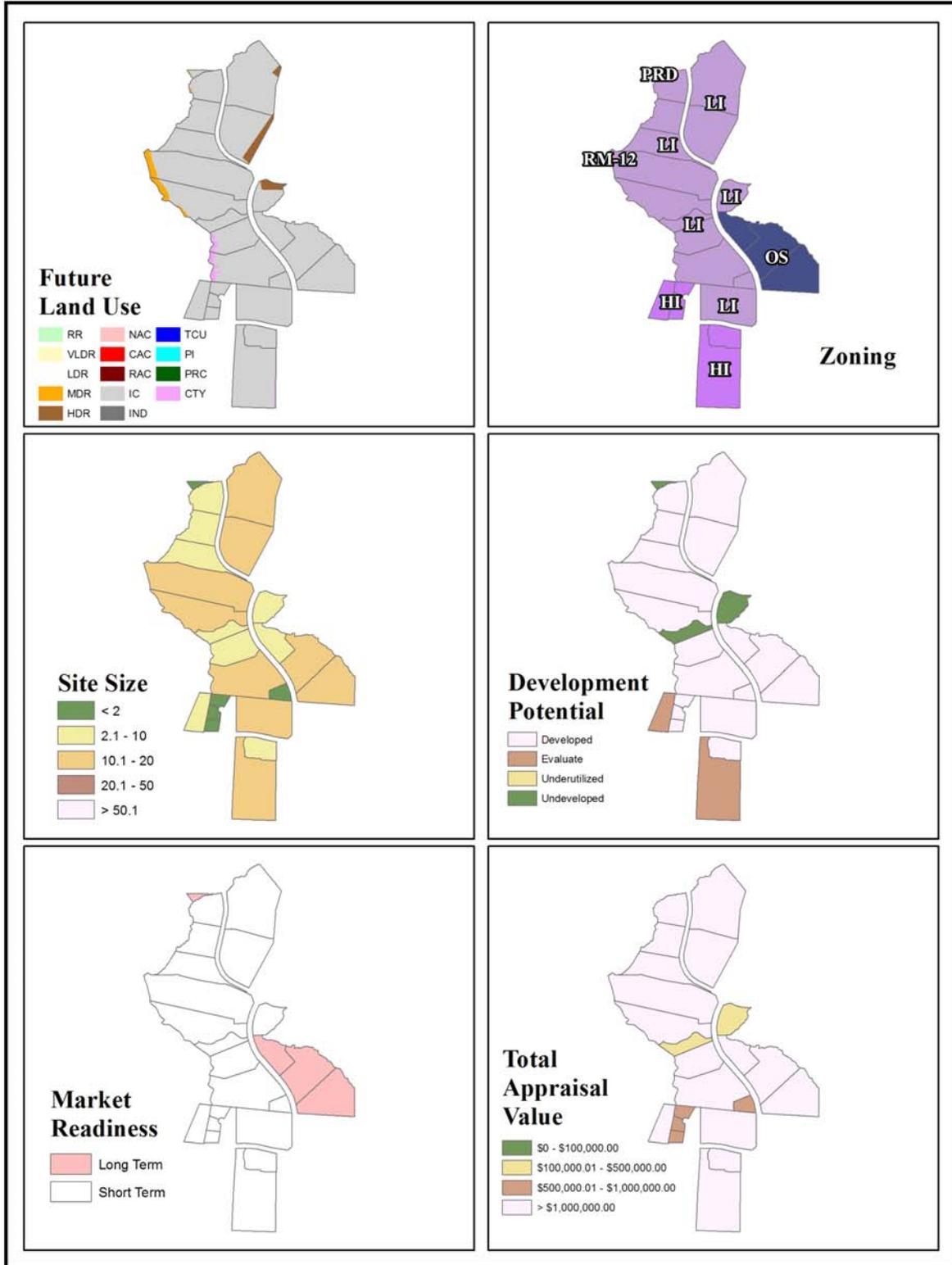
48% of the properties located in Site 4 are greater than 1000 feet from any residential zoned property out side of the industrial area. There are 8 parcels adjacent to residential property and 4 lots that are currently zoned either entirely or partially residential.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	4	17%	26	15%
Adjacent to residential zone	8	35%	82	48%
Less than 1000 feet	0	0%	0	0%
1000 to 2000 Ft.	6	26%	38	22%
> 2000Ft	5	22%	25	15%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 5 Assessment

Site 5 is located near the I-75/Chastain Road interchange just north of Mccollum Field. The site is made up of 52 parcels on 681 acres with an average site size of 13.1 acres. A large portion of the site is currently being utilized for mining and the extraction of numerous minerals. Some other existing uses and facilities include 14 flex building properties, 4 manufacturing/processing facilities, a warehouse, franchise food distributor and several low rise office buildings. The largest property is approximately 85.2 acres with the smallest parcel being well less than an acre. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

There are various site sizes within Site 5 with the majority ranging from 2 to 20 acres. Most of that acreage lies within parcels that range from 10 to 20 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	11	17	15	7	2
% of All Parcels	21%	33%	29%	13%	4%
Acres	12	89	216	210	154
% of All Acres	2%	13%	32%	31%	23%

Development Potential

The majority of properties (37%) that make up Site 5 have been identified as developed. Based on criteria to determine development potential, 33% of the lots have been designated undeveloped, however it is evident through aerial photography that some undeveloped properties currently have mining operations being conducted.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	19	17	8	8
% of All Parcels	37%	33%	15%	15%
Acres	271	245	136	29
% of All Acres	40%	36%	20%	4%

Zoning

Seventy-three percent of the properties have an industrial zone, compared to 22% of the county wide industrial area being zoned industrial.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	22	16	0	14
% of All Parcels	42%	31%	0%	27%
Acres	393	180	0	108
% of All Acres	58%	26%	0%	16%

Market Readiness

Because most of the properties are zoned either HI or LI, most of the site has been identified to have a short term market readiness.

	Short Term	Long Term
Parcels	40	12
% of All Parcels	77%	23%
Acres	617	64
% of All Acres	91%	9%

Appraised Fair Market Value

Due to the high level of development, site 5 boosts the third highest total fair market values for the county. Seventy-nine percent of all parcels and 94% of all acreage are valued well over \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	4	9	38
% of All Parcels	2%	8%	17%	73%
Acres	1	5	39	638
% of All Acres	0%	1%	6%	94%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	17	4	8	3	20
% of All Parcels	33%	8%	15%	6%	38%
Acres	245	30	111	5	290
% of All Acres	36%	4%	16%	1%	43%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	3	7	41
% of All Parcels	2%	6%	13%	79%
Acres	1	4	35	643
% of All Acres	0%	1%	5%	94%

	Total Value	Overall Building to Land Value
Land	\$91,651,530	124%
Building	\$113,567,900	
Total	\$205,219,430	

The table above breaks down the total land and building values for site 5. The overall building to land value is a high 124%.

Site Advantages

Transportation Access

60% of the properties have a great advantage considering the direct access to an arterial roadway, while 94% of the parcels are within a mile from an I-75 on-off ramp. Five lots totaling 206 acres are adjacent to the CSX ran line while the rest is less than a mile away. CCT bus stop facilities are within walking distance and the entire industrial site is located just north of Mccollum Field.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	31	60%	408	60%	Adjacent	0	0%	0	0%
< 1	21	40%	273	40%	< 1	49	94%	585	86%
1 to < 2	0	0%	0	0%	1 to < 2	3	6%	97	14%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	5	10%	206	30%	Adjacent	10	19%	107	16%
< 1	47	90%	475	70%	< 1	42	81%	575	84%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	2	4%	232	34%
< 1	5	10%	78	11%
1 to < 2	45	87%	448	66%
2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 3 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 5 is comprised of parcels with environmental constraints. Most of the constraints deal with floodplain while some properties have steep slope issues. As is the case with the entire industrial inventory, each parcel that includes a constraint does not mean it can not be developed. Some properties can have one or more environmental constraints and not have an affect on the buildable area.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	27	52%	73	11%
Wetlands (swamps & lakes)	13	25%	250	37%
25% or Greater Slopes	8	15%	292	43%
No environmental constraints	22	42%	114	17%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

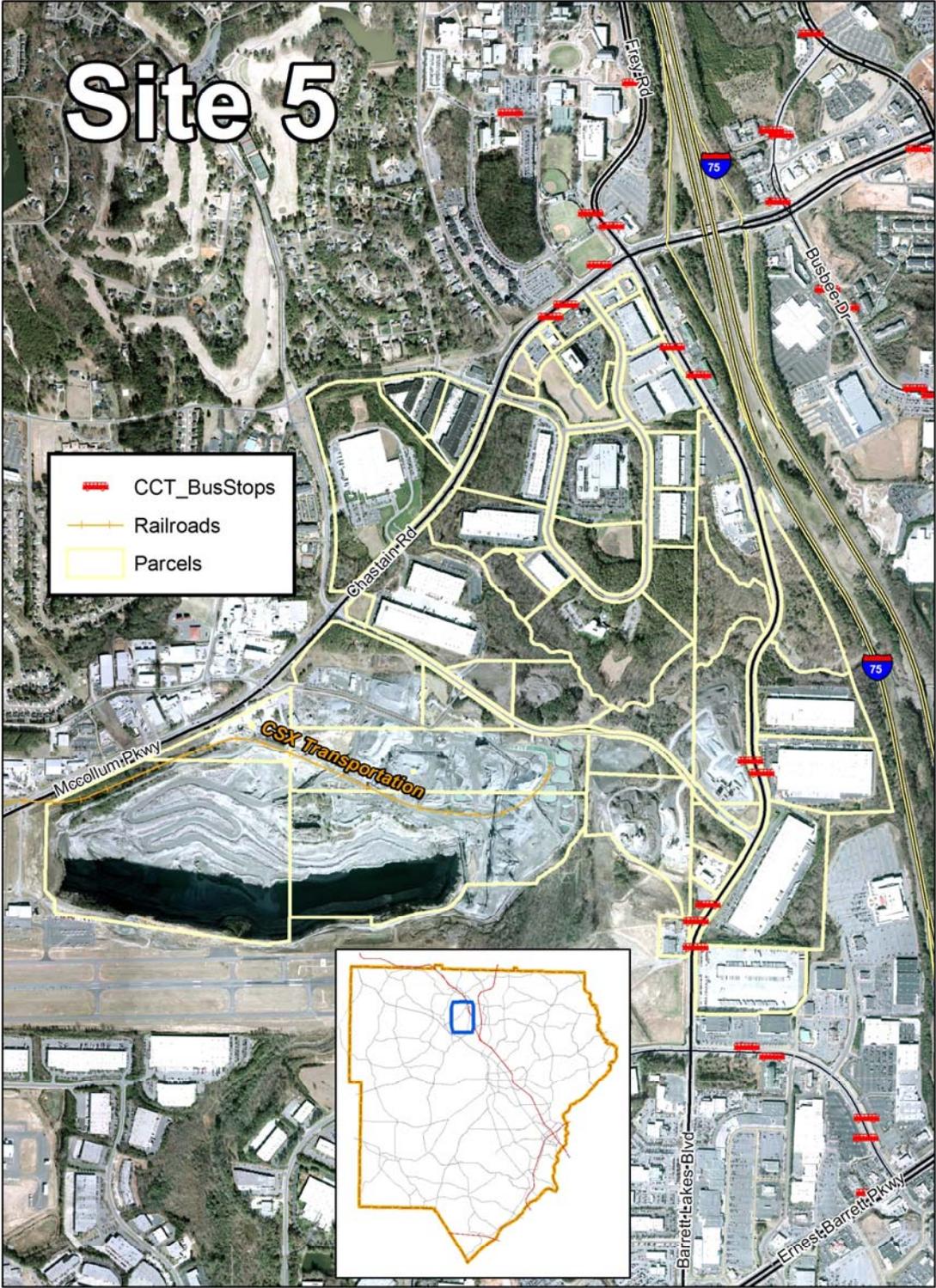
Proximity to Residential Zone

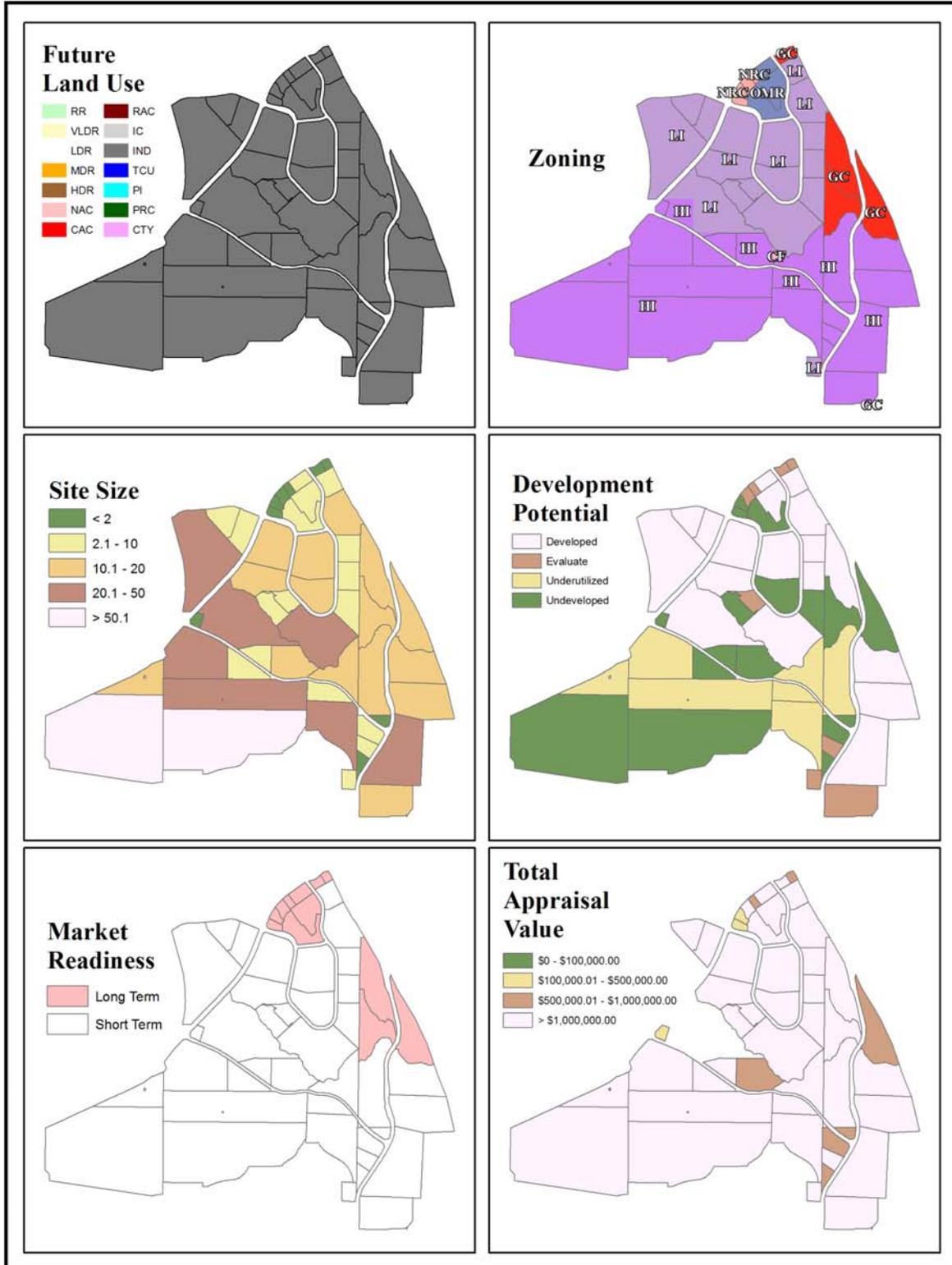
No properties are zoned residential or adjacent to residential and the majority are greater than 2000 feet from the nearest residentially zoned property.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	0	0%	0	0%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	3	6%	20	3%
1000 to 2000 Ft.	12	23%	165	24%
> 2000Ft	37	71%	496	73%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 6 Assessment

Industrial site 6 is an extension of site 5 only separated by Mccollum Field. The site sits south of the Cobb County airport east of Old Highway 41 north of Roberts Boulevard. Most of the industrial lots are serviced by Barrett Park Dr., Vaughn Rd., Cobb Place Blvd. and Roberts Blvd. The site is made up of 66 parcels on 404 acres with an average site size of 6.12 acres. The majority of the parcels consist of flex buildings, warehouses and low rise office buildings with one property consider as government exempt. The largest property is approximately 75 acres with the smallest parcel being 0.06 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Fifty-eight percent of the properties range from 2 to 10 acres compared to 21% of county wide industrial properties range from 2 to 10 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	20	38	6	1	1
% of All Parcels	30%	58%	9%	2%	2%
Acres	10	221	76	22	75
% of All Acres	2%	55%	19%	5%	19%

Development Potential

Developed properties make up the majority of properties and acreage in site 6. Undeveloped properties make up 12% of all parcels and only 10% of all acres.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	52	8	0	6
% of All Parcels	79%	12%	0%	9%
Acres	267	40	0	97
% of All Acres	66%	10%	0%	24%

Zoning

92% of the properties are zoned LI, while 8% are applied to some other zone than HI or LI.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	0	61	0	5
% of All Parcels	0%	92%	0%	8%
Acres	0	380	0	24
% of All Acres	0%	94%	0%	6%

Market Readiness

Short term market readiness makes up 61 of the 66 properties and 94% of the total acreage, giving Site 6 an overall short term market readiness. However, the majority of sites are developed.

	Short Term	Long Term
Parcels	61	5
% of All Parcels	92%	8%
Acres	380	24
% of All Acres	94%	6%

Appraised Fair Market Value

Seven parcels are missing appraisal information therefore fair market value information is based on a total of 59 sites and 378 acres.

Sixty-four percent of the properties have a total fair market value greater than \$1,000,000 and 24% range from \$100,000 to \$500,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	5	14	8	32
% of All Parcels	8%	24%	14%	54%
Acres	2	19	36	321
% of All Acres	1%	5%	10%	85%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	8	0	16	3	32
% of All Parcels	14%	0%	27%	5%	54%
Acres	40	0	12	13	313
% of All Acres	11%	0%	3%	3%	83%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	3	14	4	38
% of All Parcels	5%	24%	7%	64%
Acres	2	16	17	343
% of All Acres	1%	4%	4%	91%

	Total Value	Overall Building to Land Value
Land	\$65,082,187	244%
Building	\$159,025,610	
Total	\$224,107,797	

The above table breaks down the total land and building values for site 6. The overall building to land value ratio is 244% indicating no real possibility of redevelopment.

Site Advantages

Transportation Access

100% of the industrial land within Site 6 is less than a mile from a major arterial roadway. I-75 is less than a mile from 21% of the parcels and less than 2 miles from 79% of the parcels. Rail access is less than a mile from most properties while bus stops are within walking distance for all properties within site 6. Ten parcels have the the advantage of being adjacent to Mccollum Field, while the majority are less than a mile away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	4	6%	95	24%	Adjacent	0	0%	0	0%
< 1	62	94%	309	76%	< 1	14	21%	74	18%
1 to < 2	0	0%	0	0%	1 to < 2	52	79%	330	82%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	2	3%	13	3%
< 1	63	95%	381	94%	< 1	64	97%	391	97%
1 to < 2	3	5%	23	6%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	10	15%	163	40%
< 1	43	65%	171	42%
1 to < 2	13	20%	70	17%
2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 6 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

56% of all acreage within site 6 is entirely or partially within the 100 year floodplain. Properties that hold lakes or swamps make up 41% of all acreage. Thirty-two sites have no environmental constraints to delay development.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	34	52%	227	56%
Wetlands (swamps & lakes)	12	18%	164	41%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	32	48%	175	43%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

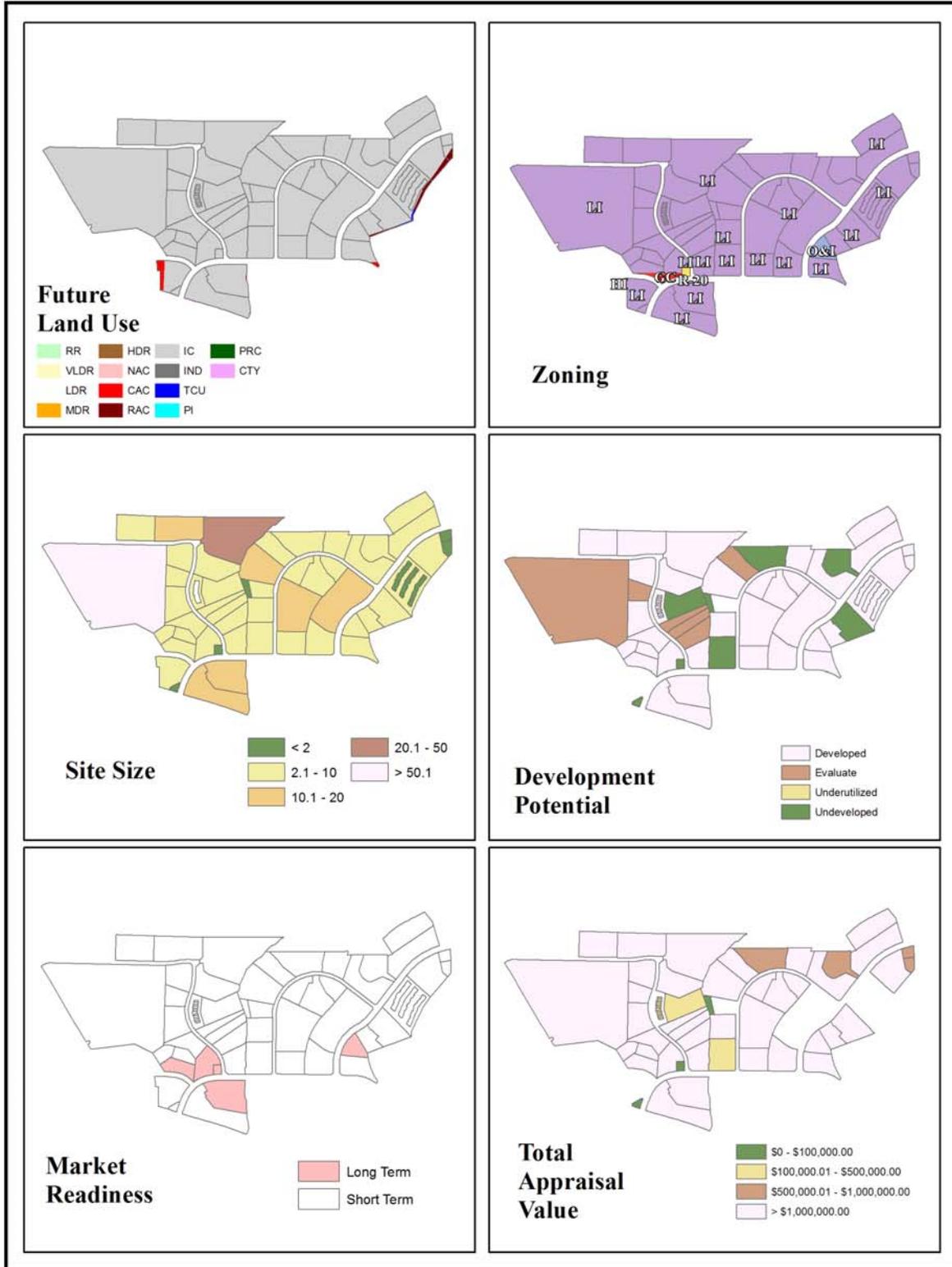
Only 1 parcel equaling 1 acre is zoned for residential use. As the property acreage increases within the site, so does the distance from residential property.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	1	2%	1	0%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	2	3%	2	0%
1000 to 2000 Ft.	17	26%	130	32%
> 2000Ft	46	70%	271	67%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 7 Assessment

Site 7 is located in the shadows of Kennesaw Mountain. The 57 acre area is sandwich between Old Highway 41 and Cobb Parkway. It is traversed by the CSX railroad with White Circle Court, Mountain Industrial Drive, and White Circle acting as service roads. There are 20 parcels with the average size around 2.8 acres. The site is made up of mostly warehouses with the majority being prefab warehouses. There does exist within the industrial site 2 flex buildings, a manufacturing/processing business as well as a low rise office complex. The maximum size is 7.7 acres with the smallest parcel being 0.5 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Indicative of the average parcel size, the entire site is made up of properties 10 acres or less, with 50% being less than 2 acres and 50% ranging from 2 to 10 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	10	10	0	0	0
% of All Parcels	50%	50%	0%	0%	0%
Acres	12	45	0	0	0
% of All Acres	21%	79%	0%	0%	0%

Development Potential

The majority of properties (55%) that make up Site 7 are considered developed. Five properties totaling 13 acres or 23% of total site acreage had been identified as underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	11	1	5	3
% of All Parcels	55%	5%	25%	15%
Acres	31	1	13	12
% of All Acres	54%	2%	23%	21%

Zoning

Eighty percent of the properties are zoned HI, while 15% are zoned LI. There is one non-industrial zoned lot making up 7% of all acreage.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	16	3	0	1
% of All Parcels	80%	15%	0%	5%
Acres	46	7	0	4
% of All Acres	81%	12%	0%	7%

Market Readiness

With all properties except for one zoned HI or LI, site 7 has an overall short term market readiness if redevelopment or new development were to occur.

	Short Term	Long Term
Parcels	19	1
% of All Parcels	95%	5%
Acres	53	4
% of All Acres	93%	7%

Appraised Fair Market Value

Market values are great indicators on the successfulness of any area. Analyzing the values from site 7 indicate a mediocre to slightly above performing industrial area. Land and building values mostly range from \$100,000 to \$500,000, while the total FMV range from \$500,000 to \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	0	14	6	0
% of All Parcels	0%	70%	30%	0%
Acres	0	25	32	0
% of All Acres	0%	44%	56%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	5	7	3	4
% of All Parcels	5%	25%	35%	15%	20%
Acres	1	13	14	11	18
% of All Acres	2%	23%	25%	19%	32%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	0	7	8	5
% of All Parcels	0%	35%	40%	25%
Acres	0	9	23	25
% of All Acres	0%	16%	40%	44%

	Total Value	Overall Building to Land Value
Land	\$7,629,230	202%
Building	\$15,432,510	
Total	\$23,061,740	

The previous table breaks down the total land and building values for site 7. The overall building to land value ratio is 202% indicating no real redevelopment potential.

Site Advantages

Transportation Access

Site 7 is sandwich between to major arterial roadways less than mile from the industrial properties and I-75 is less than 2 miles from any parcels within the site. Direct or adjacent rail access is a possibility for 60% of the parcels, while Mccollum Field is the nearest airport, ranging from 2 to 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	20	100%	57	100%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	20	100%	57	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	12	60%	33	58%	Adjacent	0	0%	0	0%
< 1	8	40%	24	42%	< 1	20	100%	57	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	20	100%	57	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 7 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Ninety percent of all properties have no environmental constraints, while the other 10% may have steep slopes.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	2	10%	14	25%
No environmental constraints	18	90%	43	75%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

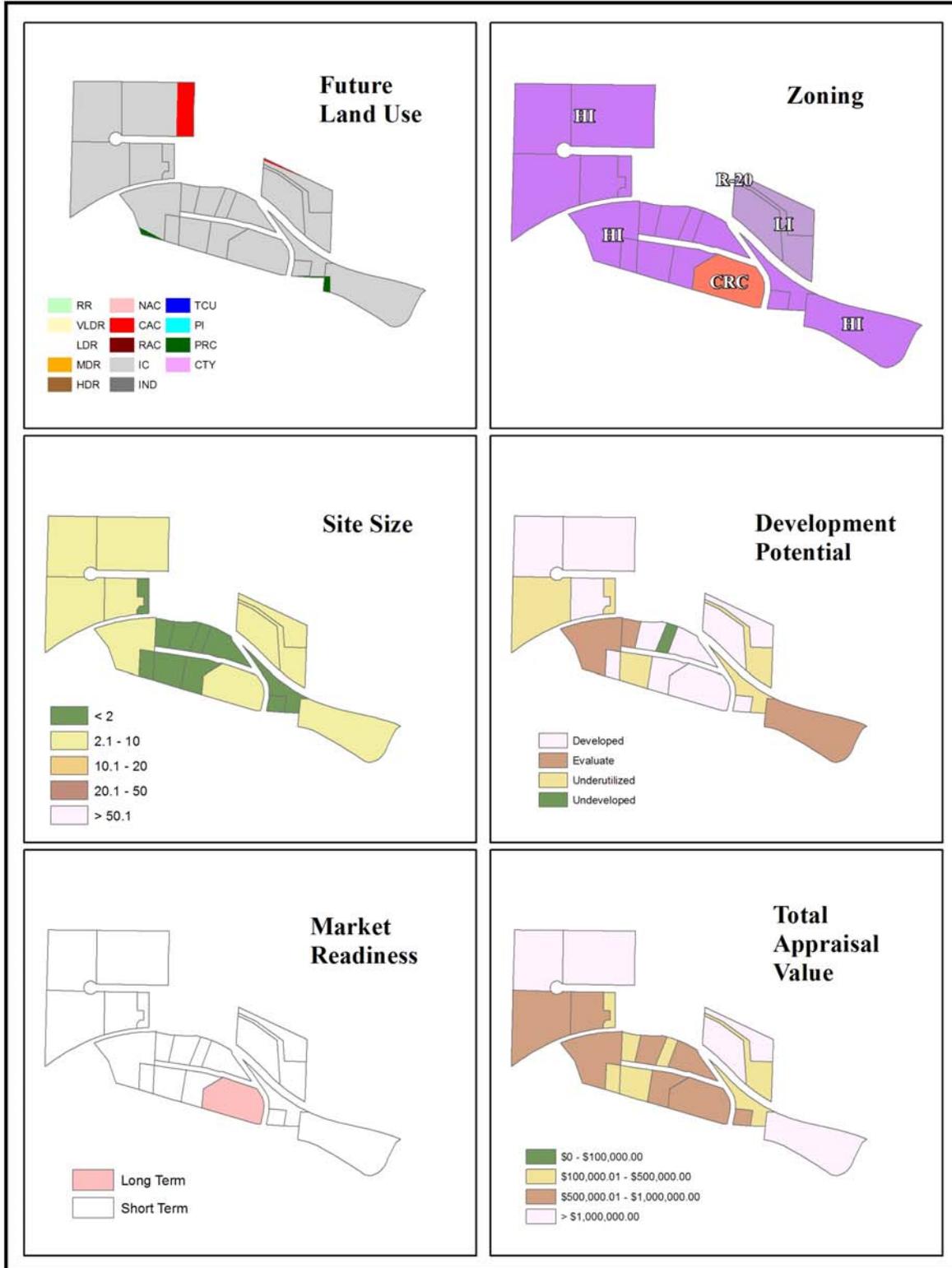
The majority of parcels are less than 1000 feet from any residential zoned lots, while the majority of acreage is adjacent to residential lots. This indicates large lots located to the perimeter of the industrial area and smaller lots to the interior of the area, which contradicts policies and goals set forth for the industrial compatible and industrial areas in the 2030 Comprehensive Plan.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	0	0%	0	0%
Adjacent to residential zone	9	45%	36	63%
Less than 1000 feet	11	55%	21	37%
1000 to 2000 Ft.	0	0%	0	0%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 8 Assessment

Site 8 is an industrial area essentially surrounded by the City of Marietta. It is also located in the shadows of Kennesaw Mountain between Old Highway 41 and Kennesaw Avenue. The area is serviced by Kirk Road, Marble Mill Road and Kenmill Drive. There are 54 acres split up into 27 lots ranging from 7 acres to 0.4 acres. The average parcel size is 1.9 acres compared to the county wide industrial average parcel size of 5.2 acres. This site is largely a warehouse industrial district with 11 of the 27 lots being either warehouses or prefab warehouses. Three parcels have manufacturing/processing businesses and 3 contain flex building facilities. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

With an average parcel size of 1.9 acres, it is no surprise that the majority of properties are less than 2 acres, however there are 9 parcels equaling 35 acres (3.8 acres per parcel) that range from 2 to 10 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	18	9	0	0	0
% of All Parcels	67%	33%	0%	0%	0%
Acres	19	35	0	0	0
% of All Acres	35%	65%	0%	0%	0%

Development Potential

The majority of properties 16 or 59% that make up Site 8 are considered developed. The rest of the properties are spread out equally in number and acreage among undeveloped, underutilized and evaluate.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	16	3	4	4
% of All Parcels	59%	11%	15%	15%
Acres	28	9	9	8
% of All Acres	52%	17%	17%	15%

Zoning

Eight of the parcels have a zoning other than HI, LI or IF, however the majority of the acreage is applied to an industrial type zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	6	13	0	8
% of All Parcels	22%	48%	0%	30%
Acres	24	19	0	11
% of All Acres	44%	35%	0%	20%

Market Readiness

Despite some properties being zoned residential, the majority are zoned HI or LI and therefore have a short term market readiness timetable if and when sites are ready to be developed or redeveloped.

	Short Term	Long Term
Parcels	19	8
% of All Parcels	70%	30%
Acres	43	11
% of All Acres	80%	20%

Appraised Fair Market Value

Most of the land and building values within site 8 range from \$100,000 to \$500,000 adding up to the total FMV ranging from \$500,000 to \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	4	18	5	0
% of All Parcels	15%	67%	19%	0%
Acres	3	28	23	0
% of All Acres	6%	52%	43%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	3	7	9	3	5
% of All Parcels	11%	26%	33%	11%	19%
Acres	8	9	16	6	15
% of All Acres	15%	17%	30%	11%	28%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	0	9	13	5
% of All Parcels	0%	33%	48%	19%
Acres	0	9	30	15
% of All Acres	0%	17%	56%	28%

	Total Value	Overall Building to Land Value
Land	\$8,578,930	152%
Building	\$13,048,520	
Total	\$21,627,450	

The above table breaks down the total land and building values for site 8. The overall building to land value ratio is 152% indicating no real opportunity for redevelopment.

Site Advantages

Transportation Access

All properties are less than a mile from Highway 41 and less than 2 miles from I-75. Direct rail access to the CSX transportation rail line is a real possibility for 1 parcel, while the majority is less than mile away. The nearest bus stop is within a mile on Church Street and Mccollum Field is 2 to 5 miles from the site.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	27	100%	54	100%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	27	100%	54	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	1	4%	6	11%	Adjacent	0	0%	0	0%
< 1	26	96%	48	89%	< 1	27	100%	54	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	27	100%	54	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 8 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Site 8 contains no parcels or acreage with environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	27	100%	54	100%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

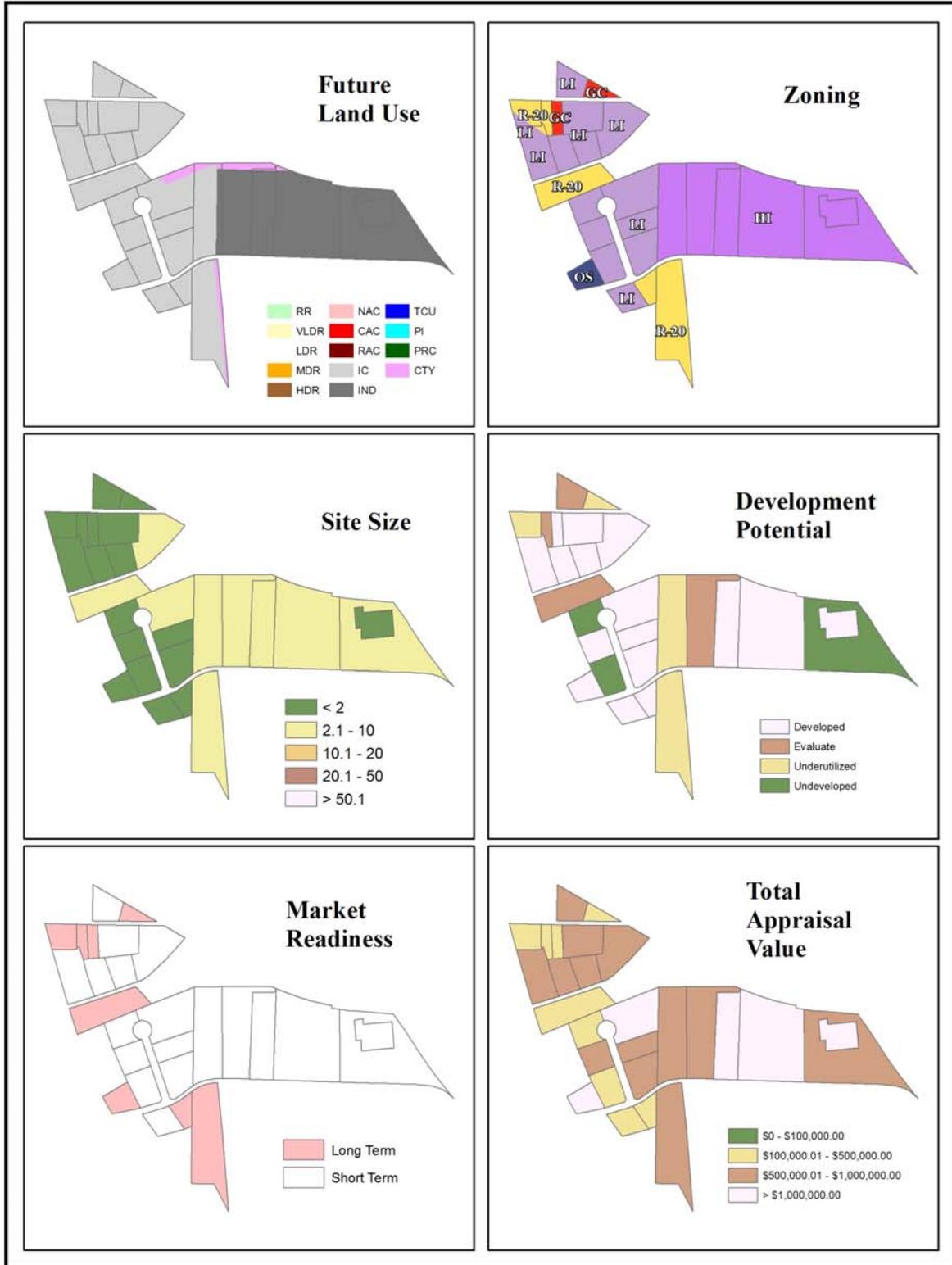
A disadvantage to site 8 is the proximity to residentially zoned parcels. Most or 41% of the lots are less than 1,000 feet to residential properties and 5 of the 27 parcels are zoned for residential use.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	5	19%	9	17%
Adjacent to residential zone	2	7%	2	4%
Less than 1000 feet	11	41%	15	28%
1000 to 2000 Ft.	9	33%	28	52%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 9 Assessment

Site 9 is another unincorporated industrial island promoting service delivery issues. It is located along Canton Road at the intersection with Sawyer Road. The 48 acre industrial site is serviced by Canton Drive, Prince Avenue, Prince Terrace and Kings Road. The site totals 56 parcels with an average parcel size of 0.85 acres. Although the site is considered industrial on the Future Land Use Map, the majority of the properties are currently being utilized as residential mixed in with a few warehouse lots. The largest property is approximately 6.8 acres with the smallest parcel being 0.31 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

The majority of properties are overwhelmingly less than 2 acres. Only 4 properties and 33% of total acreage range from 2 to 10 acres, indicating very limited industrial land.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	52	4	0	0	0
% of All Parcels	93%	7%	0%	0%	0%
Acres	32	16	0	0	0
% of All Acres	67%	33%	0%	0%	0%

Development Potential

Developed properties make up the majority of the site with 18% of the site needing more evaluation to determine development potential. Only 4% of the total acreage and parcels is considered undeveloped.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	38	2	6	10
% of All Parcels	68%	4%	11%	18%
Acres	23	2	5	18
% of All Acres	48%	4%	10%	38%

Zoning

Considering the average parcel size and the majority of lots being under 2 acres it is no surprise that most of the parcels are zoned something other than HI, LI or IF. Eight percent of the industrial site has an appropriate industrial zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	2	2	0	52
% of All Parcels	4%	4%	0%	93%
Acres	2	5	0	41
% of All Acres	4%	10%	0%	85%

Market Readiness

The market readiness for site 9 is in the long term time table due to the large number of properties and acreage that are zoned non-industrial. Only the 4 properties zoned HI or LI have been identified as short term.

	Short Term	Long Term
Parcels	4	52
% of All Parcels	7%	93%
Acres	7	41
% of All Acres	15%	85%

Appraised Fair Market Value

Most of the properties (41) have land values ranging from \$0 to \$100,000 and building values between \$100,000 and \$500,000. Both land and building values together, site 9 contains total market values between \$100,000 and \$500,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	41	11	2	2
% of All Parcels	73%	20%	4%	4%
Acres	25	8	5	10
% of All Acres	52%	17%	10%	21%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	23	31	0	0
% of All Parcels	4%	41%	55%	0%	0%
Acres	1	16	31	0	0
% of All Acres	2%	33%	65%	0%	0%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	51	2	2
% of All Parcels	2%	91%	4%	4%
Acres	1	32	5	10
% of All Acres	2%	67%	10%	21%

	Total Value	Overall Building to Land Value
Land	\$7,949,830	76%
Building	\$6,032,300	
Total	\$13,982,130	

The above table breaks down the total land and building values for site 9. The total value FMV for the site is well below the county average of \$66,565,510. The overall building to land value ratio is 76% indicating a potential for redevelopment.

Site Advantages

Transportation Access

All properties within the industrial site 9 are within a mile from a major arterial and interstate, which is consistent with county wide industrial sites. The proximity to rail access is a real possibility for 3 parcels, while the majority of properties are less than mile from the Georgia Northeastern Railroad. Bus stops are a bit farther away than most industrial sites within the county, however the nearest bus stop (Cobb Parkway) is less than 2 miles away and Mccollum Field is the nearest airport ranging from 2 to 5 miles from the industrial lots.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	56	100%	48	100%	< 1	56	100%	48	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	3	5%	4	8%	Adjacent	0	0%	0	0%
< 1	53	95%	44	92%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	56	100%	48	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	56	100%	48	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 9 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Site 9 contains no environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	0	0%	0	0%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	56	100%	48	100%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

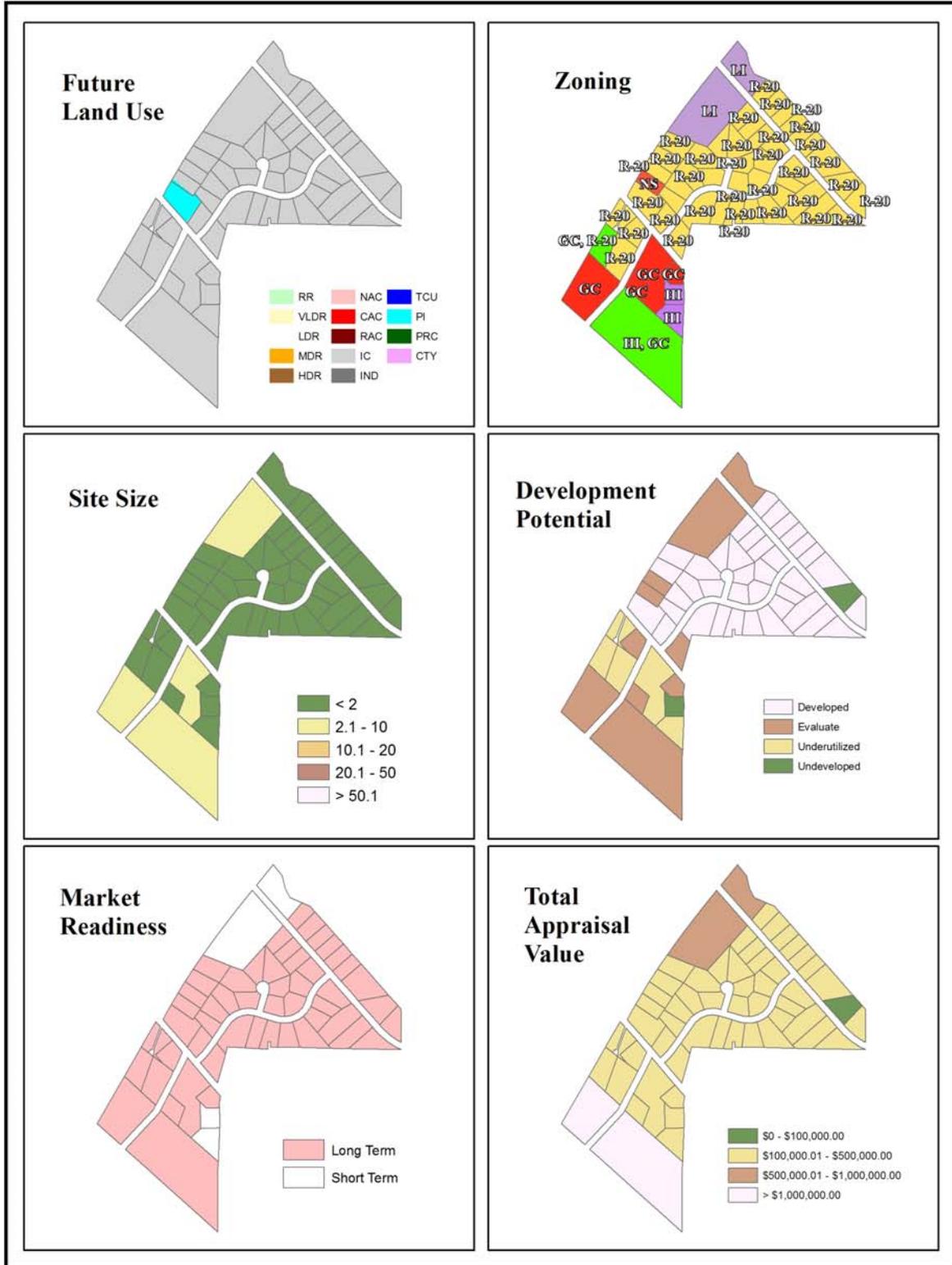
Consistent with the county wide industrial sites, the majority of site 9 is zoned for residential use. However, there are 10 properties located at least 2000 feet from the any residentially zoned property outside of the industrial site area.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	46	82%	28	58%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	0	0%	0	0%
1000 to 2000 Ft.	0	0%	0	0%
> 2000Ft	10	18%	20	42%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 10 Assessment

Site 10 is located in an unincorporated island inside the Marietta Loop. It is south of the North Marietta Loop, east of Wallace Road and is serviced by Gresham Road and several local streets. The site is included in the industrial land inventory assessment due to the large expanse of industrial compatible land designated on the Future Land Use Map. As the assessment reveals, despite the industrial future use, the majority of properties are small residential lots. The 301 parcels that make up Site 10, total 180 acres with an average site size of 0.59 acres. The largest property is approximately 17 acres with the smallest parcel being 0.02 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Overwhelmingly site 10 is characterized as small lots. Only 3% of all properties are over 2 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	292	7	2	0	0
% of All Parcels	97%	2%	1%	0%	0%
Acres	124	24	32	0	0
% of All Acres	69%	13%	18%	0%	0%

Development Potential

Not only are the lots small but they are developed as well. Thirteen percent of the properties are considered undeveloped, while only 2% are underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	247	39	5	10
% of All Parcels	82%	13%	2%	3%
Acres	93	65	10	12
% of All Acres	52%	36%	6%	7%

Zoning

All of the small lots within site 10 are indicative of the majority of zoning on the lots. 99% of the lots are zoned something other than industrial. Considering the average site size of 0.59 acres, most of the 99% other zonings are likely residential zones.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	2	0	0	299
% of All Parcels	1%	0%	0%	99%
Acres	23	0	0	157
% of All Acres	13%	0%	0%	87%

Market Readiness

Site 10 has the lowest number of properties identified as short term and the second highest number of properties considered long term for market readiness. It is not likely that this site will be developed within the next few years.

	Short Term	Long Term
Parcels	2	299
% of All Parcels	1%	99%
Acres	23	157
% of All Acres	13%	87%

Appraised Fair Market Value

Site 10 contains two sites missing appraisal information therefore values are based on 299 properties equaling 179 acres.

Consistent with the residential lots within site 10, ninety-five percent of the area has land and building values ranging from \$0 to \$100,000. There are 37 lots totaling 65 acres with no building FMV, indicating some lots are vacant. After totaling the land and building values, the majority (262) of properties range from \$100,000 to \$500,000, which is well above the county wide average of 50 lots within the same range.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	285	12	2	0
% of All Parcels	95%	4%	1%	0%
Acres	121	40	18	0
% of All Acres	68%	22%	10%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	37	199	63	0	0
% of All Parcels	12%	67%	21%	0%	0%
Acres	65	87	27	0	0
% of All Acres	36%	49%	15%	0%	0%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	34	262	3	0
% of All Parcels	11%	88%	1%	0%
Acres	24	134	21	0
% of All Acres	13%	75%	12%	0%

	Total Value	Overall Building to Land Value
Land	\$18,692,050	127%
Building	\$23,781,460	
Total	\$42,473,510	

The above table breaks down the total land and building values for site 10. The total FMV is below the county wide industrial site average of \$66,565,510. Despite the low market values the overall building to land value ration is a modest 127%.

Site Advantages

Transportation Access

In line with the rest of the industrial sites through out the county, the parcels within site 10 are at least 1 mile from a major arterial and interstate. Rail access is below county average with the majority of lots ranging from 1 to 2 miles. All sites are within a mile of the nearest bus stop, which is located on Roswell Road and the proximity to an airport is below county average being greater than 5 miles.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	5	2%	34	19%	Adjacent	0	0%	0	0%
< 1	296	98%	146	81%	< 1	301	100%	180	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	301	100%	180	100%
1 to < 2	177	59%	128	71%	1 to < 2	0	0%	0	0%
2 to < 5	124	41%	52	29%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	301	0%	180	0%

Area Specific Incentives

No parcels within Site 10 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

There are 69 properties that are entirely or partially within floodplain, which is above the county wide average of 20, however the majority of lots do not have any known environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	69	23%	70	39%
Wetlands (swamps & lakes)	3	1%	6	3%
25% or Greater Slopes	5	2%	36	20%
No environmental constraints	237	79%	107	59%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

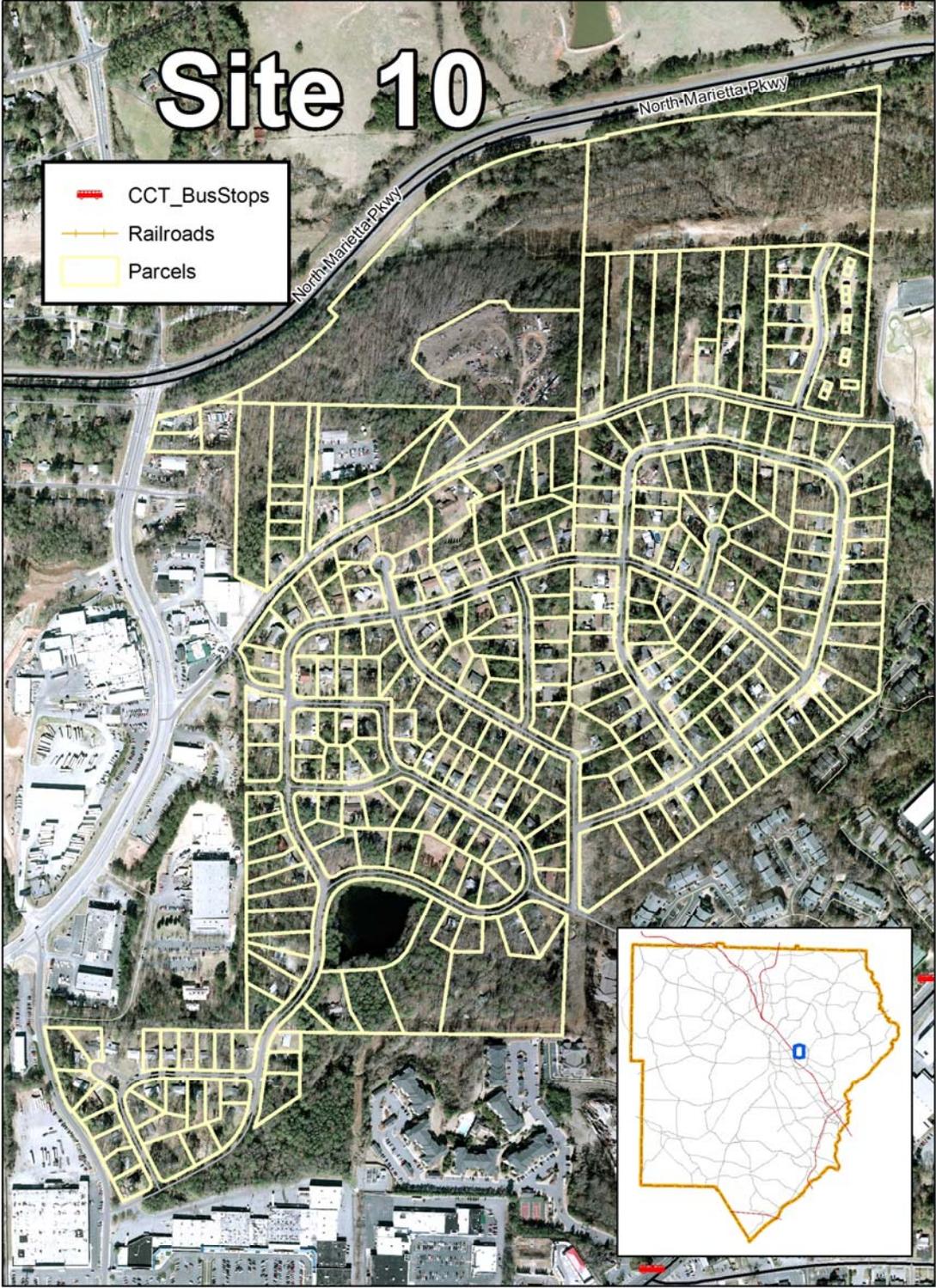
Proximity to Residential Zone

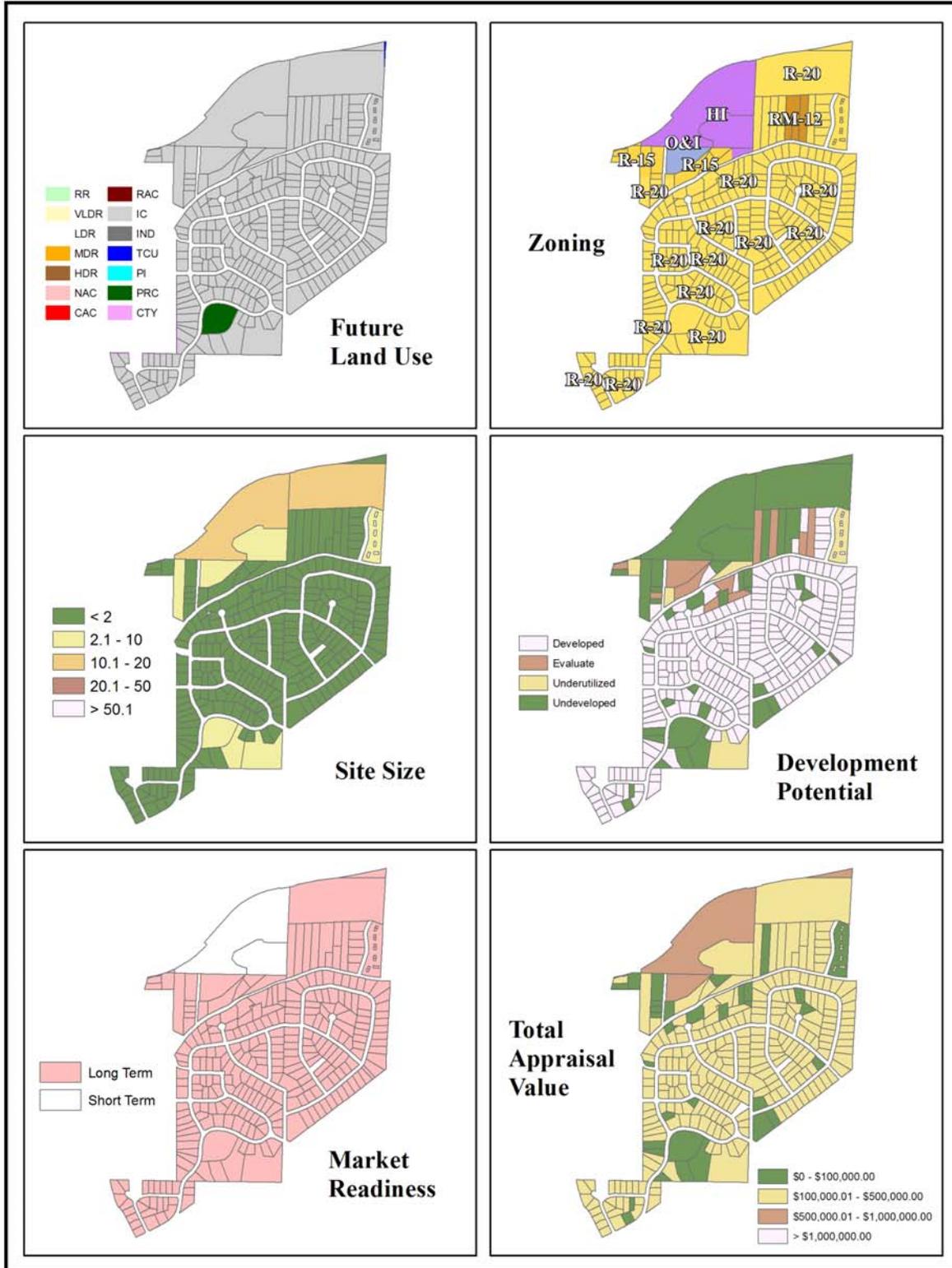
99% of all parcels within site 10 are zoned residential, the 3 properties that are not are within 2000 feet of the nearest residential zoned property outside of the industrial site area.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	298	99%	154	86%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	1	0%	17	9%
1000 to 2000 Ft.	2	1%	9	5%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 11 Assessment

Site 11 is an industrial compatible area located in southwest Cobb County near the intersection of C.H. James Pkwy and Richard B. Sailors Pkwy. The 86 acre industrial site is serviced by Powder Springs Dallas Road and contains 4 industrial sized parcels. The average parcel size is 21.39 acres which is the largest for the entire county. The largest property is approximately 42 acres with the smallest parcel being 4.6 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Two lots within site 11 range from 20 to 50 acres, while the other two range from 2 to 20 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	0	1	1	2	0
% of All Parcels	0%	25%	25%	50%	0%
Acres	0	5	17	64	0
% of All Acres	0%	6%	20%	74%	0%

Development Potential

One site each is considered developed and undeveloped, while 2 of the 4 sites have been identified as underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	1	1	2	0
% of All Parcels	25%	25%	50%	0%
Acres	22	42	22	0
% of All Acres	26%	49%	26%	0%

Zoning

Unlike most of the county, every property has an industrial type zone. In this case 100% of all lots are zoned Heavy Industrial.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	4	0	0	0
% of All Parcels	100%	0%	0%	0%
Acres	86	0	0	0
% of All Acres	100%	0%	0%	0%

Market Readiness

The market readiness is short term, meaning the 4 sites are zoned and ready to commence the development process.

	Short Term	Long Term
Parcels	4	0
% of All Parcels	100%	0%
Acres	86	0
% of All Acres	100%	0%

Appraised Fair Market Value

All but two parcels have land values indicative of industrial sites. The building values are spread across the market with 1 being over \$1,000,000. Fifty percent of all parcels within site 11 have a total FMV over \$1,000,000 compared to 14% of the county wide industrial sites being over \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	1	0	2
% of All Parcels	25%	25%	0%	50%
Acres	5	17	0	64
% of All Acres	6%	20%	0%	74%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	1	0	0	2	1
% of All Parcels	25%	0%	0%	50%	25%
Acres	42	0	0	22	22
% of All Acres	49%	0%	0%	26%	26%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	0	2	0	2
% of All Parcels	0%	50%	0%	50%
Acres	0	22	0	64
% of All Acres	0%	26%	0%	74%

	Total Value	Overall Building to Land Value
Land	\$4,968,680	162%
Building	\$8,029,590	
Total	\$12,998,270	

The above table breaks down the total values for land and building for site 11. Despite the above average total FMV for lots greater than \$1,000,000, the total value is less than county average primarily due to the size of the industrial site.

Site Advantages

Transportation Access

All four sites are adjacent to a major arterial, which is State Route 6, however all four sites are greater than 5 miles from the nearest interstate, which is I-20. Although the interstate proximity is but above average, it is fairly easy to navigate to I-20, considering there is an interchange with State Route 6. An advantage to site 11 is the rail access, while the nearest bus stop is the Florence Road Park and Ride lot. The nearest airport is Brown Field (Fulton County Airport), which is greater than 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	4	100%	86	100%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	4	0%	86	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	2	50%	64	74%	Adjacent	0	0%	0	0%
< 1	2	50%	22	26%	< 1	4	100%	86	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	4	100%	86	100%

Area Specific Incentives

No parcels within Site 3 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

While site 11 has some great advantages, there are some disadvantages as well. All four sites contain wetlands, while 3 of the 4 are constrained by floodplain.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	3	75%	64	74%
Wetlands (swamps & lakes)	4	100%	86	100%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	0	0%	0	0%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

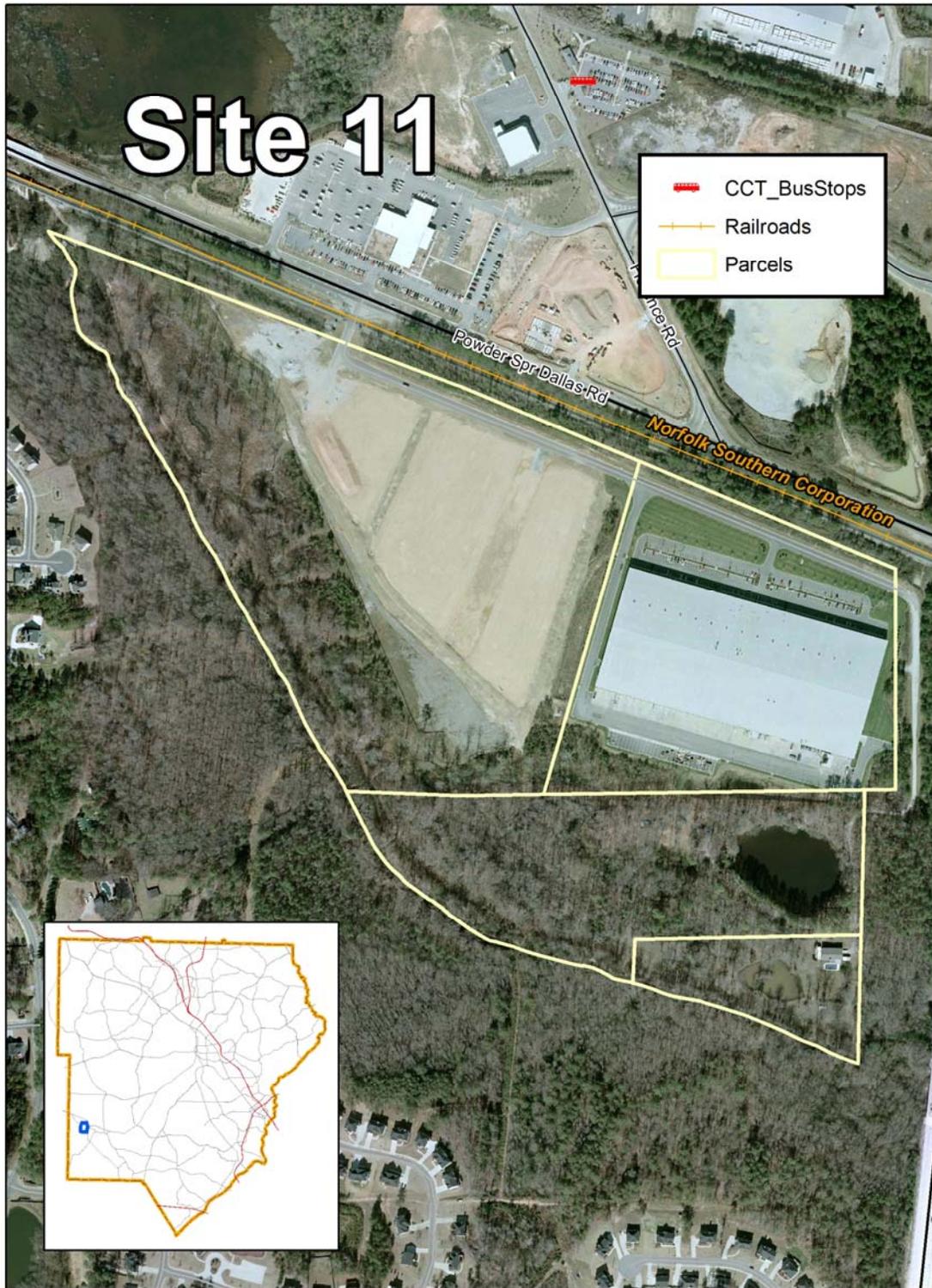
Proximity to Residential Zone

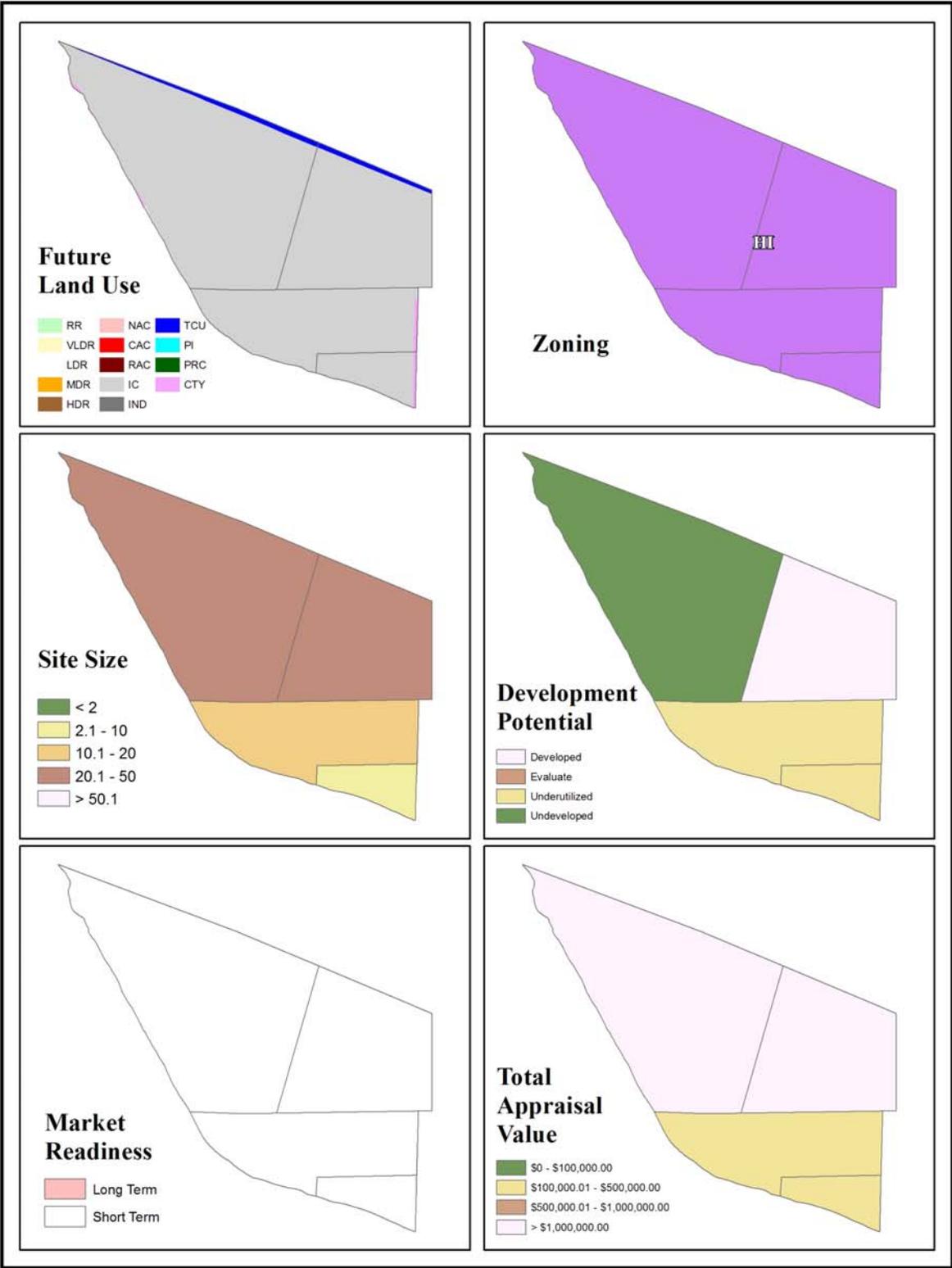
Although no properties are zoned residential, 3 of the lots are adjacent to residential property and 1 is between 1,000 and 2,000 feet from residential property.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	0	0%	0	0%
Adjacent to residential zone	3	75%	64	74%
Less than 1000 feet	0	0%	0	0%
1000 to 2000 Ft.	1	25%	22	26%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 12 Assessment

Site 12 is the second largest industrial site in the inventory assessment. It is located in southwest Cobb County, east of Powder Springs Road and north of the Silver Comet Trail. It is serviced by Flint Hill Road, Anderson Farm Road and other local streets. The 165 parcels of the site total 701 acres with an average size of 4.2 acres. There is a large portion of residential mixed with industrial lots that include prefab warehouses and manufacturing/processing facilities. Some properties met the undeveloped land criteria; however, aerials show that these lots are currently undergoing industrial type operations. The largest property is approximately 45.4 acres with the smallest parcel being 0.12 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

66% of all lots are less than 2 acres compared to 71% of the counties industrial inventory. However, 4% range from 20 to 50 acres compared to counties 2%.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	109	38	11	7	0
% of All Parcels	66%	23%	7%	4%	0%
Acres	96	180	162	263	0
% of All Acres	14%	26%	23%	38%	0%

Development Potential

The majority of acreage within site 12 is considered undeveloped, however several lots that were identified as having \$0 structure value (undeveloped) did in fact have structures that contained no appraisal value. These structures were likely accessory buildings.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	53	40	20	52
% of All Parcels	32%	24%	12%	32%
Acres	50	392	160	99
% of All Acres	7%	56%	23%	14%

Zoning

59% of all parcels on site 12 have some other non-industrial type zoning. Sixty-one percent of the total acreage, however, is zoned HI. This is consistent with the industrial sites across the county.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	61	7	0	97
% of All Parcels	37%	4%	0%	59%
Acres	428	35	0	238
% of All Acres	61%	5%	0%	34%

Market Readiness

The market readiness for site 12 is also in line with the rest of the county. Considering the lots, the majority or 59% have a long term development process, when considering the acreage, the majority 66% have a short term development process.

	Short Term	Long Term
Parcels	68	97
% of All Parcels	41%	59%
Acres	463	238
% of All Acres	66%	34%

Appraised Fair Market Value

Total FMV for site 12 are fairly consistent with what the county has to offer. Sixty-two percent of all lots and 41% of all acreage have a total FMV ranging from \$100,000 to \$500,000, while 54% of the county sites and 26% of the total acreage range from \$100,000 to \$500,000

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	87	68	8	2
% of All Parcels	53%	41%	5%	1%
Acres	245	317	84	55
% of All Acres	35%	45%	12%	8%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	40	91	32	1	1
% of All Parcels	24%	55%	19%	1%	1%
Acres	392	188	115	2	4
% of All Acres	56%	27%	16%	0%	1%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	44	102	14	5
% of All Parcels	27%	62%	8%	3%
Acres	212	286	137	65
% of All Acres	30%	41%	20%	9%

	Total Value	Overall Building to Land Value
Land	\$28,060,064	55%
Building	\$15,455,604	
Total	\$43,515,668	

The previous table breaks down the total land and building values for site 12. The total fair market value is below the county average and the overall building to land value ratio is 55% indicating a real possibility for industrial redevelopment. However, lots that contain structures with no appraisal value helps bring the building to land ratio down.

Site Advantages

Transportation Access

Advantages for site 12 include proximity to a major arterial roadway and bus stops. Twenty lots equaling 45 acres are adjacent to an arterial while the rest are less than a mile away. Bus stops along East-West Connector range from less than a mile away to just under 2 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	20	12%	45	6%	Adjacent	0	0%	0	0%
< 1	145	88%	655	93%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	165	100%	701	100%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	111	67%	448	64%
1 to < 2	60	36%	251	36%	1 to < 2	54	33%	253	36%
2 to < 5	105	64%	450	64%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	165	100%	701	100%

Area Specific Incentives

No parcels within Site 12 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Like most of the industrial areas throughout the county, the majority of the parcels have no environmental constraints. However, the majority of acres that make up the properties show about 57% of wetlands. This does not mean 57% of the site is wetlands, but does mean that out of the 24 lots that make up 57% of the total acreage of the site is known to have wetlands on the property.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	12	7%	201	29%
Wetlands (swamps & lakes)	24	15%	399	57%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	141	85%	369	53%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

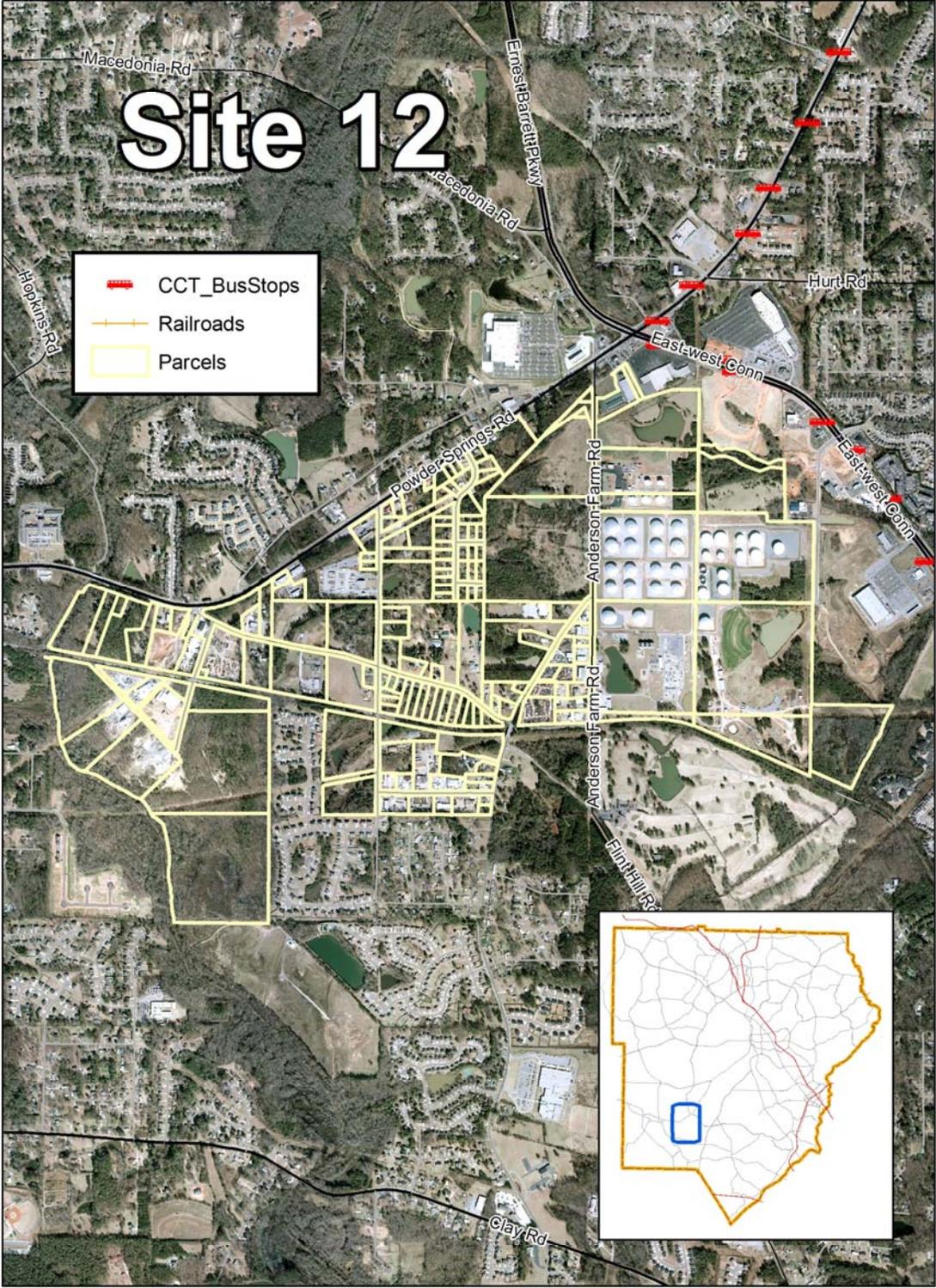
Proximity to Residential Zone

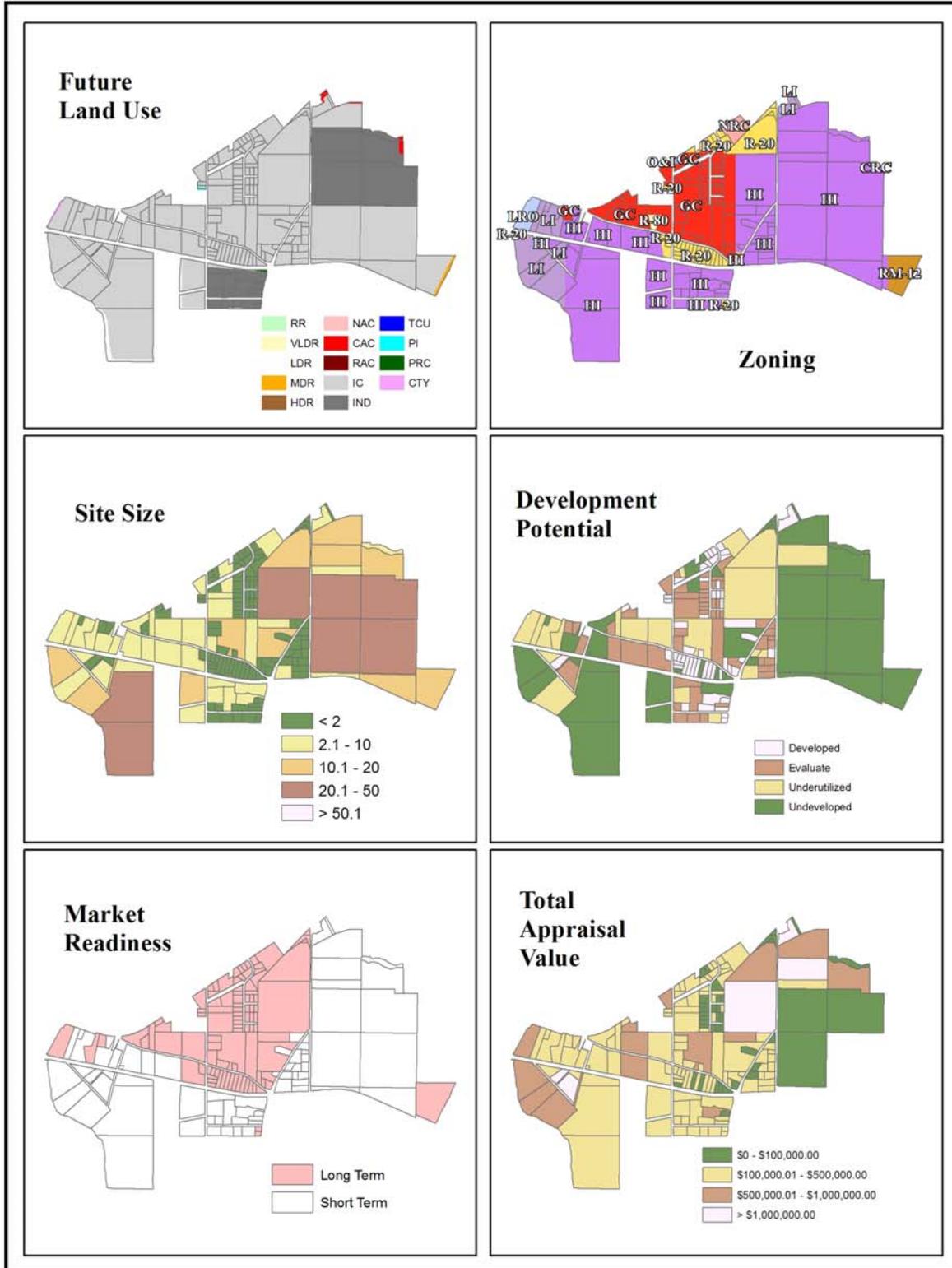
Well under the county percentage of 54% of parcels zoned residential, site 12 only has 25% zoned residential. 6 % are adjacent to residential properties, while 54% are greater than 1,000 feet from any residential property outside the industrial site area.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	42	25%	83	12%
Adjacent to residential zone	10	6%	115	16%
Less than 1000 feet	25	15%	60	9%
1000 to 2000 Ft.	44	27%	218	31%
> 2000Ft	44	27%	225	32%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 13 Assessment

Site 13 is another industrial area in southwest Cobb County. It is located just north of the CSX intermodal transportation facility along C.H. James Parkway. There are currently no developed properties within the industrial district, but would be serviced by Oglesby Road, Burrow Trail and C.H. James Parkway. The 12 parcels that make up Site 13 total 182 acres with an average site size of 15 acres. The largest property is approximately 72.5 acres with the smallest parcel being 0.55 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Site 13 is a bit unique in that it has a variety of sizes ranging from 4 parcels less than 2 acres up to 1 lot greater than 50 acres. The majority of properties are less than 2 acres but is still well below the county percentage.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	4	2	3	2	1
% of All Parcels	33%	17%	25%	17%	8%
Acres	3	7	40	60	72
% of All Acres	2%	4%	22%	33%	40%

Development Potential

Based on the criteria set for the industrial land inventory assessment there are no developed properties on site 13. There are 7 sites consider undeveloped and 5 sites considered underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	0	7	5	0
% of All Parcels	0%	58%	42%	0%
Acres	0	151	31	0
% of All Acres	0%	83%	17%	0%

Zoning

Unlike the county this industrial site shows 77% of all acreage being zoned Light industrial, however, 23% of the acreage is zoned something other than industrial.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	0	5	1	6
% of All Parcels	0%	42%	8%	50%
Acres	0	140	1	41
% of All Acres	0%	77%	1%	23%

Market Readiness

The market readiness for site 13 is split down the middle, although most of the acreage has a long term market readiness.

	Short Term	Long Term
Parcels	6	6
% of All Parcels	50%	50%
Acres	41	141
% of All Acres	23%	77%

Appraised Fair Market Value

The majority of the counties total industrial market value is with the \$100,000 to \$500,000 range. Total appraisal value for site 13 reveals the majority ranges from \$0 to \$100,000 with 2 properties over \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	6	3	1	2
% of All Parcels	50%	25%	8%	17%
Acres	17	101	11	54
% of All Acres	9%	55%	6%	30%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	7	4	1	0	0
% of All Parcels	58%	33%	8%	0%	0%
Acres	152	26	5	0	0
% of All Acres	84%	14%	3%	0%	0%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	6	3	1	2
% of All Parcels	50%	25%	8%	17%
Acres	17	101	11	54
% of All Acres	9%	55%	6%	30%

	Total Value	Overall Building to Land Value
Land	\$4,482,752	7%
Building	\$302,090	
Total	\$4,784,842	

The total value for site 13 is well below average and is the least valued site of the entire county. The overall building to land value ratio is 7% indicating a great opportunity for development after considering other aspects of the site.

Site Advantages

Transportation Access

Advantages of site 13 included proximity to a major arterial roadway and rail access. State Route 6, the nearest arterial offers an easy route to the interstate, while rail access might be the biggest advantage to this site. The entire site is less than a mile from the CSX intermodal transfer station, giving potential industrial businesses easy access to the entire country and deep water ports of Savannah.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	4	33%	137	75%	Adjacent	0	0%	0	0%
< 1	8	67%	45	25%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	12	100%	182	100%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	1	8%	73	40%	Adjacent	0	0%	0	0%
< 1	11	92%	110	60%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	12	100%	182	100%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	12	100%	182	100%

Area Specific Incentives

No parcels within Site 13 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

A big disadvantage to industrial site 13 is the environmental constraints. Only 4 properties equating 13 acres or 7% of all acres has no environmental constraints. The majority of lots expand over into floodplain while some have wetlands as well.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	8	67%	170	93%
Wetlands (swamps & lakes)	6	50%	150	82%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	4	33%	13	7%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

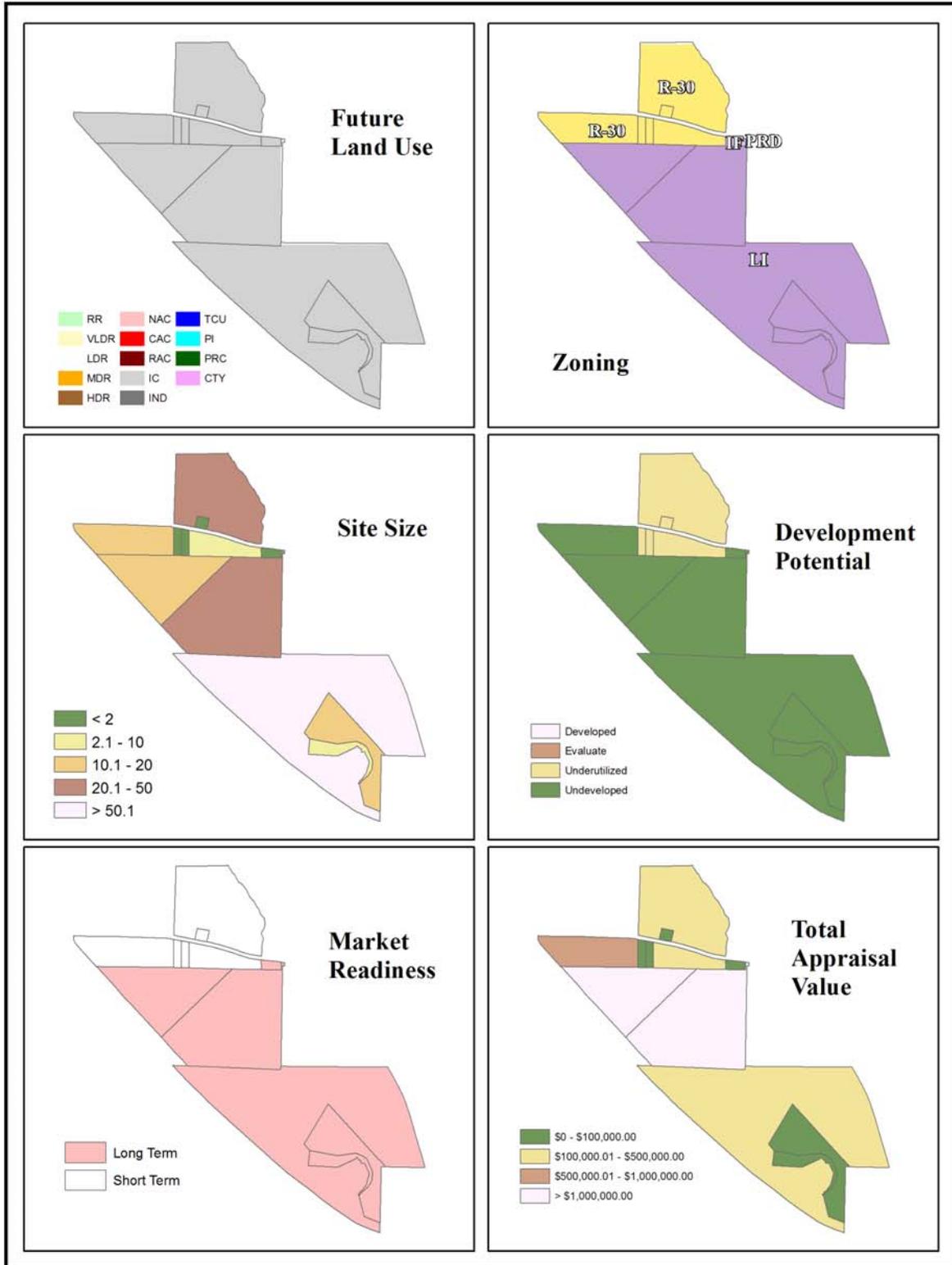
Properties zoned residential make up 50% of the total number of parcels, while the other 50% range from 1,000 to 2,000 ft from any other residentially zoned lots. Most of the acreage on site is tied up in the non-residential zoned parcels.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	6	50%	41	23%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	0	0%	0	0%
1000 to 2000 Ft.	6	50%	141	77%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 14 Assessment

Site 14 in southeast Cobb County is located to the west of South Cobb Drive and serviced by South Cobb Industrial Blvd., Marlin Ct. and several local streets. The industrial compatible area is split between industrial uses and residential lots, which brings the average parcel size down. It is primarily a warehouse industrial district mixed with a few manufacturing and processing facilities. The site does contain 3 lots with flex buildings and 1 parcel each of low rise office and auto service garage. The 247 parcels that make up Site 14 total 167 acres with an average parcel size of 0.67 acres. The largest property is approximately 7.22 acres with the smallest parcel being 0.14 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Well above the county percentage, site 14 shows 91% of the properties totaling 96 acres being 2 acres or less. Despite only 21 lots ranging from 2 to 10 acres, the total acreage of those 21 lots almost equal the 226 parcels that are less than 2 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	226	21	0	0	0
% of All Parcels	91%	9%	0%	0%	0%
Acres	96	71	0	0	0
% of All Acres	57%	43%	0%	0%	0%

Development Potential

Compared to the county wide industrial sites, site 14 is above average for developed properties and below average for undeveloped properties. Twelve parcels equaling 21 acres need to be evaluated further before development potential can be determined.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	205	29	1	12
% of All Parcels	83%	12%	0%	5%
Acres	121	24	1	21
% of All Acres	72%	14%	1%	13%

Zoning

Consistent with the rest of the county, the majority of lots are zoned other than industrial but make up the smallest portion of zoned acreage. 58% of the total acreage has an industrial type zone while only 42% of the acreage has some other zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	26	33	0	188
% of All Parcels	11%	13%	0%	76%
Acres	54	43	0	70
% of All Acres	32%	26%	0%	42%

Market Readiness

The market readiness table shows great disparity between industrial zoned and other zoned parcels. While the number of long term market readiness parcels towers over the short term lots, the short term acreage is greater than the long term acreage, reflecting a longer time table for sites that will need to be assembled and rezoned.

	Short Term	Long Term
Parcels	59	188
% of All Parcels	24%	76%
Acres	97	70
% of All Acres	58%	42%

Appraised Fair Market Value

The majority of industrial lots range from \$100,000 to \$500,000 in the total FMV table. This range is in line with the overall industrial sites for the county, however the number of parcels within the range is well above the county average.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	215	24	8	0
% of All Parcels	87%	10%	3%	0%
Acres	81	49	37	0
% of All Acres	49%	29%	22%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	29	143	57	9	9
% of All Parcels	12%	58%	23%	4%	4%
Acres	24	48	41	20	34
% of All Acres	14%	29%	25%	12%	20%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	27	197	6	17
% of All Parcels	11%	80%	2%	7%
Acres	12	87	10	58
% of All Acres	7%	52%	6%	35%

	Total Value	Overall Building to Land Value
Land	\$22,048,541	178%
Building	\$39,304,490	
Total	\$61,353,031	

The above table breaks down the total land and building values for site 14. The total fair market value for the site is just under the county average of \$66,565,510 and the overall building to land value ratio is 178% due to the relatively low land values.

Site Advantages

Transportation Access

Proximity advantages are abundant. The entire site is less than a mile from a major arterial roadway, I-285, potential rail access and bus stops. The nearest airport, which is Brown Field (Fulton County Airport), is less than 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	3	1%	3	2%	Adjacent	0	0%	0	0%
< 1	244	99%	164	98%	< 1	244	99%	158	95%
1 to < 2	0	0%	0	0%	1 to < 2	3	1%	9	5%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	9	4%	24	14%	Adjacent	2	1%	1	1%
< 1	238	96%	144	86%	< 1	245	99%	166	99%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	247	100%	167	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 14 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 14 has no environmental constraints but several parcels contain some floodplain and/or slopes greater than 25%.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	62	25%	72	43%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	21	9%	26	16%
No environmental constraints	183	74%	100	60%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

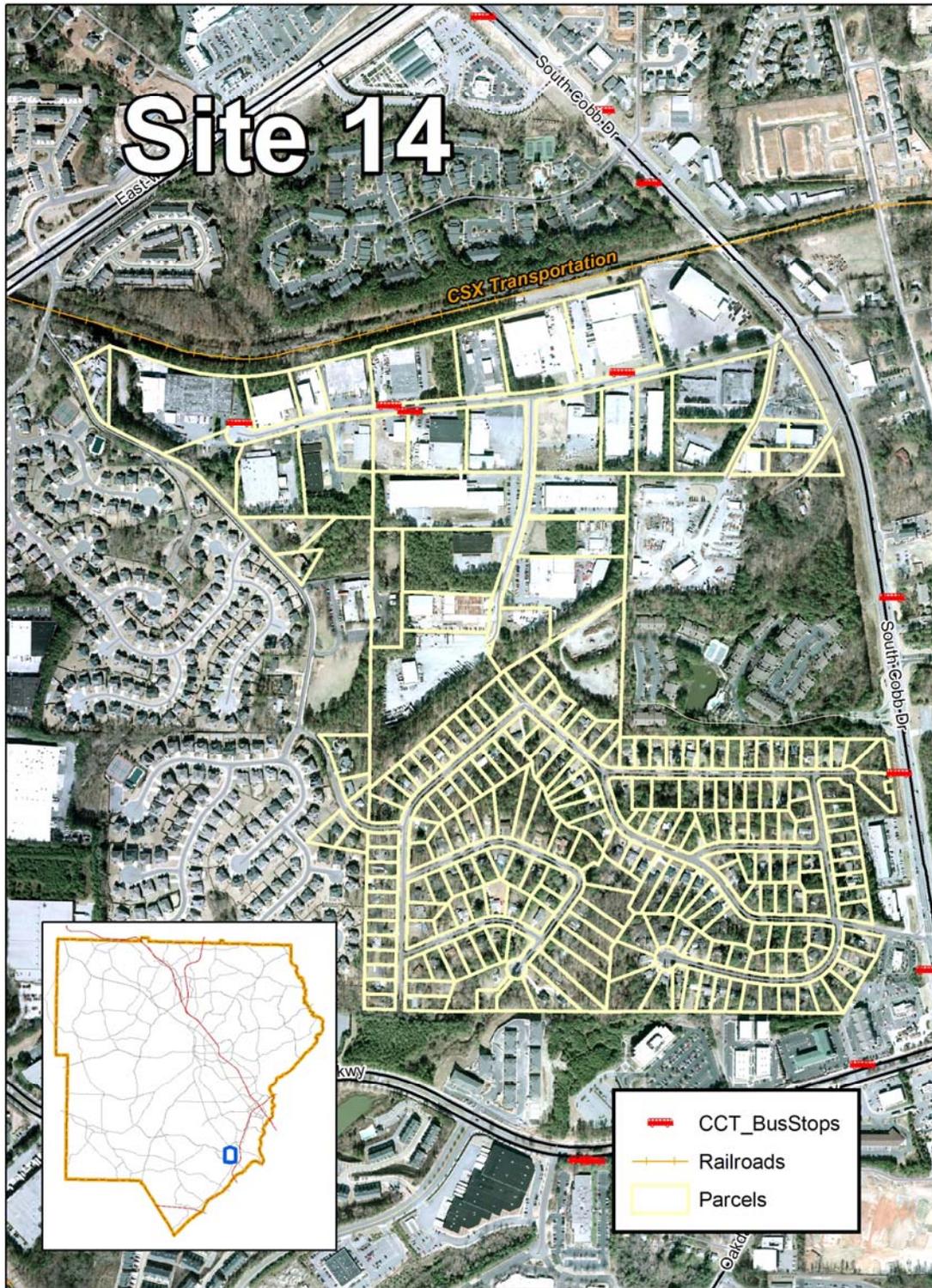
Proximity to Residential Zone

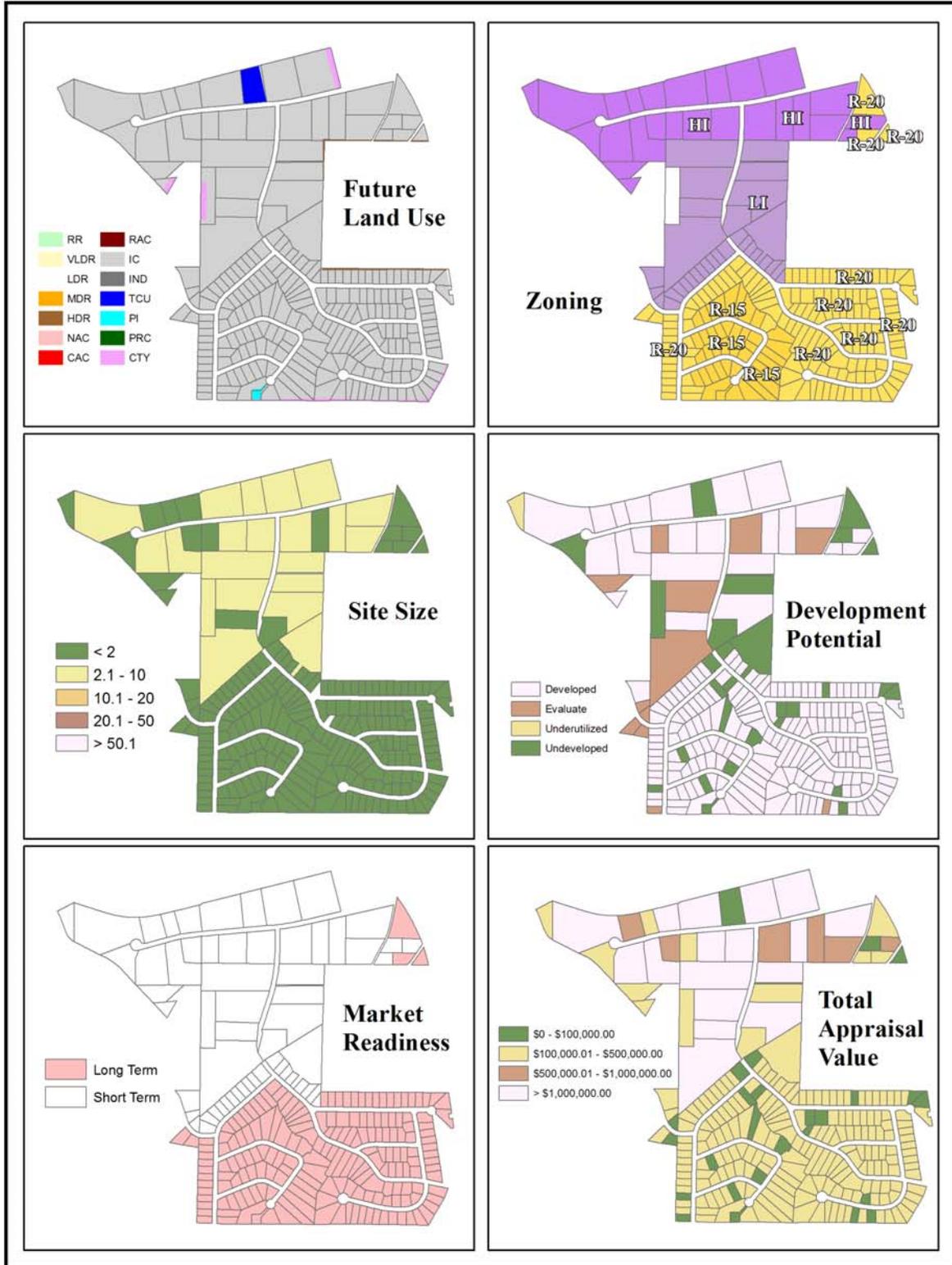
As reflected in some of the earlier tables, site 14 has a large quantity of residentially zoned properties. In fact, 76% of the lots are zoned residential, while 23% or either adjacent to residential zone property or at least 2,000 feet from residential property. Only 2 lots equaling 2 acres are greater than 2,000 feet away.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	188	76%	70	42%
Adjacent to residential zone	9	4%	16	10%
Less than 1000 feet	10	4%	10	6%
1000 to 2000 Ft.	38	15%	69	41%
> 2000Ft	2	1%	2	1%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 15 Assessment

Site 15 is located in unincorporated Cobb County, inside I-285 along Atlanta Road just west of the Chattahoochee River. The Industrial and Industrial Compatible area has decreased in size as residential uses encroach on the area. It is primarily serviced by Atlanta Road and other local streets. The 63 parcels of site 15 total 213 acres with an average site size of 3.4 acres. Conventional warehouses and prefab warehouses make up the majority of the lots with 3 utility operating properties, 3 manufacturing/processing facilities and 4 lots with the flex building design. There are 3 low rise office buildings and a handful of residential lots mixed with the industrial. The largest property is approximately 26.1 acres with the smallest parcel being 0.17 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Most of the acreage on site 15 can be found on parcels ranging from 2 to 10 acres, while the same number parcels or 48% are less than 2 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	30	30	2	1	0
% of All Parcels	48%	48%	3%	2%	0%
Acres	34	126	26	26	0
% of All Acres	16%	59%	12%	12%	0%

Development Potential

Site 15 is a developed industrial site for the most part, 48% of the lots and 54% of the acreage is considered developed. Undeveloped acreage is small percentage of the total, while underutilized acreage makes 20% of the total acres.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	30	12	5	16
% of All Parcels	48%	19%	8%	25%
Acres	115	18	42	38
% of All Acres	54%	8%	20%	18%

Zoning

76% of properties and 72% of acres are zoned Heavy Industrial compared to 22% of the overall industrial assessment being zoned HI. Also, only 10 lots totaling 36 acres have a non-industrial type zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	48	5	0	10
% of All Parcels	76%	8%	0%	16%
Acres	154	23	0	36
% of All Acres	72%	11%	0%	17%

Market Readiness

The overall market readiness for site 15 is short term with a quarter of the lots being long term.

	Short Term	Long Term
Parcels	47	16
% of All Parcels	75%	25%
Acres	158	55
% of All Acres	74%	26%

Appraised Fair Market Value

The total FMV range of \$1,000,000 for industrial site 15 is well above percentage of the overall county. Fourteen percent of the industrial parcels across the county have a total FMV over \$1,000,000, while site 15 has 40%.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	7	34	16	6
% of All Parcels	11%	54%	25%	10%
Acres	9	69	101	33
% of All Acres	4%	32%	47%	15%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	12	10	12	12	17
% of All Parcels	19%	16%	19%	19%	27%
Acres	17	47	31	31	87
% of All Acres	8%	22%	15%	15%	41%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	6	16	16	25
% of All Parcels	10%	25%	25%	40%
Acres	8	24	69	112
% of All Acres	4%	11%	32%	53%

	Total Value	Overall Building to Land Value
Land	\$28,413,880	159%
Building	\$45,141,740	
Total	\$73,555,620	

The previous table breaks down the total land and building values for site 15. The total appraisal value is above county average and the overall building to land value ratio is 159%.

Site Advantages

Transportation Access

In line with the rest of the industrial sites through out the county, the parcels within site 15 are at least 1 mile from a major arterial roadway. Proximity to the interstate highway system ranges from less than mile for approximately half the lots and less than 2 miles for the other half. Rail access is a big advantage considering 62% of all parcels have the potential for direct rail access to the CSX transportation line and the nearest bus stop is located at South Cobb Drive and Cumberland Blvd under 2 miles away. Brown Field (Fulton County Airport) is located within 2 to 5 miles for the majority of the site, with 12 lots being beyond 5 miles.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	25	40%	56	26%	Adjacent	0	0%	0	0%
< 1	38	60%	157	74%	< 1	32	51%	103	48%
1 to < 2	0	0%	0	0%	1 to < 2	31	49%	109	51%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	39	62%	162	76%	Adjacent	0	0%	0	0%
< 1	24	38%	50	23%	< 1	14	22%	52	24%
1 to < 2	0	0%	0	0%	1 to < 2	48	76%	156	73%
2 to < 5	0	0%	0	0%	2 to < 5	1	2%	4	2%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	51	81%	198	93%
> 5	12	19%	14	7%

Area Specific Incentives

No parcels within Site 15 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

The majority of Site 15, both parcels and acreage, is comprised of parcels with no environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	8	13%	71	33%
Wetlands (swamps & lakes)	4	6%	53	25%
25% or Greater Slopes	2	3%	9	4%
No environmental constraints	55	87%	138	65%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

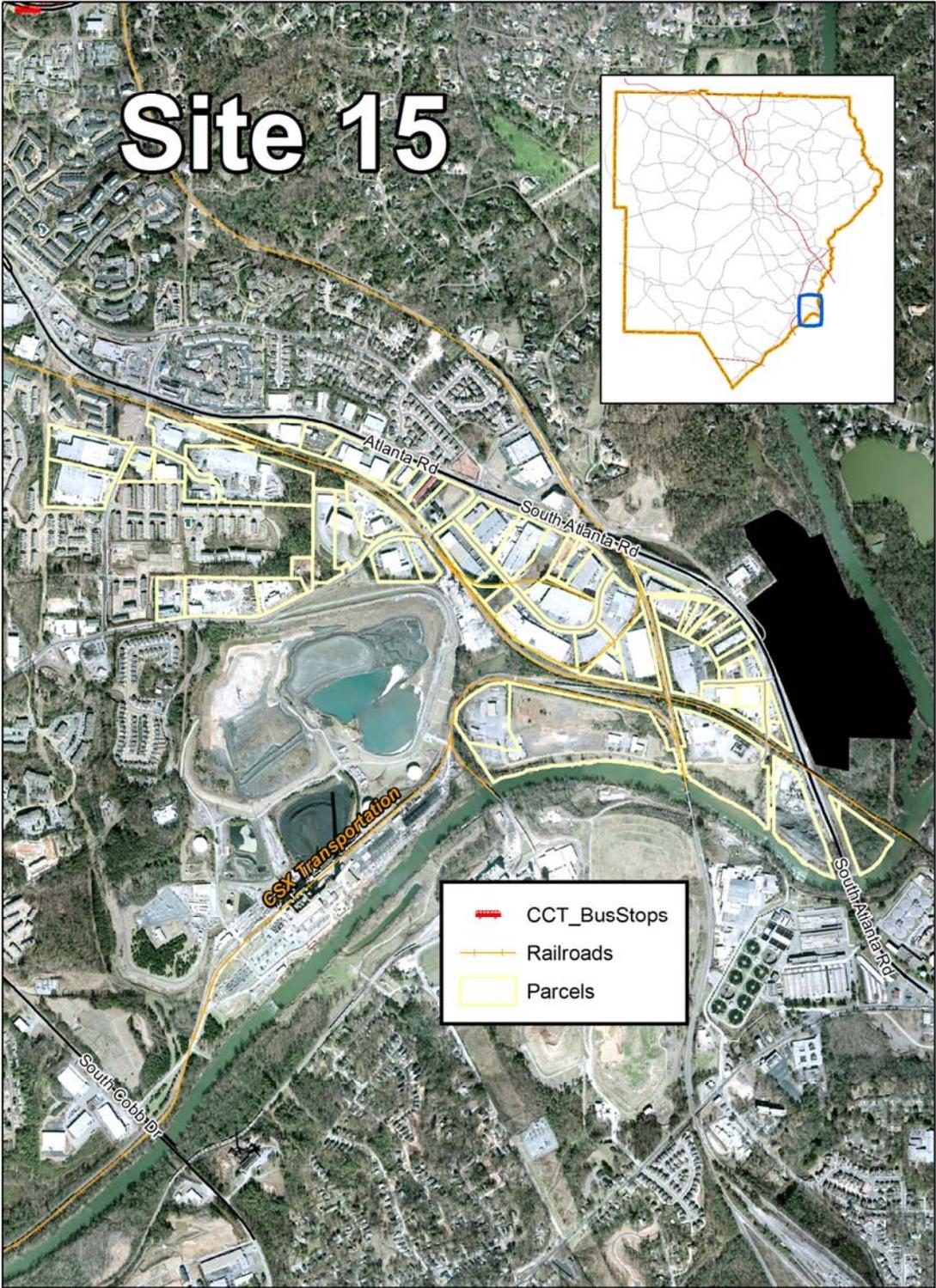
Proximity to Residential Zone

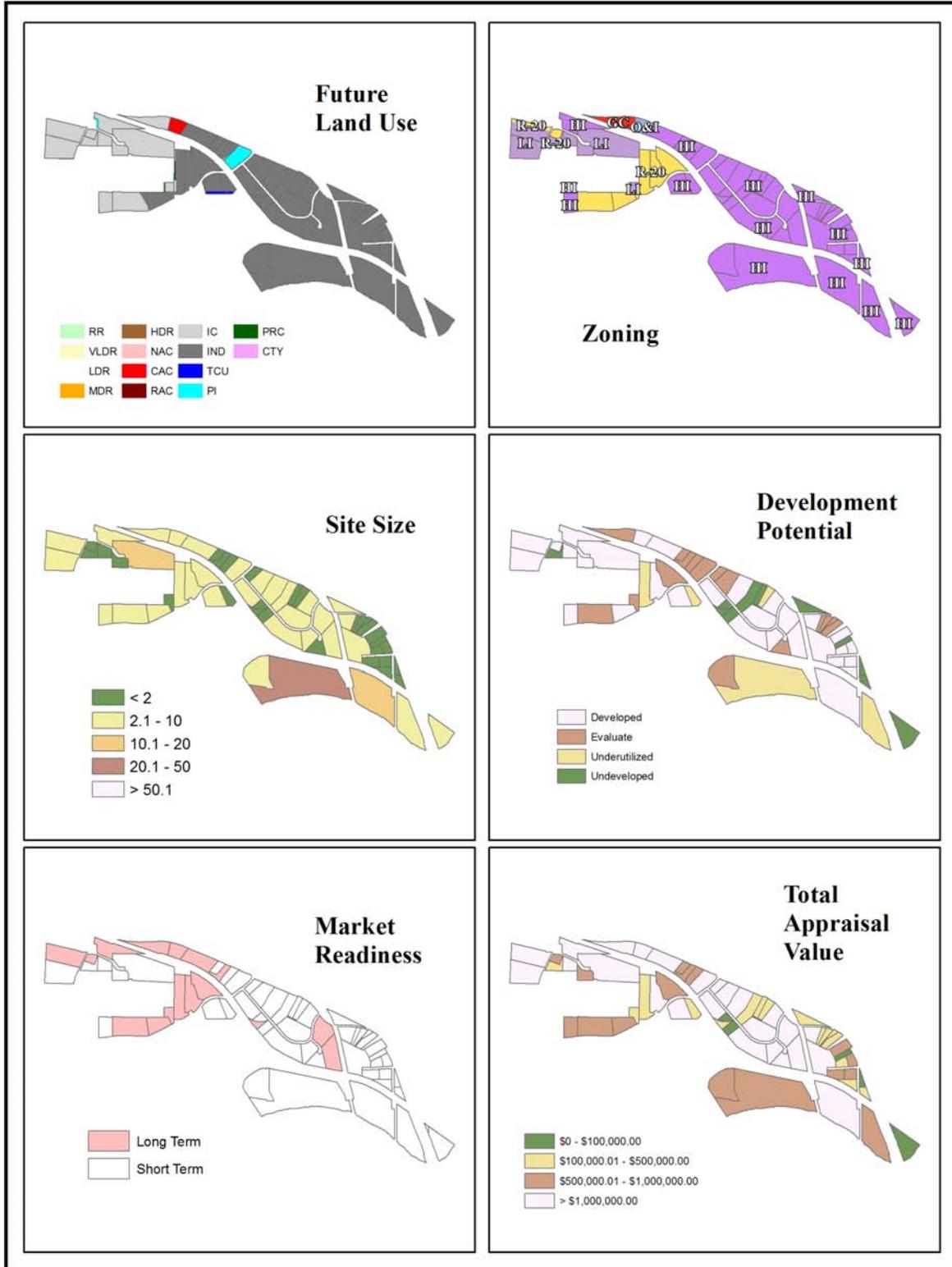
Unlike most of the industrial site across the county, site 15 only has 13% of its lots zoned residential. Seven parcels are adjacent to residential zones, but the majority are greater than 1000 feet away from any residential lots.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	8	13%	30	14%
Adjacent to residential zone	7	11%	29	14%
Less than 1000 feet	16	25%	41	19%
1000 to 2000 Ft.	21	33%	47	22%
> 2000Ft	11	17%	65	31%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 16 Assessment

Located between the Chattahoochee River and I-285 in southeast Cobb County, site 16 is made up of 57 parcels totaling 177 acres. Several sites are serviced by South Cobb Drive, while the majority is serviced by River View Road. The average parcel size is 3.1 acres compared to 5.2 for the overall industrial districts. Site 16 has a higher concentration of manufacturing/processing facilities than other industrial areas through Cobb and the standard prefab warehouses as well as the conventional warehouse. The largest property is approximately 22.2 acres with the smallest parcel being 0.13 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

58% of the lots are less than 2 and 35% are range from 2 to 10 acres. The majority of acreage is within parcels that range from 2 to 10 acres similar to the other industrial sites across the county.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	33	20	3	1	0
% of All Parcels	58%	35%	5%	2%	0%
Acres	31	82	42	22	0
% of All Acres	18%	46%	24%	12%	0%

Development Potential

The development potential for site 16 appears to be in good shape based on the market value criteria set-up for the inventory assessment. 56% of the lots and 47% of the total acreage have been identified as undeveloped, while 35% of the parcels and 44% of the acreage are considered developed.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	20	32	2	3
% of All Parcels	35%	56%	4%	5%
Acres	77	83	8	9
% of All Acres	44%	47%	5%	5%

Zoning

Site 16 is above the county percentage when considering industrial type zones within the site. 65% of the parcels, compared to 35% for other zones, is zoned HI. The majority of the acreage is also zoned Heavy Industrial as well.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	37	0	0	20
% of All Parcels	65%	0%	0%	35%
Acres	146	0	0	31
% of All Acres	82%	0%	0%	18%

Market Readiness

Short term market readiness prevails on industrial site 16, while some parcels will require assembling and rezoning and are reflected as long term development potential.

	Short Term	Long Term
Parcels	37	20
% of All Parcels	65%	35%
Acres	146	31
% of All Acres	82%	18%

Appraised Fair Market Value

Site 16 has a good parcel mix of total FMV ranges. The majority are located within \$100,000 to \$500,000 range, while most of the acreage is tied up on lots greater than \$1,000,000. Indicative of the relatively large amounts undeveloped land, the majority of appraised building values have a \$0 value.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	21	27	6	3
% of All Parcels	37%	47%	11%	5%
Acres	15	68	47	48
% of All Acres	8%	38%	27%	27%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	32	2	11	2	10
% of All Parcels	56%	4%	19%	4%	18%
Acres	83	8	21	4	61
% of All Acres	47%	5%	12%	2%	34%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	20	17	8	12
% of All Parcels	35%	30%	14%	21%
Acres	14	38	39	86
% of All Acres	8%	21%	22%	49%

	Total Value	Overall Building to Land Value
Land	\$15,179,006	136%
Building	\$20,575,459	
Total	\$35,754,465	

The previous table breaks down the total land and building values for site 16. The total value is less than the county average and the overall building to land value ratio is 136%.

Site Advantages

Transportation Access

Industrial site 16 has a great advantage when looking at proximity to transportation infrastructure. The entire site is less than mile from a major arterial roadway, interstate and rail line. Twelve or 21% of the lots has potential of direct access to either Norfolk Southern or CSX rail lines. The nearest bus stop is located at Highlands Parkway and South Cobb Drive and the nearest airport, Brown Field (Fulton County Airport), is between 2 and 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	8	14%	41	23%	Adjacent	11	19%	46	26%
< 1	49	86%	137	77%	< 1	46	81%	131	74%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	12	21%	89	50%	Adjacent	0	0%	0	0%
< 1	45	79%	88	50%	< 1	42	74%	149	84%
1 to < 2	0	0%	0	0%	1 to < 2	15	26%	28	16%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	57	100%	177	100%
> 5	0	0%	0	0%

Area Specific Incentives

39% of the lots and 33% of the total acreage were identified to be within the Veterans Memorial Enterprise Zone.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
22	39%	59	33%

Site Constraints

Environmental Constraints

Most of the properties do not have any environmental constraints however, 27 lots making up the majority of the acreage do have floodplain.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	27	47%	108	61%
Wetlands (swamps & lakes)	7	12%	55	31%
25% or Greater Slopes	2	4%	18	10%
No environmental constraints	30	53%	69	39%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

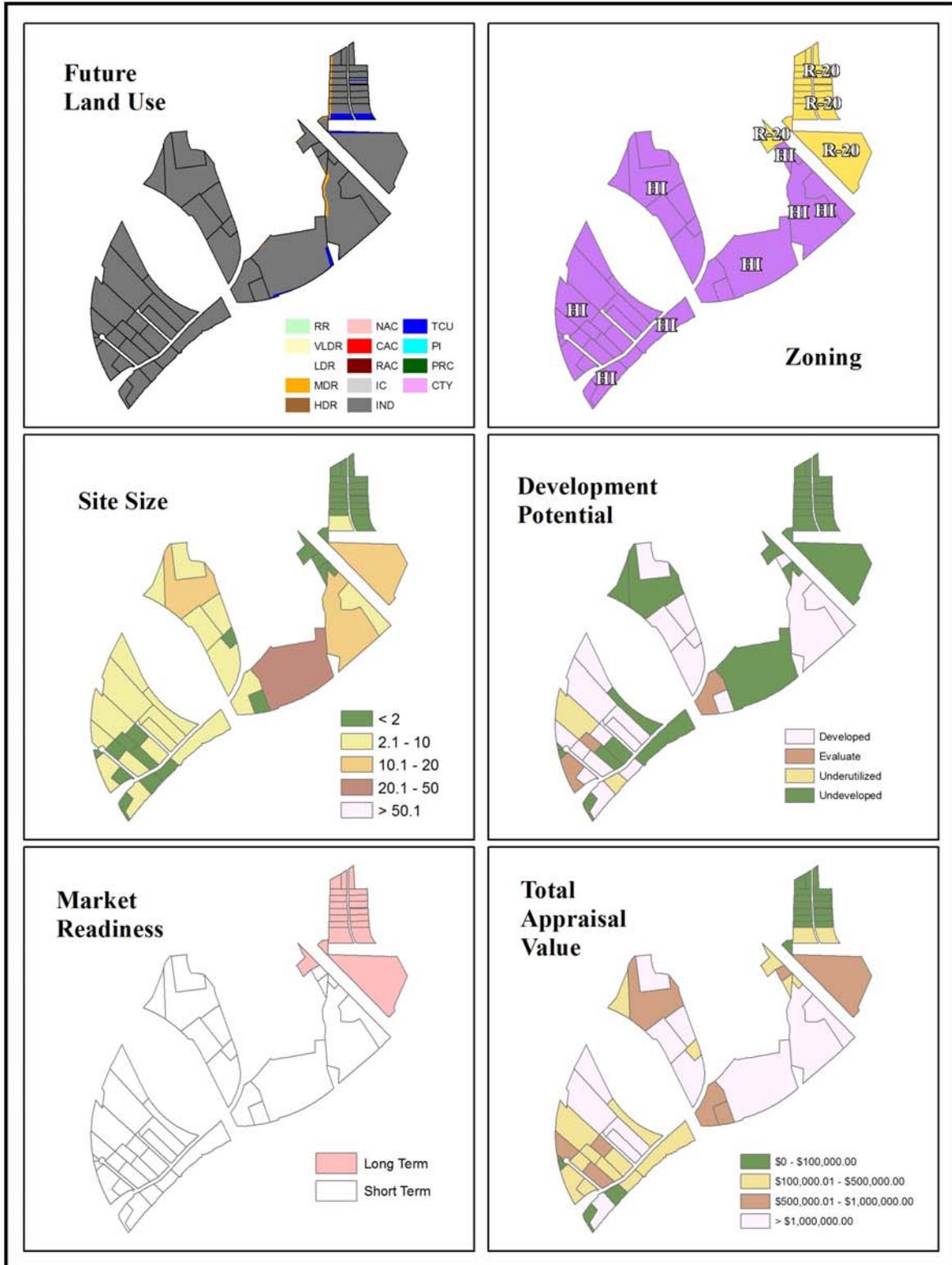
While there are 20 properties zoned residential, the percentage remains lower than the overall industrial areas of the county. Twenty-one parcels totaling 55 acres are greater than 2,000 feet from residential zone indicating little conflict between land uses.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	20	35%	31	18%
Adjacent to residential zone	5	9%	45	25%
Less than 1000 feet	4	7%	21	12%
1000 to 2000 Ft.	7	12%	26	15%
> 2000Ft	21	37%	55	31%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 17 Assessment

Site 17 located in south Cobb County just north of I-20 is a hodge-podge of industrial and residential uses. The industrial and industrial compatible area is surrounded by Fulton County on the east and a mix of residential densities to the west. The 145 parcels of site 17, is traversed by Mableton Pkwy, Discovery Blvd. and Lee Industrial Blvd. The site totals 490 acres with an average parcel size of 3.4 acres. Prefab and conventional warehouses make up the majority of the industrial facilities with 7 lots dedicated to manufacturing/processing. There is 1 flex building design site and a low rise office building among other industrial uses. The largest property is approximately 69.5 acres with the smallest parcel being 0.21 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Most of the lots are less than 2 acres suggesting residential size properties. Thirty-seven parcels totaling 160 acres range from 2 to 10 acres and one lot is approximately 70 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	99	37	5	3	1
% of All Parcels	68%	26%	3%	2%	1%
Acres	99	160	69	92	70
% of All Acres	20%	33%	14%	19%	14%

Development Potential

Like most of the industrial land supply, site 17 is considered developed. There are 46 properties identified as undeveloped and 29 that would require closer examination to determine development potential.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	65	46	5	29
% of All Parcels	45%	32%	3%	20%
Acres	213	109	14	154
% of All Acres	43%	22%	3%	31%

Zoning

The zoning assessment for site 17 mirrors that of the overall industrial sites. The majority are zoned something other than industrial and most industrial zone properties are zoned HI.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	46	24	0	75
% of All Parcels	32%	17%	0%	52%
Acres	239	75	0	176
% of All Acres	49%	15%	0%	36%

Market Readiness

The majority of the acreage is considered short term, while the parcels are approximately split 48% and 52%.

	Short Term	Long Term
Parcels	70	75
% of All Parcels	48%	52%
Acres	314	176
% of All Acres	64%	36%

Appraised Fair Market Value

Total appraised values for site 17 spike within the \$100,000 to \$500,000 indicating residential properties. There is also an above average number of properties that are greater than \$1,000,000 that likely represents the industrial properties.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	76	46	13	10
% of All Parcels	52%	32%	9%	7%
Acres	73	108	74	235
% of All Acres	15%	22%	15%	48%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	46	53	24	9	13
% of All Parcels	32%	37%	17%	6%	9%
Acres	109	64	51	34	232
% of All Acres	22%	13%	10%	7%	47%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	41	69	11	24
% of All Parcels	28%	48%	8%	17%
Acres	37	118	29	306
% of All Acres	8%	24%	6%	62%

	Total Value	Overall Building to Land Value
Land	\$47,644,483	133%
Building	\$63,204,912	
Total	\$110,849,395	

The above table breaks down the total land and building values for site 17. The total value of the industrial site is above average and the overall building to land value ratio is 133% indicating a limited potential for redevelopment.

Site Advantages

Transportation Access

The biggest advantage for site 17 is the proximity to a major arterial roadway, interstate and airport. The site sits at the crossroads of Mableton Parkway and Discovery Blvd. just north of I-20. While the nearest airport is across the Chattahoochee River it is less than 2 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	44	30%	277	57%	Adjacent	0	0%	0	0%
< 1	101	70%	213	43%	< 1	126	87%	306	62%
1 to < 2	0	0%	0	0%	1 to < 2	19	13%	184	38%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	102	70%	254	52%
1 to < 2	0	0%	0	0%	1 to < 2	41	28%	206	42%
2 to < 5	145	100%	490	100%	2 to < 5	2	1%	30	6%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	13	9%	94	19%
1 to < 2	132	91%	396	81%
2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%

Area Specific Incentives

25% of the lots and 44% of the total acreage were identified to be within the Veterans Memorial Enterprise Zone.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
36	25%	218	44%

Site Constraints

Environmental Constraints

Most of the properties do not have any environmental constraints however, 46 lots making up the majority of the acreage do have floodplain.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	46	32%	315	64%
Wetlands (swamps & lakes)	9	6%	185	38%
25% or Greater Slopes	14	10%	163	33%
No environmental constraints	97	67%	192	39%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

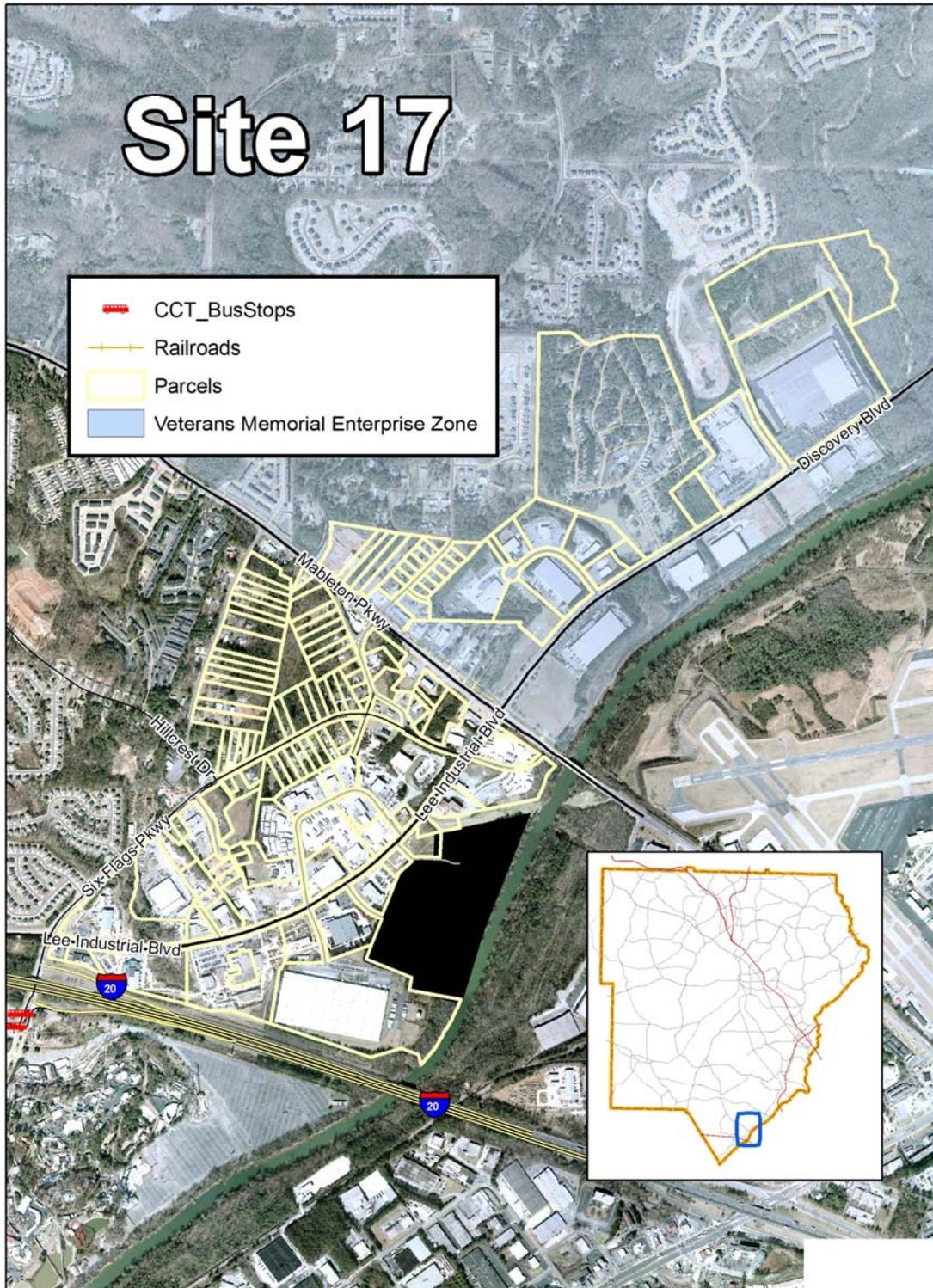
Proximity to Residential Zone

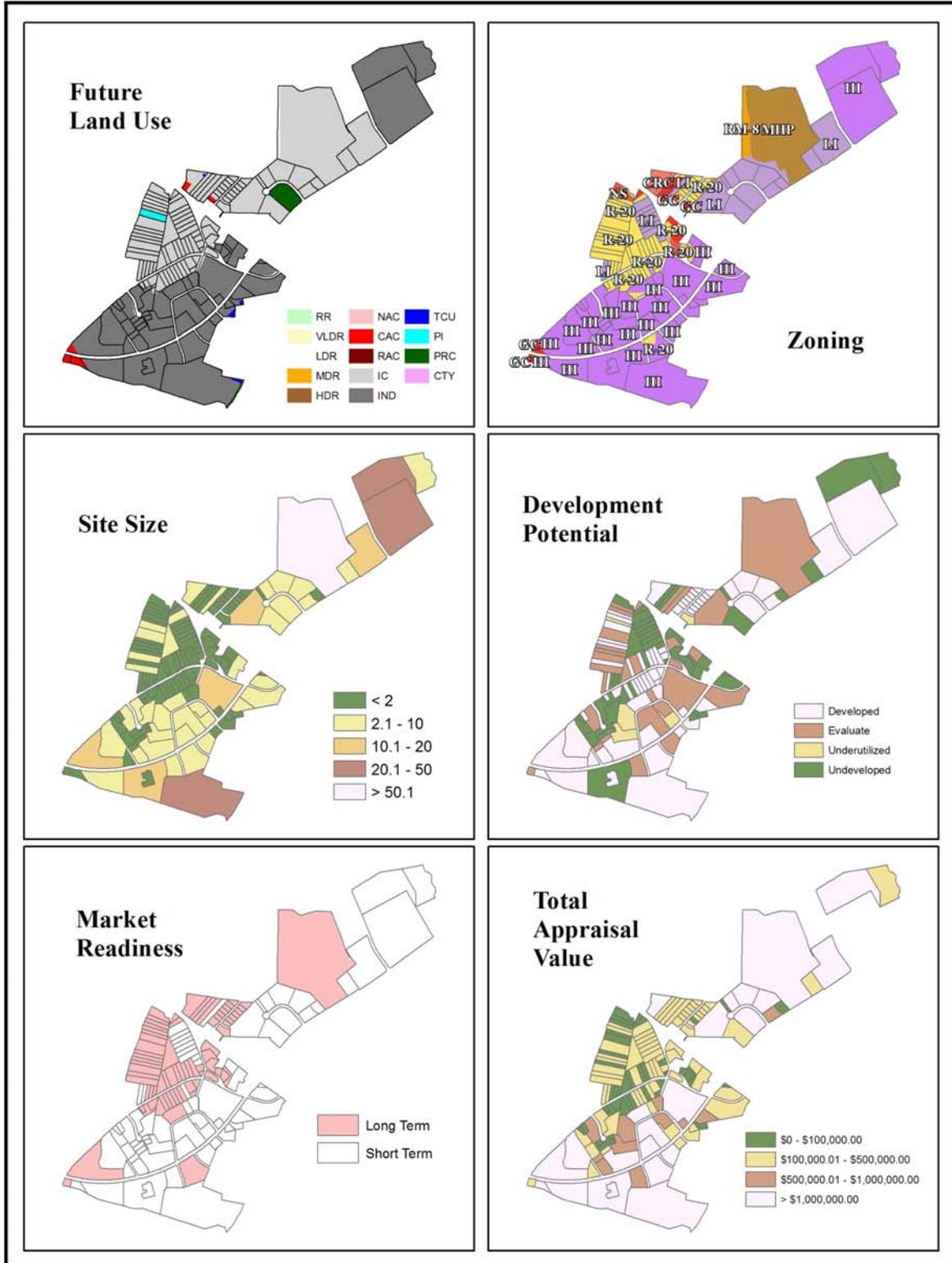
Forty-six percent of the parcels and 31 percent of the acreage is zoned residential. Fifteen lots totaling 107 acres are adjacent to residential zones and 32 parcels range from 1000 to 2000 feet from residential property.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	67	46%	152	31%
Adjacent to residential zone	15	10%	107	22%
Less than 1000 feet	7	5%	9	2%
1000 to 2000 Ft.	32	22%	99	20%
> 2000Ft	24	17%	123	25%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 18 Assessment

Site 18 is a large industrial and employment district located at the southern tip of Cobb County just south of I-20. It is surrounded by Douglas County to the west and the Chattahoochee River and Fulton County to the east. There are several major roadways that service the area and provide a manageable transportation network for industrial freight. The majority of the developed land contains “flex space” facilities, with less land having warehouses and minimal land in manufacturing/processing. The 173 parcels make up over a quarter of the total industrial acreage for the entire county. The average lot size is 11.5 acres and the maximum lot size is 101.28.

Land Supply Characteristics

Site Size

While the majority of the properties range from 2 to 10 acres, site 18 holds the largest amount of parcels in the county that are 50 acres or more. Most of the acreage within the industrial site sits on lots ranging from 20 to 50 acres. Properties that are less than 2 acres are well below the county percentage of 71%.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	30	83	31	23	6
% of All Parcels	17%	48%	18%	13%	3%
Acres	35	488	427	671	383
% of All Acres	2%	24%	21%	33%	19%

Development Potential

Site 18 is relatively undeveloped compared to the other industrial districts around Cobb County. 50% of the lots and 45% of the land is considered to be undeveloped, while 36% of the parcels and 40% of the land is considered developed.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	63	86	11	13
% of All Parcels	36%	50%	6%	8%
Acres	792	895	164	153
% of All Acres	40%	45%	8%	8%

Zoning

There are some properties assigned to non-industrial zones, but 69% are zoned industrial with LI leading all properties and acreage.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	39	80	1	53
% of All Parcels	23%	46%	1%	31%
Acres	518	863	4	619
% of All Acres	26%	43%	0%	31%

Market Readiness

The market readiness for site 18 is short term due to large lots being already zoned either HI or LI.

	Short Term	Long Term
Parcels	120	53
% of All Parcels	69%	31%
Acres	1385	619
% of All Acres	69%	31%

Appraised Fair Market Value

Fair market values are the highest of all industrial sites. Forty-three percent of all parcels and 61% of all acreage have a total FMV over \$1,000,000 and this is despite 82 lots and 855 acres have an appraised building value of \$0.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	24	57	36	56
% of All Parcels	14%	33%	21%	32%
Acres	73	485	388	1058
% of All Acres	4%	24%	19%	53%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	82	25	8	7	51
% of All Parcels	47%	14%	5%	4%	29%
Acres	855	213	68	68	802
% of All Acres	43%	11%	3%	3%	40%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	17	53	29	74
% of All Parcels	10%	31%	17%	43%
Acres	39	393	352	1221
% of All Acres	2%	20%	18%	61%

	Total Value	Overall Building to Land Value
Land	\$148,036,923	149%
Building	\$220,929,209	
Total	\$368,966,132	

Table 18.6 breaks down the total land and building values for Site 18. The total value is well above the average and the overall building to land value ratio is 149% with a large number of parcels have representing undeveloped land.

Site Advantages

Transportation Access

Advantages for site 18 are the proximity of transportation facilities. The entire site is less than a mile from any major arterial roadway and the majority of lots are less than a mile from I-20. The nearest bus stop is located on Six Flags Drive and the nearest airport, which ranges from 2 to 5 miles, is Brown Field (Fulton County Airport). Site 18 is also the closest industrial site to Hartsfield-Jackson International Airport.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	42	24%	466	23%	Adjacent	15	9%	113	6%
< 1	131	76%	1539	77%	< 1	104	60%	1226	61%
1 to < 2	0	0%	0	0%	1 to < 2	54	31%	666	33%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	104	60%	1206	60%
1 to < 2	0	0%	0	0%	1 to < 2	69	40%	798	40%
2 to < 5	173	100%	2005	100%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	173	100%	2005	100%
> 5	0	0%	0	0%

Area Specific Incentives

30% of the lots and 20% of the total acreage were identified to be within the Six Flags Enterprise Zone.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
52	30%	392	20%

Site Constraints

Environmental Constraints

The majority of Site 18 is comprised of parcels with no environmental constraints. The parcels that are constrained, the majority are floodplain along the Chattahoochee river.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	53	31%	915	46%
Wetlands (swamps & lakes)	15	9%	435	22%
25% or Greater Slopes	33	19%	769	38%
No environmental constraints	108	62%	663	33%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

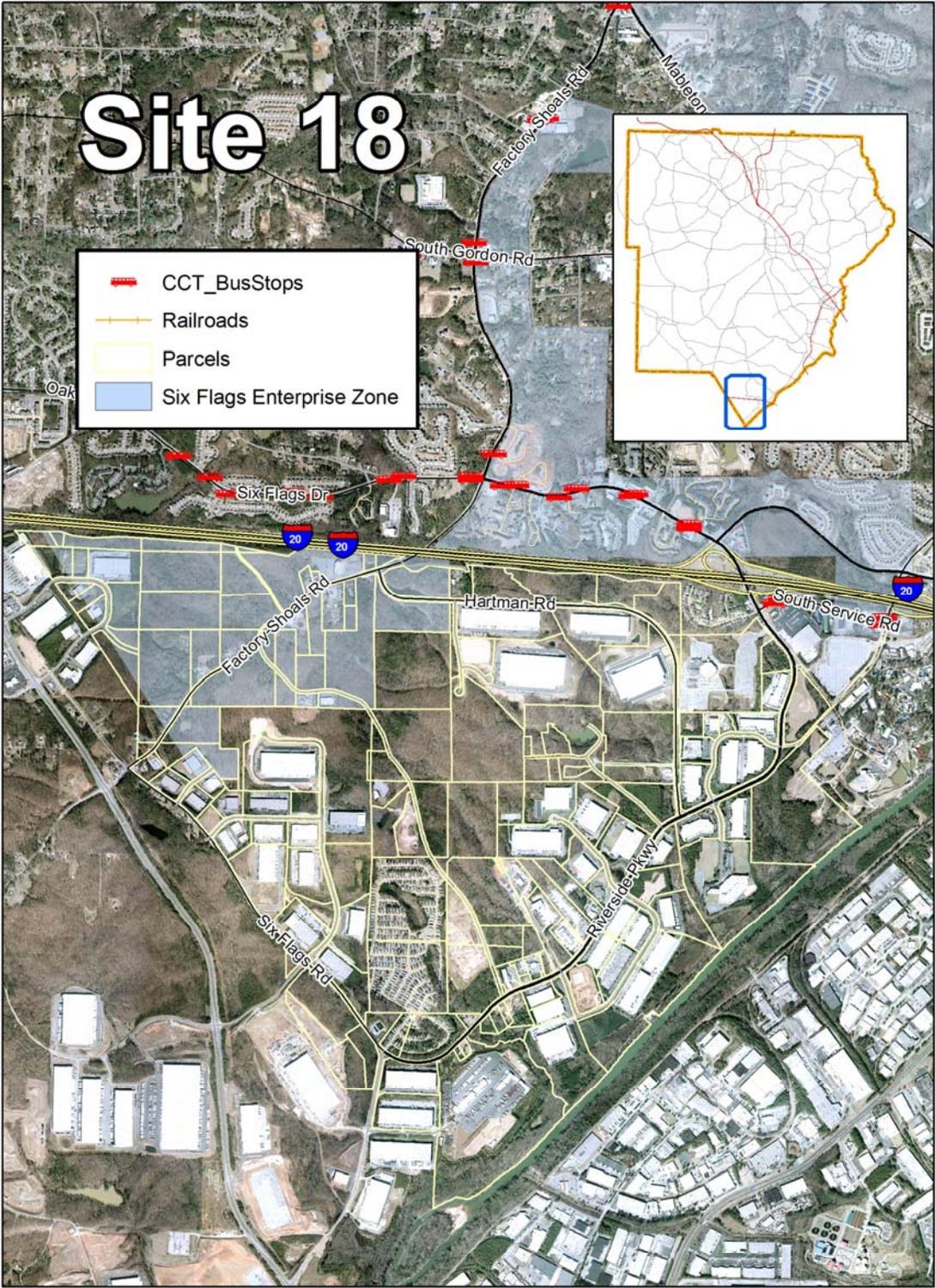
Proximity to Residential Zone

Indicative of any great industrial site the majority of lots and acreage are greater than 2000 feet from any residential zoned property outside the industrial site area.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	48	28%	491	24%
Adjacent to residential zone	3	2%	58	3%
Less than 1000 feet	11	6%	101	5%
1000 to 2000 Ft.	36	21%	383	19%
> 2000Ft	75	43%	972	48%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning



Site 19 Assessment

Site 19 is located in north Cobb County east of Canton Road between Jamerson and Shallowford Road. It is bordered on the north by Cherokee County and to the south by residential property. The site is serviced by Canton, Jamerson and Shallowford Road and several local streets. The 136 parcels that make up site 19, total 216 acres with an average site size of 1.58 acres. Similar to other industrial areas across Cobb County, this site has a high concentration of warehouses; both prefab and conventional. The site also includes 20 office condo developments, 3 manufacturing/processing facilities and 1 flex building, all mixed with residential. The largest property is approximately 11.5 acres with the smallest parcel being 0.02 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

79% of the lots are less than 2 acres, while most of the acreage is located on parcels ranging from 2 to 10 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	107	27	2	0	0
% of All Parcels	79%	20%	1%	0%	0%
Acres	72	121	23	0	0
% of All Acres	33%	56%	11%	0%	0%

Development Potential

The majority of properties (50%) that make up site 19 are considered either developed or evaluate. Seventeen properties with a total of 33 acres were identified as undeveloped, while 8 properties equaling 30 acres are considered underutilized.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	68	17	8	43
% of All Parcels	50%	13%	6%	32%
Acres	71	33	30	82
% of All Acres	33%	15%	14%	38%

Zoning

Compared to other industrial districts, site 19 contains more industrial zones. Eighty three lots or 61% of the properties are zoned HI and 9% of the lots are zoned LI. Compared to only 30% of parcels and 25% of acreage zoned non-industrial.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	83	12	0	41
% of All Parcels	61%	9%	0%	30%
Acres	129	34	0	53
% of All Acres	60%	16%	0%	25%

Market Readiness

Because the majority of properties are zoned HI or LI, the overall timing of the market ability of the site is short term. Thirty percent of the properties would require a rezoning application if sites were considered for industrial use.

	Short Term	Long Term
Parcels	95	41
% of All Parcels	70%	30%
Acres	163	53
% of All Acres	75%	25%

Appraised Fair Market Value

Site 19 contained two parcels that was missing appraisal values, therefore market value calculations are based on 134 lots and 213 acres.

There are 10 lots totaling 67 acres with a total FMV over a \$1,000,000, while majority range from \$100,000 to \$500,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	48	74	10	2
% of All Parcels	35%	54%	7%	1%
Acres	18	117	60	18
% of All Acres	8%	54%	28%	8%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	15	38	67	10	4
% of All Parcels	11%	28%	49%	7%	3%
Acres	30	39	86	38	20
% of All Acres	14%	18%	40%	18%	9%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	10	86	28	10
% of All Parcels	7%	63%	21%	7%
Acres	5	86	55	67
% of All Acres	2%	40%	25%	31%

	Total Value	Overall Building to Land Value
Land	\$29,842,529	107%
Building	\$31,848,491	
Total	\$61,691,020	

The previous table breaks down the total land and building values for site 19. The overall fair market value of the site is just under the county average and the building to land value ratio is 107%, which is one of the lowest ratios of all industrial sites.

Site Advantages

Transportation Access

Proximity to an arterial roadway and railroad are advantages for site 19. 25% of the lots are adjacent to either, Canton Road, Jamerson Road or Shallowford Road, while 26% or 35 lots are adjacent to the Georgia Northeastern Railroad.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	34	25%	66	31%	Adjacent	0	0%	0	0%
< 1	102	75%	150	69%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	136	100%	216	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	35	26%	98	45%	Adjacent	0	0%	0	0%
< 1	101	74%	118	55%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	136	100%	216	100%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	136	100%	216	100%

Area Specific Incentives

No parcels within Site 19 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Site 19 is almost completely free of any environmental constraints according to the criteria set for this assessment.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	3	2%	12	6%
Wetlands (swamps & lakes)	3	2%	13	6%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	132	97%	200	93%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

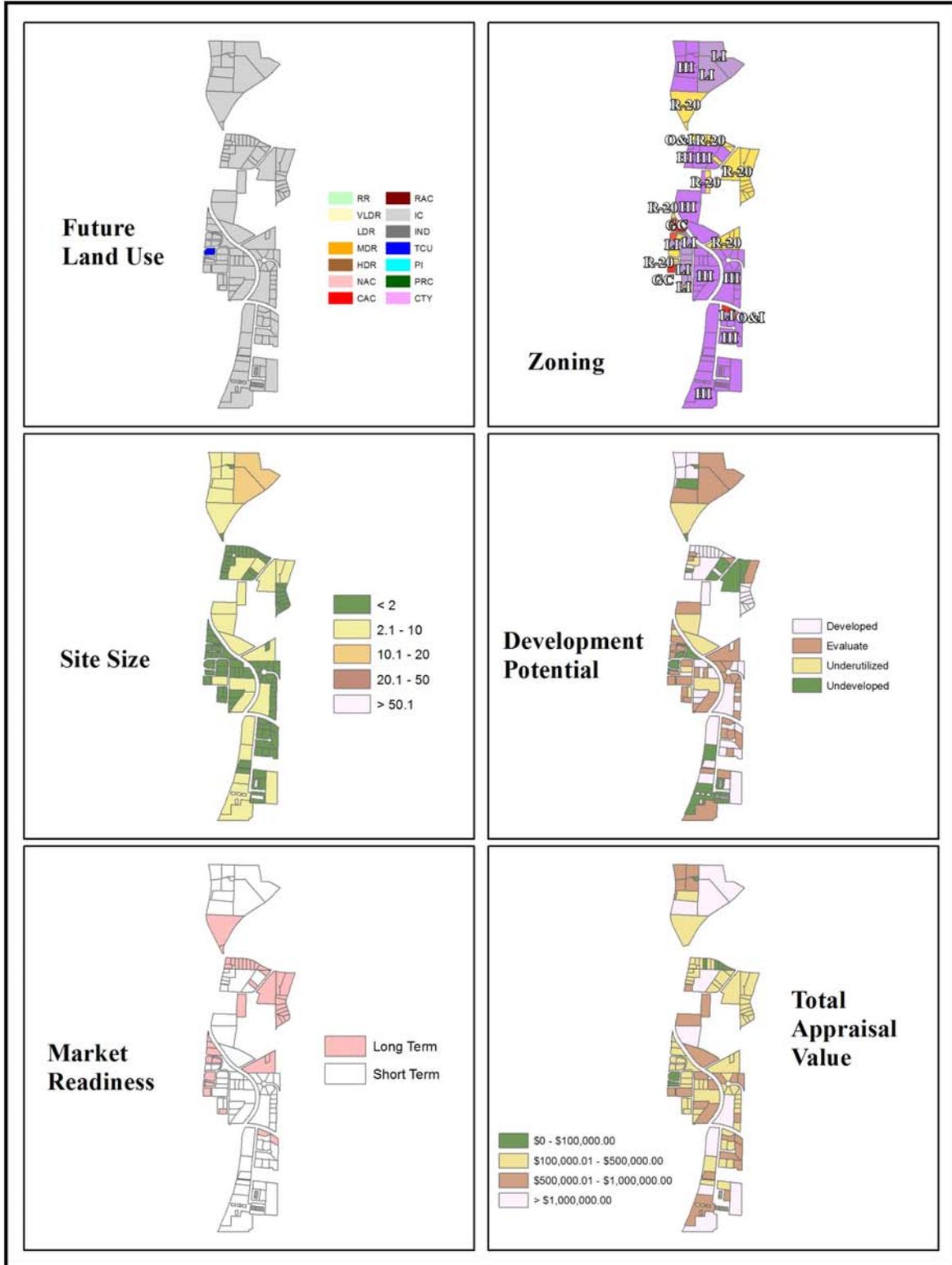
Although, 25% of the properties are zoned residential, site 19 is still lower than the overall county percentage of 54%. At the same time, site 19 is above county average with lots ranging from 1,000 to 2,000 feet.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	34	25%	47	22%
Adjacent to residential zone	9	7%	42	19%
Less than 1000 feet	50	37%	84	39%
1000 to 2000 Ft.	43	32%	43	20%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 20 Assessment

Site 20 sits in an advantageous area bounded by I-75, Canton Road Connector, Cobb Parkway and Bells Ferry Road. The unincorporated industrial land is surrounded by the City of Marietta and includes a mix of existing industrial and residential uses. The 86 parcels that make up site 20 total 156 acres with an average site size of 1.8 acres. Structures within site 20 include 10 lots with flex buildings, 1 mini warehouse, 4 conventional warehouses and 3 low rise office buildings. The largest property is approximately 13.6 acres with the smallest parcel being 0.27 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Site 20 is on line with most of the other industrial sites when it comes to site size. There are 73% of parcels with acreage less than 2, while the average percentage for the county is 71%. The county percentage of lots ranging from 2 to 10 acres is 21%, while site 20 is 23%. Properties ranging from 10 to 20 acres make up 3% of the site, while the county averages 4%.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	63	20	3	0	0
% of All Parcels	73%	23%	3%	0%	0%
Acres	39	81	35	0	0
% of All Acres	25%	52%	22%	0%	0%

Development Potential

Most of the lots and acreage is considered developed, while undeveloped parcels make up 15% of the site.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	64	13	4	5
% of All Parcels	74%	15%	5%	6%
Acres	97	24	26	9
% of All Acres	62%	15%	17%	6%

Zoning

Indicative of the small lot sizes that dominate site 20, most of the parcels have some other zoning than HI, LI or IF. The lots that do have an industrial zoning are all zoned LI, totaling 73 acres.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	0	19	0	67
% of All Parcels	0%	22%	0%	78%
Acres	0	73	0	83
% of All Acres	0%	47%	0%	53%

Market Readiness

78% of the properties have a market readiness of long term, which makes up the majority of the acreage as well.

	Short Term	Long Term
Parcels	19	67
% of All Parcels	22%	78%
Acres	73	83
% of All Acres	47%	53%

Appraised Fair Market Value

Land values for site 20 are on the low end of the land value spectrum for the county, while building values are about average. The total values are consistent with county except for lots greater than \$1,000,000, which is slightly above average.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	58	11	13	4
% of All Parcels	67%	13%	15%	5%
Acres	33	40	55	27
% of All Acres	21%	26%	35%	17%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	13	39	18	2	14
% of All Parcels	15%	45%	21%	2%	16%
Acres	24	43	20	4	64
% of All Acres	15%	28%	13%	3%	41%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	18	47	5	16
% of All Parcels	21%	55%	6%	19%
Acres	10	58	20	68
% of All Acres	6%	37%	13%	44%

	Total Value	Overall Building to Land Value
Land	\$19,684,780	217%
Building	\$42,763,590	
Total	\$62,448,370	

The above table breaks down the total land and building value for site 20. The overall fair market value of the site is just under the county average, although due to the low land values the building to land value ratio is one of the highest in the county at 217%.

Site Advantages

Transportation Access

Transportation infrastructure in and around the site makes it one the best locations for operating an industrial business. The industrial area is less than a mile from a major arterial highway, which there is two, less than a mile from the interstate, potential rail access and bus stops. The nearest airport, Mccollum Airport, is within the 2 to 5 mile range

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	14	16%	28	18%	Adjacent	11	13%	19	12%
< 1	72	84%	128	82%	< 1	75	87%	136	87%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	13	15%	20	13%
< 1	86	100%	156	100%	< 1	73	85%	135	87%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	86	100%	156	100%
> 5	0	0%	0	0%

Area Specific Incentives

No parcels within Site 20 were identified to be part of Cobb County’s Enterprise Zones.

Enterprise Zone			
Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Floodplain exists on 40 of the 86 lots, while 3 lots may contain slopes greater than 25%. 50% of parcels have no environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	40	47%	55	35%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	3	3%	11	7%
No environmental constraints	43	50%	90	58%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

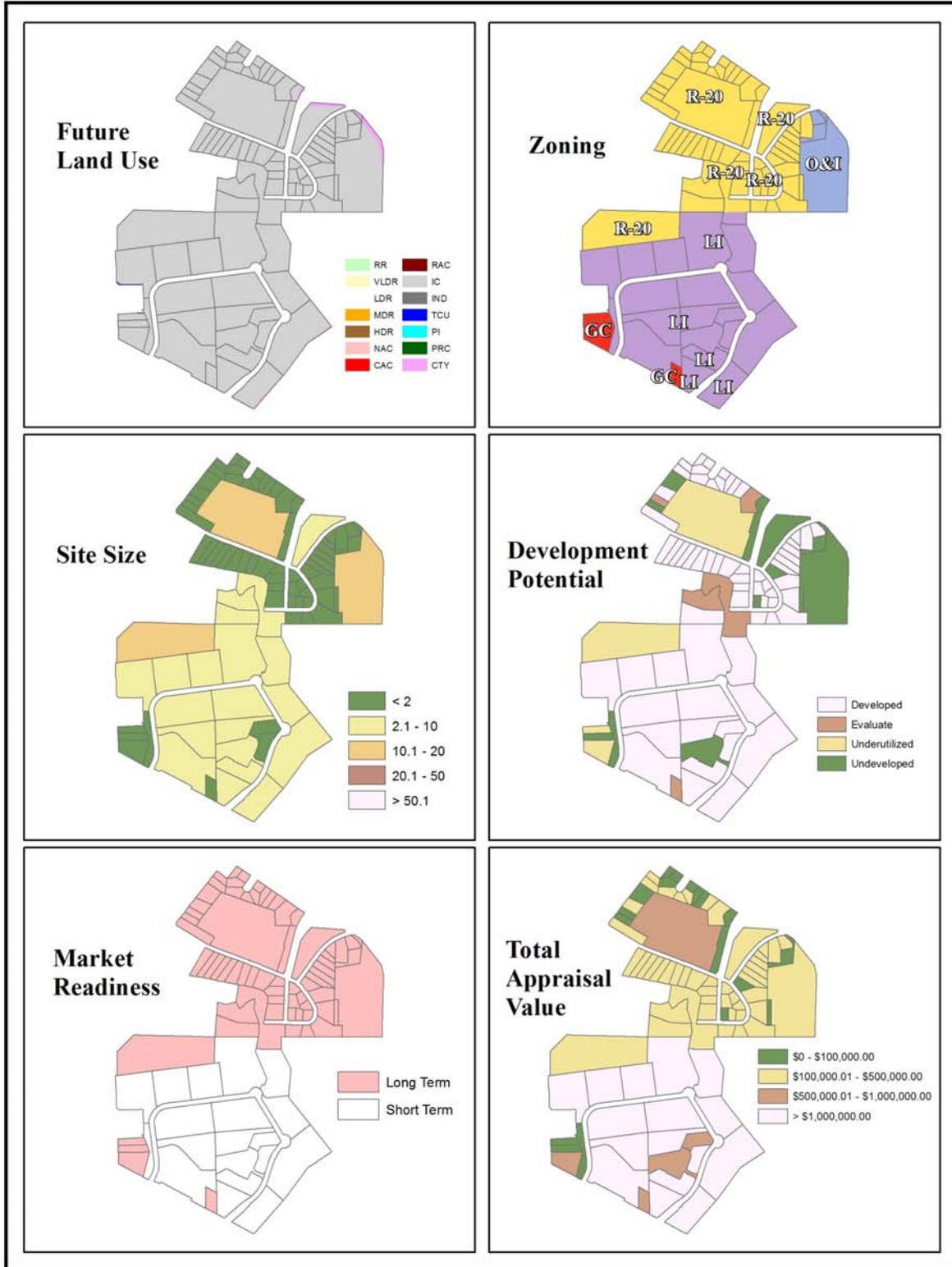
Most of the “other” zones that were analyzed earlier are zoned residential, nearly three quarters of all site properties have a residential zoning promoting conflict between uses.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	60	70%	66	42%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	6	7%	26	17%
1000 to 2000 Ft.	18	21%	53	34%
> 2000Ft	2	2%	11	7%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 21 Assessment

Site 21 is located in central Cobb County and is known as the Fair Oaks Community. There is an abundance of residential property mixed with very few existing industrial facilities that include manufacturing/processing and warehouses. It lends itself to industrial uses based on its location within the Air-Installation Compatible Use Zone (ACUZ) associated with Dobbins Air Force Base. The industrial district comprises of 507 parcels on 300 acres. The average parcel size is the lowest in the county at 0.59 acres with a maximum site size of 15 acres. The area is serviced by South Cobb Drive, Atlanta Road, Austell Road and a myriad of local streets. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Nearly all parcels within the Fair Oaks industrial area are less than 2 acres, with only 4% ranging from 2 to 10 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	487	19	1	0	0
% of All Parcels	96%	4%	0%	0%	0%
Acres	212	74	15	0	0
% of All Acres	71%	25%	5%	0%	0%

Development Potential

The development potential for site 21 is mostly already developed. Ninety-five lots are considered undeveloped or underutilized, while 109 lots need more evaluation before determining developability.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	303	66	29	109
% of All Parcels	60%	13%	6%	21%
Acres	147	34	60	59
% of All Acres	49%	11%	20%	20%

Zoning

Although this area has been designated as Industrial Compatible in Cobb’s 2030 Comprehensive Plan, the site is nearly 100% zoned non-industrial. Only 5% of the properties are zoned HI or LI.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	8	15	0	484
% of All Parcels	2%	3%	0%	95%
Acres	11	18	0	271
% of All Acres	4%	6%	0%	90%

Market Readiness

This industrial area is on the long term path of industrial development. The majority of the sites would require assembling and rezoning before the development review process could begin.

	Short Term	Long Term
Parcels	23	484
% of All Parcels	5%	95%
Acres	29	271
% of All Acres	10%	90%

Appraised Fair Market Value

Site 21 has 6 sites missing appraisal value information. The appraisal fair market value is based on a total of 501 parcels and 297 acres.

Site 21 has the highest number of parcels below the \$100,000 threshold for land, building and total FMV. It has the second highest number of building values equal to zero and the lowest percentage of lots greater than \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	446	50	5	0
% of All Parcels	89%	10%	1%	0%
Acres	178	86	33	0
% of All Acres	60%	29%	11%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	60	393	40	4	4
% of All Parcels	12%	78%	8%	1%	1%
Acres	31	206	39	14	7
% of All Acres	10%	69%	13%	5%	2%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	268	218	7	8
% of All Parcels	53%	43%	1%	2%
Acres	91	150	32	23
% of All Acres	30%	50%	11%	8%

	Total Value	Overall Building to Land Value
Land	\$33,118,099	108%
Building	\$35,850,776	
Total	\$68,968,875	

The above table breaks down the total land and building values for Site 21. The total value is about average for the county and the overall building to land value ratio is 108% indicating some potential for redevelopment. While these totals are mediocre, they are a bit skewed due to the larger number of parcels involved.

Site Advantages

Transportation Access

The transportation network in and around the site is advantage for industrial uses. Major arterial roadways are less than mile away. Potential access to rail is less than a mile away and bus stop facilities are readily available throughout the site. Interstate 75 is the nearest freeway ranging from 1 to 5 miles, however easy access to the interstate via South Cobb Drive is an option.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	56	11%	58	19%	Adjacent	0	0%	0	0%
< 1	451	89%	242	81%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	80	16%	44	15%
2 to < 5	0	0%	0	0%	2 to < 5	427	0%	256	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	5	1%	2	1%	Adjacent	43	8%	57	19%
< 1	502	99%	298	99%	< 1	464	92%	243	81%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%
> 5	507	100%	300	100%

Area Specific Incentives

Another big advantage for the site 21 is the percentage of lots and acreage within one of Cobb County’s Enterprise Zone. Sixty-eight percent of the parcels and 82% of the acreage are within the Atlanta Road Enterprise Zone.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
345	68%	246	82%

Site Constraints

Environmental Constraints

Site constraints are not big issues for industrial site 21. 87% of the acreage comprising of a total of 480 lots have no environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	25	5%	36	12%
Wetlands (swamps & lakes)	0	0%	0	0%
25% or Greater Slopes	2	0%	3	1%
No environmental constraints	480	95%	262	87%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

A big site constraint is the total number of parcels zoned residential and the proximity of non-residential zoned lots to residential lots outside of site area. 83% of the lots totaling 224 acres are zoned residential, while 16% of the lots are less than a 1000 feet away.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	422	83%	224	75%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	82	16%	71	24%
1000 to 2000 Ft.	3	1%	5	2%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning



Site 22 Assessment

Site 22 is a small unincorporated industrial area that is part of a larger industrial district within the City of Smyrna. It is located on Oakdale Road, north of Nickajack Park Road in southeast Cobb County with excellent rail access potential. The 14 parcels that make up the site total 123 acres and consist of a variety of facilities. Four lots have prefab warehouses, two parcels contain office buildings and 1 lot includes manufacturing/processing. The average parcel size is 8.79 acres. The largest property is approximately 61.7 acres with the smallest parcel being 0.47 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Despite the average parcel size being 8.79 acres, the majority of the parcels are less than 2 acres in size. The average is increased due to two lots greater than 20 acres.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	7	5	0	1	1
% of All Parcels	50%	36%	0%	7%	7%
Acres	6	25	0	30	62
% of All Acres	5%	20%	0%	24%	50%

Development Potential

The development potential for site 22 could use closer evaluation. Six lots totaling seventy acres are considered evaluate. Underutilized parcels make up 27% of the acreage on the site.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	4	2	2	6
% of All Parcels	29%	14%	14%	43%
Acres	12	8	33	70
% of All Acres	10%	7%	27%	57%

Zoning

Unlike other industrial sites around the county, the Oakdale Road site only has 3 lots with some other zoning than HI, LI or IF, however, those three lots make up 61% of the acreage, average 21 acres a lot.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	8	3	0	3
% of All Parcels	57%	21%	0%	21%
Acres	54	7	0	63
% of All Acres	44%	6%	0%	51%

Market Readiness

The market readiness for site 22 is mixed, most of the lots are considered short term, while most of the acreage has been determined long term.

	Short Term	Long Term
Parcels	11	3
% of All Parcels	79%	21%
Acres	60	63
% of All Acres	49%	51%

Appraised Fair Market Value

The majority of total FMV for Site 22 ranges from \$100,000 to \$500,000 with a few outliers greater than \$500,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	9	2	1
% of All Parcels	14%	64%	14%	7%
Acres	1	21	39	62
% of All Acres	1%	17%	32%	50%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	4	6	0	2
% of All Parcels	14%	29%	43%	0%	14%
Acres	8	5	38	0	71
% of All Acres	7%	4%	31%	0%	58%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	0	10	2	2
% of All Parcels	0%	71%	14%	14%
Acres	0	21	31	71
% of All Acres	0%	17%	25%	58%

	Total Value	Overall Building to Land Value
Land	\$6,548,320	87%
Building	\$5,667,200	
Total	\$12,215,520	

The previous table breaks down the total land and building values for site 22. The total value is well below average and the overall building to land value ratio is 87% indicating a real potential for redevelopment.

Site Advantages

Transportation Access

Transportation access is ideal for site 22. Half the lots are adjacent to arterial, while the entire site is less than mile from I-285. The biggest advantage for the industrial site is the Norfolk Southern Transportation rail line that traverses through the center of the site giving the opportunity for direct rail access.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	7	50%	69	56%	Adjacent	0	0%	0	0%
< 1	7	50%	54	44%	< 1	14	100%	123	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	6	43%	113	92%	Adjacent	0	0%	0	0%
< 1	8	57%	10	8%	< 1	14	100%	123	100%
1 to < 2	0	0%	0	0%	1 to < 2	0	0%	0	0%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	14	100%	123	100%
> 5	0	0%	0	0%

Area Specific Incentives

Ten parcels have been identified to be part of Veterans Memorial Enterprise Zone.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
10	71%	83	67%

Site Constraints

Environmental Constraints

Environmental constraints are known to exist on several lots. Some parcels may have one or more environmental constraints to contend with. Nine properties total 19 acres have no environmental constraints.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	4	29%	74	60%
Wetlands (swamps & lakes)	1	7%	62	50%
25% or Greater Slopes	1	7%	30	24%
No environmental constraints	9	64%	19	15%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

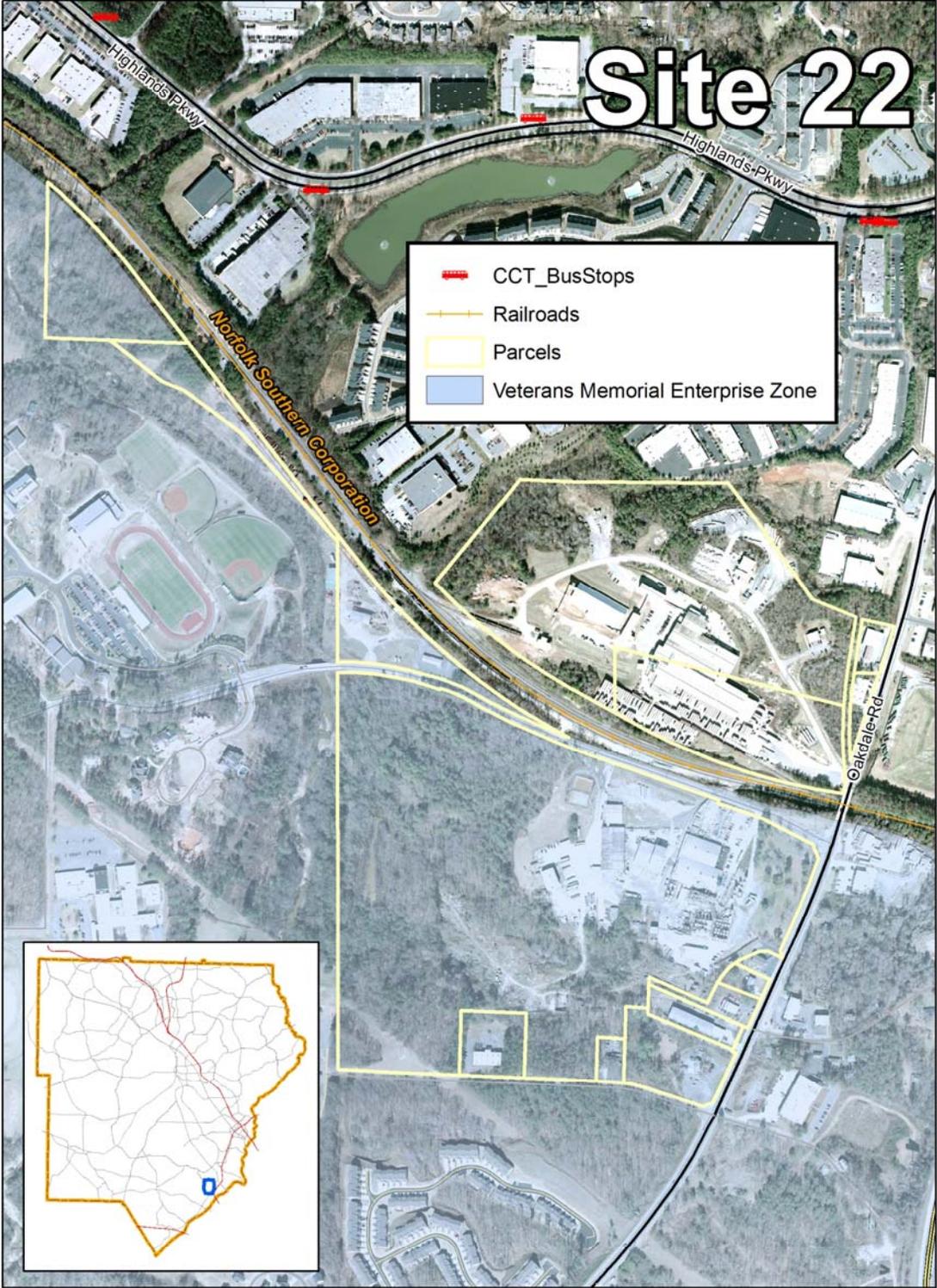
Proximity to Residential Zone

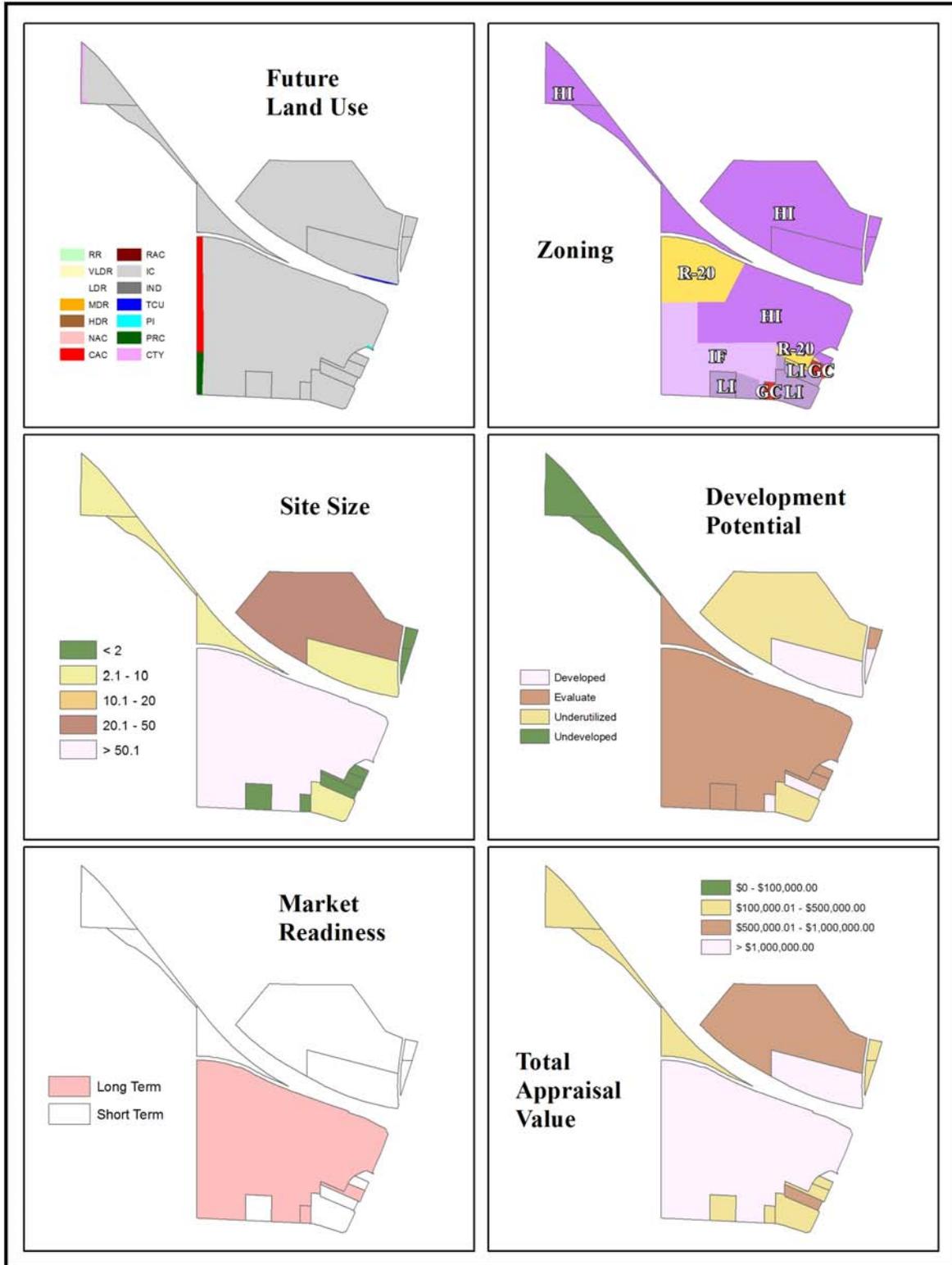
There are two lots zoned residential, while 6 or less than 1,000 feet from residential property and 6 between 1,000 and 2,000 feet from residential property.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	2	14%	63	51%
Adjacent to residential zone	0	0%	0	0%
Less than 1000 feet	6	43%	12	10%
1000 to 2000 Ft.	6	43%	48	39%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 23 Assessment

Site 23 is located in one of the fastest residential redevelopment areas in the county. The 69 acres are split into 16 lots with an average parcel size of 4.3 acres. The largest property is approximately 13.89 acres with the smallest parcel being 0.64 acres. The comparatively smaller industrial district is predominantly made up of prefab and traditional warehouses. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Site 23 is unique when compared to the industrial sites across the county. 69% of the parcels range from 2 to 10 acres while 21% range from 2 to 10 for the entire county.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	4	11	1	0	0
% of All Parcels	25%	69%	6%	0%	0%
Acres	5	50	14	0	0
% of All Acres	7%	72%	20%	0%	0%

Development Potential

Despite 7 lots being developed, the development potential appears to be good for site 23. Five lots are considered undeveloped, 1 is underutilized and 3 could use closer examination. All 9 properties total 36 acres.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	7	5	1	3
% of All Parcels	44%	31%	6%	19%
Acres	33	24	2	10
% of All Acres	48%	35%	3%	14%

Zoning

Another aspect of site 23 that sets it apart from average is the number of industrial zoned lots. Eleven parcels totaling 52 acres are either zoned HI or LI, while only 5 lots equaling 17 acres has been zoned some other non-industrial category.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	3	8	0	5
% of All Parcels	19%	50%	0%	31%
Acres	25	27	0	17
% of All Acres	36%	39%	0%	25%

Market Readiness

The majority of properties are zoned HI or LI, therefore timing of the market ability of the site is short term. Five sites would require a rezoning application if sites were considered for industrial use.

	Short Term	Long Term
Parcels	11	5
% of All Parcels	69%	31%
Acres	51	18
% of All Acres	74%	26%

Appraised Fair Market Value

Appraisal values for site 23 are some of the lowest industrial values across the county. The majority of the lots have total FMV between \$100,000 and \$500,000, while 4 parcels have been appraised over \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	5	9	2	0
% of All Parcels	31%	56%	13%	0%
Acres	7	41	21	0
% of All Acres	10%	59%	30%	0%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	5	4	3	1	3
% of All Parcels	31%	25%	19%	6%	19%
Acres	25	9	9	14	12
% of All Acres	36%	13%	13%	20%	17%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	5	6	1	4
% of All Parcels	31%	38%	6%	25%
Acres	7	32	4	26
% of All Acres	10%	46%	6%	38%

	Total Value	Overall Building to Land Value
Land	\$4,032,600	144%
Building	\$5,821,980	
Total	\$9,854,580	

The above table breaks down the total land and building values for site 23. The total value is the second lowest in the county and the overall building to land value ratio is 144%, which is above the county percentage of 130%. The above average building to land ratio is likely due to 3 lots having building values over \$1,000,000, while no land values greater than \$1,000,000

Site Advantages

Transportation Access

50% of the parcels have direct access to Veterans Memorial, while the entire site is less than 2 miles from I-285 and rail access. The nearest bus stop is north of the site on Highland Parkway and the Brown Field in Fulton County is the nearest airport.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	8	50%	29	42%	Adjacent	0	0%	0	0%
< 1	8	50%	40	58%	< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%	1 to < 2	16	100%	69	100%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	0	0%	0	0%
1 to < 2	16	100%	69	100%	1 to < 2	14	88%	47	68%
2 to < 5	0	0%	0	0%	2 to < 5	2	13%	22	32%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	16	100%	69	100%
2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%

Area Specific Incentives

The biggest incentive for the site is the Veterans Memorial Enterprise Zone that covers the entire industrial area.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
16	100%	69	100%

Site Constraints

Environmental Constraints

There would be environmental concerns for site 23, considering all but one parcel has some sort of environmental constraint.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	14	88%	66	96%
Wetlands (swamps & lakes)	12	75%	62	90%
25% or Greater Slopes	3	19%	25	36%
No environmental constraints	1	6%	1	1%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

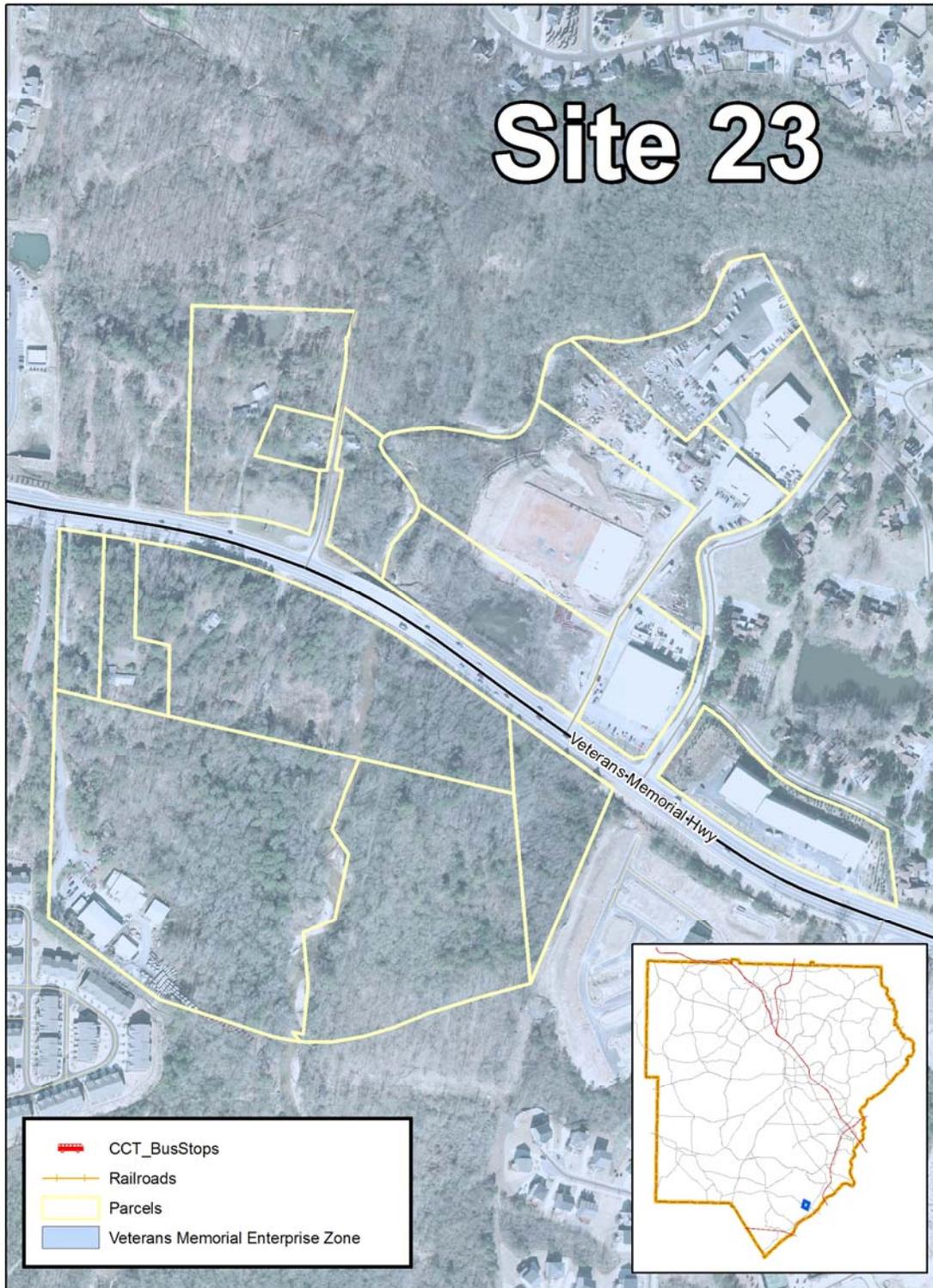
Proximity to Residential Zone

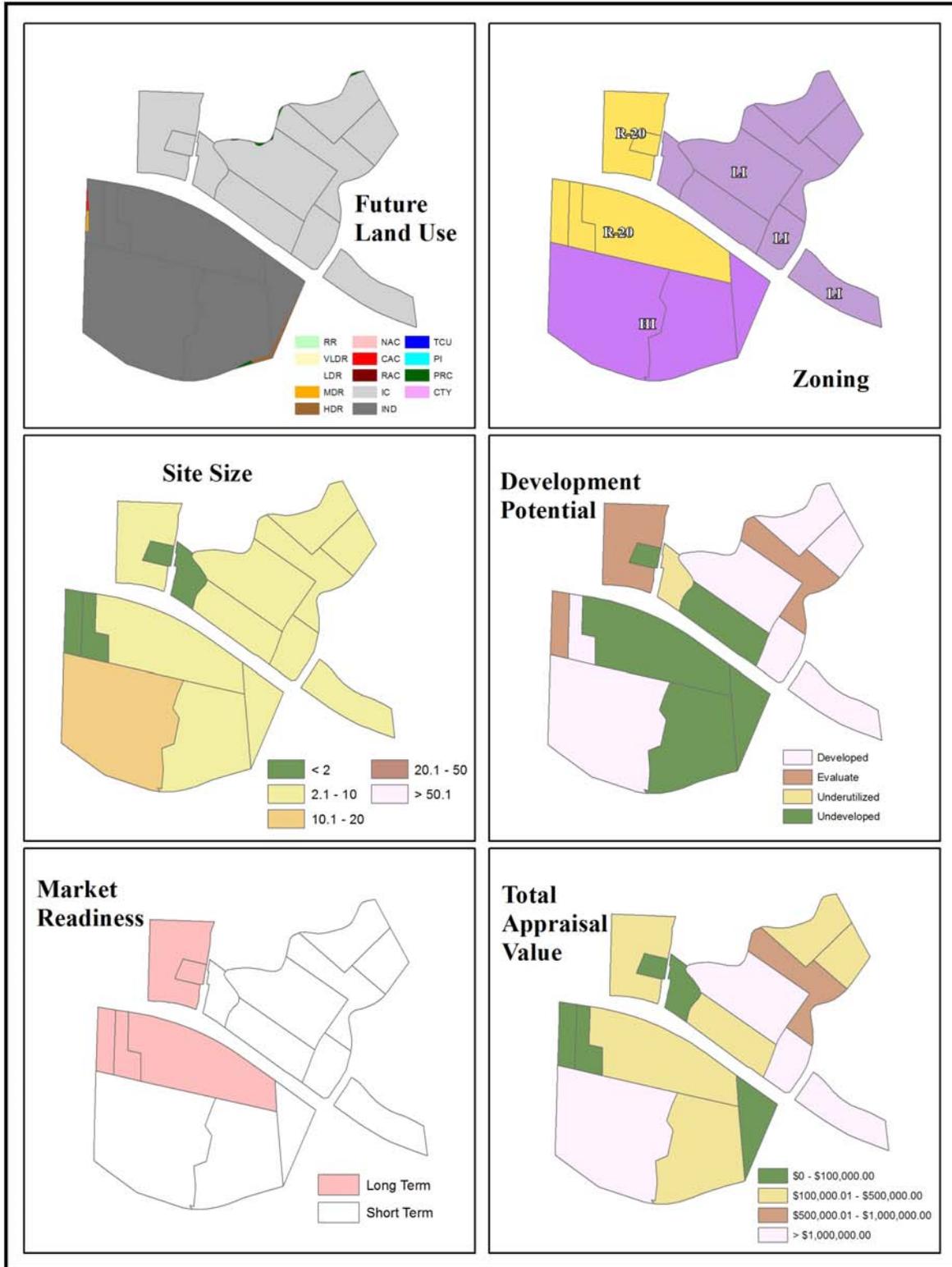
Indicative of the vulnerability of the site being encroached upon by residential uses, 10 of the 16 lots is adjacent to residential zoned property. Five parcels within the industrial site are zoned for residential use.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	5	31%	18	26%
Adjacent to residential zone	10	63%	47	68%
Less than 1000 feet	1	6%	4	6%
1000 to 2000 Ft.	0	0%	0	0%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 24 Assessment

Site 24 is an older industrial area located in an environmentally sensitive area of the county. The site is located in southeast Cobb County along the Chattahoochee River at Veterans Memorial Highway and Riverview Road. The blighted industrial area has a strong potential for environmentally conscious redevelopment. The 57 parcels that make up the site are serviced by Veterans Memorial Highway and Riverview Road with a few local streets. The site totals 228 acres with an average site size of 3.93 acres. Most of the properties have prefab warehouse facilities and auto service garages with 1 manufacturing/processing facility. The largest property is approximately 20.5 acres with the smallest parcel being 0.08 acres. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Sixty-seven percent of the parcels and acreage range from 2 to 10 acres, compared to 21% of the county within the same range.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	16	38	2	1	0
% of All Parcels	28%	67%	4%	2%	0%
Acres	16	167	25	20	0
% of All Acres	7%	73%	11%	9%	0%

Development Potential

The development potential for this site is evident in the number of lots considered undeveloped and underutilized. A total of 74% of the parcels could be potentially developed or redeveloped.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	5	18	24	10
% of All Parcels	9%	32%	42%	18%
Acres	33	79	78	38
% of All Acres	14%	35%	34%	17%

Zoning

A large number of properties and acres are zoned for industrial, unlike most of the sites across the county. Only 8 lots totaling 35 acres are applied to some other zoning.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	49	0	0	8
% of All Parcels	86%	0%	0%	14%
Acres	193	0	0	35
% of All Acres	85%	0%	0%	15%

Market Readiness

Considering the relatively larger lots and industrial zoned property, the overall market readiness for site 24 is short term.

	Short Term	Long Term
Parcels	49	8
% of All Parcels	86%	14%
Acres	193	35
% of All Acres	85%	15%

Appraised Fair Market Value

Eight-four percent of the lots have land values less than \$100,000 and 77% of the building values are less than \$100,000 making site 24 one the lowest total valued sites per acreage.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	10	38	8	1
% of All Parcels	18%	67%	14%	2%
Acres	11	139	57	21
% of All Acres	5%	61%	25%	9%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	18	26	11	1	1
% of All Parcels	32%	46%	19%	2%	2%
Acres	79	81	45	3	20
% of All Acres	35%	36%	20%	1%	9%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	9	32	14	2
% of All Parcels	16%	56%	25%	4%
Acres	10	109	84	25
% of All Acres	4%	48%	37%	11%

	Total Value	Overall Building to Land Value
Land	\$16,454,090	30%
Building	\$4,910,675	
Total	\$21,364,765	

The previous table breaks down the total land and building values for site 24. The total value is well below the average and the overall building to land value ratio is 30%, which is the second the lowest ratio for the entire county, indicating a strong potential for redevelopment.

Site Advantages

Transportation Access

The major arterial roadways are in place and the interstate (I-285) is less than 2 easy miles away. Rail access is less than two mile away, while the bus stops and airport is less than five miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	12	21%	68	30%	Adjacent	0	0%	0	0%
< 1	45	79%	160	70%	< 1	43	75%	149	65%
1 to < 2	0	0%	0	0%	1 to < 2	14	25%	79	35%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	24	42%	67	29%	< 1	0	0%	0	0%
1 to < 2	33	58%	161	71%	1 to < 2	42	74%	151	66%
2 to < 5	0	0%	0	0%	2 to < 5	15	26%	77	34%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	30	53%	148	65%
2 to < 5	27	47%	81	36%
> 5	0	0%	0	0%

Area Specific Incentives

The entire site is part of the Veterans Memorial Enterprise Zone, offering a great incentive for new development or redevelopment.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
57	100%	228	100%

Site Constraints

Environmental Constraints

The site does have its share of environmental constraints. The majority of lots are entirely or partially located on floodplain lands, wetlands or slope greater than 25%.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	40	70%	168	74%
Wetlands (swamps & lakes)	10	18%	68	30%
25% or Greater Slopes	12	21%	64	28%
No environmental constraints	12	21%	39	17%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

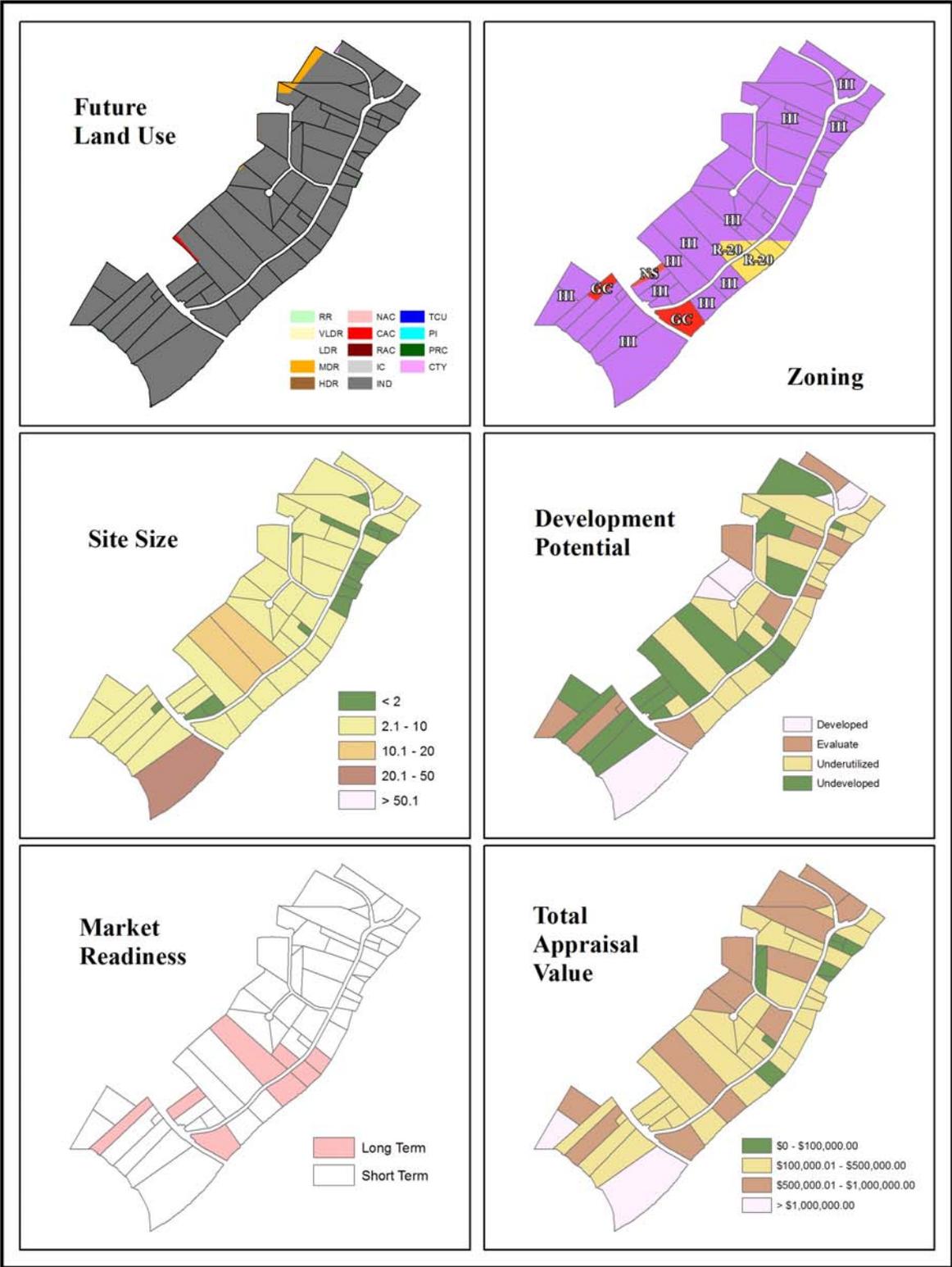
Industrial site 24 includes parcels that are primarily away from residentially zoned property, 67% of the properties are greater than 1000 feet from residential lots and only 5 parcels or 9% or zoned residential, well below the county average.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	5	9%	22	10%
Adjacent to residential zone	1	2%	10	4%
Less than 1000 feet	13	23%	57	25%
1000 to 2000 Ft.	31	54%	109	48%
> 2000Ft	7	12%	30	13%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





Site 25 Assessment

Site 25 is located in south Cobb County near the border with Douglas County. It is indirectly serviced by Thorton Road or State Route 6 and directly serviced by Oak Ridge Road, Oak Ridge Parkway and Oak Ridge Commerce Way. The 47 lots range in size from 15.25 acres down to 0.9 acres. The total acreage for the industrial area is 113 acres and the average parcel size is 2.41 acres. Facilities within the site are mostly prefab and conventional warehouses with 4 lots containing flex buildings. The following tables summarize the land supply characteristics, advantages and constraints of the site.

Land Supply Characteristics

Site Size

Site sizes for the industrial area are consistent with the county. Most of the lots are less than 2 acres and as the acreage of sites goes up the number of lots come down.

	< 2	2.01 - 10	10.01 - 20	20.01 - 50	50.01 + Acres
Parcels	30	15	2	0	0
% of All Parcels	64%	32%	4%	0%	0%
Acres	36	50	27	0	0
% of All Acres	32%	44%	24%	0%	0%

Development Potential

51% of the parcels and 37% of the acreage has been developed according to the criteria set for development potential, however there are a few sites defined as undeveloped.

	Developed	Undeveloped	Underutilized	Evaluate
Parcels	24	12	1	10
% of All Parcels	51%	26%	2%	21%
Acres	42	29	12	30
% of All Acres	37%	26%	11%	27%

Zoning

Site 25 is one of two industrial areas within the industrial inventory assessment to be completely zoned for industrial use. The entire industrial compatible area is zoned Light Industrial.

	Heavy Industrial (HI)	Light Industrial (LI)	Future Industrial (IF)	Other
Parcels	0	47	0	0
% of All Parcels	0%	100%	0%	0%
Acres	0	113	0	0
% of All Acres	0%	100%	0%	0%

Market Readiness

The site is overwhelmingly short term on the market readiness scale. Any sites that can be developed or redeveloped will not need rezoning approval unless a heavier industrial use is desired.

	Short Term	Long Term
Parcels	47	0
% of All Parcels	100%	0%
Acres	113	0
% of All Acres	100%	0%

Appraised Fair Market Value

Site 25 has almost 50% of its total fair market value ranging from \$500,000 to \$1,000,000, while 30% range from \$100,000 to \$500,000. There are 8 properties equaling 43 acres with total values in excess of \$1,000,000.

Land FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	37	6	2
% of All Parcels	4%	79%	13%	4%
Acres	4	60	22	27
% of All Acres	4%	53%	19%	24%

Building FMV	\$0	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	12	1	24	5	5
% of All Parcels	26%	2%	51%	11%	11%
Acres	30	12	37	20	14
% of All Acres	27%	11%	33%	18%	12%

Total FMV	\$0 to \$100,000	\$100,000 to \$500,000	\$500,000 to \$1,000,000	\$1,000,000 +
Parcels	2	14	23	8
% of All Parcels	4%	30%	49%	17%
Acres	3	25	42	43
% of All Acres	3%	22%	37%	38%

	Total Value	Overall Building to Land Value
Land	\$15,498,410	122%
Building	\$18,952,780	
Total	\$34,451,190	

The above table breaks down the total land and building values for site 25. Considering the number of structure appraisal values of \$0, the total FMV is below average. However, the building to land value ratio is 122%.

Site Advantages

Transportation Access

The entire site is less than a mile from a major arterial roadway and less than 2 miles from I-20. Rail access for the most part ranges from 2 to 5 miles, while the nearest bus stop is on State Route 6 at Skyview Drive. Brown Field (Fulton County Airport) is the nearest airport with the majority lots ranging from 2 to 5 miles away.

Miles from Site	Major Arterial				Miles from Site	Freeway			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	47	100%	113	100%	< 1	8	17%	27	24%
1 to < 2	0	0%	0	0%	1 to < 2	39	83%	86	76%
2 to < 5	0	0%	0	0%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Potential Rail Access				Miles from Site	Bus Stop			
	Parcels	% of All Parcels	Acres	% of All Acres		Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%	Adjacent	0	0%	0	0%
< 1	0	0%	0	0%	< 1	47	100%	113	100%
1 to < 2	14	30%	33	29%	1 to < 2	0	0%	0	0%
2 to < 5	33	70%	80	71%	2 to < 5	0	0%	0	0%
> 5	0	0%	0	0%	> 5	0	0%	0	0%

Miles from Site	Airport			
	Parcels	% of All Parcels	Acres	% of All Acres
Adjacent	0	0%	0	0%
< 1	0	0%	0	0%
1 to < 2	0	0%	0	0%
2 to < 5	32	68%	83	73%
> 5	15	32%	30	27%

Area Specific Incentives

No parcels within Site 25 were identified to be part of Cobb County’s Enterprise Zone.

Enterprise Zone

Parcels	% of All Parcels	Acres	% of All Acres
0	0%	0	0%

Site Constraints

Environmental Constraints

Most of site 25 contains parcels with no environment constraints however floodplain does traverse the site through 12 of the industrial lots.

	Parcels	% of All Parcels	Acres	% of All Acres
Floodplain	12	26%	46	41%
Wetlands (swamps & lakes)	5	11%	18	16%
25% or Greater Slopes	0	0%	0	0%
No environmental constraints	32	68%	63	56%

Note: Sites were recorded to have environmental constraints despite how small or how large the constraint

Note: Sites and Acreage may equal more than the total number of parcels due to one site having more than one environmental constraint

Proximity to Residential Zone

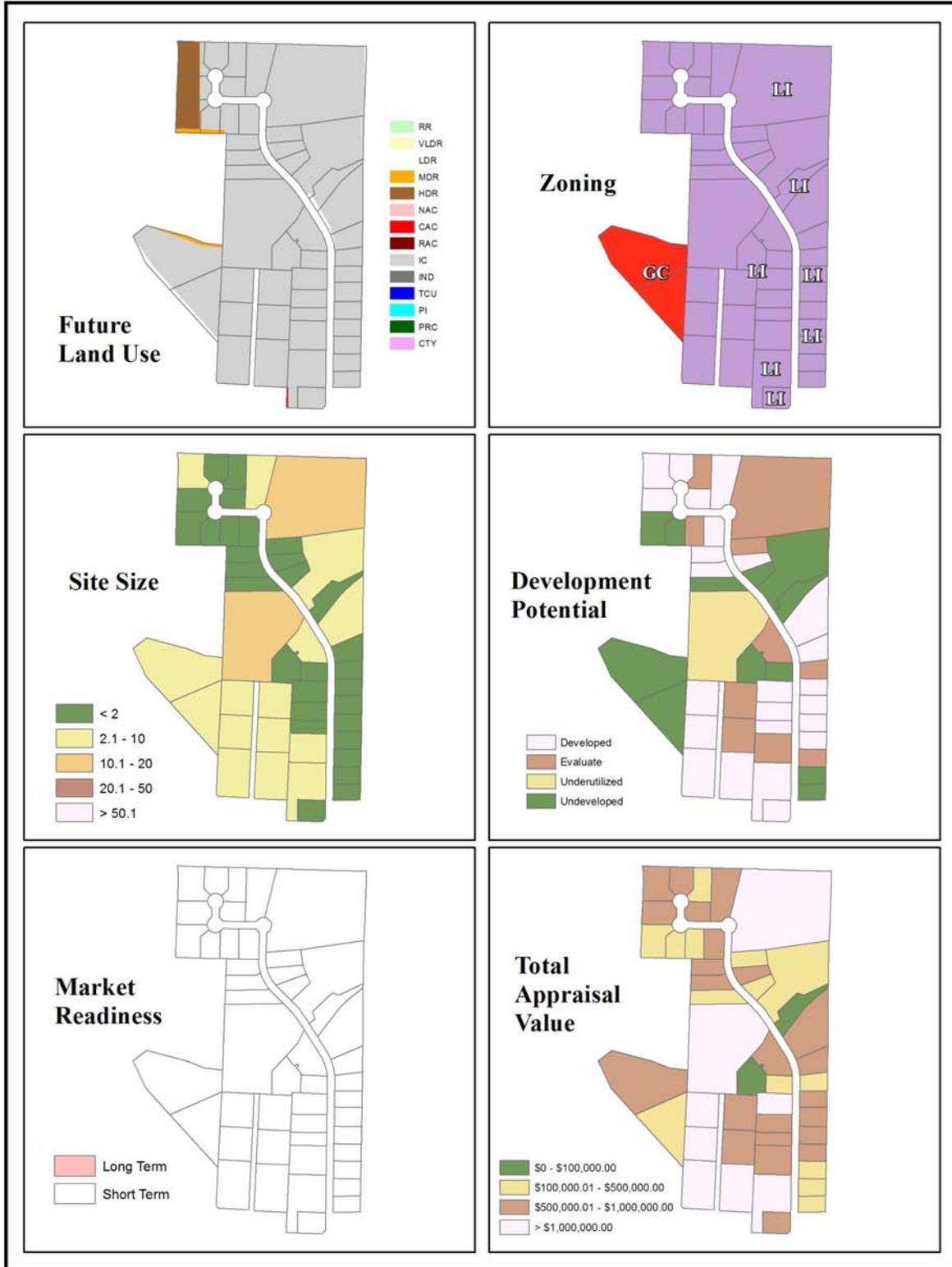
Site 25 is one of four sites to have no properties zoned residential, although the majority of the lots are adjacent to residential properties and 13 of the 47 parcels are between 1,000 and 2,000 feet.

	Parcels	% of All Parcels	Acres	% of All Acres
Zoned residential (entire or partially)	0	0%	0	0%
Adjacent to residential zone	26	55%	72	64%
Less than 1000 feet	8	17%	13	12%
1000 to 2000 Ft.	13	28%	28	25%
> 2000Ft	0	0%	0	0%

Measurement are from industrial site center to nearest unincorporated residential zone center (Calculated by GIS)

Please note: measurements can be deceptive based size of industrial site and residential zoning





ACTION PLAN

The Action Plan section of this report sets forth a policy direction and creates a course of action necessary to enhance the industrial areas in Cobb County. They provide guidance for future public and private investments, support the plan's implementation measures, and assist with ideas when making Comprehensive Plan and Zoning Map changes. The items in this section are not legally binding, but instead are ways to assist with the development of Cobb County's undeveloped and underdeveloped industrial lands. In addition, the provisions in this section seek to enhance the protections provided to existing distribution and manufacturing businesses by establishing policy statements, recommending Comprehensive Plan alterations, and developing appropriate and targeted incentives.

The list below identifies the full name of the implementers identified with abbreviations in the Implementation Charts.:

ARC	Atlanta Regional Commission
BOC	Board of Commissioners
CD	Cobb County Community Development Agency
CCC	Cobb County Chamber of Commerce
CDOT	Cobb County Department of Transportation
GDOT	Georgia Department of Transportation
DNR	Georgia Department of Natural Resources
ED	Cobb County Economic Development Department
PC	Planning Commission
PPO	Private property owners
RR	Railroads
SCDA	South Cobb Development Authority
WS	Cobb County Water Agency

Department of Community Affairs – Quality Community Objectives

- **Appropriate Business:** The businesses and Industries encouraged to develop or expand in Cobb should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities
- **Employment Options:** A range of job types should be provided in Cobb to meet the diverse needs of the local workforce
- **Environmental Protection:** Air quality and environmentally sensitive areas within Cobb should be protected from the negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character and quality-of-life of the local area and/or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved

Policy 1: Job Growth and Economic Development

Maintain and expand industrial businesses and employment opportunities. Stimulate investment in the area's public and private infrastructure and industrial facilities to promote sustainable economic development.

One of the main benefits of protecting industrial areas is the community economic growth sustained by creating and the retention of well-paying jobs. The job skills required for manufacturing and distribution activities are varied so that it benefits a wide range of the workforce and is one of the best ways to build wealth in the area. This plan seeks to provide a framework that will continue our efforts at fostering a positive business environment that can create certainty to private investors in an effort to increase investment in facilities and equipment in the community. This stability and investment will invariably create an environment of sustained employment growth in this sector of the economy and will drive the production and transportation of goods and services for a variety of regional, national, and international markets.

Many of the prime areas for industrial development in Cobb County are also areas that are environmentally challenged. This can be caused by floodplain, proximity to the Chattahoochee River, or within the Etowah River water basin. This policy section tries to address these concerns through a more comprehensive county-wide planning process; however, there is an understanding of the need to balance growth with the realization that industrial firms need to incorporate sustainable development practices into their business models. Though a partnership between the public and private sectors a more environmentally sensitive industrial practice can become the norm by reducing pollution emissions, reduce energy and natural resource consumption, and reducing the cost of businesses, thus making them more profitable.

Objective:

1. Provide new employment opportunities by reusing or redeveloping reclaimed, underutilized, and vacant industrial land and buildings.
2. Foster a business and public policy environment that promotes continued private and public sector investments in infrastructure, facilities, equipment, and jobs.
3. Enhance industrial districts as competitive and forward-thinking by fostering innovative, environmentally-sensitive industrial projects and practices that improve the operational efficiency of firms while conserving natural resources, mitigating nuisances, and reducing pollution.

Implementation Items:

Action	Timeline			Implementers
	On-going	Next 5 Years	6 to 10 Years	
Undertake a cooperative effort to implement the County's job allocation goal and other applicable job goals.	X			BOC, PC, ED, CD, CCC
Investigate ways to mitigate contaminated industrial sites to encourage reuse and redevelopment.	X			ED, CD
Promote sustainable and environmentally sensitive industrial developments and practices that contribute to the efficiency and competitiveness of industrial businesses. Encourage firms to adopt cost effective environmental management systems (EMS) that reduce energy consumption, resource consumption, and environmental impacts.	X			ED, CCC, SCDA, WS
Utilize Enterprise Zone programs and partner with the Georgia Department Economic Development to stimulate investment in industrial businesses and create industrial jobs.	X			BOC, ED, PPO, SCDA
Develop a marketing and education strategy in association with the Cobb County Chamber of Commerce and the South Cobb Development Authority to promote industrial development in Cobb County as a stable, economically viable, and unique area for business.		X		ED, CCC, SCDA, PPO
Identify public planning and infrastructure needs to support the continued expansion of distribution businesses and develop a strategy to ensure that these industries remain in Cobb County.		X		CD, CDOT, WS
Develop a series of incentives that can be offered to environmentally friendly industries in an effort to encourage job creation through expanding operations at existing facilities and attracting new businesses.			X	BOC, ED, CCC, SCDA
Revisit the policies and recommendations contained in this plan every five years to ensure that they are current and that they are effective at expanding workforce opportunities for industrial development. If necessary, revise and adopt new strategies that can assist in the goal of expanding economic opportunity.	X			BOC, PC, ED, CD

Policy 2: Transportation

Maintain, preserve, and improve the intermodal and multimodal transportation system to provide a smooth movement of goods and employees into and through industrial areas.

The success and vitality of all industrial areas is critically linked to a well functioning multimodal transportation network. One of the strength's in this area depends on the efficient movement of goods in and out of the area and region. This requires maintaining truck, rail, and airport facilities. This plan calls for a transportation system that accommodates all modes of traffic while preserving operational characteristics that support truck movements.

Objectives:

1. Support the enhancement of private multimodal transportation investments, in appropriate areas, to ensure regional cooperation in keeping the Atlanta region as a leader for logistics industries;
2. Maintain operational characteristics on roads and at intersections that support truck traffic movements and industrial economic growth;
3. Minimize traffic conflicts between industrial and non-industrial uses;
4. Continue to work regionally to manage highway congestion through area-wide systems planning, and maximizing the efficiency of transportation facilities for all modes of travel.

Implementation Items:

Action	Timeline			Implementers
	On-going	Next 5 Years	6 to 10 Years	
Continue to update Freight Prioritization and Policy Recommendations within the Cobb County Comprehensive Transportation Plan		X		CDOT, BOC, PC
Use clear signage, public education, and other means to encourage through – traffic to use routes that minimize conflicts with industrial activities	X			CDOT, GDOT
Work with the Austell Multimodal facility to preserve it as an important link between freight modes		X		BOC, CDOT, GDOT, RR, PPO

Action	Timeline			Implementers
	On-going	Next 5 Years	6 to 10 Years	
Continue to update truck routes within the Cobb County Comprehensive Transportation Plan to assist with truck mobility within and through the county		X		CDOT, BOC, PC
Identify key locations for emergency access to and egress from industrial areas to determine whether improvements or additional routes are needed.	X			CDOT, GDOR, BOC
If transit opportunities are increased in the area, ensure that pedestrian access is improved near transit stops to encourage usage.			X	CDOT, GDOT, CCT, BOC

Policy 3: Land Use

Preserve and protect land primarily used for industrial areas and minimize land use conflicts in Industrial and Industrial Compatible areas. Allow limited but compatible non-industrial uses in industrial areas that can provide retail and business services that primarily support industrial employees and businesses.

The stability of Cobb County's industrial areas as a thriving place of business is tied directly to maintaining its character and ability to function efficiently. This plan establishes a policy and regulatory framework for preserving industrial areas. In addition to these protections, the concept of this plan is to also allow limited non-industrial commercial uses in the vicinity of industrial areas to assist businesses and employees. This will reduce vehicle trips by employees, which will assist with reducing traffic congestion. The adjacency of residential uses to industrial businesses can result in conflicts. These conflicts could eventually constrain the viable functioning of industrial businesses, erode good will between the business community and nearby residents, and decrease residential property values.

Objective:

1. Preserve the overall industrial character of Industrial and Industrial Compatible areas;
2. Preserve the physical continuity of areas designated as Priority Industrial Areas;
3. Minimize conflicts between industrial and non-industrial users;
4. Prohibit new residential uses in and around Priority Industrial Areas;
5. Allow the provision of support services to employees and businesses in Industrial and Industrial Compatible areas to reduce the number of trips necessary along the roadways;
6. Recognize the importance of the Chattahoochee River as a valuable economic, natural, and recreational resource for the entire region. Coordinate industrial protection policies and implementation measures with the ongoing and future local and regional planning efforts that address the significance of the river and the region's industrial land supply;
7. Contribute to the maintenance and enhancement of Metropolitan Atlanta as a diverse environment that includes opportunities for housing, commercial services, and industrial employment in relative close proximity.

Implementation Items:

Action	Timeline			Implementers
	On-going	Next 5 Years	6 to 10 Years	
Identify Priority Industrial Areas and amend Comprehensive Plan and future land use map to encourage the protection of these Priority Industrial Areas to maintain economic vitality and to enhance the areas capacity to accommodate future growth.		X		CD, BOC, PC
Amend Future Land Use Map to minimize conflicts between industrial and non-industrial land uses.	X			CD, BOC, PC
Prepare model freight-related land use guidelines and site design standards		X		CD, BOC, PC
Establish additional approval criteria for Comprehensive Plan Map amendments from Industrial and Industrial Compatible designations to non-industrial designations		X		CD, BOC, PC
Work with property owners and neighborhood associations to locate new housing an appropriate distance from boundaries of industrial areas	X			CD, BOC, PC, PPO
Encourage and support industrial uses that have fewer potential conflicts with non-industrial uses to locate outside the Priority Industrial areas in other Industrial and Industrial Compatible areas. Examples may include accessory or headquarters offices, showrooms, or other “clean” industrial activities.			X	CD, ED, BOC, PC, SCDA
Reinforce the vision, policies, and regulations of the Industrial Protection Policies by actively participating in county-wide and regional planning efforts that impact Priority Industrial Areas.	X			CD, ED, ARC
Revisit the policies and regulations of the Industrial Protection Policies every five years and/or after the completion of local and regional planning projects that impact Cobb County’s Industrial and Industrial Compatible areas.		X		CD, ED, BOC, PC
Amend Industrial Zoning Ordinances to ensure that limited non-industrial uses such as accessory retail and business support uses are allowed to locate near Industrial areas.		X		CD, BOC, PC

APPENDIX A

2006 Demographic Characteristics

	Estimate	Percent	U.S.
Total Population	679,325		
Male	336,326	49.5	49.2%
Female	342,999	50.5	50.8%
Median Age (Years)	36		36.4%
Under 5 year	53,494	7.9	6.8%
18 years and over	499,888	73.6	75.4%
65 years and over	54,261	8	12.4%
One Race	671,071	98.8	98.0%
White	428,306	63	73.9%
Black or African American	153,816	22.6	12.4%
American Indian and Alaska Native	1,123	0.2	0.8%
Asian	28,032	4.1	4.4%
Native Hawaiian and Other Pacific Islander	0	0	0.1%
Some other race	59,794	8.8	6.3%
Two or more races	8,254	1.2	2.0%
Hispanic or Latino (of any race)	75,736	11.1	14.8%
<i>Source: U.S. Census Bureau, 2006 American Community Survey (ACS)</i>			

2006 Economic Characteristics

	Estimate	Percent	U.S.
Employed	348,499		
Unemployed	19,891		
Mean travel time to work (min.)	30.1		
Median household income*	61,682		48,451
Median family income*	73,280		58,526
Per capita income*	30,550		25,267
		Cobb	U.S.
Percentage of families below poverty level		6.6%	9.8%
Percentage individuals below poverty level		9.5%	13.3%
<i>*2006 inflation-adjusted dollars</i>			
<i>Source: U.S. Census Bureau, 2006 American Community Survey (ACS)</i>			

2006 Housing Characteristics

	Estimate	Percent	U.S.
Total housing units	273,931		
Occupied housing units	248,303	90.6%	88.4%
Owner-occupied housing units	178,862	72.0%	67.3%
Renter-occupied housing units	69,441	28.0%	32.7%
Vacant housing units	25,628	9.4%	11.6%
Owner-occupied homes			
Owner-occupied homes	178,862		
Median value (dollars)	205,200		185,200
Median of selected monthly owner costs			
With a mortgage (dollars)	1,541		1,402
Not mortgage (dollars)	419		399
<i>Source: U.S. Census Bureau, 2006 American Community Survey (ACS)</i>			

2006 Social Characteristics

	Estimate	Percent	U.S.
Household Population	673331		
Average household size	2.71		2.61
Average family size	3.25		3.2
Civilian Veterans (Civilian population 18 years and over)			
Civilian Veterans (Civilian population 18 years and over)	50,612	10.1%	10.4%
Disability status (population 5 years and over)	54,628	8.8%	15.1%
Foreign born	102,184	15.0%	12.5%
Male, married status (population 15 years and over)	136,368	52.4%	52.4%
Female, married status (population 15 years and over)	136,434	50.7%	48.4%
Speak a language other than English at home (population 5 years and over)	116,822	18.7%	19.7%
Educational Attainment			
Population 25 years and over	439,846		
High School Graduate or higher	392,539	89.2%	84.1%
Bachelor's Degree or higher	179,892	40.9%	27.0%
<i>Source: U.S. Census Bureau, 2006 American Community Survey (ACS)</i>			

Business Profile

Businesses Licensed in Cobb County	
Businesses Licensed in Cobb County	44,916
Retail space	30.7 million sqft.
Developed Office Space	30.2 million sqft.
Industrial space	45.9 million sqft.
International Firms	212
<i>Source: Cobb County Chamber of Commerce</i>	

Industry Breakdown

Industry Mix - Goods Producing	# of Businesses
Agriculture, Forestry, Fishing and Hunting	14
Mining	5
Construction	2,075
Manufacturing	636
Total	2,730
Industry Mix - Service Producing	
Utilities	11
Retail Trade	2,160
Information	308
Real Estate & Rental & Leasing	1,153
Management of Companies & Enterprises	99
Educational Services	231
Arts, Entertainment & Recreation	226
Wholesale Trade	1,838
Transportation & Warehouse	395
Finance & Insurance	1,328
Professional & Technical Services	3,335
Administrative & Waste Services	1,462
Health Care & Social Services	1,406
Accommodation & Food Services	1,307
Unclassified	448
Other (except Public Admin.)	1,427
Total	17,134
Industry Mix - Government	# of Offices
Federal	36
State	45
Local	193
Total	274
<i>Source: Cobb County Chamber of Commerce</i>	

Economic Profile

Top 10 Employers in Cobb County	# of Employees
Cobb County Public Schools	15,229
Wellstar Health System, Inc.	11,018
Lockheed Martin Aeronautics Company	6,617
The Home Depot, Inc.	6,350
Cobb County Government*	5,761
Kennesaw State University**	3,726
Publix Super Markets, Inc.	3,170
Six Flags Over Georgia***	2,715
Wal-Mart	2,660
Marietta City Schools	1,256
<i>*Includes 1,235 part-time employees</i>	
<i>**Includes full-time, part-time and student assistants</i>	
<i>***Peak Season Employee County. Off Season = 165</i>	

Fortune 500 Companies with National/International Headquarters in Cobb County
BlueLinx Holdings Coca-Cola Enterprises Genuine Parts (NAPA) The Home Depot
<i>Source: Cobb County Chamber of Commerce</i>

Labor Force

Employment Status	Estimate
Labor Force	383,702
Employed	369,032
Unemployed	14,670
Rate	0
Occupation	Estimate
Management, Business and Financial Workers	56,779
Science, Engineering and Computer Professionals	27,419
Healthcare Practitioner Professionals	9,344
Other Professional Workers	41,039
Technicians	6,009
Sales Workers	47,950
Administrative Support Workers	58,134
Construction and Extractive Craft Workers	15,103
Installation, Maintenance and Repair Craft Workers	13,375
Production Operative Workers	11,685
Transportation and Material Moving Operative Workers	8,723
Laborers and Helpers	11,533
Protective Service Workers	4,284
Service Workers, except Protective	29,265
Unemployed, No Civilian Work Experience Since 1995	1,609
Class of Worker	Estimate
Private wage and salary workers	288,706
Government workers	36,925
Self-employed workers in own not incorporated business	22,389
Unpaid family workers	479
<i>Source: Georgia Department of Labor, U.S. Census Bureau</i>	