INDUSTRIAL FOR SALE

475 Old Howell Bridge Rd, Ball Ground, GA 30107

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

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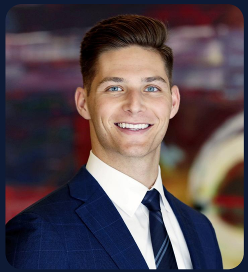

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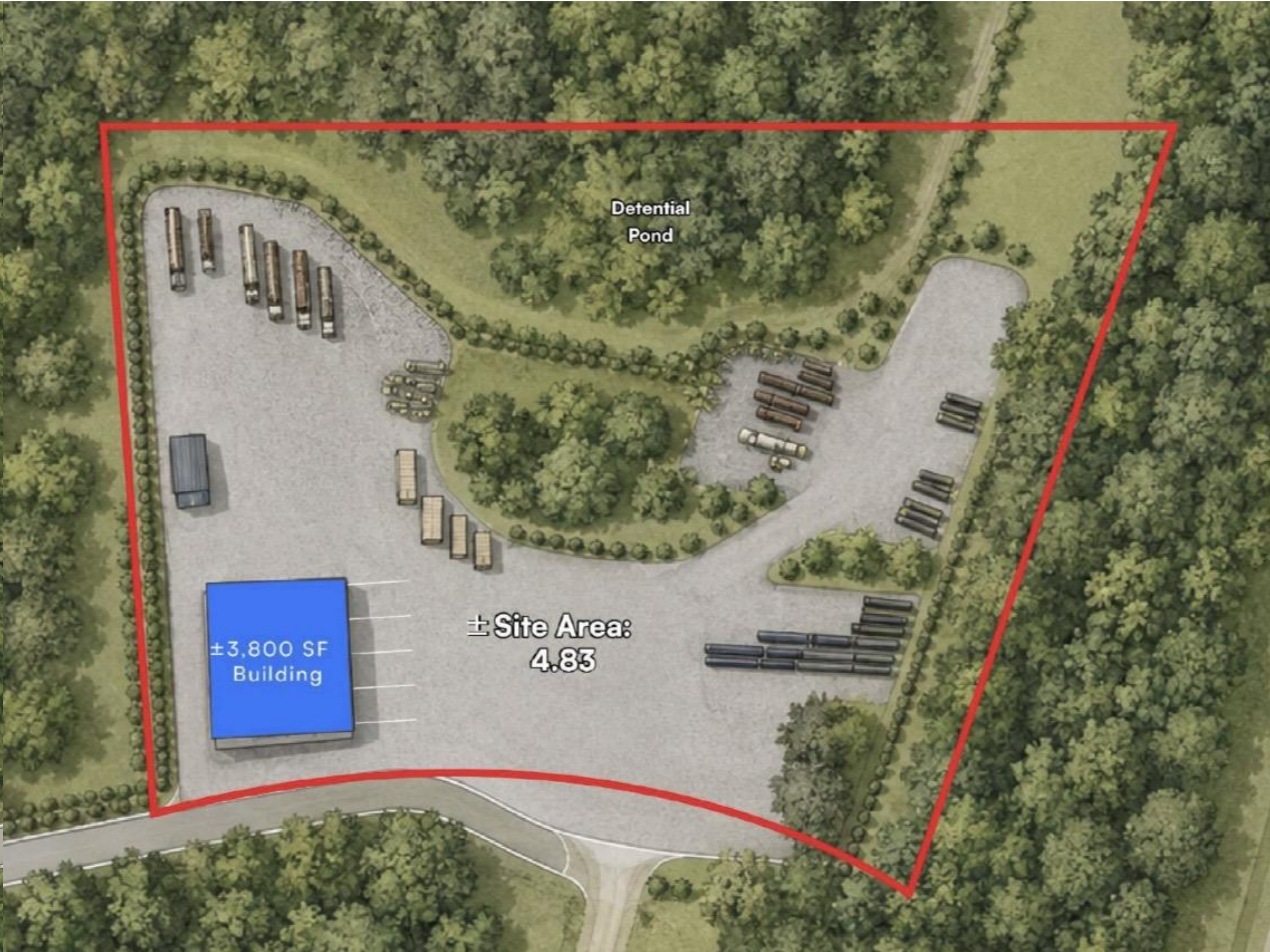
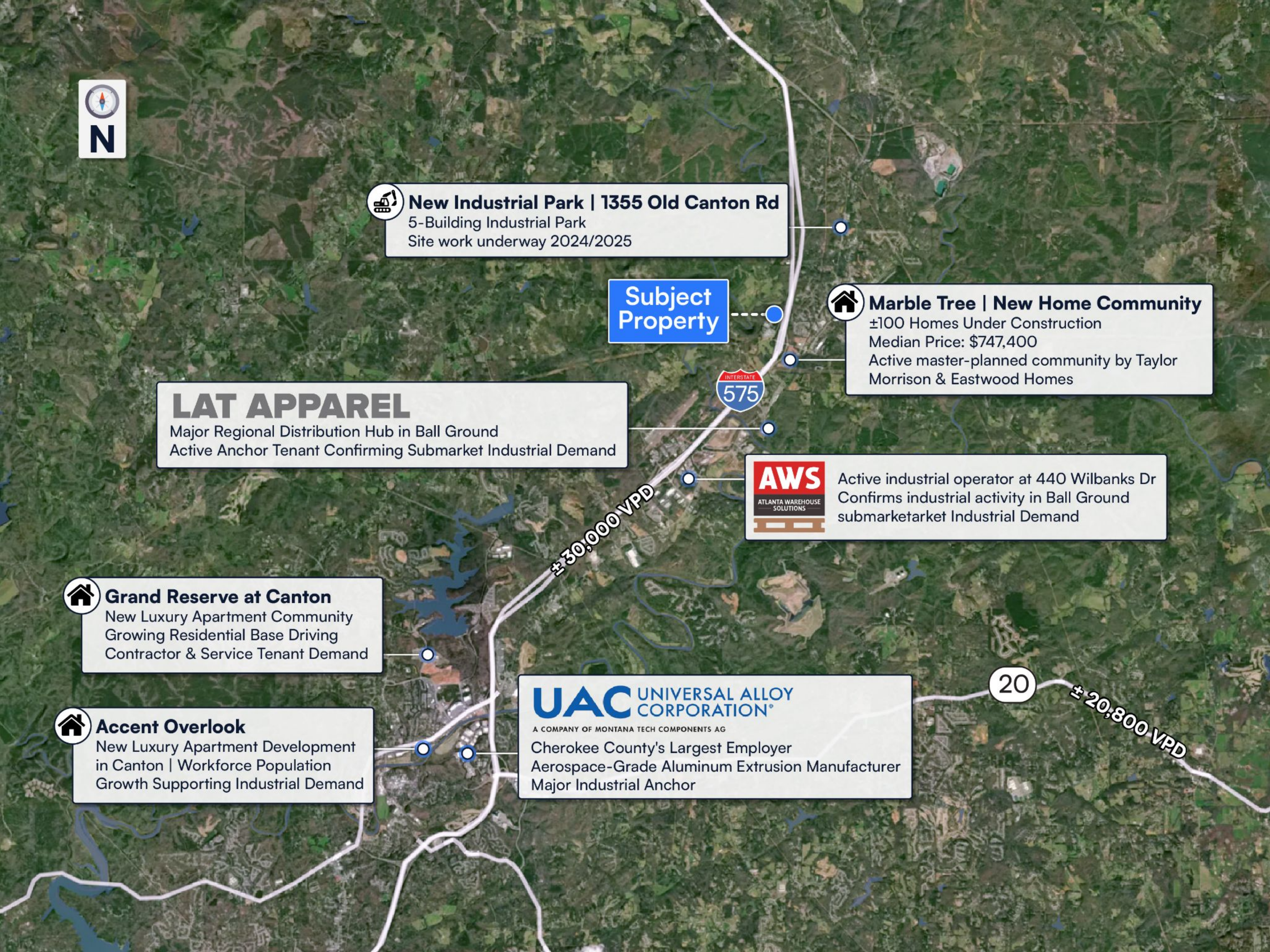
INVESTMENT HIGHLIGHTS

Property Highlights

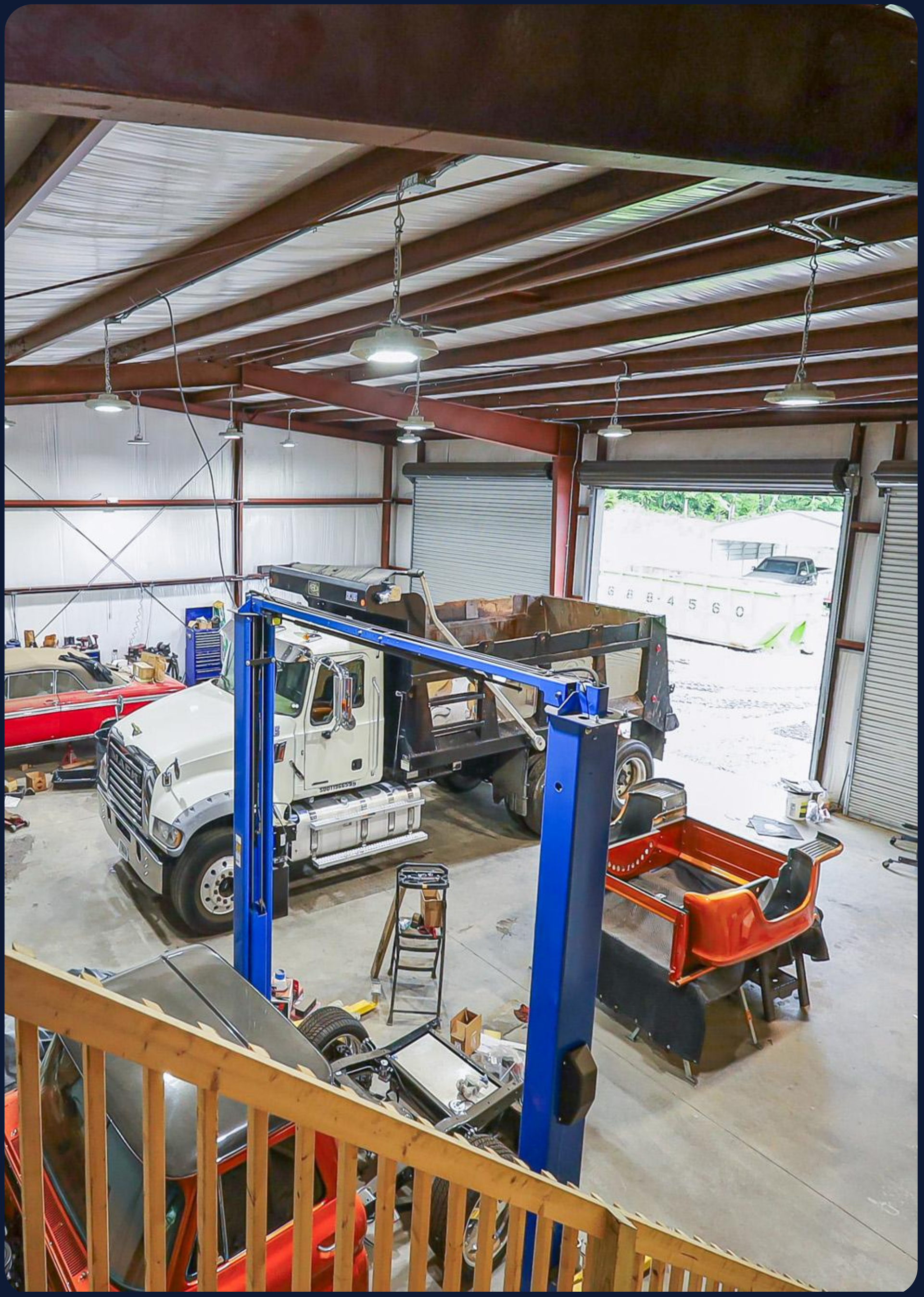
- **Institutional-Quality Construction (2021):** Purpose-built red iron steel structure completed in 2021, offering superior structural integrity and minimal near-term capital expenditure requirements relative to older vintage assets in the submarket.
- **±3,800 SF Warehouse Facility on ±4.83 Acres:** Efficient building-to-land ratio providing significant functional outdoor storage and yard capacity, a highly sought attribute among industrial users and investors in the North Georgia market.
- **Full HVAC Throughout:** Both the warehouse and finished office space are climate controlled, broadening the tenant profile and supporting higher achievable rents relative to unheated warehouse product in comparable locations.
- **±20% Finished Office Buildout:** Professionally finished office component ready for immediate occupancy, eliminating tenant improvement lead time and reducing landlord concession requirements at lease-up.
- **Fully Secured and Gated Site:** Perimeter fencing with motorized gate access provides enhanced site security, a critical operational requirement for industrial outdoor storage, contractor, and fleet-based tenants.
- **Fully Graded and Operational Lot:** Site is graded, stabilized, and move-in ready, requiring no additional site preparation costs for incoming tenants or an owner-user.
- **Light Industrial Zoning — City of Ball Ground:** The property is annexed within the City of Ball Ground and zoned Light Industrial, providing regulatory clarity, a defined range of permitted uses, and enhanced legitimacy with lenders and institutional buyers relative to unincorporated county-zoned assets.
- **North Georgia Industrial Submarket:** Located in Ball Ground, GA within Cherokee County, benefiting from strong regional industrial demand, proximity to Canton and the greater Atlanta MSA, and a limited supply of quality small-bay industrial product in the tertiary market.


Detential
Pond
±3,800 SF
Building
± Site Area:
4.83


N
New Industrial Park | 1355 Old Canton Rd
5-Building Industrial Park
Site work underway 2024/2025
Subject Property
Marble Tree | New Home Community
±100 Homes Under Construction
Median Price: $747,400
Active master-planned community by Taylor Morrison & Eastwood Homes
INTERSTATE
575
LAT APPAREL
Major Regional Distribution Hub in Ball Ground
Active Anchor Tenant Confirming Submarket Industrial Demand
AWS
ATLANTA WAREHOUSE SOLUTIONS
Active industrial operator at 440 Wilbanks Dr
Confirms industrial activity in Ball Ground
submarketarket Industrial Demand
± 30,000 VPD
Grand Reserve at Canton
New Luxury Apartment Community
Growing Residential Base Driving
Contractor & Service Tenant Demand
UAC UNIVERSAL ALLOY CORPORATION®
A COMPANY OF MONTANA TECH COMPONENTS AG
Cherokee County's Largest Employer
Aerospace-Grade Aluminum Extrusion Manufacturer
Major Industrial Anchor
20
± 20,800 VPD
Accent Overlook
New Luxury Apartment Development
in Canton | Workforce Population
Growth Supporting Industrial Demand

INTERIOR PHOTOS

INTERIOR PHOTOS



FINANCIAL SUMMARY

$2,100,000	$552.63	$434,782	$909,090
List Price	Price/SF	Price/Acre	Price/Usable Acre

Property Summary

Address	475 Old Howell Bridge Rd Ball Ground, GA 30107
Parcels	14N27 099
Total SF	±3,800 SF
Office Percentage	20%
Acreage	±4.83 AC
Lot Square Feet	±210,395 SF
Coverage Ratio	1.81%
Zoning	LI (Light Industrial)
Year Built	2021
Construction	Red Iron Steel
Clear Height	20'
Grade-Level Doors	3

Ball Ground , GA

Market Demographics

3,618
Total Population

$117,829
Median HH Income

1,670
Employed Population

41
Median Age

+353.6%
Population Growth Since 2000

9.3%
Annual Growth Rate

Local Market Overview

Ball Ground sits in northern Cherokee County at the edge of metro Atlanta's growth corridor, combining small-city operating advantages with access to the region's labor, transportation, and supplier networks. The city has experienced rapid residential and income growth, supported by strong household formation, high homeownership, and proximity to Canton, Woodstock, Alpharetta, and Atlanta. For industrial users, the area offers a compelling balance of workforce access, lower-density site characteristics, and regional connectivity via I-575, State Route 5, and nearby GA-400 access points.

The surrounding Cherokee County market continues to attract employers seeking a north-metro location with a growing population base and a comparatively business-friendly development environment. Ball Ground's demographic profile is especially favorable for light industrial, service industrial, contractor, distribution, and small-bay owner-user demand, with high median household income, strong educational attainment, and a commuter workforce tied into the broader Atlanta economy. As available industrial inventory remains limited across the immediate area, functional buildings with highway access and flexible loading configurations are well positioned to benefit from continued local business expansion.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,813	6,992	23,565
Current Year Estimate	1,551	6,066	20,083
2020 Census	1,159	4,778	15,809
Growth Current Year-Five-Year	16.90%	15.26%	17.34%
Growth 2020-Current Year	33.86%	26.96%	27.04%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	667	2,614	8,861
Current Year Estimate	566	2,247	7,495
2020 Census	438	1,767	5,707
Growth Current Year-Five-Year	17.92%	16.32%	18.22%
Growth 2020-Current Year	29.30%	27.12%	31.33%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$143,558	$143,274	$135,572

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

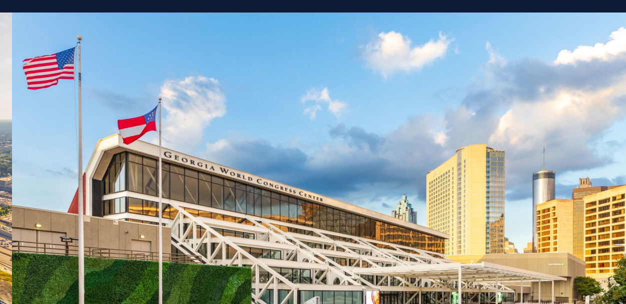
Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

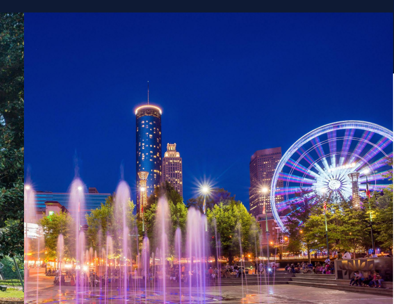
Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
$18 Billion

GDP
$570.7 Billion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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **475 Old Howell Bridge Rd Ball Ground, GA 30107** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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