

Expansion Opportunity

Existing Facility

±27,900 VPD

53

HOMETOWN STORAGE

3625 MCEVER RD, OAKWOOD, GA | OFFERING MEMORANDUM



TABLE OF CONTENTS

10 | Property Overview

16 | Financial Overview

22 | Market Overview

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director / Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Maxx Bauman

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)



| 3625 McEver Rd, Oakwood, GA 30566



Existing Facility

Expansion Opportunity

53

±27,900 VPD



 **MAA Lake Lanier**
±657 Units

 **Indigo Apartments**
±115 Units

 **McEver Arts Academy**
±487 Students

Walmart
Neighborhood Market

 **Gainesville Middle School West Campus**
±931 Students

 **The Collection Flowerwood**
±122 Units

 **Cresswind at Lake Lanier**
±934 Homes

 **Richmond Towne Homes**
±52 Units

Nearby Retail

 **Lee Gilmer Memorial Airport**
±216 Employees | ±5 Miles Away
Serves as a Regional Business Aviation Hub,
Driving Employment and Commercial Activity

±27,900 VPD

53

 **Subject Property**



Nearby Retail



 **Atlanta**
±50 Miles Away

 **Westgate Estates**
±240 Homes

 **Brannon Ridge Subdivision**
±161 Lots



 **Balus Creek Park**
±3 Miles Away

 **Century Mundy Mill**
±300 Units

 **The Grove at Mundy Mill**
±202 Units

 **Mundy Mill Townhomes**
±153 Units

 **LGI Homes - Oakwood Terrace**
±300 Units

 **Eastlyn Crossing by Ashton Woods**
±450 Units



University of North Georgia - Gainesville Campus
±7,500 Students | ±635 Employees

Subject Property

±27,900 VPD

53



Existing Residential 

Future Residential 

 **Cresswind at Lake Lanier**
±900 Homes

 **3625 McEver Rd**

 **Mundy Mill Master-Planned Community**
±1,000 Homes

 **Century Mundy Mill Apartments**
±300 Luxury Apartment Units

 **The Grove at Mundy Mill**
±300 Homes

 **Oakwood Terrace (LGI Homes)**
±150 Townhomes

 **Millstone at Mundy Mill**
±400 Homes

 **Oakwood 2030 Redevelopment District**
Planned Mixed-Use Redevelopment Including New Residential Neighborhoods and Multifamily Housing

 **McEver Road Corridor Residential Growth**
Multiple Approved And Planned Subdivisions Identified Within Hall County's Comprehensive Plan Along the McEver Road Corridor

 **Falls Creek**
±250 Homes

 **The Walden at Oakwood**
±300 Units

 **Ava Oakwood**
±229 Units

 **Sterling on the Lake**
±2,000 Homes

 **The Park at Chestnut Mountain**
±600 Homes

 **Buford**
±5,939 Homes

 **Laurel Manor**
±104 Homes

 **South Hall Growth Area**
Hall County has Identified the South Hall/Oakwood Submarket for Significant Future Residential Expansion, with Thousands of Additional Homes Planned Through Future Development Phases

 **Sterling On the Lake Clubhouse**
±2,000 Homes

| EXECUTIVE SUMMARY

The Opportunity

Austin McLeod with Matthews™ has been exclusively hired to market for sale Hometown Storage, a recently constructed self-storage facility located at 3625 McEver Rd in Oakwood, Georgia. Built in 2024, the property totals ±60,450 net rentable square feet across 523 units — including 330 climate-controlled units, 102 non-climate units, and 91 parking spaces — situated on ±11.36 acres with over 2 acres of expansion land remaining for future development.

The facility is in the early stages of lease-up at 31% unit occupancy, giving an incoming buyer the opportunity to acquire brand-new, Class A product and significantly improve performance in the coming years. Underwritten NOI grows from \$116,926 in Year 1 to \$315,410 in Year 2 and \$430,419 by Year 4 as the facility leases up, delivering attractive yields at stabilization.

Positioned along McEver Road with visibility to over 27,900 vehicles per day, the property serves one of Northeast Georgia's fastest-growing trade areas. The 3-mile population has grown 2% annually since 2010, with 1.7% annual growth projected over the next five years, and more than 1,900 residential units are in the development pipeline within a 5-mile radius. The surrounding population is affluent as well, with average household incomes exceeding \$90,000 per year.

Oakwood's location in Hall County also places the facility just minutes from multiple Lake Lanier access points — one of the Southeast's premier recreational destinations — creating consistent, long-term demand for boat and RV storage in addition to traditional self-storage, all within ±48 miles of the Atlanta MSA. This opportunity is being offered on a rolling-bid, first-come, first-serve basis. Please contact Austin McLeod to gain access to the full deal room.







Interior Photos





01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	Hometown Storage
Address	3625 McEver Road
City, State	Oakwood, GA
County	Hall County
Parcel Number	08-00032-00-006
Lot Size (Acres)	±11.36
Year Built	2024
Number of Buildings	4
Number of Stories	2
Net Rentable SF	±60,450
Total Units	523
Climate Controlled Units	330
Non-Climate Controlled Units	102
Parking Spaces	91
Unit Occupancy	31%
Square Foot Occupancy	30%
Economic Occupancy	24%
3-Mile SF/Capita	16.09
5-Mile SF/Capita	13.74
Management	Owner-Operated with Employees
Foundation	Concrete
Framing	Steel
Roof	TPO
Fencing	Wrought Iron
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±27,900 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- Recently constructed, 60,450 rentable SF in lease up
- Over 2 acres of expansion land still remaining for future development
- Very strong traffic counts with visibility to over 27,900 vehicles per day
- 2% annual population growth in a 3-mile radius since 2010
- Over 1,900 residential units in the development pipeline within a 5-mile radius
- 1.7% annual population growth projected for the next 5 years
- Affluent surrounding population with over \$90k per year in average household income



LISTING DETAILS

MARKET BID

List Price

\$116,926

Year 1 NOI

\$315,410

Year 2 NOI

\$430,419

Year 4 NOI

523

Total Units

330

Climate Controlled Units

102

Non-Climate Controlled Units

31%

Unit Occupancy

30%

SF Occupancy

±27,900

VPD



UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 5	50	22	4	18	1,100	\$49	\$1,078	\$12,936
10 X 5	50	2	2	0	100	\$31	\$62	\$744
10 X 10	100	9	6	3	900	\$34	\$306	\$3,672
10 X 10	100	108	14	94	10,800	\$99	\$10,692	\$128,304
10 X 15	150	68	7	61	10,200	\$139	\$9,452	\$113,424
10 X 15	150	13	0	13	1,950	\$59	\$767	\$9,204
15 X 10	150	12	1	11	1,800	\$139	\$1,668	\$20,016
10 X 20	200	11	1	10	2,200	\$89	\$979	\$11,748
10 X 20	200	60	7	53	12,000	\$179	\$10,740	\$128,880
20 X 10	200	25	5	20	5,000	\$179	\$4,475	\$53,700
Totals	-	330	47	283	46,050	-	\$40,219	\$482,628

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
10 X 5	50	6	5	1	300	\$31	\$186	\$2,232
10 X 5	50	12	6	6	600	\$47	\$564	\$6,768
10 X 10	100	12	9	3	1,200	\$45	\$540	\$6,480
10 X 10	100	15	7	8	1,500	\$79	\$1,185	\$14,220
10 X 15	150	10	7	3	1,500	\$69	\$690	\$8,280
10 X 15	150	12	11	1	1,800	\$95	\$1,140	\$13,680
10 X 20	200	7	7	0	1,400	\$75	\$525	\$6,300
10 X 20	200	23	21	2	4,600	\$105	\$2,415	\$28,980
10 X 30	300	5	5	0	1,500	\$225	\$1,125	\$13,500
Totals	-	102	78	24	14,400	-	\$8,370	\$100,440

UNIT MIX

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
8 X 24	0	10	5	5	0	\$45	\$450	\$5,400
10 X 21	0	62	19	43	0	\$50	\$3,100	\$37,200
10 X 25	0	14	8	6	0	\$55	\$770	\$9,240
10 X 30	0	5	5	0	0	\$65	\$325	\$3,900
12 X 25	0	0	0	0	0	\$70	\$0	\$0
Totals	-	91	37	54	0	-	\$4,645	\$55,740

Facility Totals	-	523	162	361	60,450	-	\$53,234	\$638,808
-----------------	---	-----	-----	-----	--------	---	----------	-----------



FINANCIAL OVERVIEW

	T-1		Year 1		Year 2		Year 3		Year 4	
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF
Income										
Gross Potential Rent	\$638,808	\$10.57	\$638,808	\$10.57	\$657,972	\$10.88	\$690,871	\$11.43	\$725,414	\$12.00
U-Haul Revenue	\$1,978	\$0.03	\$2,037	\$0.03	\$2,098	\$0.03	\$2,161	\$0.04	\$2,226	\$0.04
Merchandise Sales	\$0.00	\$0.00	\$1,283	\$0.02	\$1,321	\$0.02	\$1,361	\$0.02	\$1,402	\$0.02
Tenant Insurance (Net)	\$7,487	\$0.12	\$16,848	\$0.28	\$26,957	\$0.45	\$30,326	\$0.50	\$31,236	\$0.52
Admin Fees	\$3,412	\$0.06	\$4,320	\$0.07	\$4,450	\$0.07	\$4,583	\$0.08	\$4,721	\$0.08
Late Fees	\$2,840	\$0.05	\$5,368	\$0.09	\$8,588	\$0.14	\$10,306	\$0.17	\$10,615	\$0.18
Economic Vacancy	-75.6% (\$482,664)	(\$7.98)	-50.0% (\$319,404)	(\$5.28)	-20.0% (\$131,594)	(\$2.18)	-10.0% (\$69,087)	(\$1.14)	-10.0% (\$72,541)	(\$1.20)
Effective Gross Income	\$171,860	\$2.84	\$349,260	\$5.78	\$569,792	\$9.43	\$670,521	\$11.09	\$703,072	\$11.63
Expenses										
Real Estate Taxes	\$63,416	\$1.05	\$59,303	\$0.98	\$60,489	\$1.00	\$61,699	\$1.02	\$62,933	\$1.04
Insurance	\$16,538	\$0.27	\$16,868	\$0.28	\$17,206	\$0.28	\$17,550	\$0.29	\$17,901	\$0.30
Utilities & Trash	\$13,701	\$0.23	\$13,975	\$0.23	\$14,255	\$0.24	\$14,540	\$0.24	\$14,831	\$0.25
On-Site Payroll	\$60,450	\$1.00	\$61,659	\$1.02	\$62,892	\$1.04	\$64,150	\$1.06	\$65,433	\$1.08
Management Fees	\$19,426	\$0.32	\$17,463	\$0.29	\$28,490	\$0.47	\$33,526	\$0.55	\$35,154	\$0.58
Bank and Credit Card Fees	\$2,901	\$0.05	\$7,858	\$0.13	\$12,820	\$0.21	\$15,087	\$0.25	\$15,819	\$0.26
Advertising & Marketing	\$28,431	\$0.47	\$29,000	\$0.48	\$29,580	\$0.49	\$30,171	\$0.50	\$30,775	\$0.51
Office & Administrative	\$13,893	\$0.23	\$14,171	\$0.23	\$14,455	\$0.24	\$14,744	\$0.24	\$15,039	\$0.25
Telephone & Internet	\$3,615	\$0.06	\$3,688	\$0.06	\$3,762	\$0.06	\$3,837	\$0.06	\$3,914	\$0.06
Repairs & Maintenance	\$8,184	\$0.14	\$8,348	\$0.14	\$10,435	\$0.17	\$10,643	\$0.18	\$10,856	\$0.18
Total Operating Expenses	\$230,556	\$3.81	\$232,333	\$3.84	\$254,382	\$4.21	\$265,947	\$4.40	\$272,653	\$4.51
Operating Expense Ratio	134.2%	-	66.5%	-	44.6%	-	39.7%	-	38.8%	-
Net Operating Income	(\$58,696)	(\$0.97)	\$116,926	\$1.93	\$315,410	\$5.22	\$404,575	\$6.69	\$430,419	\$7.12

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1, 3% increase in Year 2, 5% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 50% penetration x \$6.50 (Profit) x 12 months in Year 1, 80% penetration in Year 2, 90% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - \$24 per move-in x 15 move-ins per month x 12 months in Year 1, 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 10% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth in Year 1, 25% increase in Year 2, and reverted back to 2% annual growth moving forward

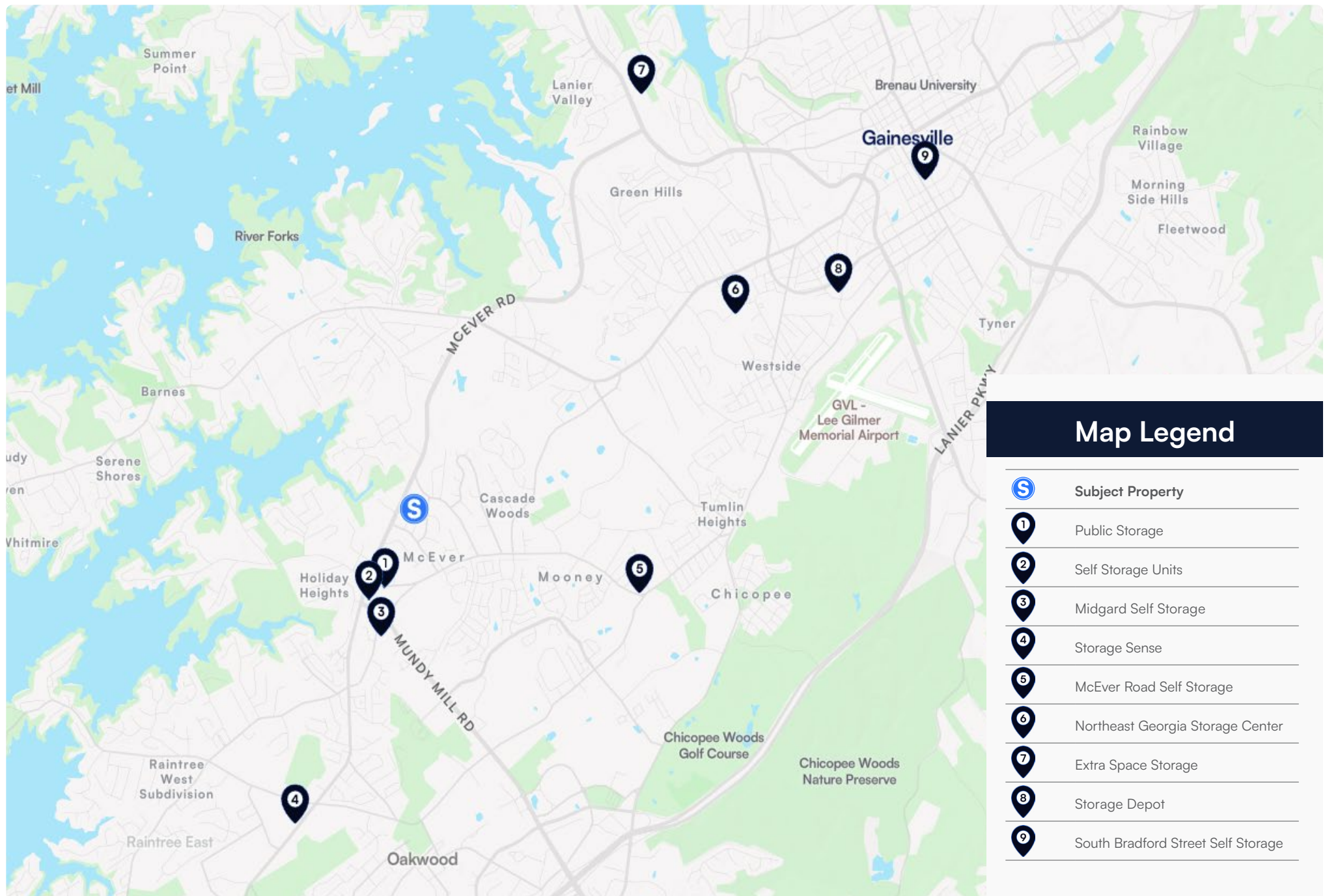
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$638,808	\$657,972	\$690,871	\$725,414	\$747,177	\$769,592	\$792,680	\$816,460	\$840,954	\$866,183
U-Haul Revenue	\$2,037	\$2,098	\$2,161	\$2,226	\$2,293	\$2,361	\$2,432	\$2,505	\$2,580	\$2,658
Merchandise Sales	\$1,283	\$1,321	\$1,361	\$1,402	\$1,444	\$1,487	\$1,532	\$1,578	\$1,625	\$1,674
Tenant Insurance (Net)	\$16,848	\$26,957	\$30,326	\$31,236	\$32,173	\$33,138	\$34,133	\$35,157	\$36,211	\$37,298
Admin Fees	\$4,320	\$4,450	\$4,583	\$4,721	\$4,862	\$5,008	\$5,158	\$5,313	\$5,472	\$5,637
Late Fees	\$5,368	\$8,588	\$10,306	\$10,615	\$10,933	\$11,261	\$11,599	\$11,947	\$12,306	\$12,675
Economic Vacancy	(\$319,404)	(\$131,594)	(\$69,087)	(\$72,541)	(\$74,718)	(\$76,959)	(\$79,268)	(\$81,646)	(\$84,095)	(\$86,618)
Effective Gross Income	\$349,260	\$569,792	\$670,521	\$703,072	\$724,165	\$745,890	\$768,266	\$791,314	\$815,054	\$839,505
Expenses										
Real Estate Taxes	\$59,303	\$60,489	\$61,699	\$62,933	\$64,191	\$65,475	\$66,785	\$68,120	\$69,483	\$70,872
Insurance	\$16,868	\$17,206	\$17,550	\$17,901	\$18,259	\$18,624	\$18,997	\$19,377	\$19,764	\$20,159
Utilities & Trash	\$13,975	\$14,255	\$14,540	\$14,831	\$15,127	\$15,430	\$15,738	\$16,053	\$16,374	\$16,702
On-Site Payroll	\$61,659	\$62,892	\$64,150	\$65,433	\$66,742	\$68,077	\$69,438	\$70,827	\$72,243	\$73,688
Management Fees	\$17,463	\$28,490	\$33,526	\$35,154	\$36,208	\$37,294	\$38,413	\$39,566	\$40,753	\$41,975
Bank and Credit Card Fees	\$7,858	\$12,820	\$15,087	\$15,819	\$16,294	\$16,783	\$17,286	\$17,805	\$18,339	\$18,889
Advertising & Marketing	\$29,000	\$29,580	\$30,171	\$30,775	\$31,390	\$32,018	\$32,658	\$33,312	\$33,978	\$34,657
Office & Administrative	\$14,171	\$14,455	\$14,744	\$15,039	\$15,339	\$15,646	\$15,959	\$16,278	\$16,604	\$16,936
Telephone & Internet	\$3,688	\$3,762	\$3,837	\$3,914	\$3,992	\$4,072	\$4,153	\$4,236	\$4,321	\$4,407
Repairs & Maintenance	\$8,348	\$10,435	\$10,643	\$10,856	\$11,073	\$11,295	\$11,521	\$11,751	\$11,986	\$12,226
Total Operating Expenses	\$232,333	\$254,382	\$265,947	\$272,653	\$278,616	\$284,713	\$290,948	\$297,324	\$303,844	\$310,512
<i>Operating Expense Ratio</i>	<i>66.5%</i>	<i>44.6%</i>	<i>39.7%</i>	<i>38.8%</i>	<i>38.5%</i>	<i>38.2%</i>	<i>37.9%</i>	<i>37.6%</i>	<i>37.3%</i>	<i>37.0%</i>
Net Operating Income	\$116,926	\$315,410	\$404,575	\$430,419	\$445,549	\$461,176	\$477,318	\$493,990	\$511,209	\$528,993

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

	Facility Name	Address	10x10 CC		10x15 CC		10x20 CC		Distance to Property
			In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
	Subject Property	3625 McEver Rd, Oakwood, GA	\$34.00	-	\$139.00	-	\$89.00	-	-
	Public Storage	3930 Mountain View Rd, Oakwood, GA	\$45.00	\$36.00	-	-	\$68.00	\$54.00	0.55 Miles
	Self Storage Units	4211 Mcever Rd, Oakwood, GA	\$154.95	\$154.95	\$189.95	\$189.95	\$224.95	\$224.95	0.66 Miles
	Midgard Self Storage	3825 Old Flowery Branch Rd, Oakwood, GA	\$84.00	\$50.00	-	-	-	-	0.95 Miles
	Storage Sense	2928 Mountain View Rd, Gainesville, GA	\$35.00	\$0.00	\$51.00	\$0.00	\$55.00	\$0.00	1.75 Miles
	McEver Road Self Storage	5140 McEver Rd, Oakwood, GA	\$131.00	\$131.00	\$166.00	\$166.00	\$211.00	\$211.00	2.30 Miles
	Northeast Georgia Storage Center	1980 Delta Dr, Gainesville, GA	-	-	-	-	-	-	2.61 Miles
	Extra Space Storage	1010 Dawsonville Hwy, Gainesville, GA	\$107.00	\$60.00	\$105.00	\$59.00	\$208.00	\$154.00	3.19 Miles
	Storage Depot of Gainesville	1150 Dorsey St, Gainesville, GA	-	-	\$59.00	\$0.00	-	-	3.35 Miles
	South Bradford Street Self Storage	825 Bradford St SW, Gainesville, GA	\$115.00	\$28.75	\$162.00	\$40.50	-	-	4.25 Miles
Averages			\$96.37	\$61.84	\$124.56	\$73.49	\$157.66	\$122.16	
Average Rent Per Foot			\$0.96	\$0.62	\$0.83	\$0.49	\$0.79	\$0.61	

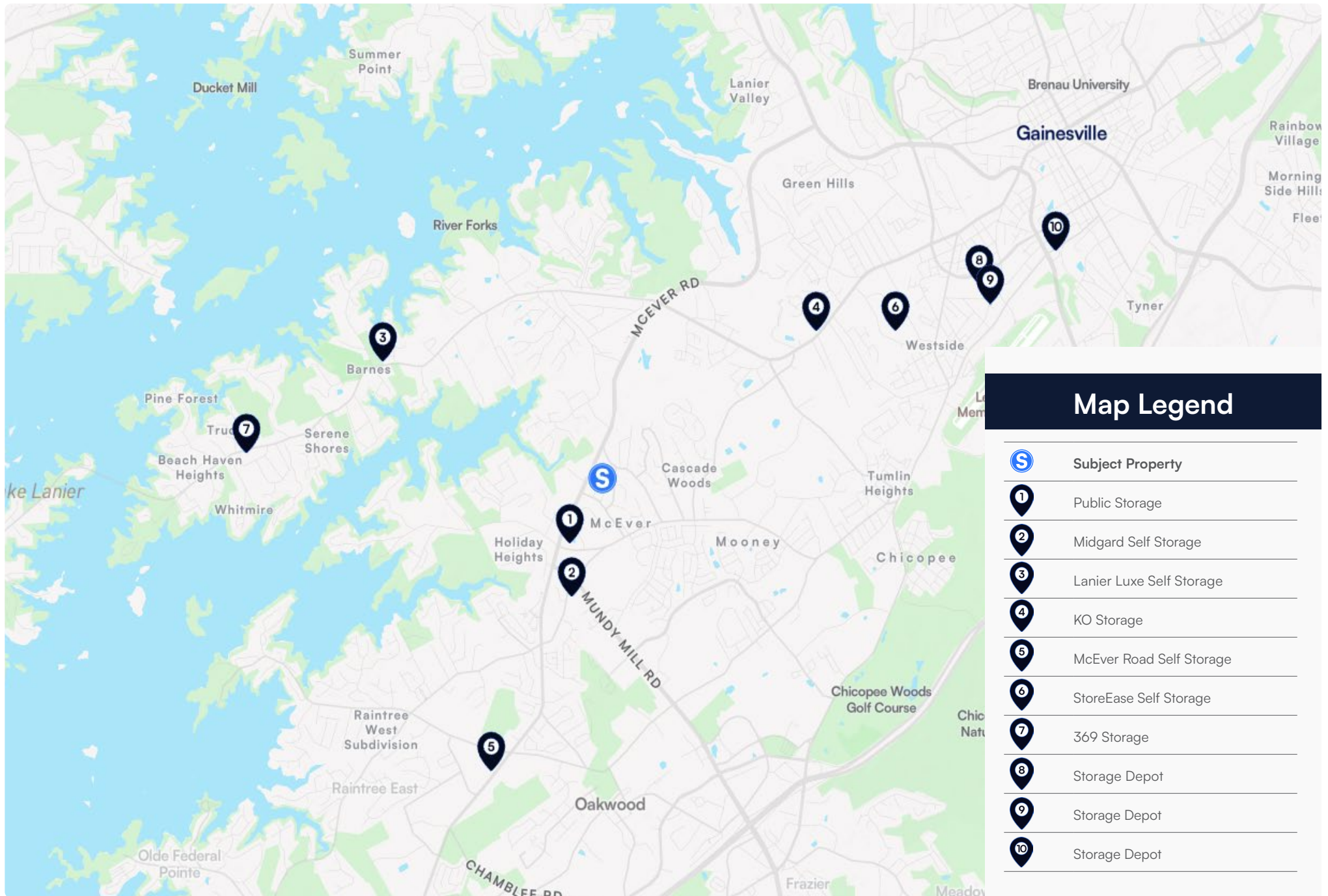
CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



NON-CLIMATE CONTROLLED - RENT COMPARABLES

	Facility Name	Address	10x10 NC		10x15 NC		10x20 NC		10x30 NC		Distance to Property
			In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
	Subject Property	3625 McEver Rd, Oakwood, GA	\$45.00	-	\$69.00	-	\$75.00	-	\$225.00	-	-
	Public Storage	3930 Mountain View Rd, Oakwood, GA	-	-	\$56.00	\$45.00	-	-	-	-	0.55 Miles
	Midgard Self Storage	3825 Old Flowery Branch Rd, Oakwood, GA	\$94.00	\$56.00	\$135.00	\$81.00	-	-	-	-	0.95 Miles
	Lanier Luxe Self Storage	4152 Browns Bridge Rd, Gainesville, GA	-	-	-	-	-	-	-	-	1.82 Miles
	KO Storage	2326 Browns Bridge Rd, Gainesville, GA	\$32.00	\$16.00	\$48.00	\$24.00	\$69.00	\$34.50	-	-	1.96 Miles
	McEver Road Self Storage	5140 McEver Rd, Oakwood, GA	\$99.00	\$99.00	\$141.00	\$141.00	\$163.00	\$163.00	\$209.00	\$209.00	2.30 Miles
	StoreEase Self Storage	2445 Hilton Dr #100B, Gainesville, GA	\$41.25	\$33.00	-	-	\$160.00	\$128.00	\$373.75	\$299.00	2.46 Miles
	369 Storage	5201 Browns Bridge Rd, Gainesville, GA	-	-	-	-	-	-	-	-	2.69 Miles
	Storage Depot	879 Airport Dr, Gainesville, GA	\$39.00	\$19.50	\$55.00	\$27.50	\$59.00	\$29.50	-	-	3.30 Miles
	Storage Depot	1150 Dorsey St, Gainesville, GA	-	-	-	-	-	-	-	-	3.35 Miles
	Storage Depot	635 Industrial Blvd, Gainesville, GA	\$123.00	\$59.00	-	-	\$144.00	\$69.00	-	-	3.84 Miles
Averages			\$71.38	\$47.08	\$87.00	\$63.70	\$119.00	\$84.80	\$291.38	\$254.00	
Average Rent Per Foot			\$0.71	\$0.47	\$0.58	\$0.42	\$0.60	\$0.42	\$0.97	\$0.85	

NON-CLIMATE CONTROLLED - RENT COMPARABLES MAP



02

MARKET OVERVIEW

OAKWOOD, GA DEMOGRAPHIC ANALYSIS

WITHIN 5 MILES

1.7%

2025-2030 Annual
Population Growth

36.5

Median Age

2.6%

2020-2025 Annual
Household Growth

16,586

Owner Occupied
Households

12,640

Renter Occupied
Households

\$94,423

Average Household
Income



76,786+

TOTAL
POPULATION

2.7

AVG HOUSEHOLD
SIZE (PEOPLE)

26,860+

NUMBER OF
HOUSEHOLDS

\$69,800

MEDIAN
HOUSEHOLD INCOME

LOCAL MARKET OVERVIEW

Oakwood is strategically located in Hall County, one of Northeast Georgia's fastest-growing markets, and serves as a gateway to Lake Lanier, one of the Southeast's premier recreational destinations. The lake attracts millions of annual visitors and supports a thriving outdoor recreation economy centered on boating, fishing, camping, and watersports. This activity creates consistent demand for off-site boat and RV storage, while Oakwood's proximity to Interstate 985 and the Atlanta metropolitan area continues to drive residential growth, commercial investment, and expanding consumer demand.

Situated along McEver Road, the property is just minutes from multiple Lake Lanier access points and serves a growing customer base of residents, businesses, and recreational users throughout Hall County. Demand is further supported by household growth, new residential development, and a strong industrial employment base, creating multiple long-term drivers for self-storage, boat storage, and RV storage occupancy.

Oakwood | Gainesville Flowery Branch | Buford

LOCAL ECONOMIC BASE

The Oakwood—Gainesville—Flowery Branch—Buford corridor is one of the strongest economic centers in Northeast Georgia, anchored by manufacturing, logistics, healthcare, distribution, retail, and education. Major employers including **Northeast Georgia Health System, Kubota Manufacturing, Wrigley, King's Hawaiian, Wayne Farms, Cottrell, and numerous logistics operators along I-985** provide a stable employment base supporting thousands of workers. Continued corporate investment and industrial expansion throughout Hall County have fueled population growth, household formation, and sustained demand for self-storage from both residents and local businesses.

RESIDENTIAL GROWTH & HOUSING DEVELOPMENT

Hall County continues to rank **among Georgia's fastest-growing counties**, with significant single-family, townhome, and master-planned community development occurring throughout Oakwood, Flowery Branch, Buford, and Gainesville. New housing construction continues to expand the customer base for self-storage by attracting new residents, downsizing households, apartment renters, and homeowners who require additional storage space during moves, renovations, and life transitions.

LAKE LANIER RECREATION & LIFESTYLE

Lake Lanier remains **one of the nation's busiest recreational lakes**, featuring hundreds of miles of shoreline, numerous marinas, public boat ramps, campgrounds, and waterfront communities. The area's boating culture creates year-round demand for secure boat and RV storage, particularly at facilities with convenient access to major highways and lake access points. Seasonal visitors, second-home owners, and local residents all contribute to a broad customer base beyond traditional self-storage users.

TRANSPORTATION & REGIONAL ACCESSIBILITY

Interstate 985 connects the trade area directly to Interstate 85 and the Atlanta metropolitan area, providing **excellent regional accessibility for commuters, businesses, and logistics operators**. The corridor also benefits from proximity to Gainesville's industrial parks, Buford's retail concentration, and the continued commercial expansion occurring throughout southern Hall County. This accessibility enhances the property's reach across multiple growing communities while supporting long-term economic and population growth.



7.5+ MILLION

LAKE LANIER ANNUAL VISITORS

220,000+

HALL COUNTY POPULATION

ATLANTA MSA

#6 IN THE U.S.

Largest Metropolitan Area

\$1 TRILLION+

Annual Gross Metro Product

330,000+

Residents Added Since 2020

A map of the Atlanta Metropolitan Statistical Area (MSA) showing the distance to the nearest major airport. The map highlights the Atlanta area in the center, with a dashed line indicating a distance of **±48 Miles Away** to the nearest airport, marked with a blue 'S' icon. The map includes various cities and suburbs such as Roswell, Marietta, Sandy Springs, and Decatur, as well as major highways like I-75, I-85, and I-20. The background of the slide features a cityscape with tall buildings under a sunset sky.

Largest Metropolitan Area

Annual Gross Metro Product

Residents Added Since 2020

Atlanta, GA

Atlanta ranks as the nation's **seventh-largest metro area** and continues attracting significant population and business migration driven by its diversified economy, business-friendly environment, and strong quality of life. The metro serves as one of the Southeast's leading economic and transportation hubs, supported by major corporate headquarters, a

rapidly expanding technology sector, global logistics infrastructure, and strong employment growth. Continued immigration, expanding consumer demand, and long-term economic development continue reinforcing Atlanta's position as a leading market for real estate investments.

#1 Busiest Airport in the World

100M+ Annual Air Passengers

7th Largest U.S. Metro

6.44M+ Total Population

\$92.6K

Median HH Income

Source: CoStar Group, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Employment

Atlanta ranks among the top 10 largest employment centers in the United States, supported by a highly diversified economy spanning corporate headquarters, logistics, healthcare, technology, financial services, and film production. The metro's strong population growth, business-friendly environment, and global connectivity through Hartsfield—Jackson Atlanta International Airport continue driving long-term expansion across IT, logistics, life sciences, and professional services.

3.13M+

Total Workforce Base

21K+

Jobs Added YoY

Ranked #7 Nationally for Fortune 500 HQs Concentration

Technology Square

Midtown continues to attract major corporate technology investment

Cargill Innovation Hub

New facility planned | ±400 technology & engineering jobs

Norfolk Southern HQ

±750K SF smart headquarters campus in Midtown

Midtown Tech Anchors



Source: CoStar Group, Bureau of Labor Statistics, Metro Atlanta Chamber, Georgia Department of Economic Development, Cargill, Norfolk Southern, Georgia Tech | 2025 Dataset

Top Employers

Largest Employer



42,000+
Employees

Northside Hospital

32,000+ Employees

Piedmont Healthcare

29,600+ Employees

Children's Healthcare of Atlanta

10,500+ Employees

Georgia Tech

9,400+ Employees

Cox Enterprises

7,700+ Employees

Grady Health System

7,300+ Employees

The Coca-Cola Company

7,000+ Employees



MAJOR EMPLOYERS



Tech

NCR Voyix Corporation
Acuity Brands, Inc.
CNN
OneTrust, LLC
Accenture



Healthcare

Emory Healthcare
Grady Health System
Piedmont Healthcare



Education

Georgia Tech
GSU



Retail

Home Depot Headquarters
Coca-Cola Headquarters



Aviation

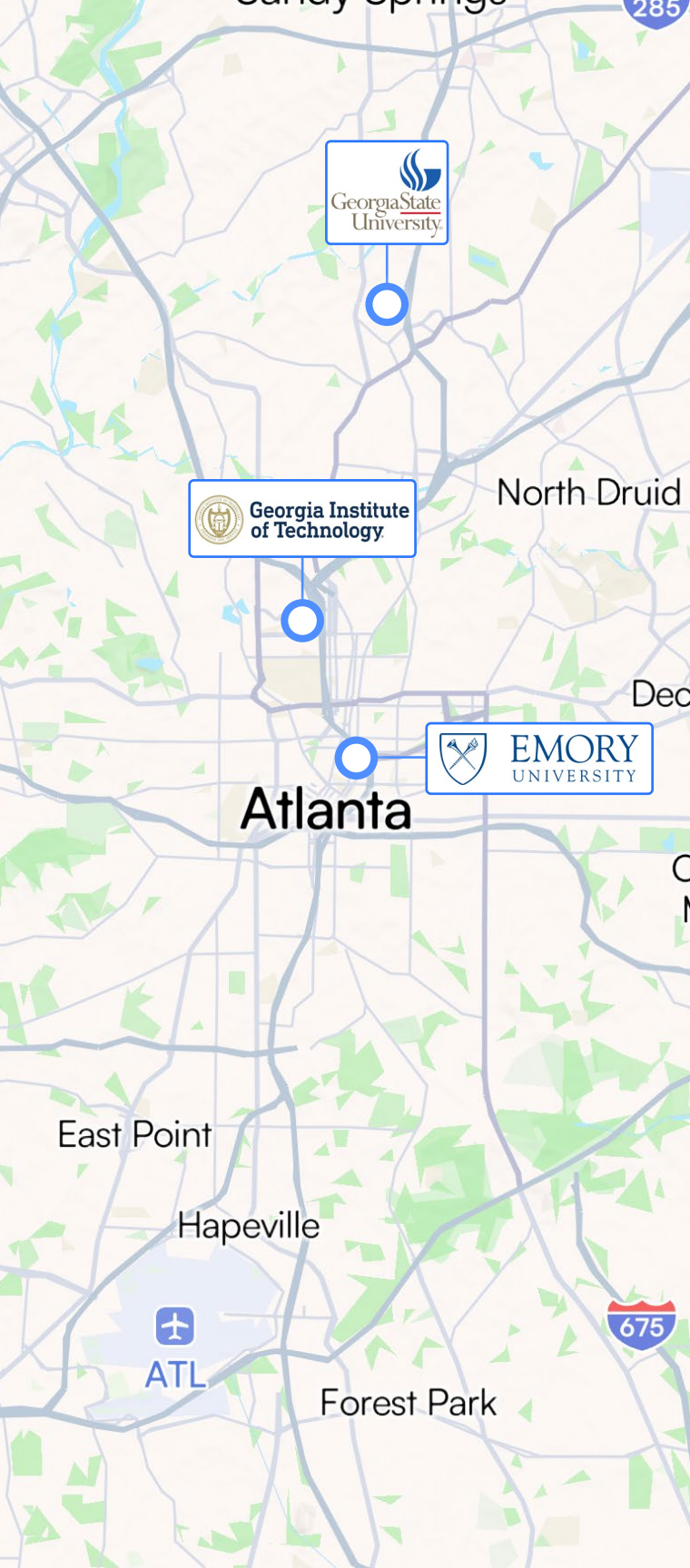
Delta Airlines Headquarters



Government

Atlanta City Government





Higher Education

Atlanta's higher education sector is anchored by Georgia Tech, Emory University, and Georgia State University, collectively serving over 120,000 students each year. These universities are nationally recognized for strengths in research, healthcare, business, and technology, attracting students and faculty from across the country and the globe. With strong graduation rates and steady enrollment growth, they act as pipelines for highly skilled talent that feeds into Atlanta's diverse economy. Their presence also drives significant demand for housing, student services, and cultural amenities, reinforcing the city's role as a leading hub for education and innovation.

Georgia Institute of Technology

Enrollment (2024-2025)

53,067 Students | 11.4% increase from 2024

Graduation Rate: 93%

Emory University

Enrollment (2024-2025)

15,046 Students

Graduation Rate: 91%

Georgia State University

Enrollment (2024-2025)

52,400 Students

Graduation Rate: 54%



DEMOGRAPHIC ANALYSIS

POPULATION				
	1-MILE	3-MILE	5-MILE	
2020 Population	4,945	34,719	68,459	
2025 Population	5,536	38,196	76,786	
2030 Population Projection	6,016	41,383	83,471	
Median Age	39.8	36	36.5	

HOUSEHOLDS				
	1-MILE	3-MILE	5-MILE	
2020 Households	1,749	11,892	23,880	
2025 Households	1,942	13,189	26,860	
2030 Household Projection	2,109	14,317	29,225	
Owner Occupied Households	1,566	8,369	16,586	
Renter Occupied Households	543	5,948	12,640	

INCOME				
	1-MILE	3-MILE	5-MILE	
Avg Household Income	\$89,746	\$90,418	\$94,423	
Median Household Income	\$71,891	\$69,879	\$69,800	
< \$25,000	288	1,752	4,115	
\$25,000 - 50,000	382	2,882	5,390	
\$50,000 - 75,000	347	2,473	4,950	
\$75,000 - 100,000	340	1,828	3,390	
\$100,000 - 125,000	181	1,510	2,735	
\$125,000 - 150,000	123	843	1,735	
\$150,000 - 200,000	156	963	2,109	
\$200,000+	125	939	2,436	



Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3625 McEver Rd, Oakwood, GA 30566** ("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.

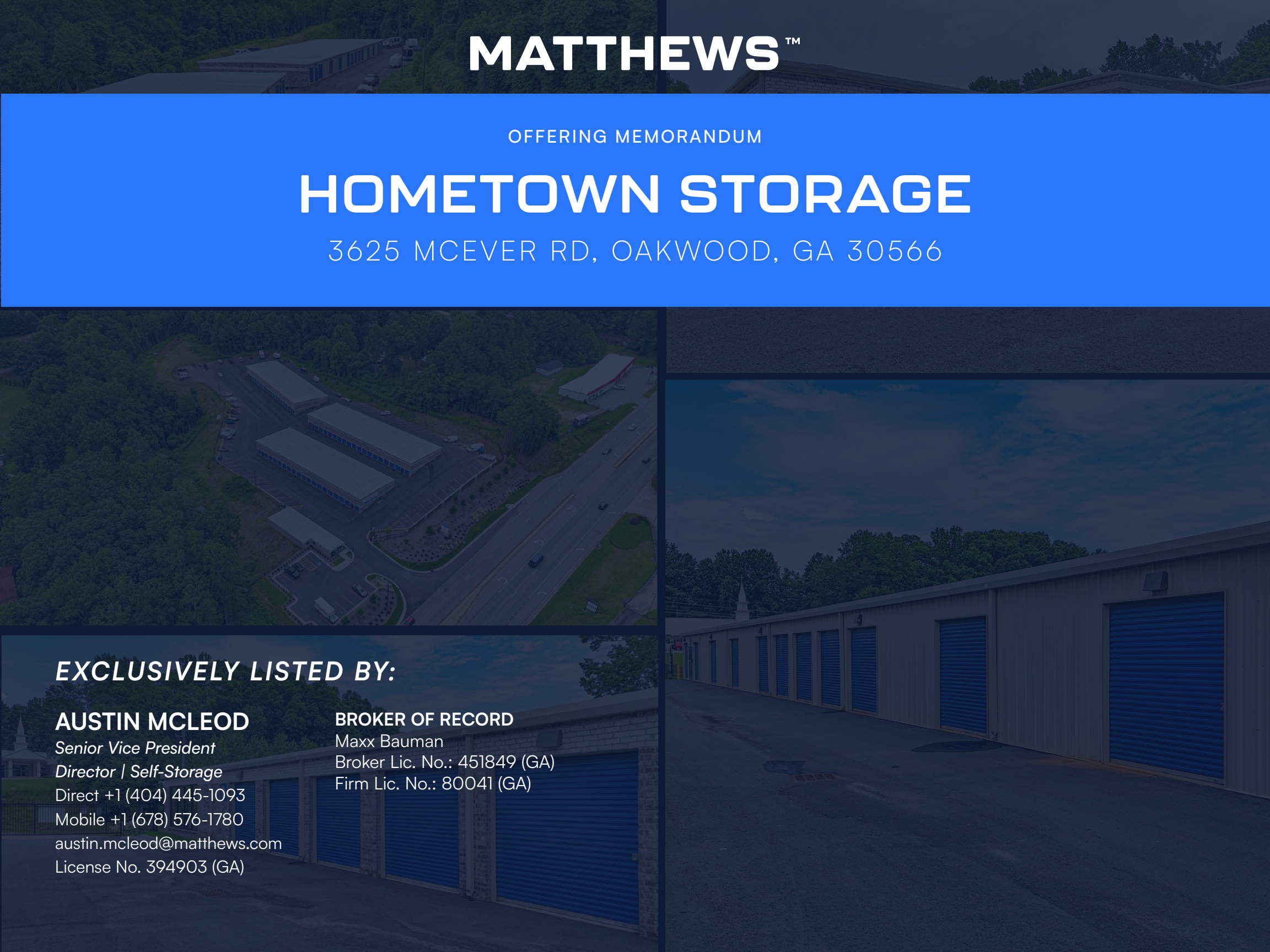
Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.



MATTHEWS™

OFFERING MEMORANDUM

HOMETOWN STORAGE

3625 MCEVER RD, OAKWOOD, GA 30566

EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Maxx Bauman

Broker Lic. No.: 451849 (GA)

Firm Lic. No.: 80041 (GA)