



3.12 ACRES

**Cobb Parkway / Highway 41
Acworth, GA 30101**

All Utilities / Sewer

Charlie Crowder
Charlie@CrowderRealtyLLC.com
Office: 770-528-0300
Mobile: 404-386-5535

©2020 Crowder Realty, LLC. All rights reserved.
Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Cobb Parkway - Highway 41

3.12 Acres - Acworth, Georgia
30101

Property Details

- 3.12 Acres Available
- All Utilities/Sewer
- Great location on Cobb Parkway/Hwy 41 - the major North/South Hwy from Marietta, GA to Cartersville, GA
- High Exposure and easy access to the new \$30 million Well-Star facility & new 27,000sq ft Cedarcrest Church with over 500 members
- Located within minutes of the new LakePoint Sporting Community and Lake Allatoona
- Over 7 million visitors a year for boating, fishing, hunting, camping, and parks
- Location neighbors, Governors Towne Club & Golf Course community Approx. 240 homes, with a scheduled build out of 500. Estate homes from \$800k-\$4million, and Manor Homes from the \$600's
- Huge Area of Frontage on Cobb Parkway/Hwy 41
- Traffic County: 30,000(+/-)

Charlie Crowder

Charlie@CrowderRealtyLLC.com

Office: 770-528-0300

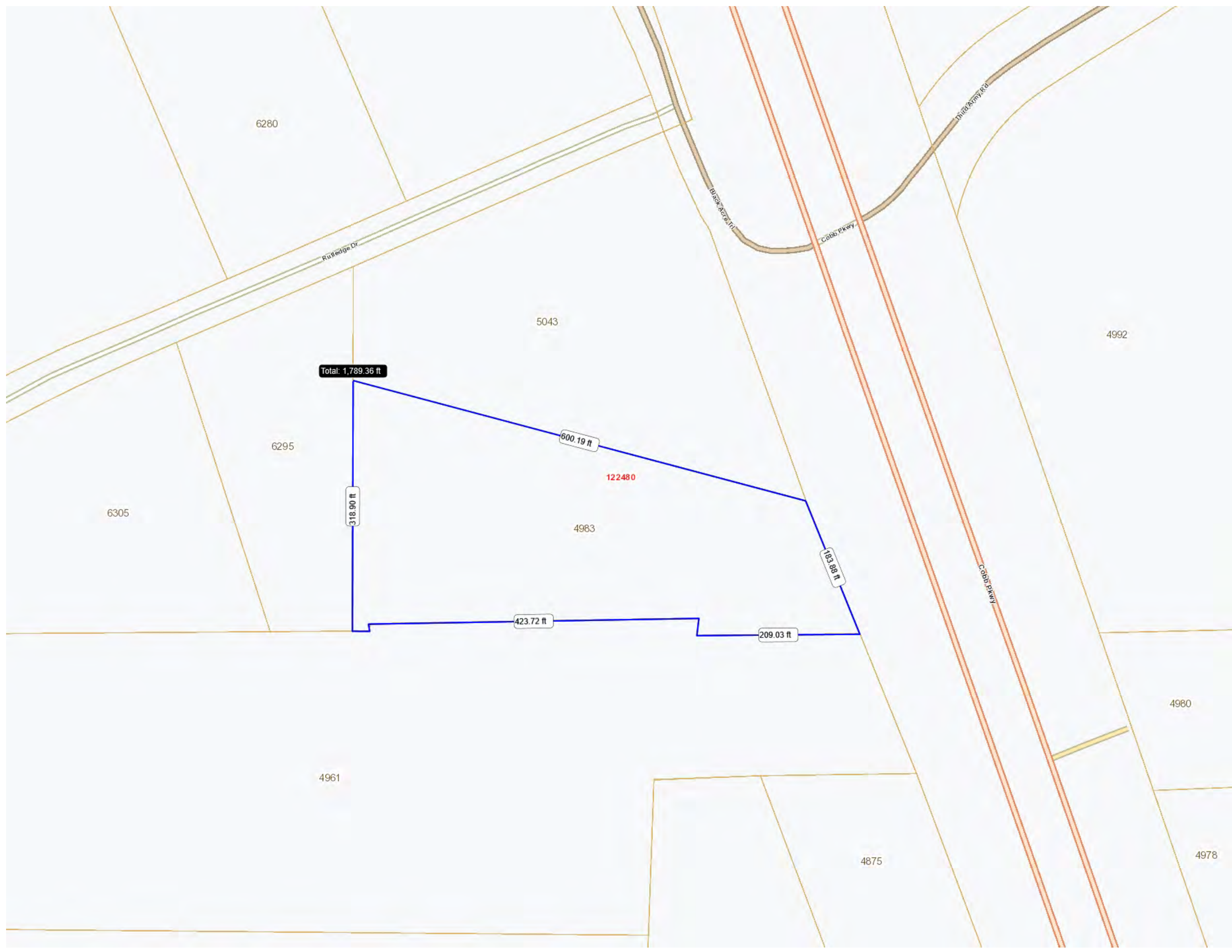
Mobile: 404-386-5535



©2018 Crowder Realty, LLC. All rights reserved. Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



Cobb Parkway - 3.12 Acres FOR SALE



Legend

- County Boundary
- Cobb Tile Index
- Cities
 - Acworth
 - Austell
 - Kennesaw
 - Marietta
 - Powder Springs
 - Smyrna
- Administrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels
- Cobb Roads
 - Interstates
 - Arterials
 - Major Collectors
 - Minor Collectors
 - Local
 - Local-Private
 - Ramps
- Railroads

Map Notes:



1: 1,200



Cobb Parkway - Highway 41

3.12 Acres Acworth, Georgia
30101

Prime Location for Retail, C-Store, Restaurants, Senior Living



Charlie Crowder
Charlie@CrowderRealtyLLC.com
Office: 770-528-0300
Mobile: 404-386-5535



©2018 Crowder Realty, LLC. All rights reserved. Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



A NEW FACILITY

WellStar Health System announces expansion of Acworth Health Park

Reports

WellStar Health System announced on May 1 that it will open an expanded Urgent Care Center in June and break ground on a new Outpatient Surgery Center in July at its Acworth Health Park, 4550 Cobb Parkway NW in Acworth.

Both facilities will provide residents in the greater Acworth area a convenient, close to home location for medical treatments and surgeries not requiring hospital stay.

With more than 100 patients visiting the urgent care center each day, the expansion will allow for the recruitment of additional providers and staff to accommodate more patients with greater efficiency. When opened, the additional urgent care space will feature four additional patient rooms, bringing the total to 13 rooms. The center will also include two new sub waiting rooms, which are reserved for patients who have been seen or are waiting for test results, freeing up patient rooms and decreasing wait times.

The one-level, 25,000 square foot outpatient surgery center will include 15 private, prep/recovery rooms, three operating room suites and three procedure rooms with space for future expansion. The center will also provide onsite pathology and pharmacy support and a private patient discharge and pick-up area separate from the Health Park's main entrance. Patients will have access to numerous outpatient surgical procedures, including general surgery, non-cosmetic breast surgery, colorectal surgery, gynecology, urology, podiatry, urogynecology, ENT, orthopedics and interventional spine pain management.

"We are excited to meet the growing need for outpatient services in the Acworth community by building the only multi-specialty outpatient surgery center in this market area and expanding our existing urgent care center, already one of Georgia's busiest urgent care centers. We expect to see more than 35,000 patients this year," said Joe Brywczynski, senior

vice president of WellStar Health Parks Administration & Development. "Both will enhance the patient experience by serving as a one-stop shop for all outpatient medical services and procedures."

Construction of the outpatient surgery center is scheduled to be completed in August 2019. A groundbreaking ceremony is scheduled for July 2018. This addition is expected to create 25-35 jobs, increasing total employment at the Acworth Health Park to over 175.

"The overwhelming positive feedback from patients across our health system who visit one of our urgent care and outpatient surgery centers affirm our belief that these facilities provide valuable access to health care," said Kem Mullins, executive vice president of WellStar Health System. "As residents search for greater outpatient care and convenience, we believe providing access to hospital level quality a short distance from home puts WellStar in a great position to become a patient's first choice for health care needs."

The expansion of Acworth Health Park coincides with the sixth anniversary of the facility providing care to the community.

Opened in July 16, 2012, Acworth Health Park served nearly 173,000 patients in its first year of operation and expects to treat more than 210,000 patients this year.

The current 70,000 square foot campus covering 30 acres, includes an urgent care center open 365 days a year from 7 a.m. to 10 p.m., as well as primary and specialty physician practices, medical imaging, lab services, a sleep center, cardiac diagnostics, physical therapy, a retail pharmacy and a bistro where patients can have breakfast or lunch in between appointments. Free surface parking is also available to all visitors.

Acworth Health Park is one of three WellStar health parks in Cobb County. The other Health Park facilities include the East Cobb Health Park and Vinings Health Park.

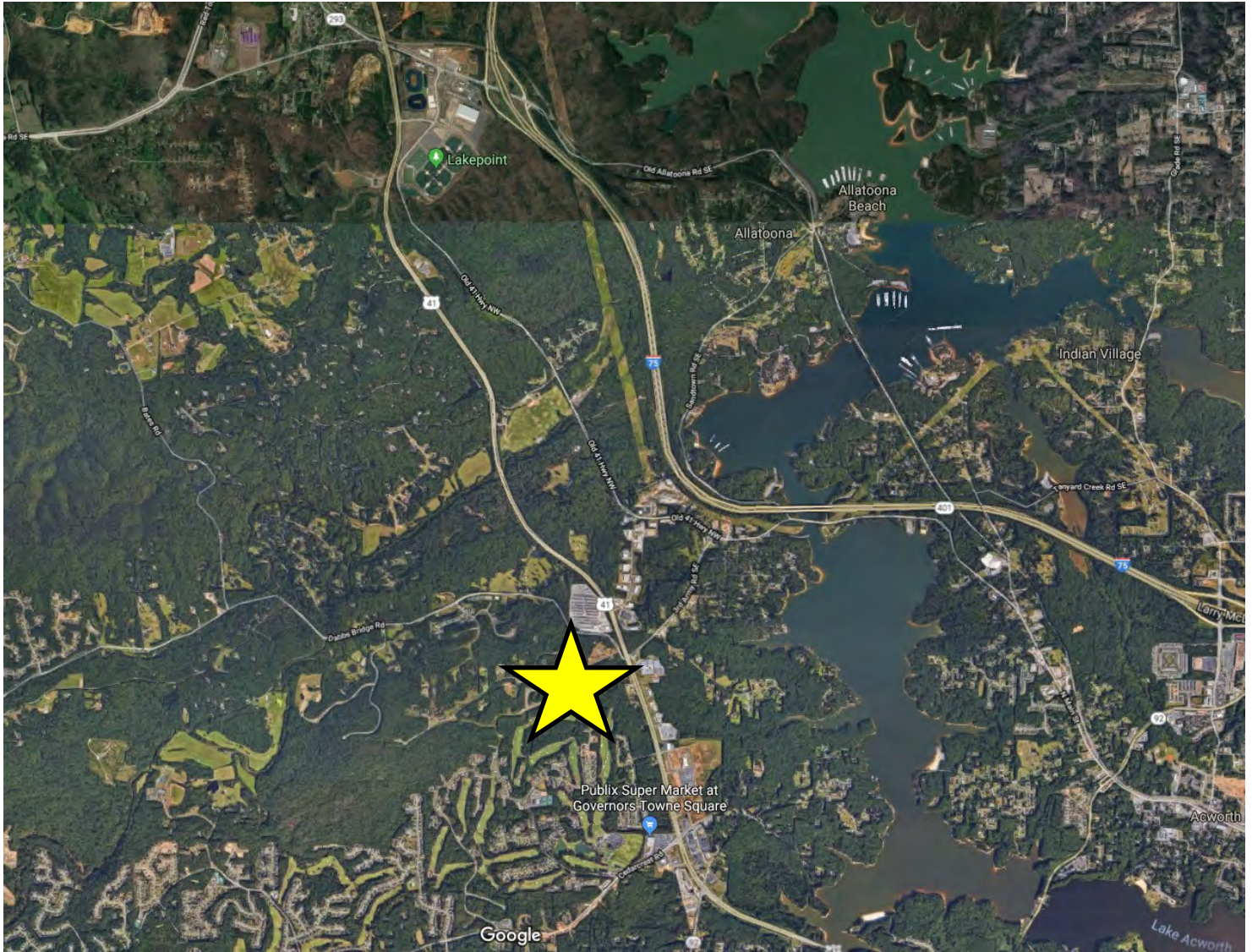
For more information, visit wellstar.org.



Cobb Parkway - Highway 41

3.12 Acres Acworth, Georgia
30101

40 miles North of Atlanta
12 miles Northwest of Kennesaw State University
5 miles South of Lakepoint Sporting Complex



Charlie Crowder

Charlie@CrowderRealtyLLC.com

Office: 770-528-0300

Mobile: 404-386-5535



©2018 Crowder Realty, LLC. All rights reserved. Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Cobb Parkway - Highway 41

3.12 Acres Acworth, Georgia
30101

LakePoint Sporting Complex



The premier sports vacation destination, **1,300 acres** nestled in the foothills of the North Georgia Mountains and adjacent to beautiful Lake Allatoona, LakePoint features state-of-the-art sports venues and **five million square feet of amenities** including onsite hotels, restaurants, themed retail, bowling, ziplines, water parks and more.

Welcoming **millions** of visitors annually. LakePoint is the largest and most unique **travel sports park** in the Southeast. With state-of-the-art sports facilities complemented by several on-site hotels, dining options, and entertainment venues, LakePoint is creating the ultimate stay and play tournament hub.



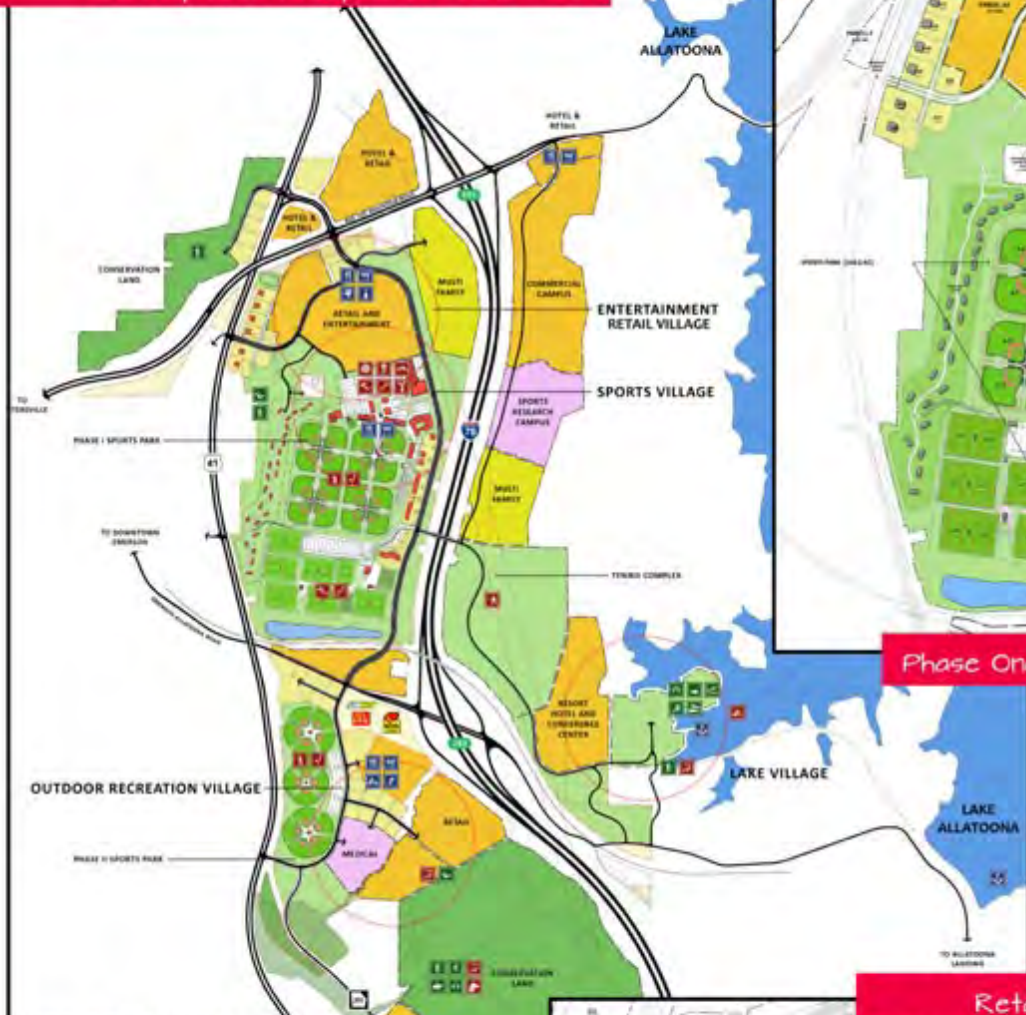
LakePoint Sporting Complex
755 Hwy 293
Emerson, GA 30137
Phone:
404-263-0495
Email:
general@lakepointports.com
Follow:
@lakepointports

Charlie Crowder
Charlie@CrowderRealtyLLC.com
Office: 770-528-0300
Mobile: 404-386-5535



©2018 Crowder Realty, LLC. All rights reserved. Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

Conceptual Development Master Plan



Phase One & Sports Complex Plan

LEGEND OF SYMBOLS

| RECREATION | SPORTS | ENTERTAINMENT |
|------------|------------|-------------------|
| 1 STADIUM | 1 STADIUM | 1 MOVIE THEATER |
| 2 STADIUM | 2 STADIUM | 2 MOVIE |
| 3 STADIUM | 3 STADIUM | 3 MOVIE/WAREHOUSE |
| 4 STADIUM | 4 STADIUM | 4 MOVIE |
| 5 STADIUM | 5 STADIUM | 5 MOVIE |
| 6 STADIUM | 6 STADIUM | 6 MOVIE |
| 7 STADIUM | 7 STADIUM | 7 MOVIE |
| 8 STADIUM | 8 STADIUM | 8 MOVIE |
| 9 STADIUM | 9 STADIUM | 9 MOVIE |
| 10 STADIUM | 10 STADIUM | 10 MOVIE |
| 11 STADIUM | 11 STADIUM | 11 MOVIE |
| 12 STADIUM | 12 STADIUM | 12 MOVIE |
| 13 STADIUM | 13 STADIUM | 13 MOVIE |
| 14 STADIUM | 14 STADIUM | 14 MOVIE |
| 15 STADIUM | 15 STADIUM | 15 MOVIE |
| 16 STADIUM | 16 STADIUM | 16 MOVIE |
| 17 STADIUM | 17 STADIUM | 17 MOVIE |
| 18 STADIUM | 18 STADIUM | 18 MOVIE |
| 19 STADIUM | 19 STADIUM | 19 MOVIE |
| 20 STADIUM | 20 STADIUM | 20 MOVIE |
| 21 STADIUM | 21 STADIUM | 21 MOVIE |
| 22 STADIUM | 22 STADIUM | 22 MOVIE |
| 23 STADIUM | 23 STADIUM | 23 MOVIE |
| 24 STADIUM | 24 STADIUM | 24 MOVIE |
| 25 STADIUM | 25 STADIUM | 25 MOVIE |
| 26 STADIUM | 26 STADIUM | 26 MOVIE |
| 27 STADIUM | 27 STADIUM | 27 MOVIE |
| 28 STADIUM | 28 STADIUM | 28 MOVIE |
| 29 STADIUM | 29 STADIUM | 29 MOVIE |
| 30 STADIUM | 30 STADIUM | 30 MOVIE |
| 31 STADIUM | 31 STADIUM | 31 MOVIE |
| 32 STADIUM | 32 STADIUM | 32 MOVIE |
| 33 STADIUM | 33 STADIUM | 33 MOVIE |
| 34 STADIUM | 34 STADIUM | 34 MOVIE |
| 35 STADIUM | 35 STADIUM | 35 MOVIE |
| 36 STADIUM | 36 STADIUM | 36 MOVIE |
| 37 STADIUM | 37 STADIUM | 37 MOVIE |
| 38 STADIUM | 38 STADIUM | 38 MOVIE |
| 39 STADIUM | 39 STADIUM | 39 MOVIE |
| 40 STADIUM | 40 STADIUM | 40 MOVIE |
| 41 STADIUM | 41 STADIUM | 41 MOVIE |
| 42 STADIUM | 42 STADIUM | 42 MOVIE |
| 43 STADIUM | 43 STADIUM | 43 MOVIE |
| 44 STADIUM | 44 STADIUM | 44 MOVIE |
| 45 STADIUM | 45 STADIUM | 45 MOVIE |
| 46 STADIUM | 46 STADIUM | 46 MOVIE |
| 47 STADIUM | 47 STADIUM | 47 MOVIE |
| 48 STADIUM | 48 STADIUM | 48 MOVIE |
| 49 STADIUM | 49 STADIUM | 49 MOVIE |
| 50 STADIUM | 50 STADIUM | 50 MOVIE |

Retail Village Conceptual Plan

