



**OFFERING
MEMORANDUM
FOR LAND**

**13720 VETERANS
MEMORIAL HIGHWAY
WINSTON, GA 30187**

Presented by:
Veronica Lee, MBA

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Commercial Realty Services of West Georgia
323 College St | Carrollton, GA 30117



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EXECUTIVE SUMMARY



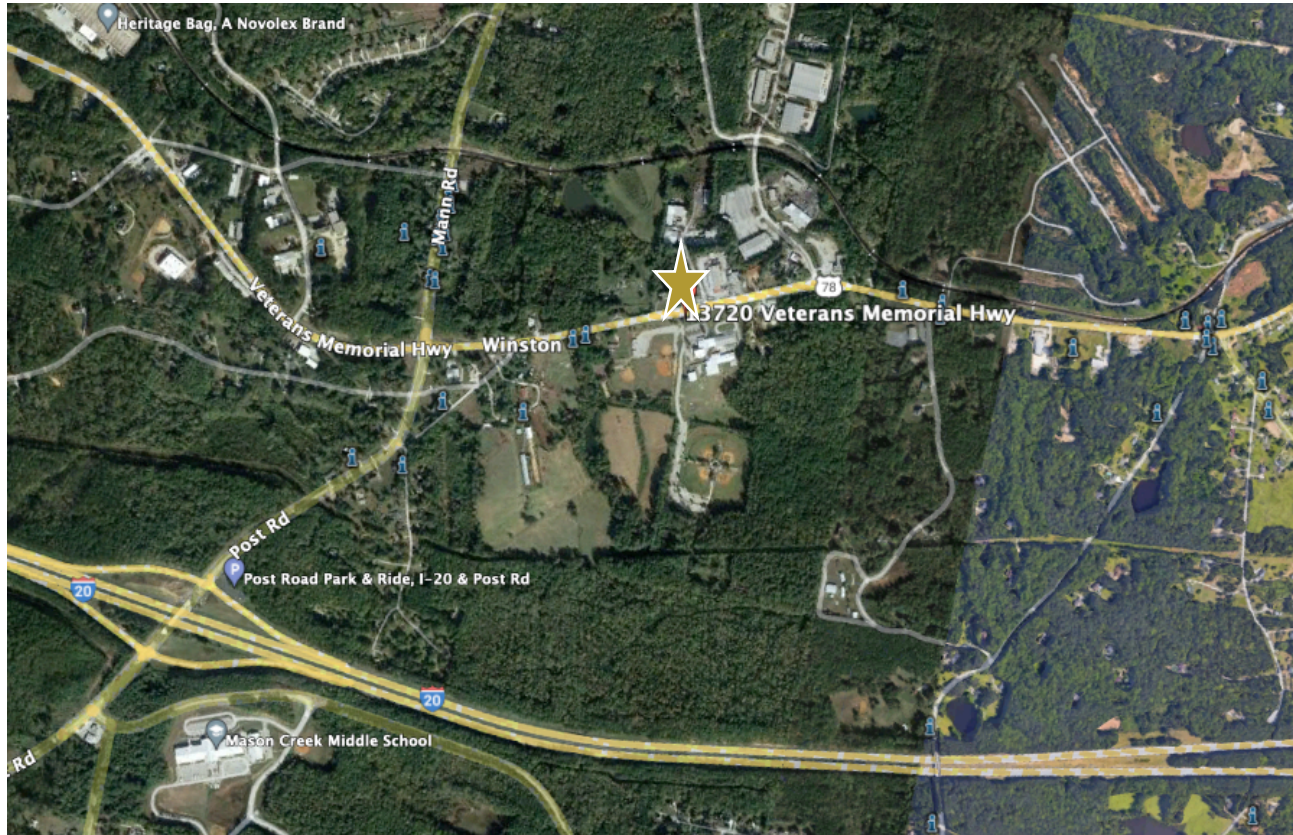
This 2.5 acre tract in Winston, GA is located across from Winston Elementary School. This property is just 1 mile from I-20 and approximately 35 minutes from Atlanta.

This tract has the potential for commercial or residential development. All utilities are on-site. Great development opportunity!

This listing is being offered at **\$220,000**

MARKET ANALYSIS

AREA MAPS



Source: Google Earth Pro

MARKET ANALYSIS

DEMOGRAPHICS



	0-1 mi.	1-3 mi.	3-5 mi.
Population			
2027 Forecast	732	10,266	58,870
2022 Summary	705	10,363	58,578
Households			
2027 Forecast	217	3,561	20,726
2022 Summary	208	3,593	20,630
Median Household Income	\$69,841	\$64,096	\$66,693
Average Household Income	\$93,138	\$90,884	\$90,172

Source: Esri

COMPANY OVERVIEW



Jane Sauls
CCIM

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Jane Sauls, CCIM has been engaged in site selection, rezoning and development, feasibility studies and business plans, all aspects of construction

and project management, lease up and exit strategies since 2006. Janes holds her broker's license in both Georgia and Tennessee and is the President of the Georgia Self Storage Association (GASSA). As Co-Owner of Sauls Storage Group and Commercial Realty Services of West Georgia, Jane has real "boots on the ground" operational experience, giving her a unique perspective as she helps both new investors and single and multi-story owners maximize their revenues as well as their return on investment.



Luke Sauls

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Luke Sauls is a commercial realtor and co-owner of Sauls Storage Group and Commercial Realty Services of West Georgia whose area of expertise is developing long-term relationships via ongoing communication with self-storage owners across Georgia. He guides owners in selling their facilities, maximizing their value and increasing their return on investment. Luke knows the Georgia market thoroughly and specializes in underwriting facilities and providing Broker Opinion of Values.



Mike Patterson
CCIM

770.301.1886

ebroker@msn.com

A CCIM designee since 2004, Mike Patterson offers a broad spectrum of service and experience for commercial investment real estate. He

enjoys helping people reach their goals and best position themselves for success.

A veteran, Mike retired from the United States Army Reserve in 1994 with the rank of Major. Additionally, Mike's extensive background in mechanical engineering uniquely qualifies him to serve the industrial and development real estate markets.

Mike has been involved in self-storage brokerage since 2012 when he became an Argus affiliate broker for the State of Georgia. Argus is America's premier self-storage brokerage firm.



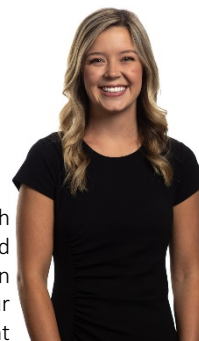
Molly Strickland

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Specializing in office, retail, flex and industrial properties and with experience in site selection, rezoning, lease up, acquisitions and dispositions, Molly's background in accounting provides an analytical approach to meet her client's needs. Prior to joining our firm, Molly worked at CBRE, Inc. as a Business Development Analyst where she provided analysis, research and support for the firm's business development efforts including pursuit initiatives, competitive analysis and promoting cross-selling to expand market

share in the Southeast. Molly is a proud wife and mother to two boys. She graduated from Georgia Tech in 2011.



Veronica Lee, MBA

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Veronica enjoys helping clients purchase, sell, and lease commercial properties. With a focus on self-storage, office, and retail properties she is looking forward to developing and increasing relationships with her investors and clients.

Veronica, a licensed realtor, is a graduate of the University of West Georgia with a Bachelor of Business Administration Real Estate Degree and Masters of Business Administration.

Throughout her life, her family owned, managed, and developed several commercial and residential properties. Growing up in this atmosphere is what gave her the desire to enter the real estate field.