

**Thornton/Bankhead Opportunity Zone
Douglas County, GA
2012**

INTRODUCTION

Douglas County was created in 1870 from portions of Cobb, Campbell and Carroll Counties. Located in the Atlanta Region, it has been designated as part of the Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area by the US Census Bureau. Douglas County contains approximately 200 square miles of predominantly rural, yet vastly increasing suburban/urban landscape. Douglas County's urban population consists of three municipalities: Austell, Douglasville, and Villa Rica. The largest of the municipalities and the only one wholly contained in Douglas County is Douglasville with a population estimated by the US Census Bureau in 2010 at 30,961 residents. Douglas County's total population as estimated by the US Census Bureau is 132,403.

Douglas County is strategically located in the region's western growth path, linked to the metro Atlanta area and Hartsfield-Jackson International Airport by the Westside I-20. Because of its proximity to Atlanta, and abundance of availability of affordable housing stock, Douglas County has undergone a transformation over the last 15 years from a mostly rural county to a bedroom community within the Atlanta metropolitan area. Over the last 30 years the County has been urbanizing rapidly, with a large portion of growth over the last 15 years. Thirty-two percent of all dwelling units were constructed over this 15-year period. Downtown Douglasville has served as a central economic core of the Douglas County community for many years. While the downtown continues to host a diversity of professional, retail and government functions, the construction of I-20 through the City of Douglasville several miles south of the downtown drew much of the retail shopping activity to corridors perpendicular to the interstate highway at the location of exits for state highways 92 and 5 and Chapel Hill Road. Development activity in the County has concentrated around the incorporated area of Douglasville, and more recently outward along major transportation corridors further west.

BANKHEAD HIGHWAY AREA

The Bankhead Highway Urban Redevelopment Area/Opportunity Zone area encompasses Bankhead Highway from its intersection with South Sweetwater Road east to the Cobb County line. This area was the city limits of Lithia Springs and was once known for its water bottled from the spring that was discovered in the early 1800s. As a result the town drew visitors from all over the United States, including the President, to purchase the water that had healing power. The booming tourism led the water entrepreneur to open the Sweetwater Park Hotel. During the Piedmont Exposition in 1887, Henry Grady began to promote the idea of the Piedmont Chautauqua, patterned after the Chautauqua Institution of 1874, which trained Methodist Sunday School teachers. It was a nation-wide cultural explosion with the premise of self-improvement, education, and growth through entertainment. Grady's plan centered on the idea that the present site of Lithia Springs was becoming popular as a health spa, what better location for the Piedmont Chautauqua. The hotel, along with the Chautauqua building and open-air marble pavilion, brought a new architectural style to the area and had great influence on the construction of new storefronts and homes within the Lithia Springs community as well as promoting cultural and educational events.

This basically described the area in its heyday. The advent and proliferation of the automobile and the development of the interstate highway system began to direct traffic and business more toward the south-central portion of the County and more toward the county-seat, Douglasville and so began a long, slow decline and disinvestment along this portion of Bankhead Highway. Eventually, in 2000, the residents of Lithia Springs proper voted to dissolve the city charter and it has been a portion of unincorporated Douglas County ever since.

Douglas County as a whole, during this most recent recession, has seen an overall unemployment rate climb from 4.8% in 2007 to 10.2% in 2011 while the State of Georgia unemployment rate in 2007 was 4.6% up to 9.8% in 2011. The trend in Douglas County, while closely mirroring that of the State over this period, has been consistently higher, and has more than doubled while peaking at 10.7% in 2009 and 2010.

As with most other jurisdictions, there has been a decline in overall development county-wide. Out of the 1,715 building permits issued in 2009, 2.1% were issued along this portion of Bankhead Highway and the number has continued to decline into 2010 and 2011 with permits issued being 0.39% and 0.36% of the total (1,797 and 1,367), respectively.

In addition, the number of business licenses (Occupational Tax certificates) issued has shown a steady decline. In 2009 there were a total of 3,386 business licenses issued county-wide with 1.9% of that total issued for businesses in this corridor, 3,082 licenses issued in 2010 with 1.8% of those being in the corridor and 3,093 in 2011 with 1.7% being in this corridor.

County-wide vacancy rates have slowly been on the rise between 2009 and 2011 going from 14.7% in 2009 up to 17.9%. However, vacancy rates in both the Bankhead Highway and Thornton Road areas have nearly doubled in that time period from 14.8% in 2009 to 28% in 2011.

Code Enforcement actions have actually been minimal to moderate in this area between 2009 and 2011 due in part to several mitigating factors. First of all, prior to 2009, there was a Code Enforcement sweep in this corridor aimed at cleaning up the area of many of the most egregious violations attributed to disinvestment and the proliferation of second and third tier property uses. In addition, in September 2009, Douglas County suffered severe flooding throughout the County and very specifically in the eastern portion of the County. For this reason, the County continues to work with individuals to clean up and address code violations before issuing citations and summonses. Combined with the recession and the flood, many second and third tier end property users have left or gone out of business yielding a decline in enforcement actions in the area versus the County as a whole.

Lastly is the crime rate. Overall in the period 2009-2011, the County crime rate has held fairly steady in the mid to mid-upper 40's/1000 population. The Bankhead Highway area

peaked in 2009 at 49.9 crimes/1000 population but has seen a somewhat modest decline in 2011 down to 42.4/1000 population. Crimes during this time frame range from assault (aggravated and non-aggravated), family violence, burglary, larceny-theft, motor vehicle theft, and robbery with larceny-theft and burglary the most common incidents reported. The decline in incidents reported is attributed to the recent addition of a Sheriff's Office precinct in the general area.

THORNTON ROAD AREA

The Thornton Road Urban Redevelopment Area/Opportunity Zone area encompasses both sides of Thornton Road from its intersection with I-20 West north toward its intersection with Bankhead Highway and includes a portion of Skyview Drive and Maxham Road.

In the 1970s, the Douglas County Board of Commissioners zoned an approximate 400 acre tract along Thornton Road for what would become the mixed use Planned Unit Development known as Westfork. It would eventually be the home of a primarily mixed commercial and light industrial park with offices fronting the roadway and warehouse space and truck docks to the rear with a multi-family component on several tracts.

Westfork began to develop in the 1980s on a barely developed Thornton Road (the first interchange for Douglas County on I-20) and was billed as "a new frontier sitting idly in the forest in the fastest growing county in the state of Georgia 12 miles from Atlanta" and minutes from both Fulton County Airport and then-Hartsfield International Airport. The bulk of the Westfork industrial component developed in the 1980's and 1990's and the commercial component into the early 2000's and along with that development early on came the development of other commercial and industrial uses along this area of Thornton Road.

As more people have moved farther west into Douglasville and other parts of the county and other industrial developments have been constructed farther south on Thornton Road, in addition to the recession, there has been significant disinvestment on the northern part of Thornton Road. Buildings where large companies were once headquartered or had significant offices have scrambled to offer space to second and third tier users. There has also been a proliferation of change in these large buildings to become the temporary homes to a number of store-front churches.

Douglas County as a whole, during this most recent recession, has seen an overall unemployment rate climb from 4.8% in 2007 to 10.2% in 2011 while the State of Georgia unemployment rate in 2007 was 4.6% up to 9.8% in 2011. The trend in Douglas County, while closely mirroring that of the State over this period, has been consistently higher, and has more than doubled while peaking at 10.7% in 2009 and 2010.

As with most other jurisdictions, there has been a decline in overall development county-wide. Out of the 1,715 building permits issued in 2009, 1.75% were issued along this portion of Thornton Road and while the number has risen, the number has been stagnant

into 2010 and 2011 with permits issued being 2.5% of the total (1,797 and 1,367), respectively.

In addition, the number of overall business licenses (Occupational Tax certificates) issued has shown a decline or remained fairly steady. In 2009 there were a total of 3,386 business licenses issued county-wide with 5.0% of that total issued for businesses in this corridor, 3,082 licenses issued in 2010 with 5.3% of those being in the corridor and 3,093 in 2011 with 5.4% being in this corridor.

County-wide vacancy rates have slowly been on the rise between 2009 and 2011 going from 14.7% in 2009 up to 17.9%. However, vacancy rates in the Thornton Road area, as in the Bankhead Highway area, have nearly doubled in that time period from 14.8% in 2009 to 28% in 2011. Translated into square feet, this is approximately 1.3 million SF of space ready and available for occupancy.

Code Enforcement actions have actually been minimal in this area between 2009 and 2011 due in part to several mitigating factors. First of all, the vast majority of properties, even if unoccupied, are maintained by property management companies and that tends to hold down violations attributed to disinvestment and the proliferation of second and third tier property uses. Property management companies are more likely to keep properties in good repair in the hopes of attracting new tenants. In addition, in September 2009, Douglas County suffered severe flooding throughout the County and very specifically in the eastern portion of the County. For this reason, the County continues to work with individuals to clean up and address code violations before issuing citations and summonses. Combined with the recession and the flood, many second and third tier end property users have left or gone out of business yielding a decline in enforcement actions in the area versus the County as a whole.

Lastly is the crime rate. Overall in the period 2009-2011, the County crime rate has held fairly steady in the mid to mid-upper 40's/1000 population. The Thornton Road area peaked in 2009 at 70.8 crimes/1000 population but has seen a somewhat modest decline in 2010 and 2011 down to 65.4 crimes/1000 population. Crimes during this time frame range from assault (aggravated and non-aggravated), family violence, burglary, larceny-theft, motor vehicle theft, robbery and burglary with larceny-theft and burglary the most common incidents reported. The decline in incidents reported is attributed to the recent addition of a Sheriff's Office precinct in the general area.

Opportunity Zone Data - Douglas County 2007-2011

| | Year | 2007 | 2008 | 2009 | 2010 | 2011 |
|--|------|------|------|------|------|------|
| Data | | | | | | |
| State Unemployment Rate | | 4.6 | 6.3 | 9.8 | 10.2 | 9.8 |
| Douglas County Unemployment Rate | | 4.8 | 6.5 | 10.7 | 10.7 | 10.2 |
| County Building Permits | | | | | | |
| Thornton Opportunity Zone Building Permits | | | | 1715 | 1797 | 1367 |
| Bankhead Opportunity Zone Building Permits | | | | 30 | 46 | 35 |
| | | | | 36 | 7 | 5 |
| County Business Licenses Issued | | | | | | |
| Thornton Opportunity Zone Business Licenses Issued | | | | 3386 | 3082 | 3093 |
| Bankhead Opportunity Zone Business Licenses Issued | | | | 171 | 162 | 168 |
| | | | | 64 | 57 | 54 |
| County Vacancy Rates (percentage) | | | | | | |
| Thornton Opportunity Zone Vacancy Rates | | | | 14.7 | 17.2 | 17.9 |
| Bankhead Opportunity Zone Vacancy Rates | | | | 14.8 | 18.7 | 28.0 |
| | | | | 14.8 | 18.7 | 28.0 |
| County Code Enforcement Actions | | | | | | |
| Thornton Opportunity Zone Code Enforcement Actions | | | | 1525 | 1702 | 1517 |
| Bankhead Opportunity Zone Code Enforcement Actions | | | | 0 | 4 | 1 |
| | | | | 7 | 8 | 26 |
| County Crime Rate (per 1000 population) | | | | | | |
| Thornton Opportunity Zone Crime Rate | | | | 47.2 | 45.6 | 47.3 |
| Bankhead Opportunity Zone Crime Rate | | | | 70.8 | 62.5 | 65.4 |
| | | | | 49.9 | 48.6 | 42.4 |

Unemployment data--Bureau of Labor Statistics
 Building Permit Data--Douglas County Building Department
 Business License Data--Douglas County Occ. Tax

Vacancy Rates--Cushman & Wakefield
 Code Enforcement Data--Douglas County Code Enforcement
 Crime Data from Douglas County Sheriff's Office

STRUCTURE CONDITIONS

| | Thornton Road | Bankhead Highway |
|--------------|---------------|------------------|
| Abandoned | 0 | 0 |
| Obsolete | 62 | 50 |
| Deteriorated | 2 | 10 |
| Dilapidated | 2 | 4 |

Due to the length of time that each of the corridors has been developed, it is not surprising that a number of buildings can be considered to be obsolete, deteriorated or dilapidated. Out of the 186 parcels in the Thornton Road Opportunity Zone, 62 can be considered to be obsolete or in need of retrofitting or redevelopment while 2 can be considered to be dilapidated and in a state of disrepair or poor condition because of age and/or neglect and another 2 considered to be in a state of deterioration because of some type of decay or diminished quality.

For the Bankhead Highway Opportunity Zone, there are 105 parcels and it is by the far the oldest existing commercial corridor in Douglas County. Out of those 105 parcels, 50 are obsolete and in need of retrofitting or redevelopment and another 10 considered deteriorated with diminished quality and 4 dilapidated due to age and neglect.

INFRASTRUCTURE CONDITIONS

Hwy 78 Area

Hwy 78 is a two lane arterial. Hwy 78, also known as Veterans Memorial Hwy, is an old US Hwy route that runs parallel to the Norfolk Southern railroad line. Traffic volumes along US Hwy 78 have steadily increased in the recent past due to residential growth between US Hwy 78 and I-20. Also, several truck dependent businesses have located on US Hwy 78 along the Norfolk Southern railway. US Hwy 78 needs to be widened to handle current and future traffic volumes generated by both the residential and industrial growth. This corridor is also a parallel route to I-20 and serves as an alternate route for diversion of traffic when major incidents have occurred on I-20.

The roadway infrastructure within the redevelopment area has many needs to improve the travel mobility and the economic viability to the adjacent development areas. Roadway width, traffic signal devices, signal coordination, and turn lanes are all lacking infrastructure qualities within the redevelopment area.

Thornton Road (State Route 6) Area

Thornton Road is a multi-lane arterial. It is considered to be one of the Atlanta region's busiest major freight and logistics corridors and provides access to and from the Norfolk

Southern - Austell intermodal yard approximately 6 miles north of Interstate 20. Thornton Road has extremely high traffic volumes comparable to interstate levels. The corridor experiences heavy truck traffic (14%) throughout the day as it serves freight traffic to and from I-20.

Maxham Road which crosses Thornton Road is a major connecting arterial, heavily congested with an extremely high rate of crashes in this short section of roadway due to the absence of good access management. The intersection currently operates at level of service (LOS) F in the peak hour. For the three year period (2004-2006) a total of 266 crashes were reported at the intersection. This segment of Maxham Road within the limits of the proposed redevelopment area had a total of 105 crashes in this same three year period. The accident rate for this section is more than double statewide average rates.

The roadway infrastructure within the redevelopment area has many needs to improve the travel mobility and the economic viability to the adjacent development areas. Roadway signage, signal coordination, lane widths, turning radiuses, and truck traffic management are all lacking qualities within the redevelopment area.

3519 Bankhead Highway (Parcel ID
03191820012)



3180 Bankhead Highway (Parcel ID
03171820017)



3132 Bankhead Highway (Parcel ID
03161820013)



3205 Bankhead Highway (Parcel ID
03171820012)



3428 Bankhead Highway (Parcel ID
03181820016)



3405 Bankhead Highway (Parcel ID
03181820004)



3468 Bankhead Highway (Parcel ID
03191820020)



3519 Bankhead Highway (Parcel ID
03191820013)



173 Maxham Road (Parcel ID 02571820021)



900 Thornton Road (Parcel ID 05191820001)



608 Thornton Road (Parcel ID 04241820007)



450 Westfork Boulevard (Parcel ID 03731820012)



240 Thornton Road (Parcel ID 03721820003)

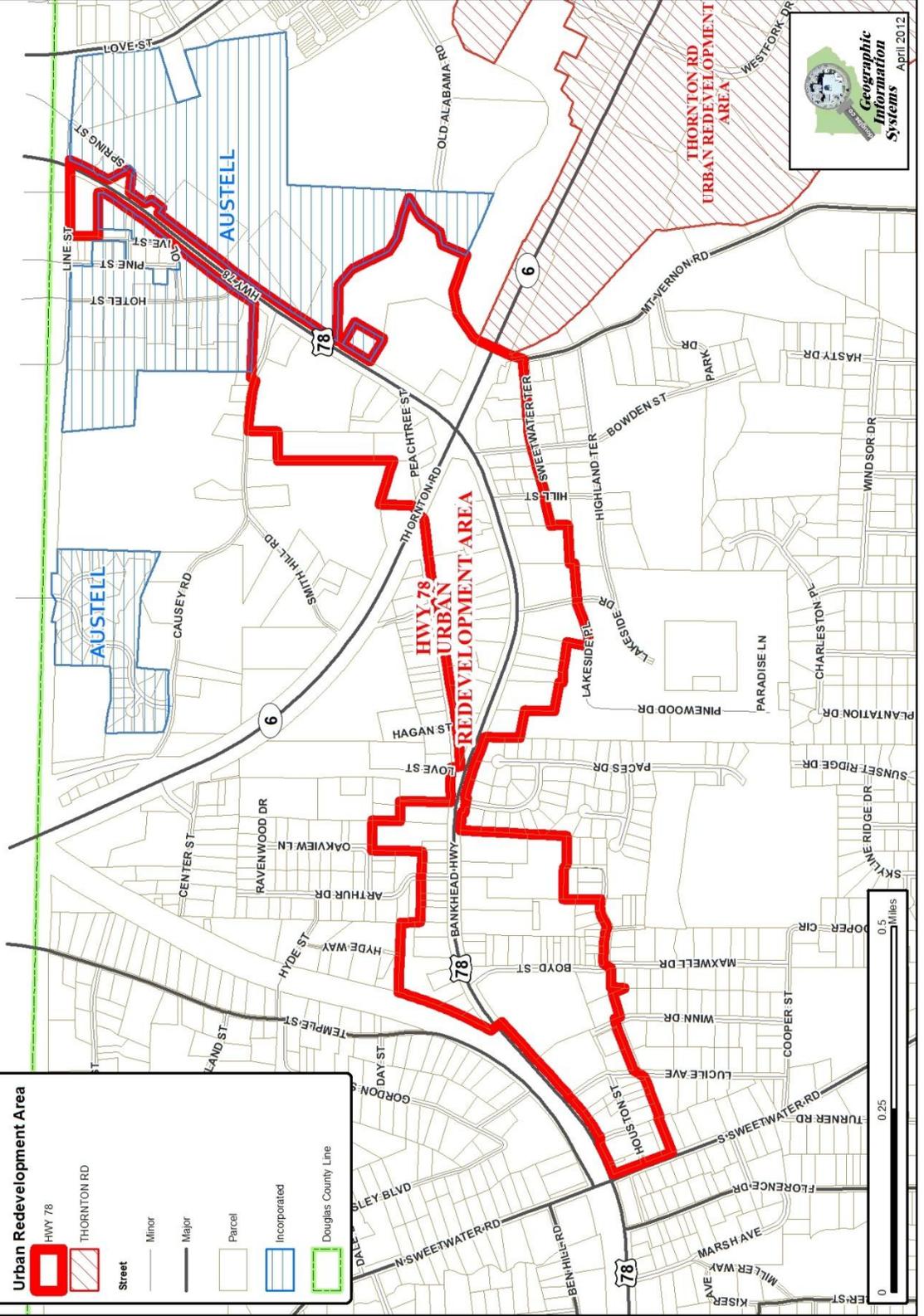




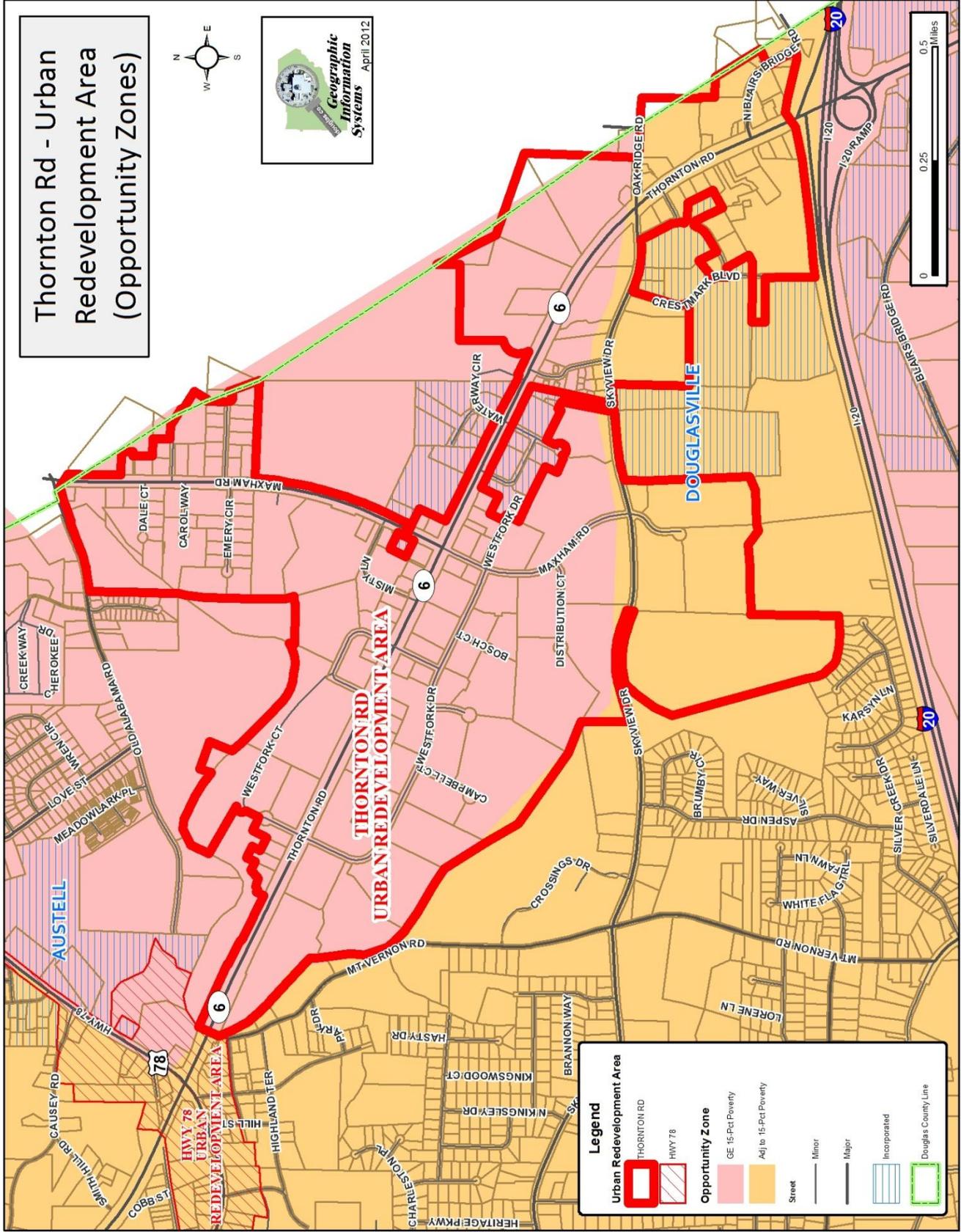
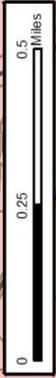
HWY 78 Urban Redevelopment Area

Legend

- Urban Redevelopment Area
 - HWY 78 (Red outline)
 - THORNTON RD (Red hatched area)
- Street
 - Minor (Thin grey line)
 - Major (Thick grey line)
- Parcel (Thin black outline)
- Incorporated (Blue hatched area)
- Douglas County Line (Green dashed line)



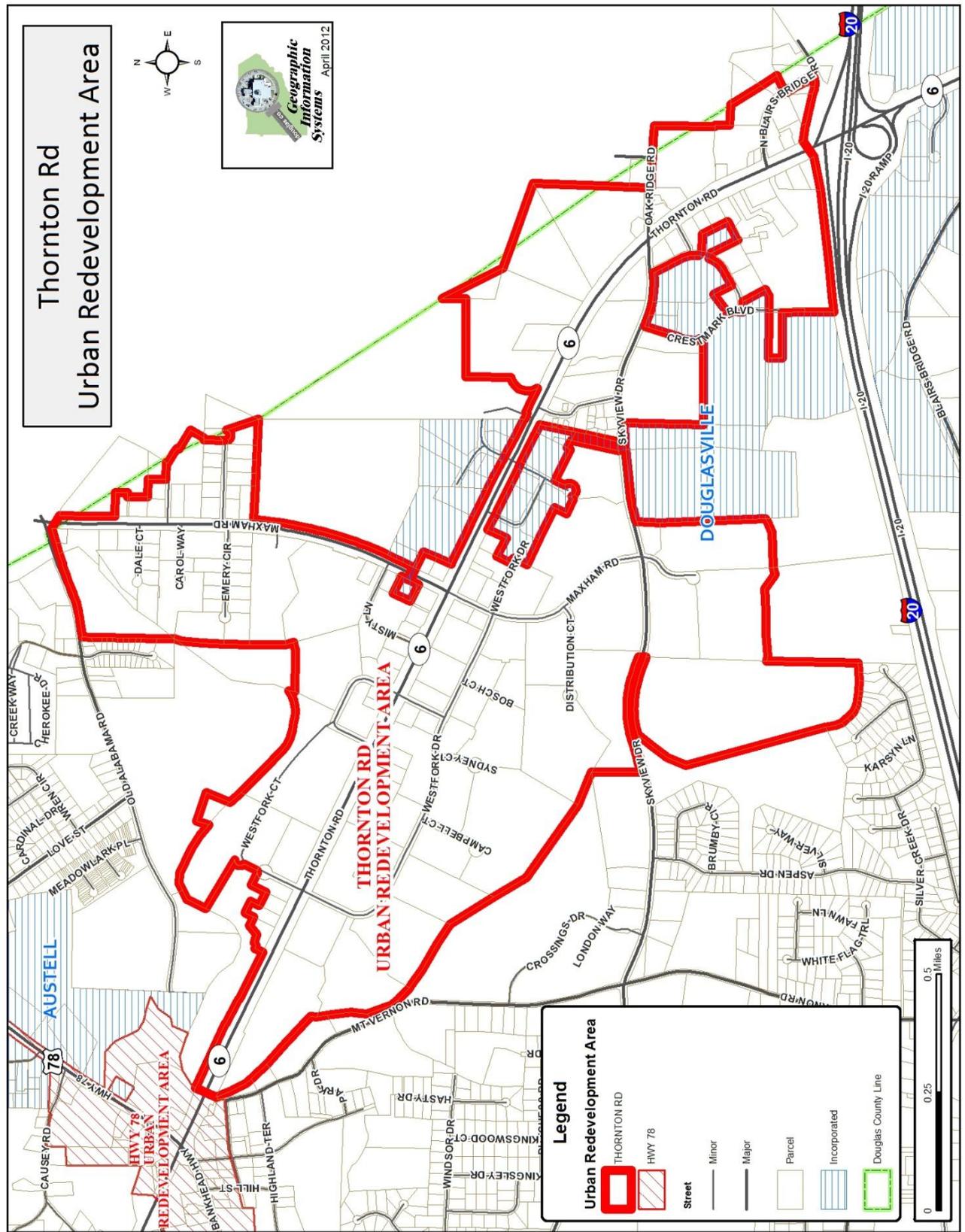
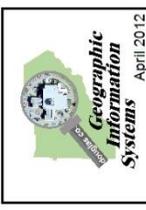
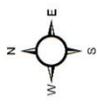
Thornton Rd - Urban Redevelopment Area (Opportunity Zones)



Legend

- Urban Redevelopment Area
 - THORNTON RD (Red outline)
 - HWY 78 (Red outline)
- Opportunity Zone
 - GE 15-Pct Poverty (Light pink fill)
 - Adj 10-15-Pct Poverty (Light orange fill)
- Street
 - Minor (Thin grey line)
 - Major (Thick grey line)
 - Incorporated (Blue hatched area)
 - Douglas County Line (Green dashed line)

Thornton Rd Urban Redevelopment Area



Legend

- Urban Redevelopment Area
 - Thornton Rd (Red outline)
 - Hwy 78 (Red hatched area)
- Street
 - Minor (Thin grey line)
 - Major (Thick grey line)
- Parcel (Thin grey outline)
- Incorporated (Blue hatched area)
- Douglas County Line (Green outline)



**Bankhead
Highway**

| <u>Parcel</u> | <u>Tax Value</u> | <u>Acres</u> | <u>Land Use</u> | <u>Pervasive Poverty</u> | <u>Under Developed</u> | <u>General Distress</u> | <u>Blighted</u> | <u>G Total</u> |
|---------------|------------------|--------------|-----------------|--------------------------|------------------------|-------------------------|-----------------|----------------|
| 02051820016 | 60100 | 0.31 | V | 1 | 1 | 1 | 1 | 100% |
| 02061820007 | 477000 | 1.92 | C | 1 | 1 | 1 | 1 | 100% |
| 02521820008 | 86300 | 1.42 | V | 1 | 1 | 1 | 1 | 100% |
| 02521820011 | 410800 | 10.01 | V | 1 | 1 | 1 | 1 | 100% |
| 02521820013 | 62900 | 0.23 | V | 1 | 1 | 1 | 1 | 100% |
| 02521820015 | 31000 | 3.28 | V | 1 | 1 | 1 | 1 | 100% |
| 02521820016 | 180300 | 1.07 | V | 1 | 1 | 1 | 1 | 100% |
| 02521820017 | 556500 | 0.90 | C | 1 | 1 | 1 | 1 | 100% |
| 02521820018 | 663000 | 0.85 | C | 1 | 1 | 1 | 1 | 100% |
| 02521820019 | 195096 | 1.12 | C | 1 | 1 | 1 | 1 | 100% |
| 02521820020 | 6900 | 0.26 | V | 1 | 1 | 1 | 1 | 100% |
| 02531820002 | 17100 | 10.20 | V | 1 | 1 | 1 | 1 | 100% |
| 02531820005 | 4194400 | 7.89 | C | 1 | 1 | 1 | 1 | 100% |
| 02531820006 | 136800 | 1.00 | V | 1 | 1 | 1 | 1 | 100% |
| 03161820001 | 604700 | 0.78 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820002 | 36400 | 0.45 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820003 | 144900 | 0.74 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820004 | 598060 | 3.83 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820007 | 291000 | 0.67 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820008 | 104770 | 0.32 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820013 | 284800 | 2.51 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820015 | 47100 | 0.59 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820016 | 70500 | 0.58 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820017 | 46900 | 0.39 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820018 | 56401 | 0.42 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820019 | 36100 | 0.20 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820020 | 14400 | 0.23 | V | 1 | 1 | 1 | 1 | 100% |
| 03161820021 | 68970 | 0.35 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820022 | 37700 | 0.37 | R | 1 | 1 | 1 | 1 | 100% |
| 03161820023 | 65600 | 0.41 | C | 1 | 1 | 1 | 1 | 100% |

JVB 10-25-10

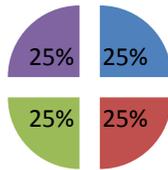
| | | | | | | | | |
|-------------|---------|------|---|---|---|---|---|------|
| 03161820024 | 128600 | 0.42 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820025 | 117600 | 0.34 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820027 | 235400 | 0.51 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820031 | 390300 | 1.23 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820032 | 214600 | 0.67 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820033 | 524600 | 1.02 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820035 | 67500 | 1.11 | V | 1 | 1 | 1 | 1 | 100% |
| 03161820036 | 58430 | 0.21 | C | 1 | 1 | 1 | 1 | 100% |
| 03161820048 | 594700 | 1.02 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820005 | 578200 | 2.63 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820007 | 52600 | 0.48 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820008 | 62770 | 0.37 | R | 1 | 1 | 1 | 1 | 100% |
| 03171820010 | 198410 | 0.87 | I | 1 | 1 | 1 | 1 | 100% |
| 03171820011 | 313700 | 0.83 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820012 | 85800 | 0.96 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820014 | 109600 | 0.57 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820015 | 61700 | 0.66 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820016 | 1450100 | 3.15 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820017 | 405900 | 2.48 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820026 | 172900 | 2.36 | V | 1 | 1 | 1 | 1 | 100% |
| 03171820027 | 424600 | 1.09 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820028 | 75000 | 0.71 | R | 1 | 1 | 1 | 1 | 100% |
| 03171820029 | 95070 | 0.83 | R | 1 | 1 | 1 | 1 | 100% |
| 03171820030 | 162900 | 1.93 | R | 1 | 1 | 1 | 1 | 100% |
| 03171820035 | 196320 | 0.62 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820037 | 110820 | 0.46 | C | 1 | 1 | 1 | 1 | 100% |
| 03171820038 | 17600 | 0.34 | V | 1 | 1 | 1 | 1 | 100% |
| 03171820039 | 184630 | 1.06 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820001 | 98000 | 0.48 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820002 | 90400 | 0.22 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820003 | 51300 | 0.43 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820004 | 60200 | 0.33 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820005 | 62900 | 0.39 | R | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | |
|-------------|---------|------|---|---|---|---|---|------|
| 03181820006 | 272900 | 2.31 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820007 | 69600 | 1.23 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820012 | 255400 | 0.34 | C | 1 | 1 | 1 | 1 | 100% |
| 03181820014 | 102900 | 2.42 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820015 | 58100 | 0.92 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820016 | 348600 | 1.70 | I | 1 | 1 | 1 | 1 | 100% |
| 03181820018 | 95500 | 3.74 | C | 1 | 1 | 1 | 1 | 100% |
| 03181820019 | 3400 | 0.23 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820026 | 6200 | 0.21 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820027 | 74874 | 4.11 | V | 1 | 1 | 1 | 1 | 100% |
| 03181820029 | 103700 | 0.42 | R | 1 | 1 | 1 | 1 | 100% |
| 03181820030 | 54700 | 0.25 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820013 | 64000 | 0.23 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820014 | 68030 | 0.48 | R | 1 | 1 | 1 | 1 | 100% |
| 03191820015 | 408700 | 3.05 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820016 | 422300 | 0.51 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820017 | 73500 | 0.86 | V | 1 | 1 | 1 | 1 | 100% |
| 03191820018 | 71900 | 0.59 | R | 1 | 1 | 1 | 1 | 100% |
| 03191820019 | 33000 | 0.30 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820020 | 44000 | 0.31 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820021 | 50300 | 0.23 | R | 1 | 1 | 1 | 1 | 100% |
| 03191820022 | 15400 | 0.27 | V | 1 | 1 | 1 | 1 | 100% |
| 03191820038 | 3900300 | 7.97 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820039 | 6298100 | 3.76 | C | 1 | 1 | 1 | 1 | 100% |
| 03191820041 | 17600 | 0.86 | R | 1 | 1 | 1 | 1 | 100% |
| 03191820042 | 13500 | 1.04 | V | 1 | 1 | 1 | 1 | 100% |
| 03651820001 | 35170 | 0.49 | R | 1 | 1 | 1 | 1 | 100% |
| 03651820002 | 38300 | 0.52 | V | 1 | 1 | 1 | 1 | 100% |
| 03651820003 | 14800 | 0.46 | V | 1 | 1 | 1 | 1 | 100% |
| 03651820004 | 14800 | 0.59 | V | 1 | 1 | 1 | 1 | 100% |
| 03651820013 | 115300 | 0.23 | C | 1 | 1 | 1 | 1 | 100% |
| 03651820056 | 103700 | 0.78 | C | 1 | 1 | 1 | 1 | 100% |
| 03651820057 | 28100 | 0.06 | C | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | |
|---------------|--------|--------|---|------|------|------|------|------|
| 03651820058 | 247500 | 0.38 | C | 1 | 1 | 1 | 1 | 100% |
| 03661820035 | 17600 | 0.59 | V | 1 | 1 | 1 | 1 | 100% |
| 03661820036 | 14800 | 0.22 | V | 1 | 1 | 1 | 1 | 100% |
| 03661820037 | 39620 | 0.29 | R | 1 | 1 | 1 | 1 | 100% |
| 03661820038 | 40700 | 0.23 | R | 1 | 1 | 1 | 1 | 100% |
| 03661820039 | 99000 | 0.34 | C | 1 | 1 | 1 | 1 | 100% |
| 03661820040 | 36200 | 0.15 | R | 1 | 1 | 1 | 1 | 100% |
| 03661820041 | 13000 | 0.12 | V | 1 | 1 | 1 | 1 | 100% |
| 03661820048 | 14800 | 0.64 | V | 1 | 1 | 1 | 1 | 100% |
| Totals | | 128.54 | | 100% | 100% | 100% | 100% | 100% |

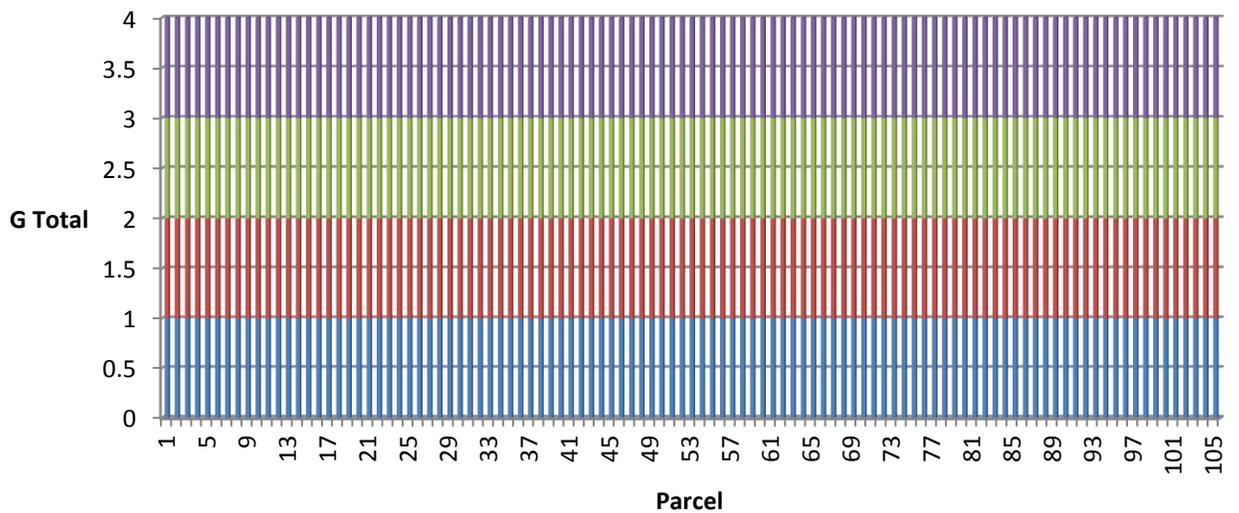
Overall Rating Bankhead Highway

- Pervasive Poverty
- Underdeveloped
- General Distress
- Blighted



OZ Chart Bankhead Highway

- Poverty
- Underdevelopment
- Distress
- Blighted



Thornton Road

| <u>Parcel</u> | <u>Tax Value</u> | <u>Acres</u> | <u>Land Use</u> | <u>Pervasive Poverty</u> | <u>Under Developed</u> | <u>General Distress</u> | <u>Blighted</u> | <u>G Total</u> |
|---------------|------------------|--------------|-----------------|------------------------------|----------------------------|-----------------------------|-----------------|----------------|
| 02571820003 | 281000 | 13.09 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820005 | 287000 | 0.55 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820006 | 452000 | 0.69 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820007 | 402400 | 0.69 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820008 | 76700 | 0.69 | V | 1 | 1 | 1 | 1 | 100% |
| 02571820009 | 233980 | 0.70 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820010 | 270600 | 1.95 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820011 | 977900 | 3.14 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820015 | 499600 | 1.11 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820016 | 796500 | 1.59 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820021 | 385400 | 1.09 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820022 | 463600 | 2.42 | C | 1 | 1 | 1 | 1 | 100% |
| 02571820023 | 250 | 1.12 | V | 1 | 1 | 1 | 1 | 100% |
| 02571820024 | 250 | 0.05 | V | 1 | 1 | 1 | 1 | 100% |
| 02581820001 | 492100 | 1.03 | C | 1 | 1 | 1 | 1 | 100% |
| 02581820002 | 85300 | 1.01 | V | 1 | 1 | 1 | 1 | 100% |
| 02581820003 | 306300 | 0.92 | C | 1 | 1 | 1 | 1 | 100% |
| 02581820004 | 370700 | 0.83 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820002 | 355700 | 1.69 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820003 | 1325900 | 4.81 | I | 1 | 1 | 1 | 1 | 100% |
| 03101820004 | 591200 | 1.13 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820005 | 264500 | 0.82 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820006 | 289500 | 0.81 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820008 | 165500 | 0.54 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820009 | 318600 | 0.80 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820010 | 459000 | 1.43 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820011 | 545600 | 1.28 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820012 | 550100 | 1.12 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820013 | 433600 | 1.19 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820014 | 187600 | 0.70 | C | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | |
|-------------|---------|-------|---|---|---|---|---|------|
| 03101820015 | 344700 | 0.75 | C | 1 | 1 | 1 | 1 | 100% |
| 03101820017 | 582000 | 1.68 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820001 | 1311500 | 3.12 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820003 | 34100 | 0.43 | V | 1 | 1 | 1 | 1 | 100% |
| 03111820004 | 359300 | 6.51 | V | 1 | 1 | 1 | 1 | 100% |
| 03111820009 | 111600 | 1.17 | V | 1 | 1 | 1 | 1 | 100% |
| 03111820010 | 221600 | 0.77 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820011 | 401330 | 0.77 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820012 | 260800 | 0.75 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820013 | 833600 | 4.13 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820014 | 298600 | 2.12 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820016 | 193200 | 0.85 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820017 | 221000 | 0.86 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820018 | 305000 | 0.86 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820019 | 304400 | 0.86 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820020 | 308100 | 0.86 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820021 | 572400 | 0.86 | C | 1 | 1 | 1 | 1 | 100% |
| 03111820024 | 5605300 | 12.61 | R | 1 | 1 | 1 | 1 | 100% |
| 03131820001 | 33371 | 1.51 | I | 1 | 1 | 1 | 1 | 100% |
| 03131820002 | 642200 | 18.35 | V | 1 | 1 | 1 | 1 | 100% |
| 03141820001 | 846720 | 1.46 | C | 1 | 1 | 1 | 1 | 100% |
| 03141820003 | 889600 | 1.00 | C | 1 | 1 | 1 | 1 | 100% |
| 03141820004 | 987000 | 1.30 | C | 1 | 1 | 1 | 1 | 100% |
| 03141820005 | 61500 | 4.10 | V | 1 | 1 | 1 | 1 | 100% |
| 03141820006 | 246600 | 9.02 | V | 1 | 1 | 1 | 1 | 100% |
| 03141820007 | 339100 | 1.19 | V | 1 | 1 | 1 | 1 | 100% |
| 03151820001 | 5575900 | 18.11 | I | 1 | 1 | 1 | 1 | 100% |
| 03711820001 | 4400100 | 9.44 | I | 1 | 1 | 1 | 1 | 100% |
| 03711820003 | 4962300 | 13.81 | I | 1 | 1 | 1 | 1 | 100% |
| 03711820005 | 2860400 | 6.98 | I | 1 | 1 | 1 | 1 | 100% |
| 03711820008 | 666700 | 13.79 | I | 1 | 1 | 1 | 1 | 100% |
| 03721820001 | 9839500 | 23.24 | I | 1 | 1 | 1 | 1 | 100% |
| 03721820002 | 2624700 | 5.30 | I | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | |
|-------------|----------|-------|---|---|---|---|---|------|
| 03721820003 | 2923100 | 5.34 | I | 1 | 1 | 1 | 1 | 100% |
| 03721820004 | 2189600 | 4.55 | I | 1 | 1 | 1 | 1 | 100% |
| 03721820005 | 1654900 | 4.03 | I | 1 | 1 | 1 | 1 | 100% |
| 03731820001 | 412900 | 0.94 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820002 | 140000 | 0.63 | V | 1 | 1 | 1 | 1 | 100% |
| 03731820003 | 561000 | 1.07 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820004 | 2645800 | 6.67 | I | 1 | 1 | 1 | 1 | 100% |
| 03731820007 | 2034400 | 11.86 | R | 1 | 1 | 1 | 1 | 100% |
| 03731820008 | 1700000 | 3.58 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820009 | 383100 | 0.50 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820010 | 782800 | 1.46 | I | 1 | 1 | 1 | 1 | 100% |
| 03731820011 | 1091500 | 1.15 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820012 | 668300 | 0.91 | C | 1 | 1 | 1 | 1 | 100% |
| 03731820013 | 387600 | 1.42 | V | 1 | 1 | 1 | 1 | 100% |
| 03741820001 | 98400 | 0.84 | V | 1 | 1 | 1 | 1 | 100% |
| 03741820002 | 616800 | 0.89 | C | 1 | 1 | 1 | 1 | 100% |
| 03741820004 | 971800 | 3.55 | V | 1 | 1 | 1 | 1 | 100% |
| 03741820005 | 700400 | 18.29 | V | 1 | 1 | 1 | 1 | 100% |
| 03741820007 | 4048800 | 4.02 | C | 1 | 1 | 1 | 1 | 100% |
| 03741820008 | 1046100 | 1.05 | C | 1 | 1 | 1 | 1 | 100% |
| 03741820010 | 269600 | 0.70 | V | 1 | 1 | 1 | 1 | 100% |
| 03741820011 | 505100 | 0.72 | C | 1 | 1 | 1 | 1 | 100% |
| 03751820001 | 28455000 | 52.34 | R | 1 | 1 | 1 | 1 | 100% |
| 04211820001 | 25000 | 2.34 | V | 1 | 1 | 1 | 1 | 100% |
| 04231820003 | 515700 | 1.16 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820002 | 1387000 | 4.31 | I | 1 | 1 | 1 | 1 | 100% |
| 04241820003 | 1368700 | 4.21 | I | 1 | 1 | 1 | 1 | 100% |
| 04241820004 | 2715900 | 5.15 | I | 1 | 1 | 1 | 1 | 100% |
| 04241820005 | 1652300 | 1.05 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820006 | 819100 | 1.01 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820007 | 821300 | 0.88 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820008 | 854800 | 0.79 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820010 | 410900 | 0.76 | C | 1 | 1 | 1 | 1 | 100% |

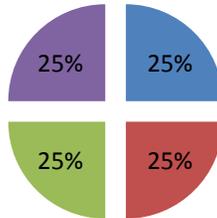
| | | | | | | | | |
|-------------|---------|-------|---|---|---|---|---|------|
| 04241820013 | 782100 | 1.07 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820014 | 1190700 | 1.62 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820015 | 381000 | 0.52 | C | 1 | 1 | 1 | 1 | 100% |
| 04241820016 | 1273500 | 1.72 | C | 1 | 1 | 1 | 1 | 100% |
| 04251820001 | 970800 | 2.71 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820002 | 1190700 | 3.19 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820003 | 1546800 | 4.12 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820004 | 1129700 | 2.36 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820005 | 2308200 | 9.08 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820006 | 1127400 | 2.57 | I | 1 | 1 | 1 | 1 | 100% |
| 04251820009 | 150000 | 1.13 | V | 1 | 1 | 1 | 1 | 100% |
| 04251820010 | 1391300 | 1.95 | C | 1 | 1 | 1 | 1 | 100% |
| 04261820002 | 3048900 | 6.30 | I | 1 | 1 | 1 | 1 | 100% |
| 04261820004 | 7189700 | 27.24 | I | 1 | 1 | 1 | 1 | 100% |
| 04261820005 | 2304200 | 5.52 | I | 1 | 1 | 1 | 1 | 100% |
| 04271820001 | 8373800 | 10.38 | I | 1 | 1 | 1 | 1 | 100% |
| 04781820001 | 4435200 | 15.85 | C | 1 | 1 | 1 | 1 | 100% |
| 04781820002 | 7906500 | 19.85 | I | 1 | 1 | 1 | 1 | 100% |
| 04791820001 | 6286400 | 14.96 | I | 1 | 1 | 1 | 1 | 100% |
| 04791820002 | 2956000 | 7.83 | I | 1 | 1 | 1 | 1 | 100% |
| 04801820014 | 3034800 | 8.41 | I | 1 | 1 | 1 | 1 | 100% |
| 04801820015 | 8000000 | 20.11 | I | 1 | 1 | 1 | 1 | 100% |
| 04801820016 | 13125 | 0.38 | V | 1 | 1 | 1 | 1 | 100% |
| 04801820017 | 45200 | 0.19 | V | 1 | 1 | 1 | 1 | 100% |
| 04801820018 | 377700 | 0.21 | C | 1 | 1 | 1 | 1 | 100% |
| 04801820019 | 9240 | 0.15 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820002 | 3444300 | 22.94 | C | 1 | 1 | 1 | 1 | 100% |
| 04811820003 | 1889300 | 3.29 | C | 1 | 1 | 1 | 1 | 100% |
| 04811820004 | 28100 | 2.18 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820005 | 337900 | 1.57 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820006 | 2588100 | 7.94 | C | 1 | 1 | 1 | 1 | 100% |
| 04811820007 | 433600 | 0.87 | C | 1 | 1 | 1 | 1 | 100% |
| 04811820008 | 1753700 | 4.36 | C | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | |
|-------------|---------|-------|---|---|---|---|---|------|
| 04811820009 | 17902 | 0.48 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820010 | 15750 | 0.35 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820011 | 13282 | 0.32 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820012 | 16747 | 0.39 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820013 | 10972 | 0.22 | V | 1 | 1 | 1 | 1 | 100% |
| 04811820014 | 36300 | 0.14 | V | 1 | 1 | 1 | 1 | 100% |
| 04821820001 | 3239000 | 13.65 | C | 1 | 1 | 1 | 1 | 100% |
| 04821820002 | 4043000 | 18.72 | C | 1 | 1 | 1 | 1 | 100% |
| 04821820003 | 653200 | 0.58 | C | 1 | 1 | 1 | 1 | 100% |
| 04821820004 | 1173000 | 2.96 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820001 | 2524600 | 5.05 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820002 | 149800 | 3.16 | V | 1 | 1 | 1 | 1 | 100% |
| 05191820003 | 283400 | 0.28 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820004 | 1161500 | 1.55 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820005 | 316300 | 0.47 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820006 | 3671800 | 11.28 | C | 1 | 1 | 1 | 1 | 100% |
| 05191820007 | 316000 | 0.24 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820005 | 466700 | 0.83 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820006 | 511500 | 0.59 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820008 | 754200 | 0.78 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820009 | 941500 | 1.09 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820010 | 869300 | 0.97 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820013 | 860400 | 1.00 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820014 | 929200 | 1.20 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820015 | 2970500 | 1.90 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820016 | 2960400 | 1.94 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820017 | 1096180 | 0.99 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820019 | 486601 | 0.15 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820021 | 763600 | 1.02 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820022 | 548700 | 1.14 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820023 | 1149600 | 1.53 | C | 1 | 1 | 1 | 1 | 100% |
| 05201820024 | 851000 | 1.28 | C | 1 | 1 | 1 | 1 | 100% |
| 05211820003 | 307500 | 16.29 | C | 1 | 1 | 1 | 1 | 100% |

| | | | | | | | | | |
|--------------|---------|-------|----|--------|------|------|------|------|------|
| 05211820007 | 277900 | 2.34 | C | 1 | 1 | 1 | 1 | 100% | |
| 05221820002 | 7812700 | 15.75 | I | 1 | 1 | 1 | 1 | 100% | |
| 05221820003 | 152500 | 1.73 | V | 1 | 1 | 1 | 1 | 100% | |
| 05231820001 | 5163600 | 11.54 | I | 1 | 1 | 1 | 1 | 100% | |
| 05231820002 | 9888400 | 17.96 | I | 1 | 1 | 1 | 1 | 100% | |
| 05261820012 | 1369500 | 1.80 | C | 1 | 1 | 1 | 1 | 100% | |
| 05801820001 | 173700 | 1.80 | C | 1 | 1 | 1 | 1 | 100% | |
| 05811820004 | 8156000 | 20.55 | C | 1 | 1 | 1 | 1 | 100% | |
| 05811820006 | 573600 | 2.39 | V | 1 | 1 | 1 | 1 | 100% | |
| 05821820002 | 366100 | 1.13 | V | 1 | 1 | 1 | 1 | 100% | |
| 05821820005 | 875750 | 1.33 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820006 | 546000 | 0.64 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820007 | 808900 | 0.86 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820008 | 488600 | 1.26 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820009 | 653300 | 1.05 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820010 | 14700 | 0.26 | V | 1 | 1 | 1 | 1 | 100% | |
| 05821820012 | 2134400 | 1.78 | VC | 1 | 1 | 1 | 1 | 100% | |
| 05821820013 | 521200 | 0.61 | C | 1 | 1 | 1 | 1 | 100% | |
| 05821820014 | 230 | 0.58 | V | 1 | 1 | 1 | 1 | 100% | |
| 05821820015 | 36700 | 0.49 | V | 1 | 1 | 1 | 1 | 100% | |
| 05831820002 | 509800 | 0.47 | C | 1 | 1 | 1 | 1 | 100% | |
| 04811820005A | 283150 | 0.13 | C | 1 | 1 | 1 | 1 | 100% | |
| 04811820005B | 265250 | 0.11 | C | 1 | 1 | 1 | 1 | 100% | |
| 04811820005C | 283150 | 0.12 | C | 1 | 1 | 1 | 1 | 100% | |
| | | | | 757.44 | 100% | 100% | 100% | 100% | 100% |

Overall Rating Thornton Road

■ Pervasive Poverty ■ Underdeveloped
■ General Distress ■ Blighted



OZ Chart Thornton Road

■ Poverty ■ Underdeveloped ■ Distress ■ Blight

