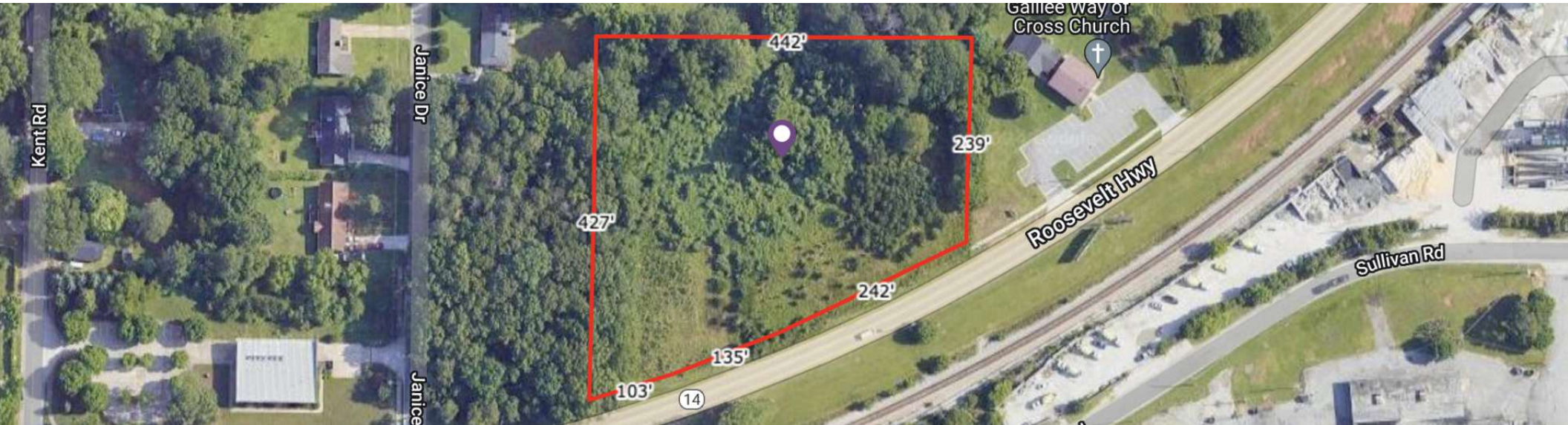


Prime Development Site Near Atlanta Airport

2723 Roosevelt Highway, College Park, GA 30337



Property Description

Excellent 3.5 acre development site with prime location near Atlanta airport! Located in College Park zoning district BP: Business Park. Suitable for a Flex office, film studio, medical office, financial office or last mile distribution just 7 minutes from Hartsfield Jackson Airport. Available for purchase or Ground Lease

*Owner Financing negotiable

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	3.5 Acres
Zoning:	Business Park
Topography:	Level Lot

Property Highlights

- 7 min to Atlanta Airport + major transportation highways
- Close to the Six West development
- Surrounded by I-285, I-85, Old National Hwy with combined traffic count of 100,000 vpd
- Business Park zoning allows for many commercial uses including Movie Studio, Media Facility, Flex Office, distribution, and warehouse (conditional use)
- Neighbors include: DHL, Amazon fulfillment, and HWC Logistics
- A great option for a large 50,000+ SF space or a multi-tenant concept with many smaller flex units
- Also available for Ground Lease

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SIX WEST DEVELOPMENT

2723 Roosevelt Highway, College Park, GA 30337



Six West Development

Subject property is located near College Park's newest project, Six West Development.

The Six West development involves over 311 acres of City-owned property just west of the historic downtown district and the College Park MARTA station.

Named to capture the legacy of former neighborhoods anchored by six college-named streets, the public-private venture will expand the College Park community experience with a vibrant, mixed-use regional center with unique recreation and entertainment venues.

Phase I is set for 2025.



PHASE ONE: 2025

Phase One: 2025 prioritizes short-term, strategic efforts that will catalyze investment and development in Six West. Public-Private Partnerships will be utilized to initiate these plans. The street network, parks, trails, cultural center, and golf course updates, among other foundational infrastructure, will set the scene for future district construction.

Phase One: 2025 strategically utilizes undeveloped land for surface parking (focusing on one key parking deck) to be infilled with buildings and parking decks at later stages of development.

PROGRAM

- Destination Drivers:** 50,000 sf Cultural Center, 6 acre Greenspace, Golf Entertainment Facility, Parking Deck with Rock Climbing Wall, Golf Course Updates, Golf Club Rehab & Event Rentals
- Retail:** 100,000 sf Storefront Retail, 90,000 sf Retail Anchor, 10,000 sf Food Hall, 8,000 sf Camp Creek Retail
- Office:** 200,000 sf Office above Retail (Retail District), 200,000 sf Office above Retail (Office District)
- Hotel:** 150 key hotel, 120 key boutique hotel
- Incremental Commercial Mixed Use:** 195,000 sf

PARKING BY DISTRICTS

- Entertainment:** 650 spaces
Surface Parking: 650 spaces
- Luxury Retail/ Commercial:** 1,760 spaces
Deck Parking: 1,030 spaces
Surface Parking: 480 spaces
Street Parking: 260 spaces
- Corporate/Headquarter Office:** 1,300 spaces
Surface Parking: 1,150 spaces
Street Parking: 150 spaces
- Camp Creek Frontage:** 80 spaces
Surface Parking: 80 spaces
- Downtown Infill Retail/ Commercial Incremental Mixed Use:** 545 spaces
Surface Parking: 245 spaces
Street Parking: 300 spaces

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Flex Office Development

Building plans available for flex office space. Perfect for owner occupant or investor looking for rental income.

Seller will consider ground lease or development partnership opportunities.

Building Highlights

- 17 units
- 2000 SF each
- Small office
- Bathroom
- Rest area
- Open warehouse space
- Individual Electrical supply
- Individual HVAC system



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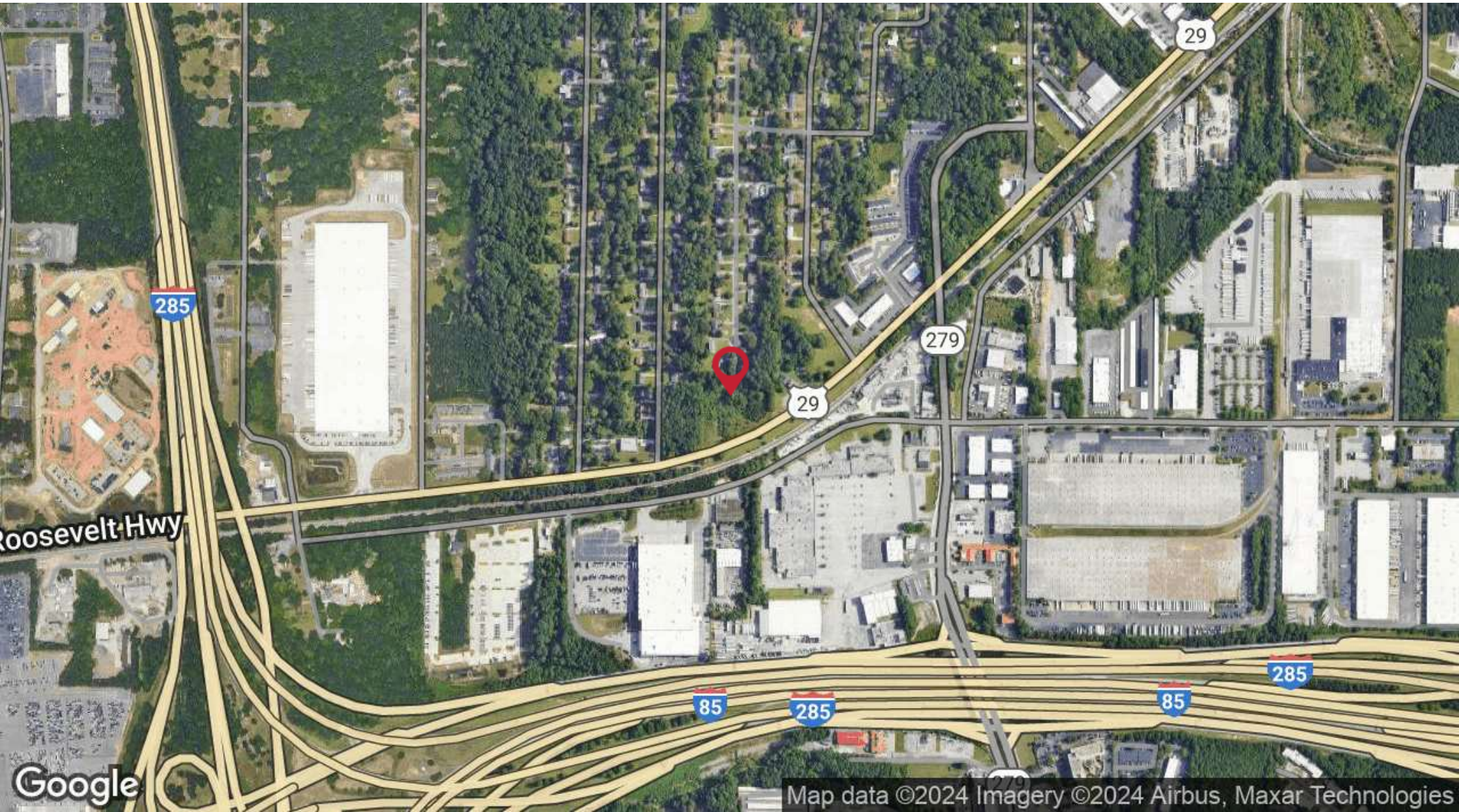
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College Park BP Zonin

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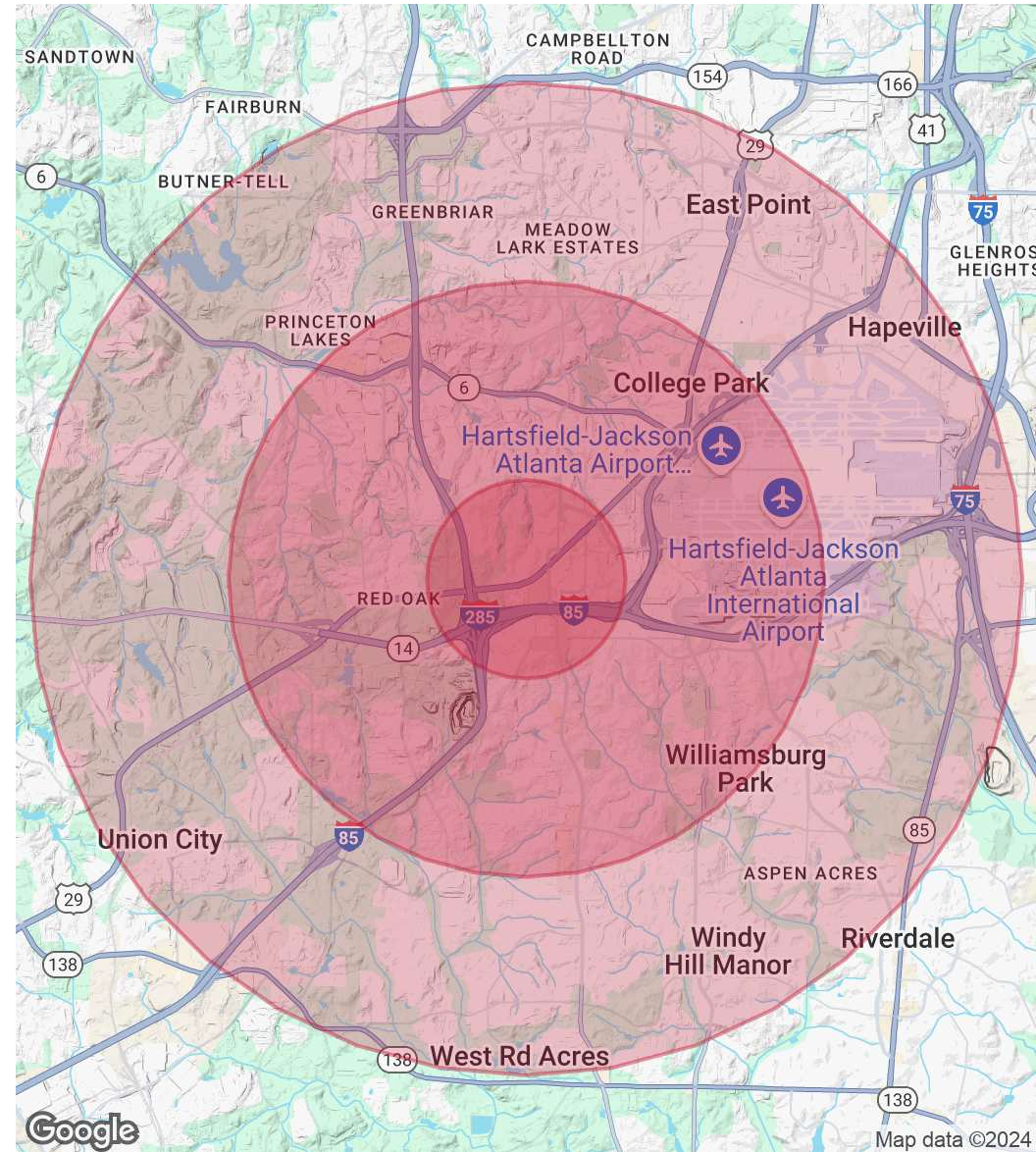
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,409	56,833	162,893
Average Age	38	37	38
Average Age (Male)	37	36	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,815	22,721	65,981
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$68,593	\$71,920	\$76,642
Average House Value	\$207,743	\$247,794	\$266,628

Demographics data derived from AlphaMap



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