

## Prime Commercial Outparcels Adjacent to New 107-Home Development

### Offering Summary

- ±2.78 AC across two parcels
  - Parcel 1: ±1.00 AC – \$600,000
  - Parcel 2: ±1.78 AC – \$850,000
- Seller open to negotiation if acquired together
- Located directly in front of a new 107-lot single-family residential community. Resi-built is building curb cuts, grading, and internal spine road as part of their development
- Sewer & water available approx. 25 ft from Browns Bridge Rd with power overhead along frontage
- Two monument sign locations secured via recorded easement
- Strong visibility & direct access on Browns Bridge Rd
- Suitable for Retail | QSR | Medical | Service | Neighborhood Commercial

### Get more information

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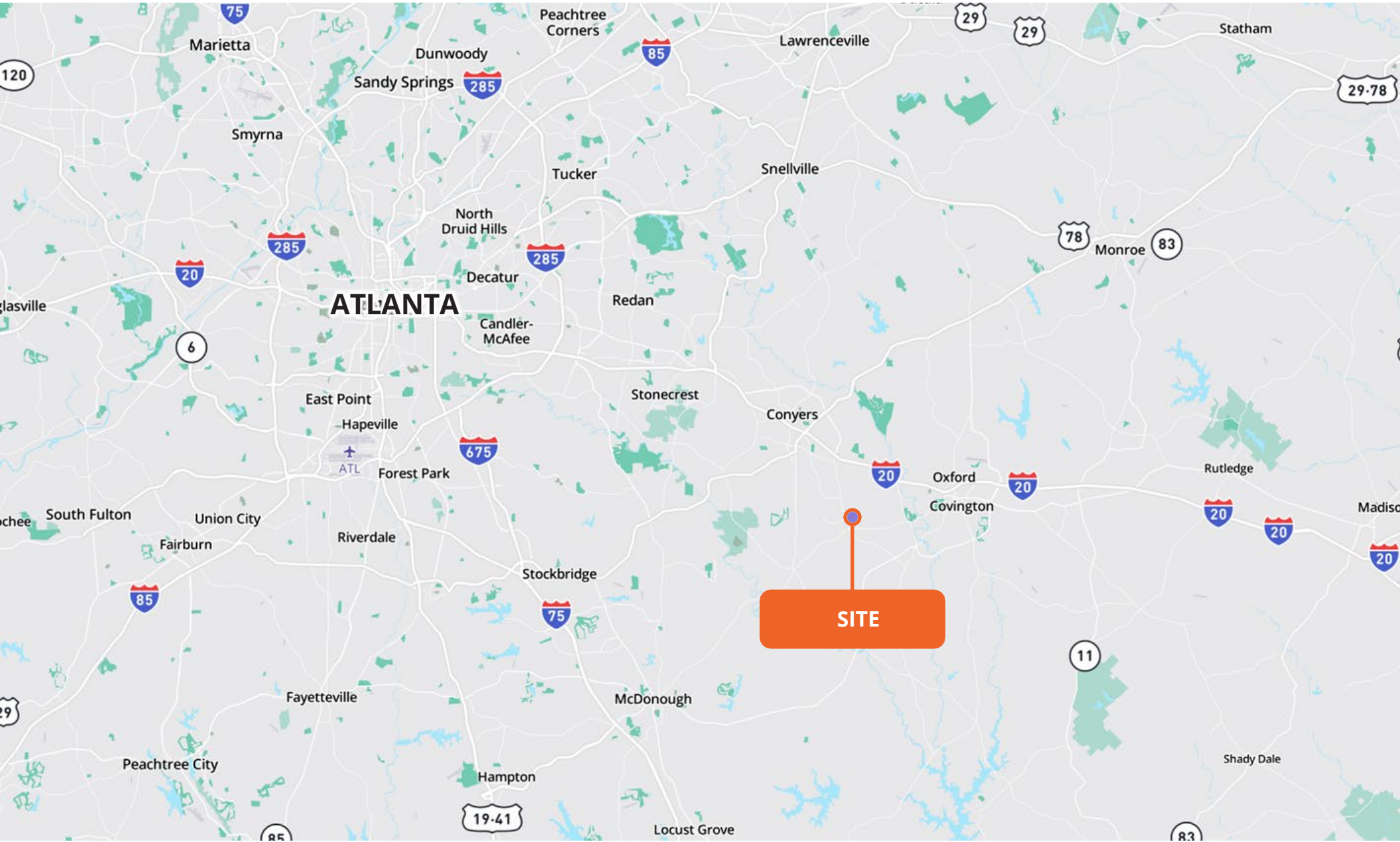


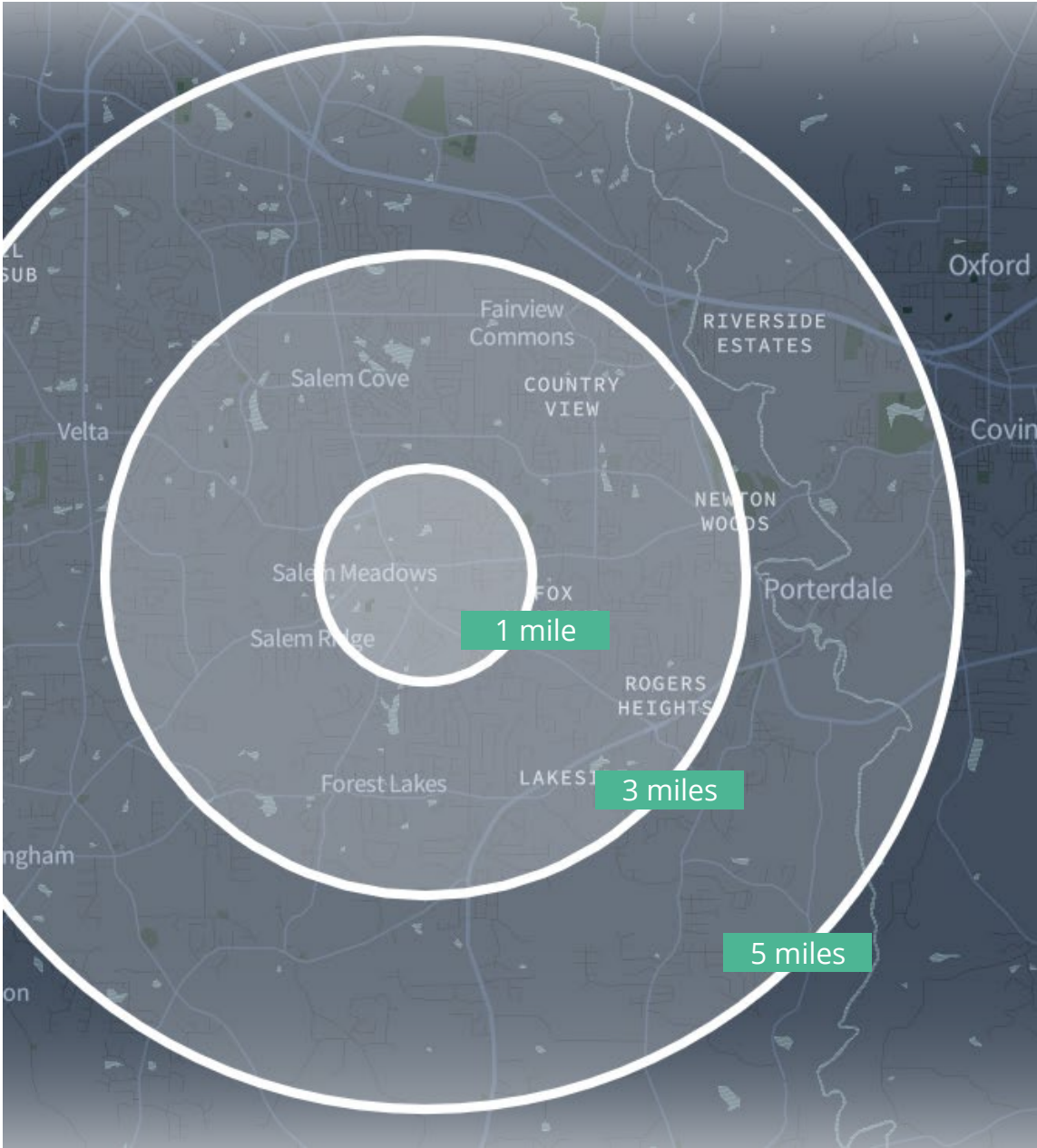
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# Regional Map

0 Brown Bridge Rd



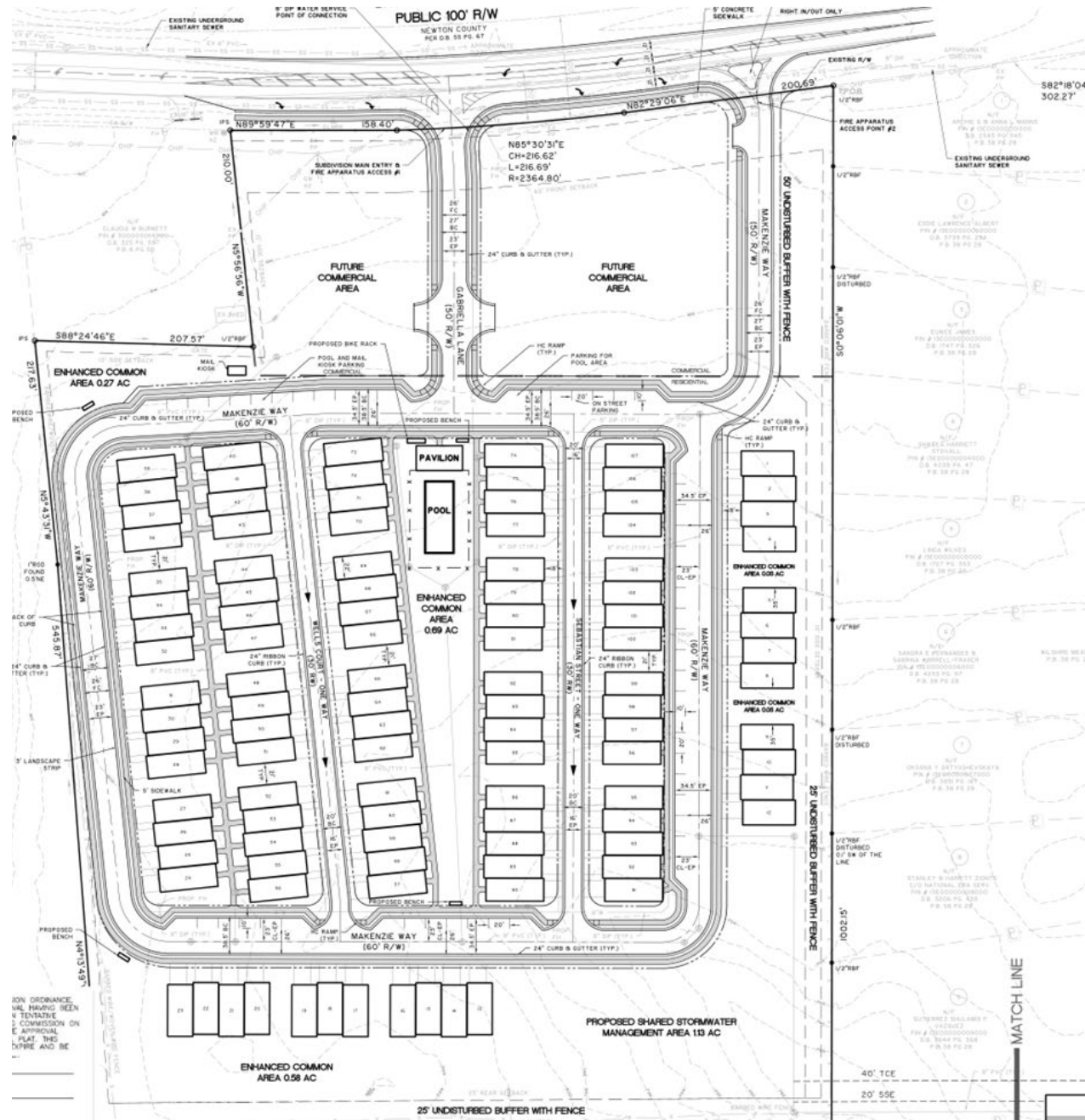


	1 mile	3 miles	5 miles
Population	6,600	49,102	89,824
Median Household Income	\$59,627.09	\$72,978.59	\$77,468.73
Millennial Population (%)	40.1%	37.9%	37.9%
Median Age	34.42	35.92	36.28
Bachelor's Degree or More (%)	25.5%	28.3%	28.7%
Total Employees	1,429	9,028	19,166
White Collar Employees (%)	59.6%	59.2%	61.3%
Blue Collar Employees (%)	40.4%	40.8%	38.7%



# Plat Map

0 Brown Bridge Rd



# Economic Drivers

0 Brown Bridge Rd



## CINELEASE-THREE RING STUDIO

Three Ring Studio is a dynamic film production company that has made a significant impact on the local economy by creating numerous job opportunities. Through its visionary projects and dedicated team, the studio has contributed to the growth of the entertainment industry in the region. It has generated employment for over 3,000 aspiring filmmakers and professionals alike. The studio continues to be a driving force in bolstering job creation and economic prosperity in Covington.



## OXFORD COLEGE

As the birthplace of Emory University, Oxford College holds rich historical significance while continuing to offer a powerful opportunity for students to pursue an associate degree. The assurance of full credit transfer to the Atlanta Campus further solidifies Oxford's role as a key stepping stone towards a comprehensive and world-class Emory education. For Covington, it remains a nurturing campus that empowers the community through its commitment to exceptional learning experiences.



## TAKEDA MANUFACTURING FACILITY

Takeda Manufacturing Facility is one of the world's largest biotech sites and plays a crucial role in producing plasma-derived therapies for patients with rare chronic diseases. With over 1.1 million SF of cutting-edge facilities, the campus employs more than 900 people and expecting to increase the work force to 1,500 with the latest expansion. The company's enormous in-house training facilities offer employees a unique chance for professional growth, all while enjoying solid benefits, including exceptional healthcare.

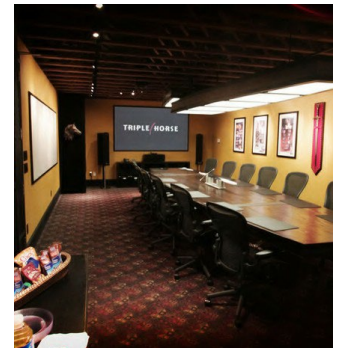
## RIVIAN AUTOMOTIVE

Covering nearly 20 million SF across approximately 2,000 acres, the plant is expected to begin electric vehicle production in 2024. Rivian aims to employ more than 7,500 workers with the intention to manufacture up to 400,000 vehicles annually. Rivian's comprehensive approach includes considerations for logistics, environmental impact, and renewable energy production that all aligns with the company's culture.



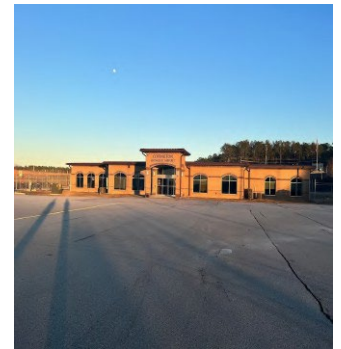
## TRIPLE HORSE STUDIO

Triple Horse Studios, boasts a diverse portfolio of cutting-edge content that captivates audiences worldwide. The studio plays a vital role in driving economic growth in Covington, as it actively contributes to the city's employment opportunities by hiring local talent and collaborating with various businesses within the community. By fostering a thriving ecosystem of film production and related industries, the studio brings an influx of jobs and boosts the city's reputation as a hub for the entertainment sector, further enriching the lives of its residents.



## COVINGTON MUNICIPAL AIRPORT

Covington Municipal Airport serves as a bustling travel hub, connecting the city to various domestic and international destinations. Its strategic location and excellent facilities have attracted several airlines, leading to an increase in passenger traffic and cargo operations. As a result, the airport has become a significant driver of new employment opportunities in the region, from aviation-related positions to hospitality and service industries that cater to the growing number of travelers passing through the airport each year.



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# Let's talk.

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