

BUCKHEAD



A 6.877 AC DEVELOPMENT OPPORTUNITY IN GROWING ATLANTA MSA MARKET




THEME PARK · 290 AC
\$293M CORPORATE REVENUE

SILVER CREEK
APARTMENT HOMES

The Park at
Silver Creek
TOWNHOMES

000 CITYVIEW DR SW
AUSTELL, GA 30168




Riverside **EpiCenter**
113,000 SQUARE FOOT
EVENT CENTER



SILVERSTONE
COMMUNITIES

300 RIVERSIDE
APARTMENT HOMES

THE
COBB
APARTMENT
TOWNHOMES



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

LAND FOR SALE

000 CITYVIEW DR SW

AUSTELL, GA 30168



AMIT GROVER
(404) 966-1019

OFFERING SUMMARY

LAND FOR SALE

000 CITYVIEW DR SW

AUSTELL, GA 30168

\$225,000

PRICE PER ACRE

6.877

ACRES

Development Opportunity in a growing Atlanta MSA residential and commercial corridor.



PROPERTY SUMMARY

This prime development opportunity consists of two parcels (6.9887 AC total) split between Cityview Dr. SW in a growing residential and commercial corridor of the Atlanta MSA, enjoying high visibility from I-20, and located near to Six Flags Atlanta, Riverside Epicenter event center, and surrounded by residential neighborhoods, townhomes, and new apartment developments.



ZONING

The **Northern Section** (4.16 AC) above Cityview Dr is zoned General Commercial (GC) with a Neighborhood Activity future land use category. The northern section is also grandfathered and would need to be rezoned for any new tenant or new development/buildings.

The **Southern Section** (2.72 AC) below Cityview Dr is zoned Neighborhood Shopping (NS) and Tourist Services (TS) with a High Density Residential future land use category.



ACCESS / FRONTAGE

The Northern Section has 824 ft of frontage on City View Dr SW. The property has high visibility from I-20 and Riverside Pkwy.



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COMMUNITIES

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Silver Creek
TOWNHOMES

RIVERSIDE PKWY

CITYVIEW DR SW

46A

20 I-20
140,000 VPD

5 MILE DEMOGRAPHICS


TOTAL POPULATION
125,064


AVG. HOUSEHOLD INCOME
\$85,592


TOTAL DAYTIME POPULATION
139,151


TOTAL HOUSEHOLDS
48,047


Riverside EpiCenter
113,000 SQUARE FOOT
EVENT CENTER

PREMIER
APARTMENTS

SILVERSTONE
COMMUNITIES

300 RIVERSIDE
APARTMENT HOMES

SILVER CREEK
APARTMENT HOMES

FAMILY DOLLAR

The Park at Silver Creek
TOWNHOMES

CIELO
APARTMENT

The Park at Silver Creek
TOWNHOMES

Silver Creek Hills
NEIGHBORHOOD

FIVE SEVEN FIVE
APARTMENTS

YANCEY CAT

INTERSTATE 20

46A

20
I-20
140,000 VPD

RIVERSIDE PKWY

CITYVIEW DR SW



amazonwarehouse

PROFESSIONAL PLASTICS

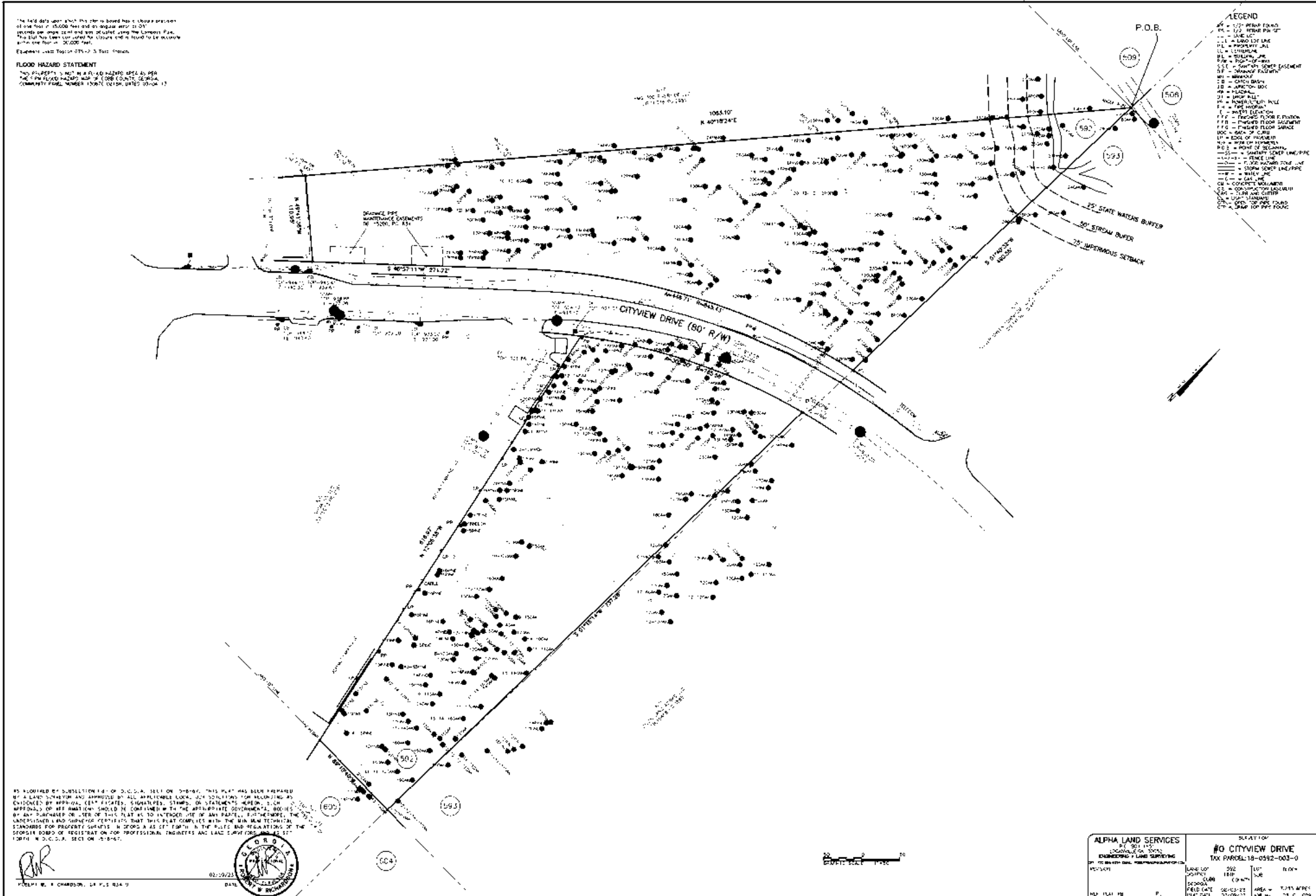
THE COBB
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Six Flags
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Keystone
Automotive Operations, Inc.

LAND SURVEY



THE CITY OF *Austell* GEORGIA

Strategically located in southwest Cobb County, Austell is approximately eighteen miles from Atlanta and just minutes from Hartsfield-Jackson International Airport. Regional shopping as well as cultural, recreation, and leisure activities are within easy driving distance. The city also benefits from easy access to I-20, I-285, and Thornton Road, a main thoroughfare that links the area to Northwest Georgia. State-of-the-art hospitals and medical care are readily available.

Austell is home to Six Flags Over Georgia, a popular 290-acre theme park owned by Six Flags, which is the world's largest regional theme park company and the largest operator of water parks in North America. The park is adjoined by the Six Flags Industrial Park, home to a large corporate presence including Amazon, Google, Colgate-Palmolive, FedEx, and PepsiCo. The nearby Riverside Epicenter is a 113,000 square foot event and entertainment venue.

Austell has a friendly, small-town atmosphere which invites residential, commercial, and industrial growth. Businesses enjoy the benefits of low property taxes, low occupational tax structure, and 100% Freeport exemptions. The city also benefits from easy access to I-20, I-285, and Thornton Road, a main thoroughfare that links the area to Northwest Georgia.

Instrumental in the founding of the city, the railroad continues to be important to the life of Austell. Since the rail line diverges in Austell, one line proceeding north and one going west, this was an ideal location for Norfolk Southern to expand their facilities. Austell was selected for the site of the 260-acre John W. Whitaker Intermodal Terminal, the largest of its kind east of the Mississippi.

CORPORATE PRESENCE

654,336
RESIDENTS
10-MILE
POPULATION



RIVERSIDE EPICENTER EVENT SPACE



SIX FLAGS OVER GEORGIA

FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



BUSIEST AIRPORT IN THE WORLD



6.1 MILLION

MSA POPULATION

9th Most Populous MSA in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in Georgia 10th in United States

\$9 BILLION

FILM INDUSTRY

Direct Spending for Atlanta's Established Film Industry

126,400+

NEW JOBS

Added to Atlanta Area in last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that call Atlanta home, which include the recently relocated

Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

BUCKHEAD



Mercedes-Benz STADIUM
71,000 seats

Georgia Institute of Technology
40,000 students

Hartsfield-Jackson Atlanta International Airport
104.7 Million Passengers / Year

THE BATTERY ATLANTA
COMCAST OMNI HOTELS & RESORTS
Braves Coca-Cola ROXY
9 MILLION VISITORS PER YEAR

Publix

Fulton County Airport - Brown Field (FTY)

Six Flags

Walmart Publix
Kroger
Chick-fil-A SUBWAY Wendy's

Durlington Food Depot
Ollie's Bargain Outlet DOLLAR TREE Kroger ALDI
ROSS Publix

SUNBELT MARKETING

Riverside EpiCenter

COLGATE-PALMOLIVE Google Data Center
amazonwarehouse
PEPSICO foodservice APL Logistics FedEx Ship Center

**000 CITYVIEW DR SW
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MABLETON

THE HOME DEPOT DG Kroger NISSAN VW HONDA
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES Ford CHEVROLET
IHOP Bojangles ZAXBY'S Auto Zone
WAFFLE HOUSE POPEYES SONIC LOUISIANA KITCHEN

I-20 118,000 VPD

Walmart RaceTrac Jeep
TOYOTA MITSUBISHI MOTORS Comfort INN Hilton Garden Inn
KIA Hampton Inn BAYMONT

5 MILE DEMOGRAPHICS

TOTAL POPULATION 125,064	AVG. HOUSEHOLD INCOME \$85,592
TOTAL DAYTIME POPULATION 139,151	TOTAL HOUSEHOLDS 48,047

AUSTELL

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2027 Projected Population	9,298	47,039	128,456
2022 Estimated Populaton	9,067	45,404	125,064
2010 Census Population	8,207	40,138	112,922
2000 Census Population	5,944	32,085	95,265

DAYTIME POPULATION

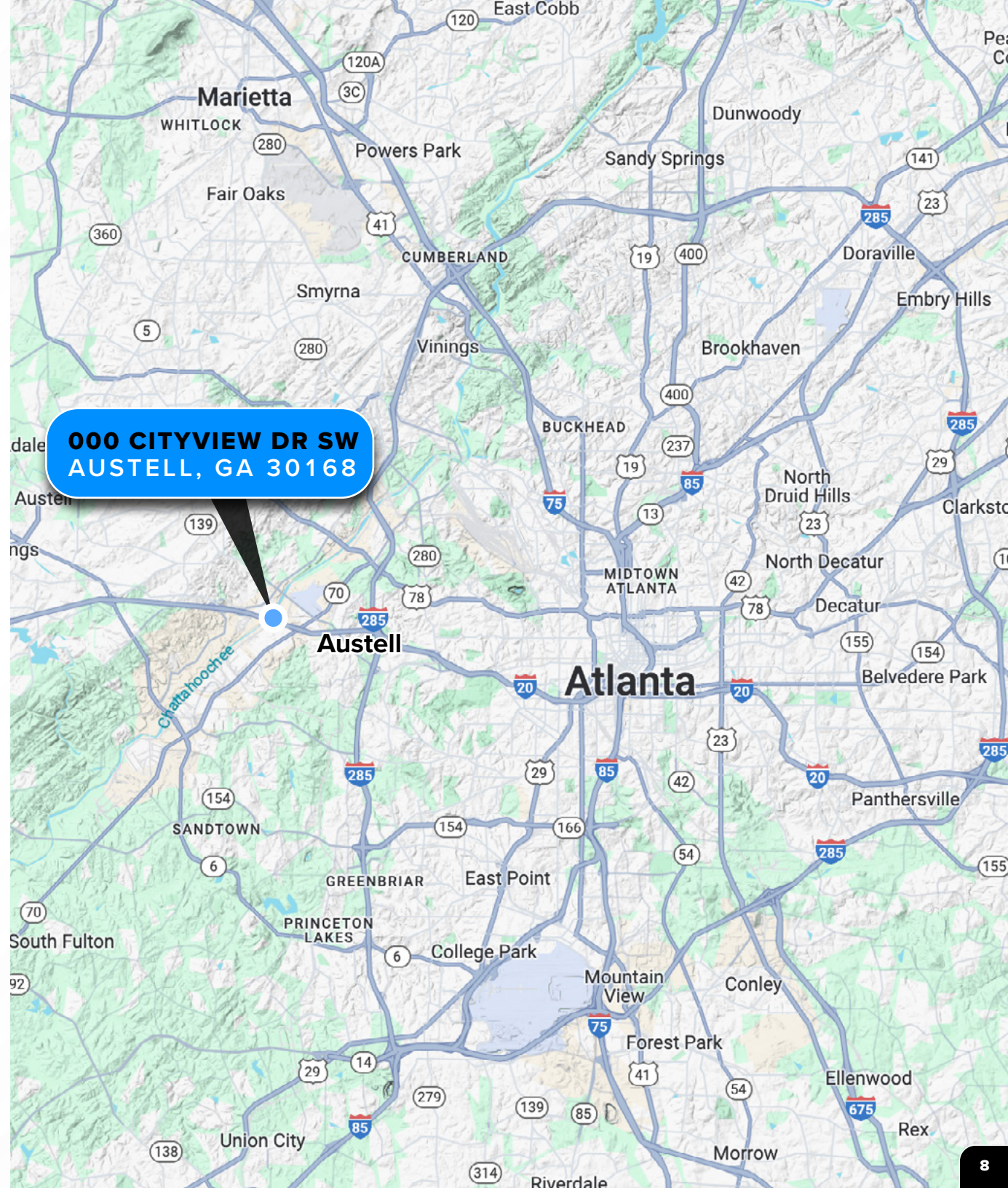
	1 Mile	3 Miles	5 Miles
2022 Estimate Population	7,508	49,587	139,151

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2027 Projected Households	3,584	17,307	49,821
2022 Estimated Households	3,496	16,597	48,047
2010 Census Households	3,136	14,535	42,650
2000 Census Households	2,350	11,552	34,835

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2022 Est. Average HH Income	\$69,259	\$76,029	\$85,592



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

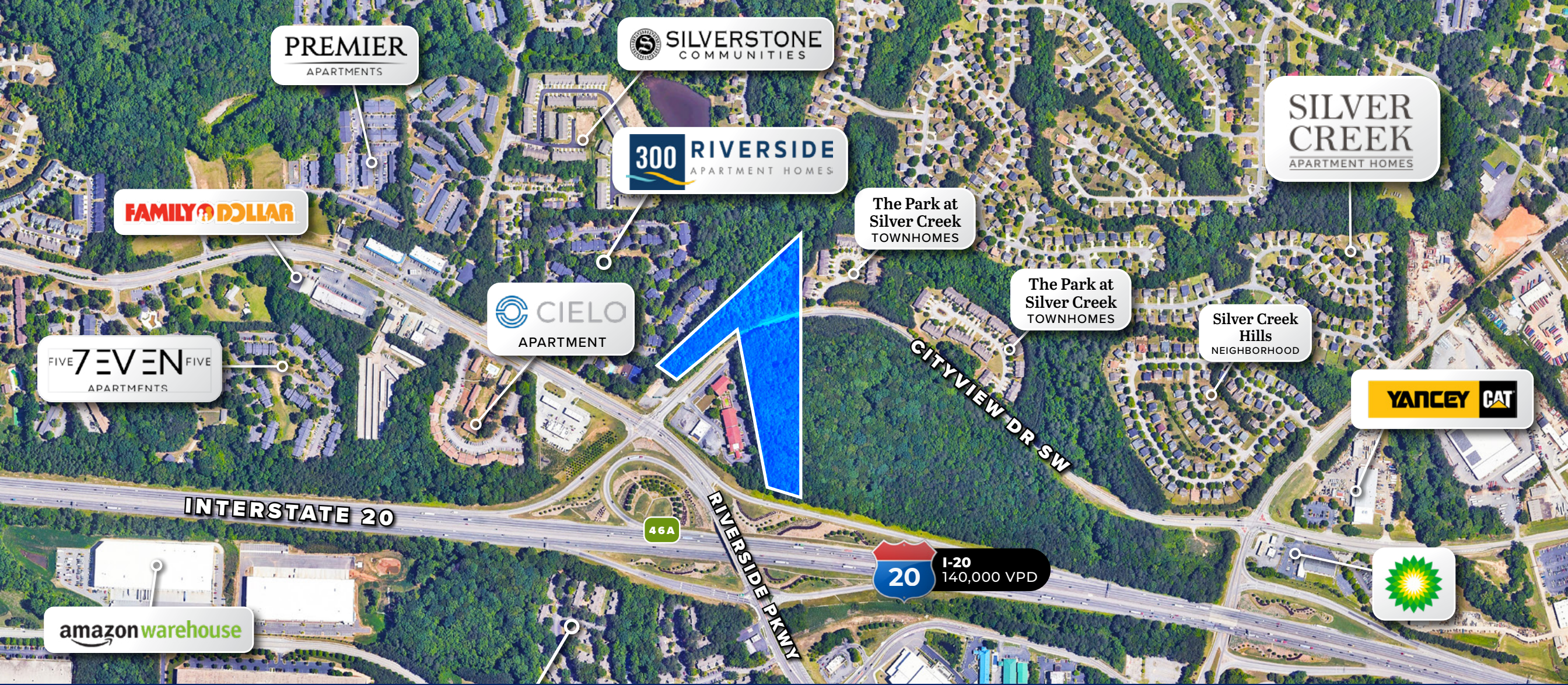
The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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amazon warehouse



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