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OFFERING MEMORANDUM

7065 JIMMY CARTER BLVD | PEACHTREE CORNERS, GA



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EXECUTIVE SUMMARY

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA

LAND OFFERING MEMORANDUM

NATIONAL LAND REALTY IS PLEASED TO PRESENT A UNIQUE REDEVELOPMENT OPPORTUNITY IN BUSTLING PEACHTREE CORNERS. 7065 JIMMY CARTER BLVD IS 4.69-ACRE PARCEL LOT FRONTING 183 FEET ON JIMMY CARTER BOULEVARD AND 95 FEET ON PEACHTREE INDUSTRIAL BOULEVARD, AND HOSTS AN EXISTING 41,274 SF, 3-STORY STRUCTURE WITH 100 PARKING SPACES ON-SITE. THE ADJACENT 5.75-ACRE LOT AT 7067 JIMMY CARTER BOULEVARD FRONTS 118 FEET ON JIMMY CARTER BOULEVARD AND 736 FEET ON PEACHTREE INDUSTRIAL BOULEVARD. TOTALING 10.44 ACRES, THE PARCELS COLLECTIVELY FRONT 301 FEET ON JIMMY CARTER BOULEVARD AND 831 FEET ON PEACHTREE INDUSTRIAL BOULEVARD AT A SIGNALLED CURB CUT PROMOTING MAXIMUM VISIBILITY.

SITE STATUS

THE SUBJECT PROPERTY IS A 3-STORY, 72 ROOM, INTERIOR CORRIDOR MOTEL, WITH A COMBINED LOT SIZE OF 10 +/- ACRES, LOCATED DIRECTLY OFF JIMMY CARTER BLVD AND STRATEGICALLY POSITIONED WITHIN THE PEACHTREE CORNERS MARKET JUST A SHORT DRIVE AWAY FROM PEACHTREE INDUSTRIAL BLVD, I-285, AND I-85. PROXIMITY TO MAJOR HIGHWAYS AND ATLANTA, OFFERING CONVENIENT ACCESS TO LOCAL ATTRACTIONS, BUSINESS DISTRICTS, AND TRANSPORTATION HUBS. THE SITES ARE CURRENTLY ZONED C-2 GENERAL BUSINESS, SUPPORTING VARIOUS COMMERCIAL USES TO INCLUDE NURSING HOMES, HOSPITALS AND HEALTHCARE RELATED FACILITIES, GROUP AND CONGREGATE PERSONAL CARE HOMES AND REHAB CENTERS, RETAIL, DINING, OFFICE, AND MORE MAKING THE SITE IDEAL FOR POTENTIAL SENIOR LIVING COMMUNITY DEVELOPMENT.

OFFERING TERMS

ONSITE UTILITIES INCLUDING WATER AND SEWER ARE AVAILABLE. THE PROPERTY IS BEING OFFERED AS A BULK SALE FOR \$10,400,000. PARTIAL OWNER FINANCING AVAILABLE. PLEASE CONTACT THE LISTING AGENT FOR FURTHER DETAILS.





PROPERTY DESCRIPTION

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA

SITE OVERVIEW

EXCELLENT ACCESSIBILITY

THE SUBJECT PROPERTY IS HIGHLY ACCESSIBLE, LOCATED NEAR MAJOR TRANSPORTATION ARTERIES INCLUDING THE INTERSTATE 85 DIVERGING DIAMOND, PEACHTREE INDUSTRIAL, AND INTERSTATE 285. THESE HIGHWAYS ENSURE EFFICIENT CONNECTIVITY TO ATLANTA AND SURROUNDING AREAS, ENHANCING THE PROPERTY'S APPEAL FOR BOTH GUESTS AND POTENTIAL COMMERCIAL TENANTS. THE PROXIMITY TO PUBLIC TRANSPORTATION FURTHER BOOSTS ITS ACCESSIBILITY FOR ALL USERS.

PROXIMITY TO AMENITIES

THE PROPERTY IS STRATEGICALLY SITUATED NEAR KEY AMENITIES, MAKING IT AN ATTRACTIVE LOCATION FOR BOTH VISITORS AND BUSINESS. NEARBY, THE FORUM ON PEACHTREE PARKWAY OFFERS A POPULAR OUTDOOR SHOPPING EXPERIENCE WITH HIGH-END RETAIL STORES AND DINING OPTIONS. FOR RECREATION, SIMPSONWOOD PARK PROVIDES 223 ACRES OF WOODED TRAILS, A CHAPEL, AND PICNIC AREAS. PUBLIC STORAGE FACILITIES ARE CONVENIENTLY LOCATED NEARBY FOR ADDITIONAL STORAGE NEEDS.

ZONING

THE PROPERTY IS CURRENTLY ZONED AS C-2 GENERAL BUSINESS IN GWINNETT COUNTY. THIS ZONING CLASSIFICATION SUPPORTS A WIDE RANGE OF COMMERCIAL USES, INCLUDING RETAIL STORES, RESTAURANTS, AND OFFICE BUILDINGS, MAKING IT AN IDEAL LOCATION FOR VARIOUS BUSINESS VENTURES. THE PROPERTY CLASS IS DESIGNATED AS AN EXTENDED STAY MOTEL, AND HOLDS SIGNIFICANT POTENTIAL FOR UPZONING TO MIXED-USE DEVELOPMENT, WHICH COULD FURTHER ENHANCE ITS VALUE AND DEVELOPMENT PROSPECTS, ALIGNING WITH PEACHTREE CORNERS' GROWTH PLANS AND FOSTERING A VIBRANT COMMUNITY ENVIRONMENT.



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

7065 JIMMY CARTER BLVD IS CURRENTLY AN UNBRANDED EXTENDED STAY MOTEL IN THE PEACHTREE CORNERS / NORCROSS AREAS OF GWINNETT COUNTY, KNOWN FOR ITS DIVERSE ECONOMY AND GROWING POPULATION. THE SUBJECT PROPERTY WAS BUILT IN 1997 AND PREVIOUSLY KNOWN AS EXTENDED STAY AMERICA ATLANTA PEACHTREE CORNER. THE 41,274 SF FACILITY IS A 3-STORY, 72 ROOM, INTERIOR CORRIDOR MOTEL ON 4.69-ACRES. 7067 JIMMY CARTER BLVD IS A 5.75-ACRE COMMERCIAL VACANT LAND LOT WITH C2 ZONING.

THE AREA IS CHARACTERIZED BY A MIX OF MULTIFAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS, CONTRIBUTING TO A DIVERSE CUSTOMER BASE FOR HOSPITALITY SERVICES.

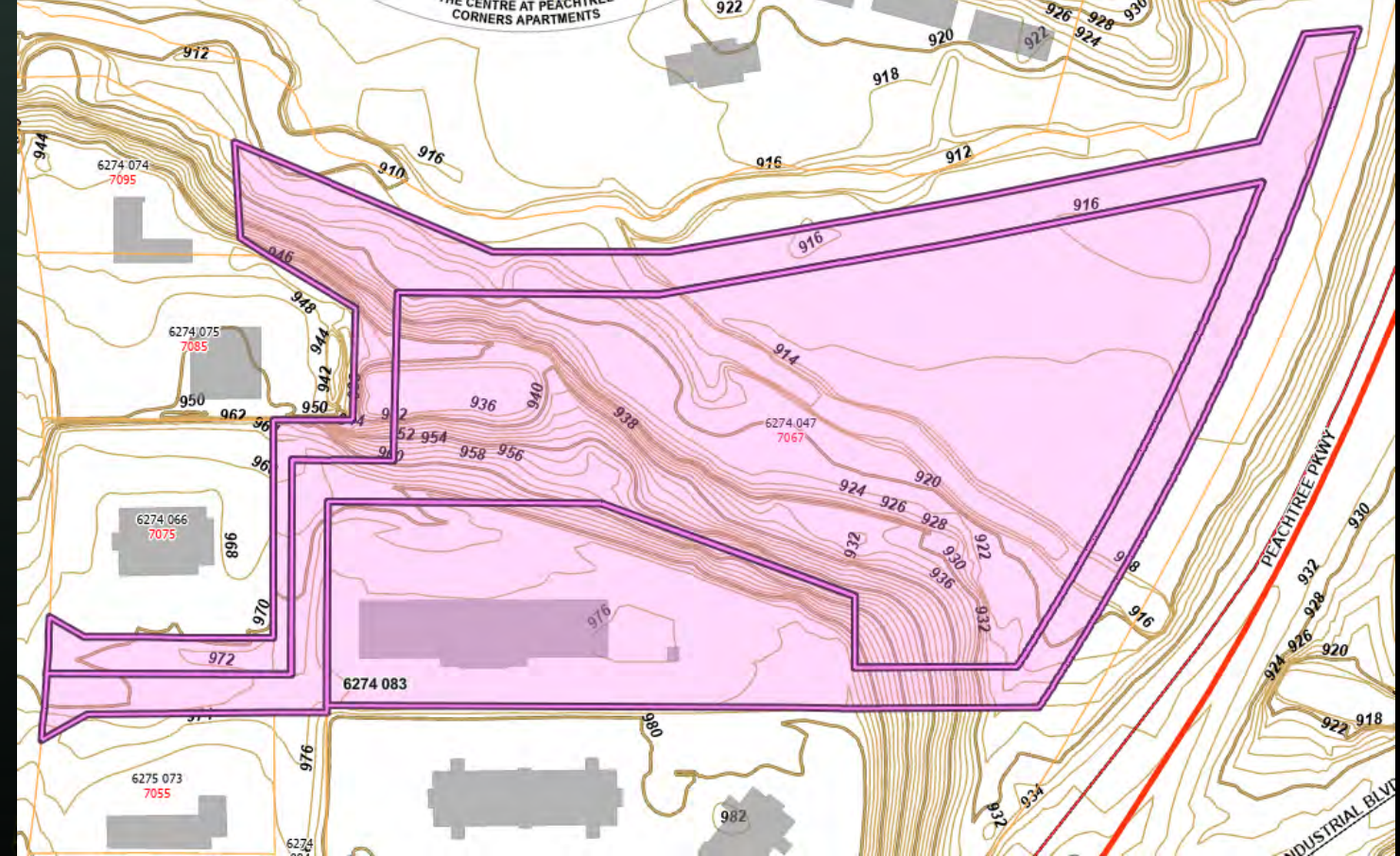
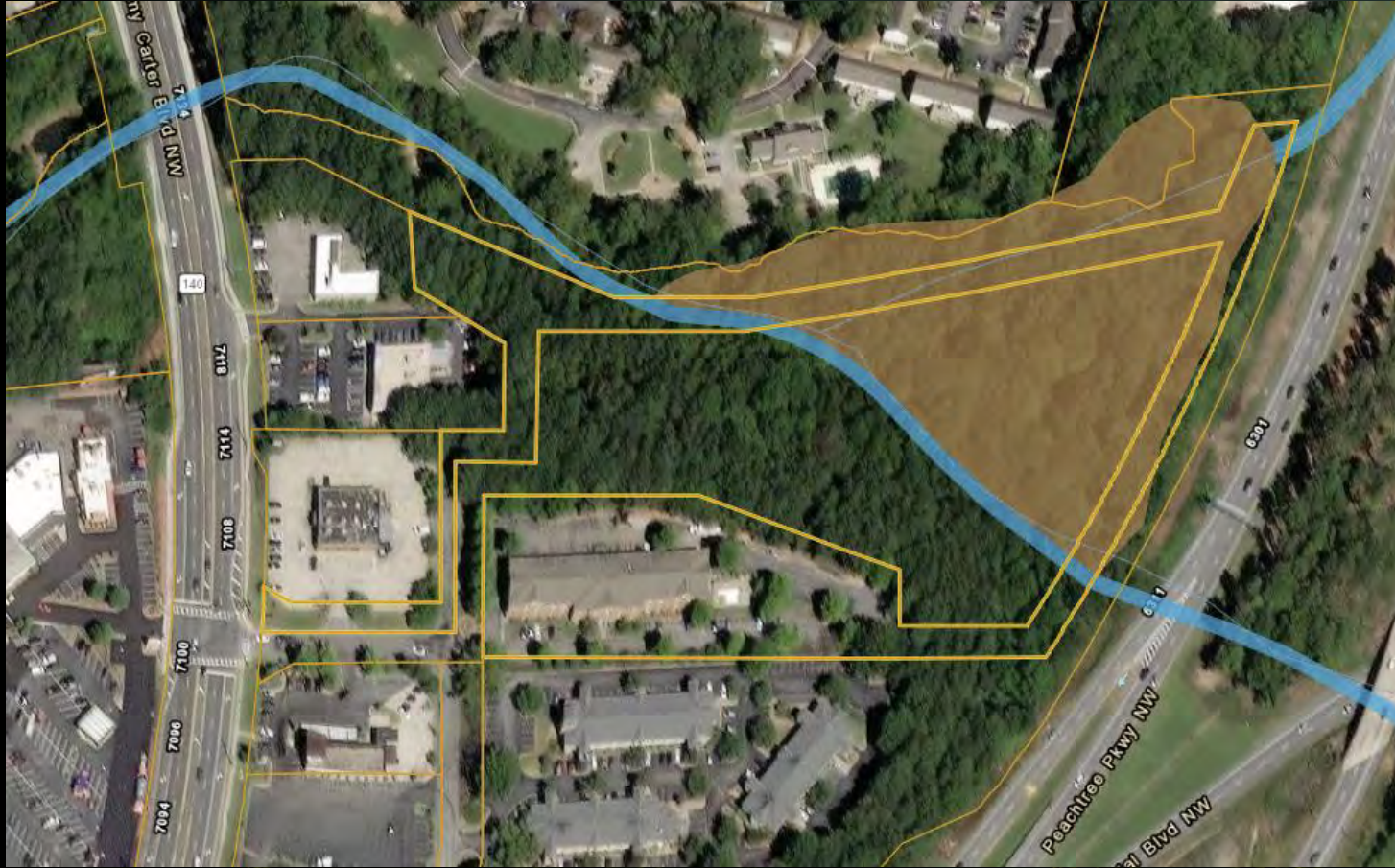
HOSPITALITY MARKET DYNAMICS

THE HOSPITALITY SECTOR IN PEACHTREE CORNERS AND NORCROSS COMPRISES OF A MIX OF BRANDED HOTELS, INDEPENDENT MOTELS, AND EXTENDED-STAY ACCOMMODATIONS. THE MARKET CATERS TO VARIOUS SEGMENTS INCLUDING BUSINESS TRAVELERS, TOURISTS EXPLORING THE ATLANTA METRO AREA, FAMILIES VISITING LOCAL ATTRACTIONS, AND CORPORATE EVENTS.

SITUATED IN A PRIME LOCATION, BETWEEN JIMMY CARTER BLVD AND PEACHTREE INDUSTRIAL BLVD, THE PROPERTY OFFERS EXCELLENT ACCESSIBILITY AND CONVENIENCE, INDUCING DEMAND FROM BUSINESS AND LEISURE TRAVELERS.

| 7065 & 7067 JIMMY CARTER BLVD | |
|-------------------------------|---|
| ADDRESS | 7065 JIMMY CARTER BLVD, NORCROSS, GA 30092 |
| PARCEL ID | R6274 083; R6274 047 |
| COUNTY | GWINNETT |
| ROOMS | 72 |
| CORRIDOR | INTERIOR |
| YEAR BUILT | 1997 |
| IMPROVED LOT AREA | 2.15 +/- AC |
| GROSS ACREAGE | 10 +/- AC |
| STORIES | 3 |
| GROSS BUILDING AREA | 41,274 SF |
| ZONING | C2 – GENERAL BUSINESS - EXTENDED STAY MOTEL |
| INTEREST CONVEYED | FEE SIMPLE |

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA



PEACHTREE CORNERS IS A DYNAMIC AND INNOVATIVE COMMUNITY LOCATED IN GWINNETT COUNTY. KNOWN FOR ITS HIGH QUALITY OF LIFE, THE CITY OFFERS EXCELLENT SCHOOLS AS WELL AS SPECTACULAR PARKS AND RECREATIONAL FACILITIES. WITH A POPULATION OF OVER 40,000 RESIDENTS, PEACHTREE CORNERS IS PART OF A RAPIDLY GROWING ECONOMY. THE PROPERTY IS CONVENIENTLY SITUATED NEAR MAJOR TRANSPORTATION CORRIDORS, INCLUDING I-85, PEACHTREE PARKWAY (GA-141) AND I-285, PROVIDING EASY ACCESS TO THE GREATER ATLANTA AREA.

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7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA | 10 +/- ACRES

PRICE \$ 10,400,000



LARGE 10 +/- ACRE LOT WITH VACANT COMMERCIAL LAND

C-2 GENERAL BUSINESS ZONING

LOCATED IN THRIVING ECONOMIC AREA IN NORCROSS



UTILITIES AVAILABLE ON-SITE

ACCESSIBLE BY I-85 AND I-285

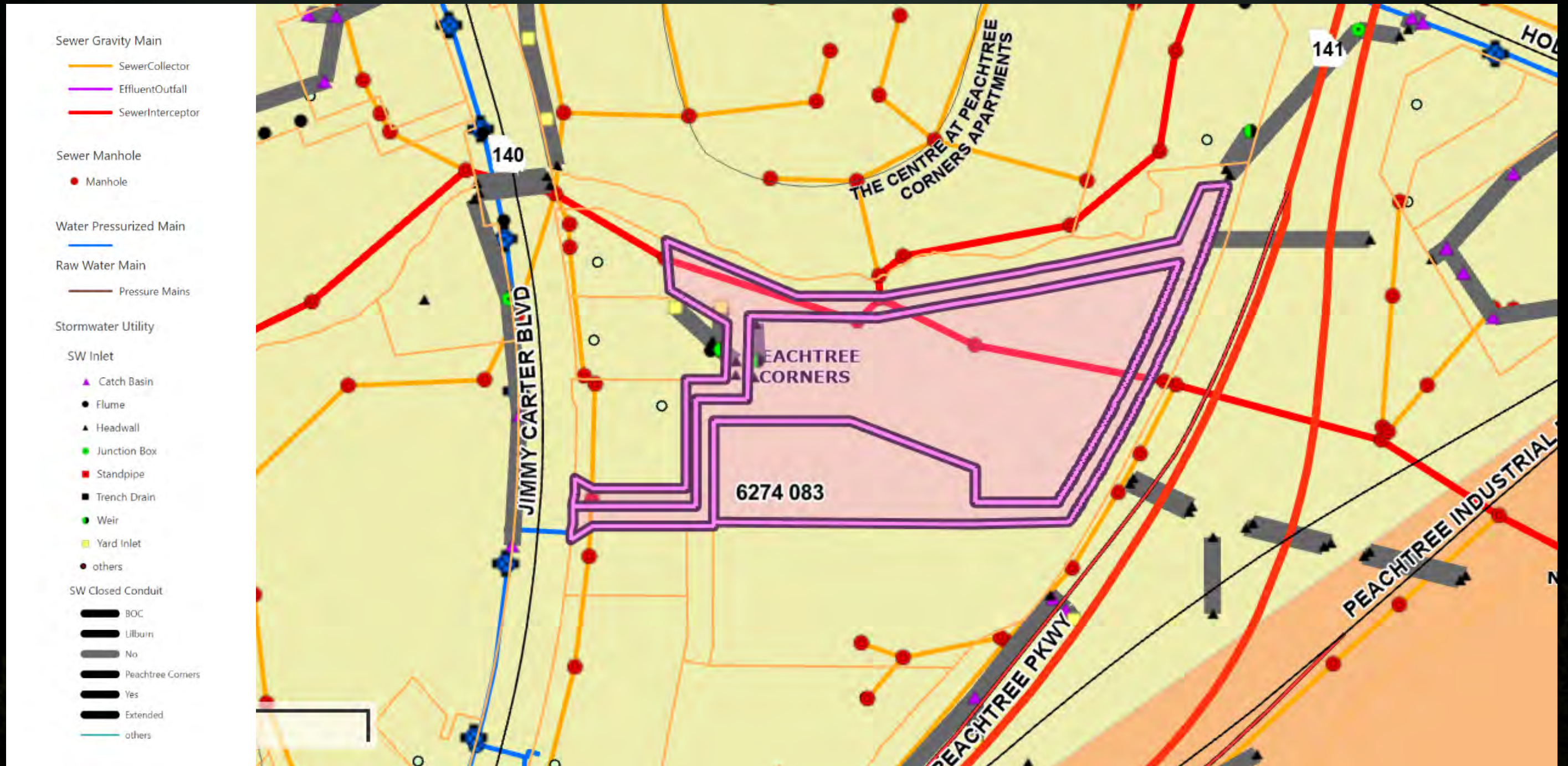
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7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA | 10 +/- ACRES

PRICE \$ 10,400,000

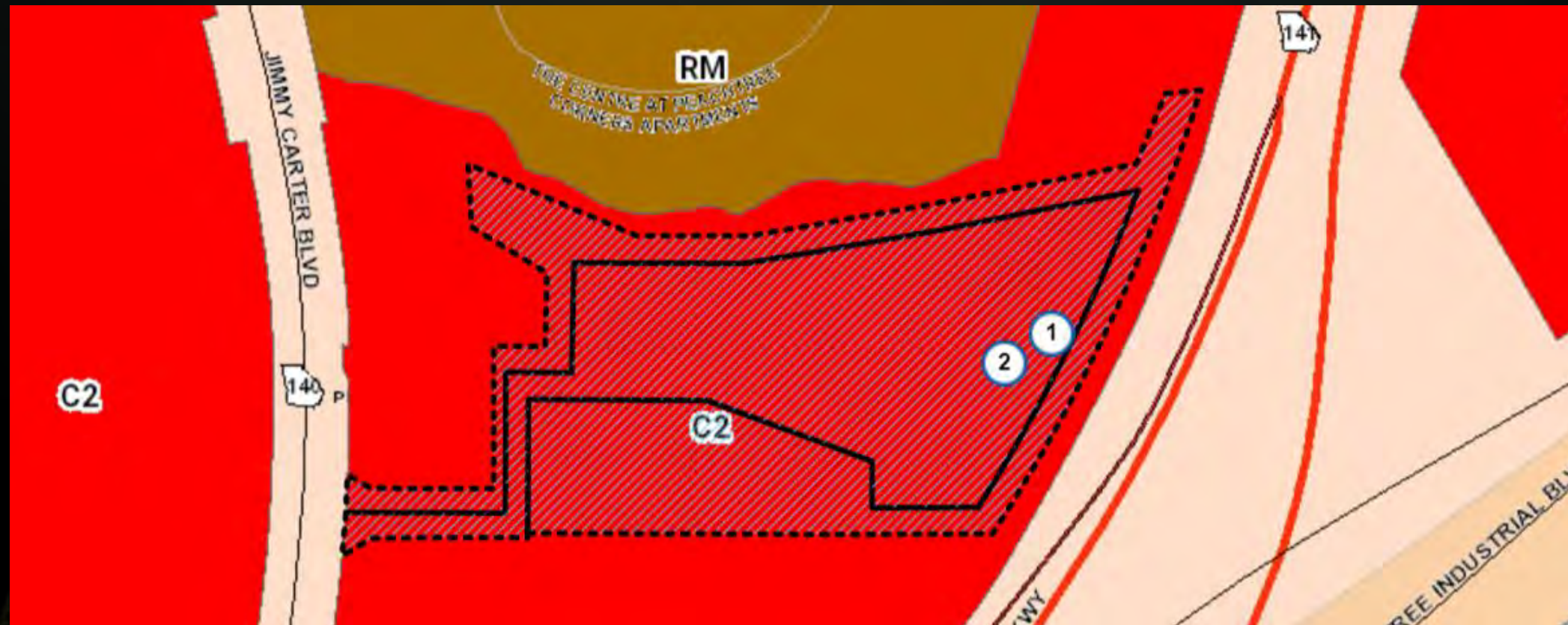
UTILITY INFRASTRUCTURE



CURRENT ZONING

GWINNETT COUNTY | NORCROSS, GA

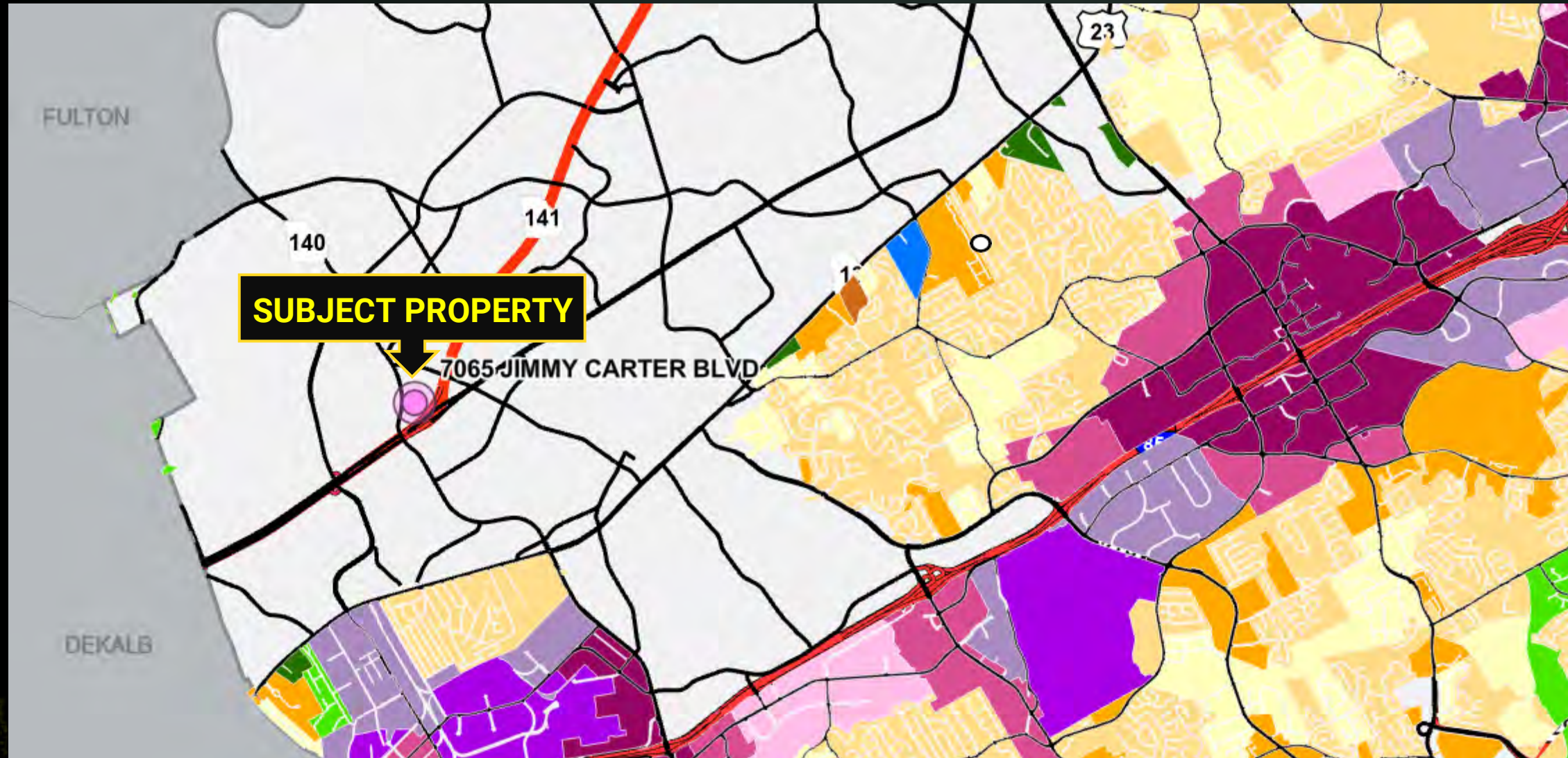
THE C2 ZONING ALLOWS FOR A VARIETY OF USES, INCLUDING SOME MULTI-FAMILY RESIDENTIAL DEVELOPMENTS. THE ATLANTA REGIONAL COMMISSION HAS GRANTED ALMOST \$300,000 TO GWINNETT COUNTY TO HELP REDEVELOP THE AREA AROUND JIMMY CARTER BOULEVARD. THE MASTER PLAN AIMS TO ESTABLISH FUTURE LAND USE RECOMMENDATIONS ALONG JIMMY CARTER BLVD, REVITALIZING INVESTMENTS FOR AFFORDABLE HOUSING. THE GATEWAY85 GWINNETT COMMUNITY IMPROVEMENT DISTRICT IS ALSO WORKING TO ENSURE THAT ZONING AND DEVELOPMENT REGULATIONS ENCOURAGE SUSTAINABLE REDEVELOPMENT.



- UPZONING ALLOWS FOR RESIDENTIAL MULTIFAMILY DEVELOPMENT THAT ALLOWS FOR HIGHER DENSITY THAN EXISTING HOTEL
- MULTIFAMILY DEVELOPMENT ALIGNS WITH GWINNETT COUNTY'S 2040 UNIFIED PLAN'S GOALS FOR THE PEACHTREE CHARTER AREA
- BASELINE EXISTS FOR NORCROSS'S FUTURE PLAN FOR MIXED-USE RESIDENTIAL AND COMMERCIAL LIVE-WORK-PLAY DEVELOPMENTS

FUTURE LAND USE PLAN

GWINNETT COUNTY | NORCROSS, GA



2045 Future Development Map

- Urban - High
- Urban - Medium
- Urban - Low
- Workplace Center - Heavy
- Workplace Center - Light
- Center - Large
- Center - Medium
- Center - Small
- Center - Rural
- High Mix
- Low Mix
- Traditional+
- Traditional
- Suburban Residential
- Suburban Non-Residential
- Rural

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA | 10 +/- ACRES

PRICE \$ 10,400,000

NEARBY ATTRACTIONS

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA



THE FORUM

SIMPSONWOOD PARK

GEORGIA STATE PERIMETER COLLEGE

TECHNOLOGY PARK ATLANTA

NEARBY AMENITIES

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA



7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA | 10 +/- ACRES

PRICE \$ 10,400,000

INVESTMENT HIGHLIGHTS

DEVELOPMENT OPPORTUNITIES

- HOTEL AND CONFERENCE CENTER
- MIXED-USE DEVELOPMENT
- OFFICE-RESIDENTIAL
- RESIDENTIAL SHELTER
- HOSPITALS /HEALTHCARE FACILITIES
- PERSONAL CARE HOME, GROUP
- SENIOR HOUSING/RETIREMENT COMMUNITY
- DINING & ENTERTAINMENT COMPLEX
- NURSING HOME
- RESIDENTIAL REHAB CENTER
- PERSONAL CARE HOME, CONGREGATE



ADDRESS

7065 and 7067 JIMMY CARTER BLVD | NORCROSS, GA

SIZE

10.44 +/- ACRES | 454,766 SF

NEIGHBORHOOD

PEACHTREE CORNERS

ZONING

C2 – GENERAL BUSINESS

ZONING CONDITIONS

N/A

POTENTIAL FAR

SUBJECT TO INTENDED USE

FEDERAL OZ

NONE

HEIGHT LIMIT

45 FEET

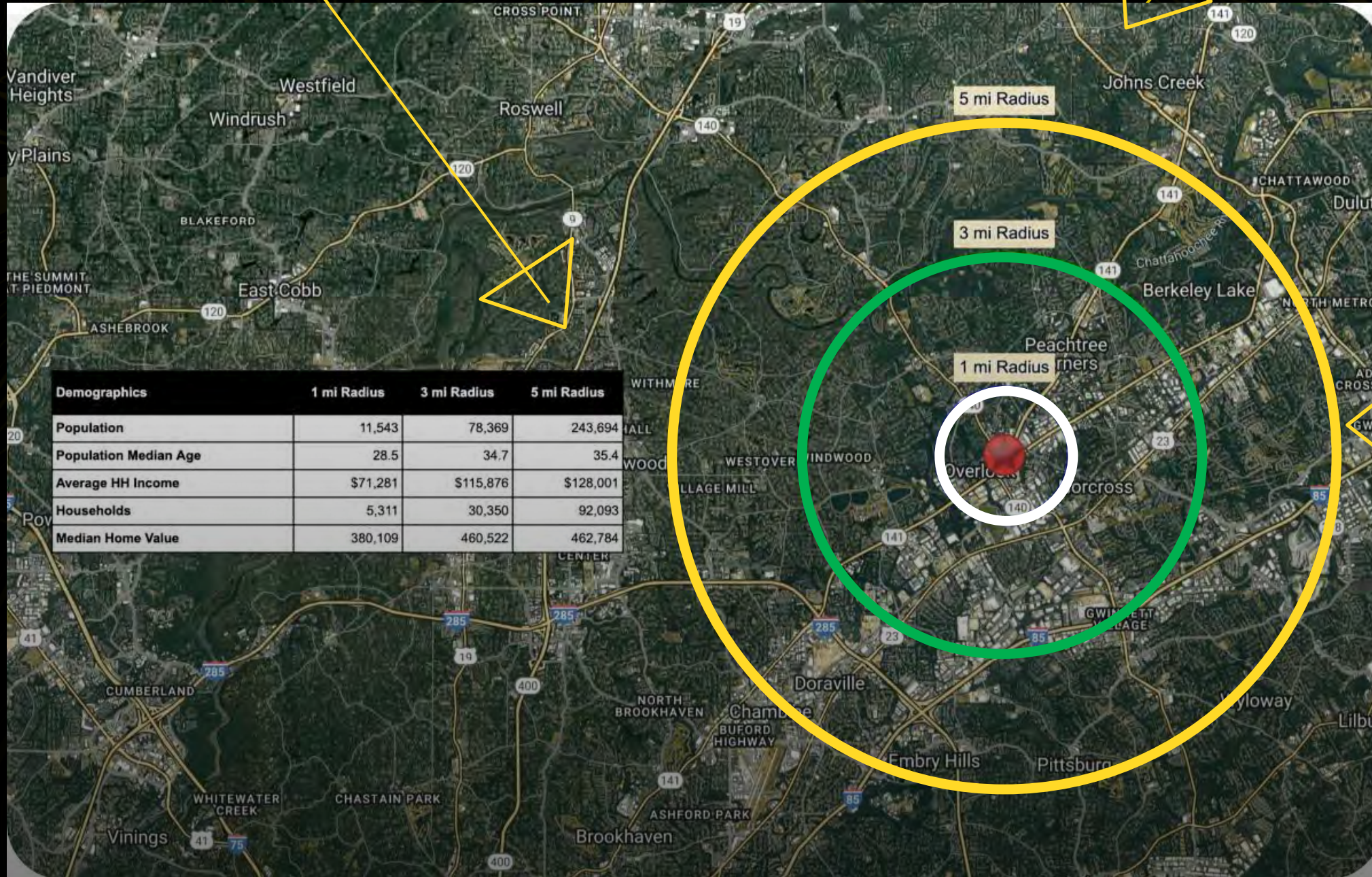


MARKET OVERVIEW

7065 & 7067 JIMMY CARTER BLVD | NORCROSS, GA

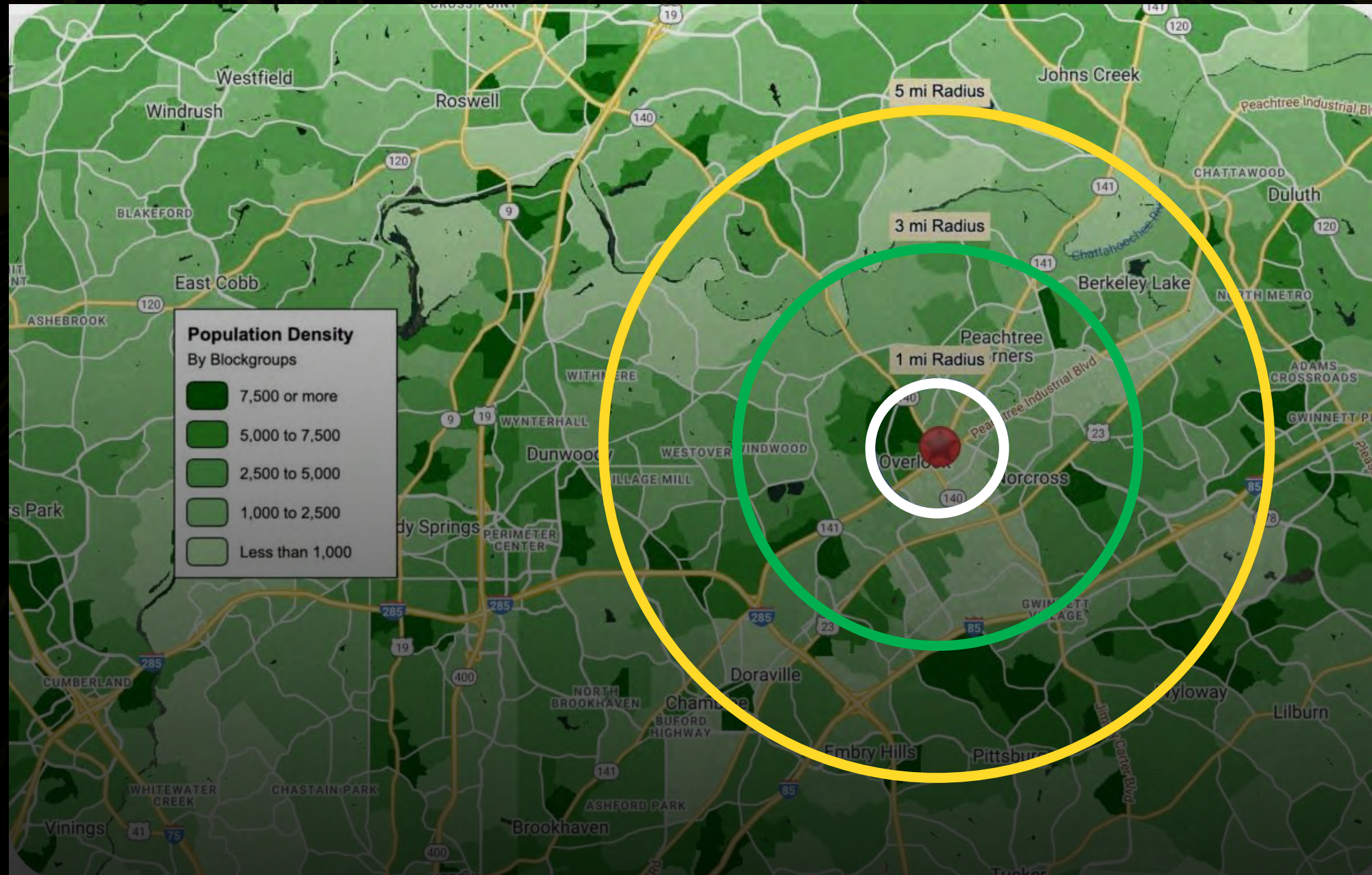
DEMOGRAPHICS

The demographics within a 1, 3, and 5-mile distance from the subject property.



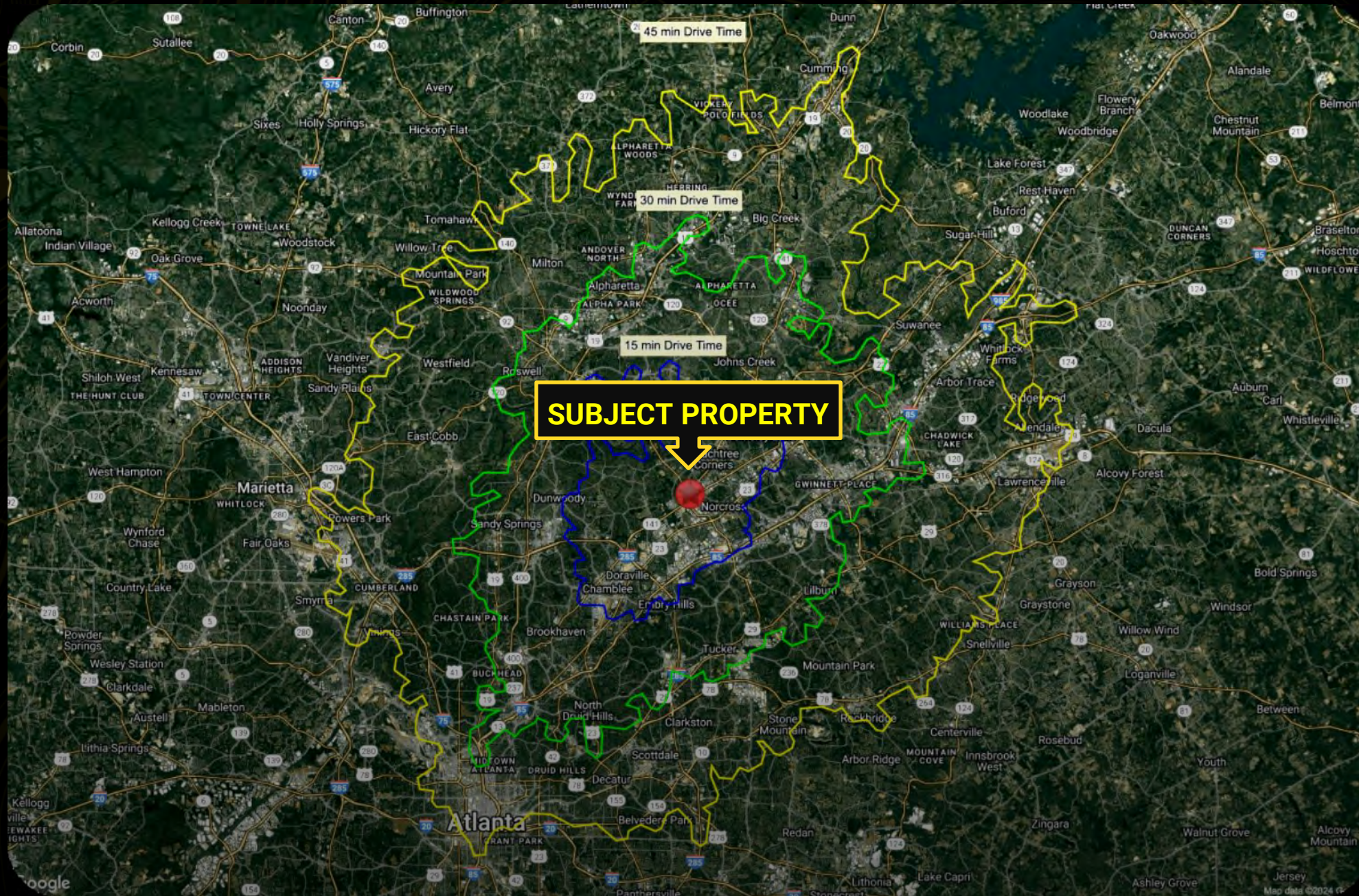
POPULATION DENSITY

The population density within a 1, 3, and 5-mile distance from the subject property.



DRIVE TIME MAP

The 15, 30, and 45-minute drive times from the subject property.



7065 & 7067 JIMMY CARTER BLVD
PEACHTREE CORNERS, GA



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