

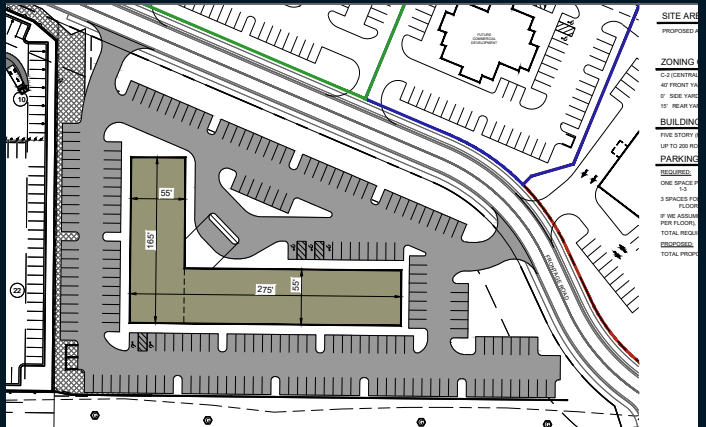
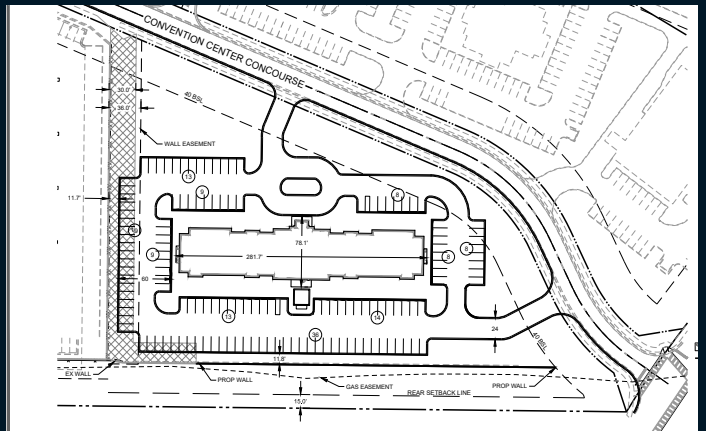


JLL SEE A BRIGHTER WAY

Hotel Development Opportunity

College Park, GA

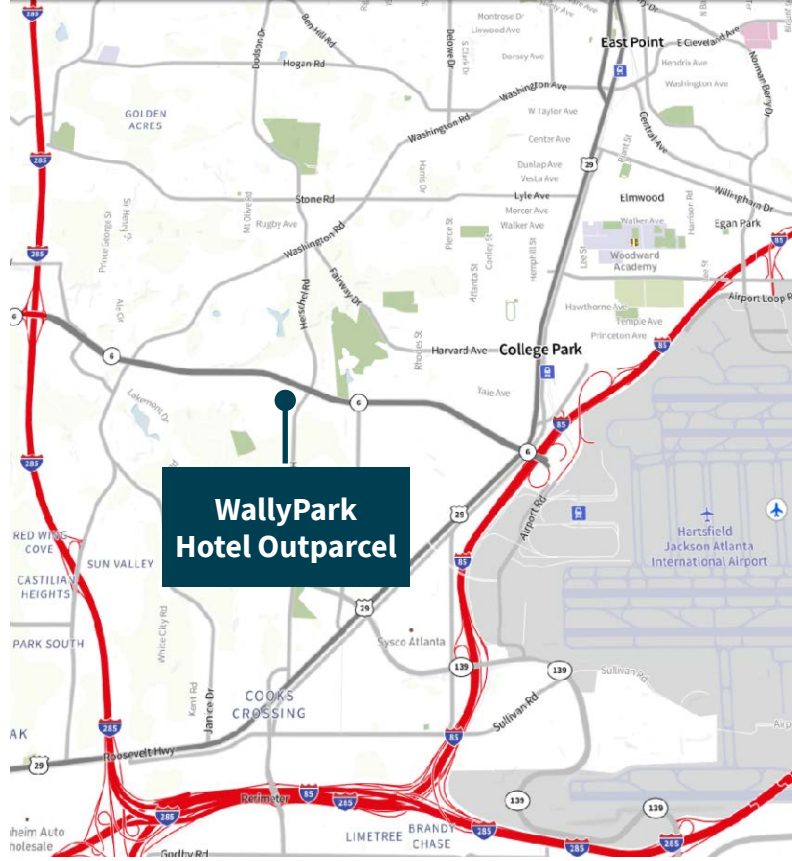
3.7 Acres, Site Plan Flexibility



The Offering

JLL is pleased to present the opportunity to acquire 100% fee simple interest in The Hotel Pad at WallyPark Atlanta, a short term parking facility that will include ancillary retail uses and currently attracts 100,000 visitors every month. With its prime location near the airport, this hotel development allows for convenient access to a significant customer base, including business travelers, tourists, and airline employees, presenting an excellent opportunity for prospective hospitality investors.

The seller has consulted with POND to produce illustrative site plans for a single branded and dual branded hotel concept. The project boasts several compelling factors, including a solid foundation with complete zoning in place, reducing potential delays typically associated with development approvals. The mixed-use component of the surrounding area further adds value to the opportunity, offering additional foot traffic and potential synergy with retail offerings. The hotel's proximity to Hartsfield Jackson International Airport, the busiest airport in the world based on flight volume, positions the property to benefit from continuous growth in air travel and demand for hotels near major transportation hubs, ensuring a steady stream of potential customers and the potential for robust financial returns.



Address	3889 Herschel Rd, College Park, GA 30337
Acreage	3.70 Acres
Zoning	Community Business (C2) with (T) Transportation District Overlay
Maximum Density	250 Keys
Listing Price	Contact Broker for Pricing Guidance

Investment Highlights

- 1.) Fully Zoned Development Pad:** Property has all zoning entitlements in place and has utilities / electric / sewer hookups in place.
- 2.) Integral Part of a Successful Mixed-Use Concept:** The hotel pad will benefit from the success of WallyPark, a short term parking facility that has 8,000 monthly customers. A percentage of these customers would surely stay at a new hotel on site.
- 3.) Retail Synergy will Enhance Guest Experience:** In addition, 5 retail outparcels that are currently under development ensure that hotel guests have a variety of dining options upon completion.
- 4.) Minutes from the Busiest Airport on the Planet:** The property is less than 5 minutes from Hartsfield Jackson's domestic terminal, with 104,000,000+ flights in 2023.

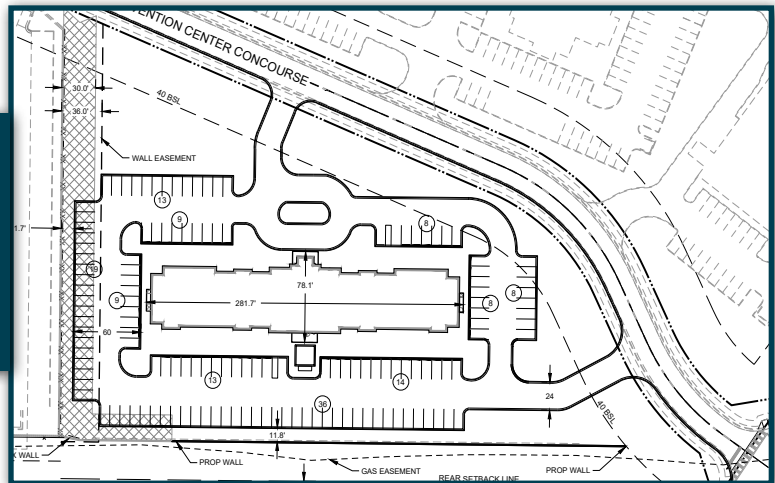


Conceptual Site Plans

Site plans produced by Pond show three different layouts for the property. Scenario A depicts a single structure, single branded hotel concept with 150 rooms. Scenario B depicts a two building, double branded hotel concept with 164 rooms. Scenario C illustrated a dual branded, single building hotel with up to 200 rooms. A buyer has the ability to select whichever plan works best, and also has the ability to reduce the all in land basis by selling off the second hotel pad, should a concept like Scenario B be pursued. A maximum of 250 keys is permitted.

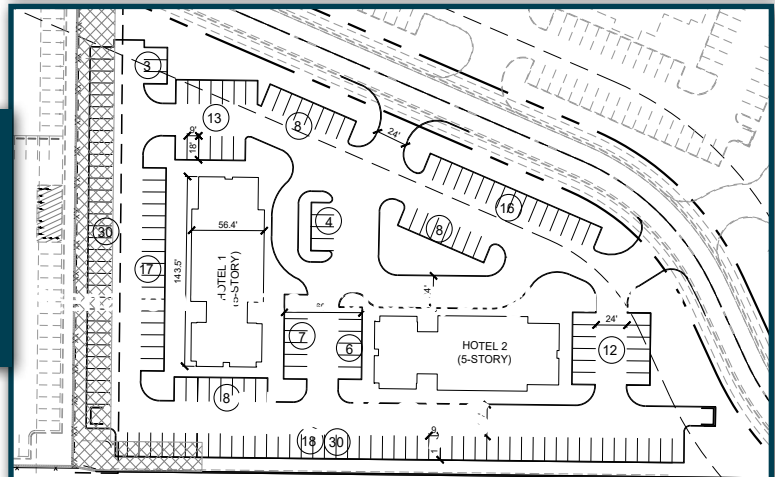
Scenario A: Single Branded, Single Building

150 Keys



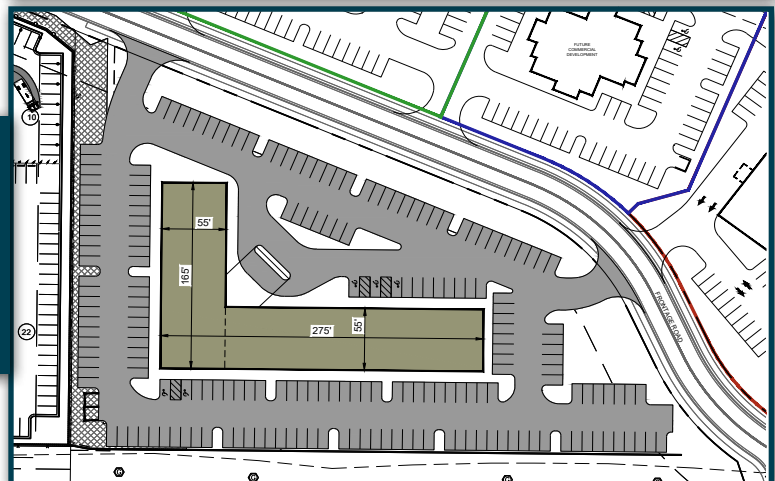
Scenario B: Double Branded, Two Building

164 Keys



Scenario C: Double Branded, Single Building

200 Keys



Contact

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