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OFFERING MEMORANDUM

Behavioral Health Atlanta MSA

11180 Crabapple Rd. Roswell, GA 30075

EXCLUSIVELY OFFERED BY COLLIERS HEALTHCARE SERVICES





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Summary Overview

Residential Healthcare Facility

11180 Crabapple Rd is a +/- 26,000 square foot, three-story, residential healthcare facility originally configured as a 19-unit traumatic brain injury treatment center. Located in Roswell, an affluent northern suburb of Atlanta, the asset benefits from a highly accessible infill location surrounded by established residential neighborhoods, strong household incomes, and proximity to major regional healthcare corridors.

Property Information

Address	11180 Crabapple Rd, Roswell, GA 30075
Municipality	Roswell
County	Fulton County, GA
MSA	Atlanta-Sandy Springs-Roswell, GA
Units	19 units
Building Square Feet	+/-26,000 SF
Year Built	1996
Zoning	RS-9, Single Family Small Lot
Permitted Uses	Permitted by right in the RS-9 zone include but is not limited to - Residential TBI Facility
Limited Uses	Group Home, Adult care center, and family day care home are allowed under certain restrictions and considerations



Sale Highlights

Exceptional Investment Advantages

Turnkey Behavioral Health Configuration

Fully operational layout designed for inpatient and residential healthcare programming, featuring private resident rooms with ensuite ADA-compliant bathrooms, a dedicated physical therapy room, commercial-grade kitchen, ADA-compliant elevator access, existing nursing station, therapeutic common areas, and clinical support spaces ready for immediate operations

Conversion-Ready Infrastructure

Existing resident care areas, common spaces, circulation, and life-safety systems create a highly efficient framework for implementing TBI, MH, ED, and IDD residential treatment programming with limited structural modification.

Institutional Construction Quality

Durable steel-frame structure with brick exterior provides long-term physical resilience and flexibility for future program reconfiguration or capacity expansion.

Highly Accessible Infill Location

Convenient access to major North Atlanta transportation corridors connects residents, staff, and referral sources to the broader regional healthcare ecosystem.

High-Barrier, Supply-Constrained Market

Limited availability of secure residential healthcare facilities within Fulton County and the broader Atlanta region enhances the competitive positioning for operators seeking scalable platforms.

Strategic Atlanta MSA Location

Prime Roswell location within Fulton County, surrounded by high-income households and established neighborhoods that support robust private-pay and commercially insured patient demand.

Gallery Images

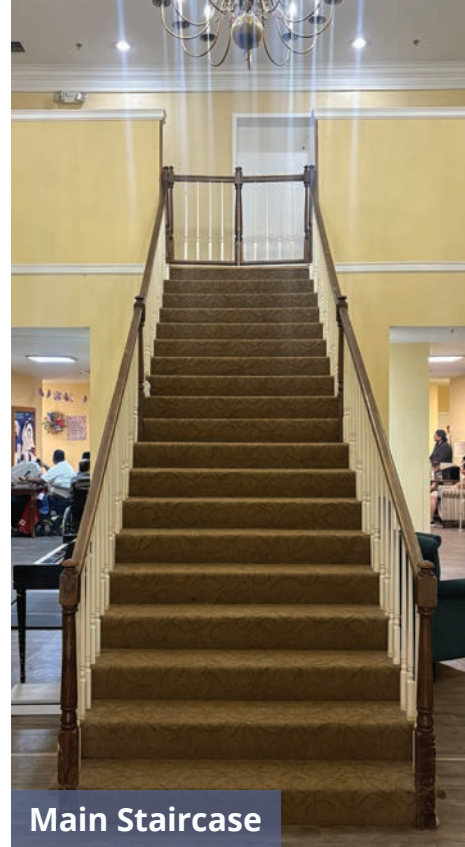
Residential Healthcare Design



Common Area



Kitchen



Main Staircase



Physical Therapy Center



Ensuite Restroom

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Elevator



Nursing Station



Dining Room

Micro Aerial

Property: 11180 Crabapple Rd

Residential

Northbrook United Methodist Church
11225 Crabapple Rd.



CRABAPPLE ROAD

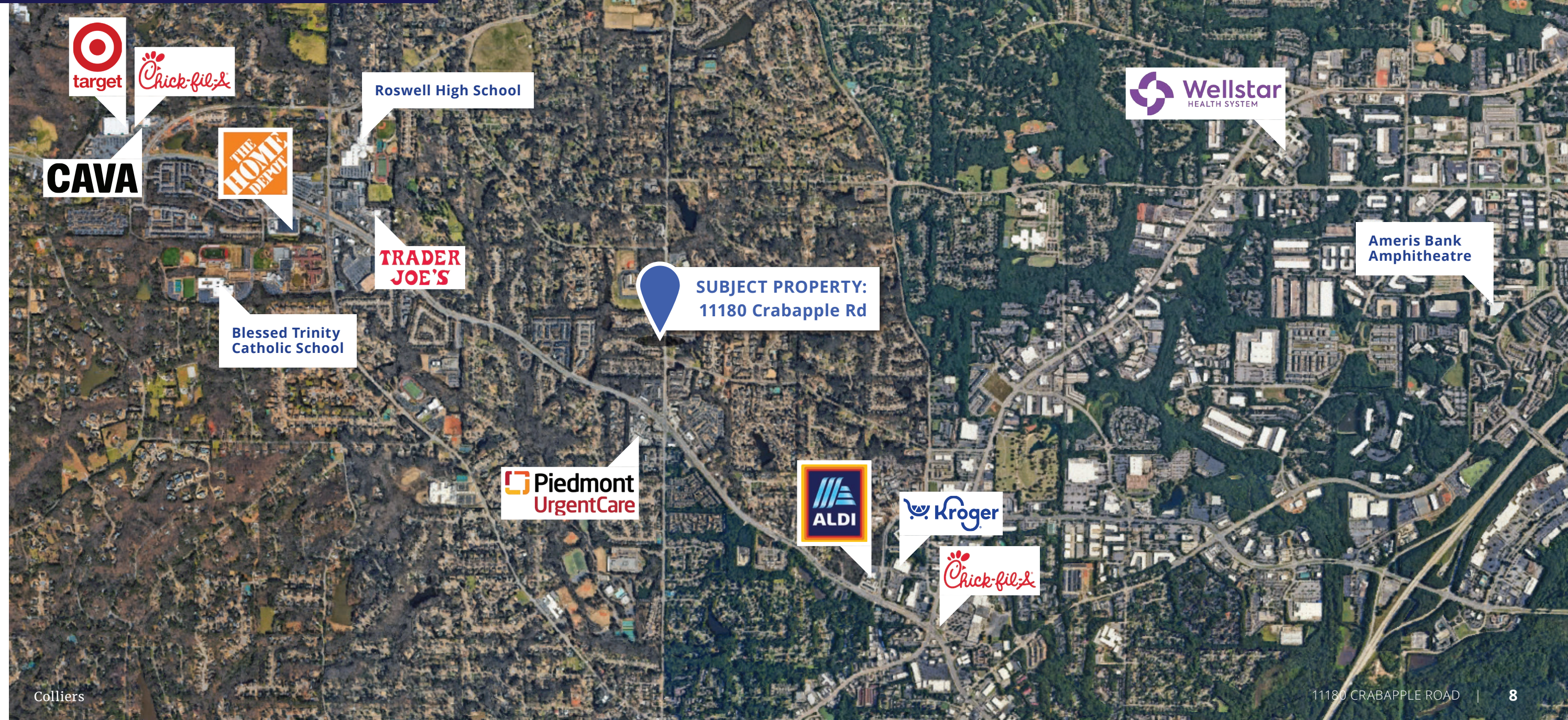
Primrose Playground

Primrose School of Roswell North
11160 Crabapple Rd.

Northbrook Scout House - BSA Troup 985
50 Houze Way

Macro Aerial

Property: 11180 Crabapple Rd



CAVA



Roswell High School

**TRADER
JOE'S**

Blessed Trinity
Catholic School



SUBJECT PROPERTY:
11180 Crabapple Rd

**Piedmont
UrgentCare**



Kroger



Wellstar
HEALTH SYSTEM

**Ameris Bank
Amphitheatre**

Fulton County Demographics

Affluent Market Supporting Healthcare Demand

Fulton County is Georgia's most populous county, anchored by Atlanta and supported by a well-established regional healthcare ecosystem. Strong population density, employment growth, and access to major hospital systems create attractive conditions for behavioral health and specialized residential treatment facilities.



1.1 Million Country Population

LARGE, STABLE POPULATION BASE WITH STEADY GROWTH TRENDS



\$101,000 Median Household Income

SIGNIFICANTLY EXCEEDS STATE AND NATIONAL AVERAGES



10.2% Healthcare Employment Share

HEALTH AND SOCIAL ASSISTANCE SECTOR REPRESENTATION

Healthcare Landscape

Georgia's behavioral health landscape benefits from a pro-growth regulatory framework and a strong reliance on Medicaid managed care, commercial insurance, and private-pay models. Streamlined licensing processes and limited certificate-of-need requirements for many behavioral health and residential treatment uses support operator flexibility and expansion.

The property's location in Roswell, within North Fulton County, provides access to Atlanta's leading hospital systems, established referral networks, and a highly educated healthcare workforce. Roswell's affluent demographics, strong household incomes, and high commercial insurance penetration enhance payer mix quality and create favorable operating conditions for behavioral health and specialized residential treatment providers.

Fulton County Key Demographic Data

Population	1.1 Million
Population Ranking (GA)	Most populous county
Population Growth	Steady growth over the past decade
Median Household Income	\$101,000+
Healthcare Employment Share	10.2%
Workforce Demographics	Educated, professional households

Atlanta MSA Market Overview

Robust Healthcare Infrastructure & Growing Demand

The Atlanta–Sandy Springs–Roswell MSA represents one of the Southeast’s most robust and diversified healthcare markets, anchored by nationally recognized hospital systems, academic medical institutions, and a deep pool of skilled healthcare professionals. With a regional population exceeding 6.3 million and healthcare serving as a major driver of the local economy, the MSA offers exceptional infrastructure and long-term support for specialized behavioral health operations.

Market Highlights

Healthcare Powerhouse:

The Atlanta MSA supports one of the largest healthcare and life sciences workforces in the Southeast, with over 200,000 healthcare and social assistance employees, providing a deep and diverse talent pool to support residential behavioral health operations.

Healthcare Anchor Institutions:

The Atlanta MSA is anchored by nationally recognized healthcare systems including Emory Healthcare, Piedmont Healthcare, Wellstar Health System, Northside Hospital, and Grady Health System, creating extensive referral networks, clinical partnerships, and workforce pipelines for behavioral health providers.

Suburban Growth & Demographics:

Affluent suburban submarkets across North Fulton, including Roswell, Alpharetta, and Johns Creek, exhibit strong household incomes, home values, and population growth, supporting sustained demand for private-pay and commercially insured behavioral health and specialized treatment services.

6.5M

MSA POPULATION

210K

HEALTHCARE JOBS



Behavioral Health Atlanta MSA

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