

Development Site for Sale at Hartsfield – Jackson Atlanta International Airport

**4851 Best Road
College Park, GA 30337**

Acres: ±13.69 | Price: \$4,000,000



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For More Information, Contact:

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DEVELOPMENT SITE AT HARTSFIELD-JACKSON INTL AIRPORT

Parking Site and/or Hospitality/Residential/Commercial Development Site

- ✓ Strategically Located Less Than One Mile from Atlanta Airport Passenger Terminals
- ✓ Easy Access to Public Transportation and I-85 and I-285 Interstates
- ✓ One Mile from Hartsfield-Jackson International Airport
- ✓ Development Opportunity for Hospitality, Residential, and Commercial Usage
- ✓ The Georgia International Convention & Trade Center, Banking, and Numerous Restaurants in Proximity
- ✓ Zoned HC – Hospitality Campus
- ✓ Sale Price: \$4,000,000

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AERIAL VIEW WITH HOTELS



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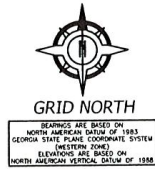
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SURVEY



PROJECT DATA

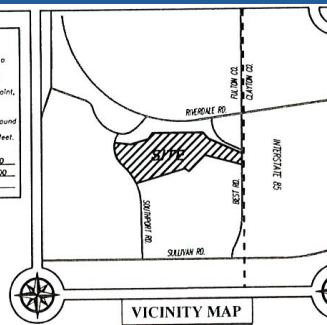
- ★ CLIENT: WATERSTONE PARTNERS LP
- ★ AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. BOWERS, OLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
1. TOTAL PROJECT ACREAGE: 13.69 ACRES
 2. TAX PARCEL #: 13 0037 L0811
 3. FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13121C0364F, DATED SEPTEMBER 18, 2013.
 4. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 5. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH

SURVEY CLOSURE STATEMENT

The Field Data upon which this plot is based has a closure precision of one foot in 35,000 feet, and an angular error of 2" per angle point, and was not adjusted.

This plot has been calculated for closure and is found to be accurate within one foot in 100,000± feet.

Linear Measurement obtained using TOPCON 3000
Angular Measurement obtained using TOPCON 3000
Field Work completed 8-10-16



VICINITY MAP
(NOT TO SCALE)

SURVEY FOR:

WATERSTONE PARTNERS LP

LAND LOT 3rd, 13TH DISTRICT
FULTON COUNTY, GEORGIA

CHANGES	DATE

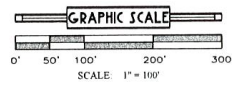
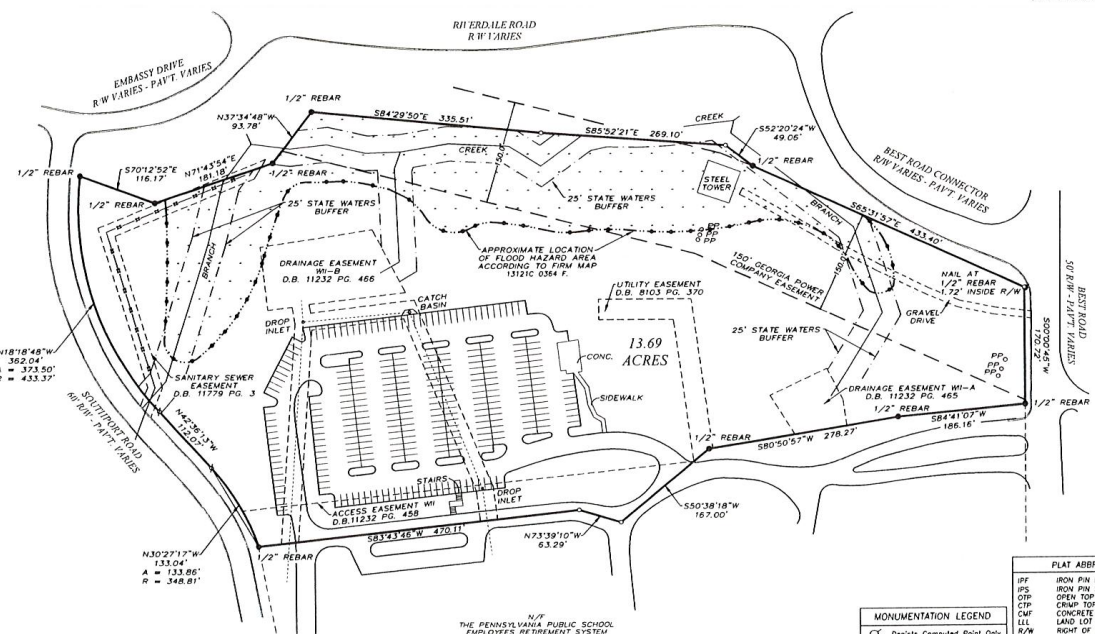
THIS PLAN, INCLUDING ALL INFORMATION THEREON, IS THE PROPERTY OF DUSOUTH SURVEYING & ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
08/11/16

PROJECT
16-128-01S

BOUNDARY SURVEY

SHEET
1 OF 1



MONUMENTATION LEGEND

- ⊠ Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- ⊞ Depicts Monument Set
- ⊞ Depicts Monument Found
- Fire Hydrant
- ⊞ Sanitary Sewer
- ⊞ Power Pole
- ⊞ Transformer
- ⊞ Drop Inlet
- ⊞ Light Pole

PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LL LAND LOT LINE
- R/W RIGHT OF WAY
- TRP TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- PCR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CON CONCRETE
- SSWH SANITARY SEWER MANHOLE
- DI DROP INLET
- SWB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HP HIGH PRESSURE
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WW WATER WELLS
- WV WATER VALVE
- FH FIRE HYDRANT

"The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67."

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ESTIMATED PARKING REQUIREMENTS
PER CITY OF COLLEGE PARK CODE OF ORDINANCES
ZONING CODE SECTION 6.33

quest rooms & employees:
1 per 4 beds / 500 beds = 125 spaces req'd
1 per 3 employees / 90 emps. = 30 req'd

1 per 20 sf / 7,060 sf / 353 seats
1 per 6 seats / 353 seats = 59 spaces req'd

$$1 \text{ per } 500 \text{ sf} / 5,790 \text{ sf} = 12 \text{ spaces req.'d}$$

TOTAL HOTEL PARKING PROVIDED: 483 spaces

1 per 100 sf of restaurant area
6,000 sf estimate area = 60 spaces req'd
1 per employee / 30 emps. = 30 cars req'd

TOTAL RESTAURANT PARKING PROVIDED: 244

TOTAL SITE PARKING PROVIDED: 727 spaces



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SAMPLE DUAL BRAND HOTEL



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SURFACE PARKING STUDY

COLLEGE PARK PARKING



SITE				PARKING		MASTER PLAN		EARTHWORK	
Acreage	10.70	Units	0	Stalls	708	Stalls	708	Cut	25,859
FAR	0.00	Beds	0	Average	422			Fill	34,112
BLDG CVG%	0.0	Baths	0.0	Ratio (Units)	0.00	Ratio (Units)	0.00	Import	8,253
IMP CVG%	64.2	Stalls Req.	0			Parking Req.	0	Export	0
DU/AC	0.0							Retention Ponds	0

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