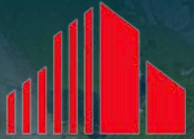




# ±0.43 ACRE DEVELOPMENT SITE

110 & 120 BOOKER AVENUE, FAYETTEVILLE, GA



±0.43 ACRES



## PROPERTY DETAILS

Size	±0.43 Acres	Zoning	Residential
Sale Price	\$100,000	Utilities	On-Site
Price/Acre	\$232,558	Access	Access Road
Location	Downtown Fayetteville	3 Mile Population	54,870
Daily Traffic Count	11,300 VPD	3 Mile Average Household Income	\$68,325

## OFFERING MEMORANDUM

SALE PRICE: \$100,000 | \$232,558/ACRE  
DOWNTOWN FAYETTEVILLE OPPORTUNITY  
±0.43 ACRE DEVELOPMENT LAND





# DEVELOPMENT OPPORTUNITY

## WHY THIS SITE?



### LOCATION

Adjacent to Circle K



### TRAFFIC COUNT

26,000 Vehicles Per Day



### ACCESS

Access Road



### IMMEDIATE AREA

Proximity to Downtown



### CONNECTIVITY

1.6 Miles from Hwy 85 South



### UTILITIES

On-Site Utilities



### ZONING

Residential

OFFERING SUMMARY	
Address	110 & 120 Booker Avenue
Sale Price	\$100,000
Asking Ground Rent	\$232,558
Land Size	±0.43 Acres
Location	Downtown Fayetteville

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±0.43-acre development opportunity in Fayetteville, Georgia. Strategically located adjacent to a new Circle K store and within the Downtown Fayetteville area, this property consists of two parcels currently zoned for residential use.

Situated near the intersection of Stonewall Avenue and North Jefferson Davis Drive, the site benefits from a combined traffic count of 26,000 vehicles per day (VPD). It is also approximately 1.6 miles from Highway 85 South, providing convenient access to major thoroughfares. The area has experienced modest commercial growth and is expected to see continued development as Fayetteville expands.

The property is surrounded by a vibrant mix of commercial businesses and a large residential neighborhood. Just 1.2 miles from the site is a Publix-anchored shopping center featuring Chase Bank, Wells Fargo, Starbucks, McDonald's, Walgreens, and Zaxby's, further enhancing the area's commercial appeal.

With its current residential zoning, the property offers the opportunity to develop a single-family home. Alternatively, it could be annexed and rezoned for commercial use, offering flexibility to potential buyers. Given the success of nearby parcels in obtaining commercial zoning, this site is likely to face minimal challenges in the rezoning process.

Additionally, a sewer line runs along Booker Avenue, and a 6" water main runs along the northern section of Booker Ave within the right of way.

# DEVELOPMENT SITE

## OFFER SUBMISSION GUIDELINES



### LOI OVERVIEW

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

### USE RESTRICTIONS

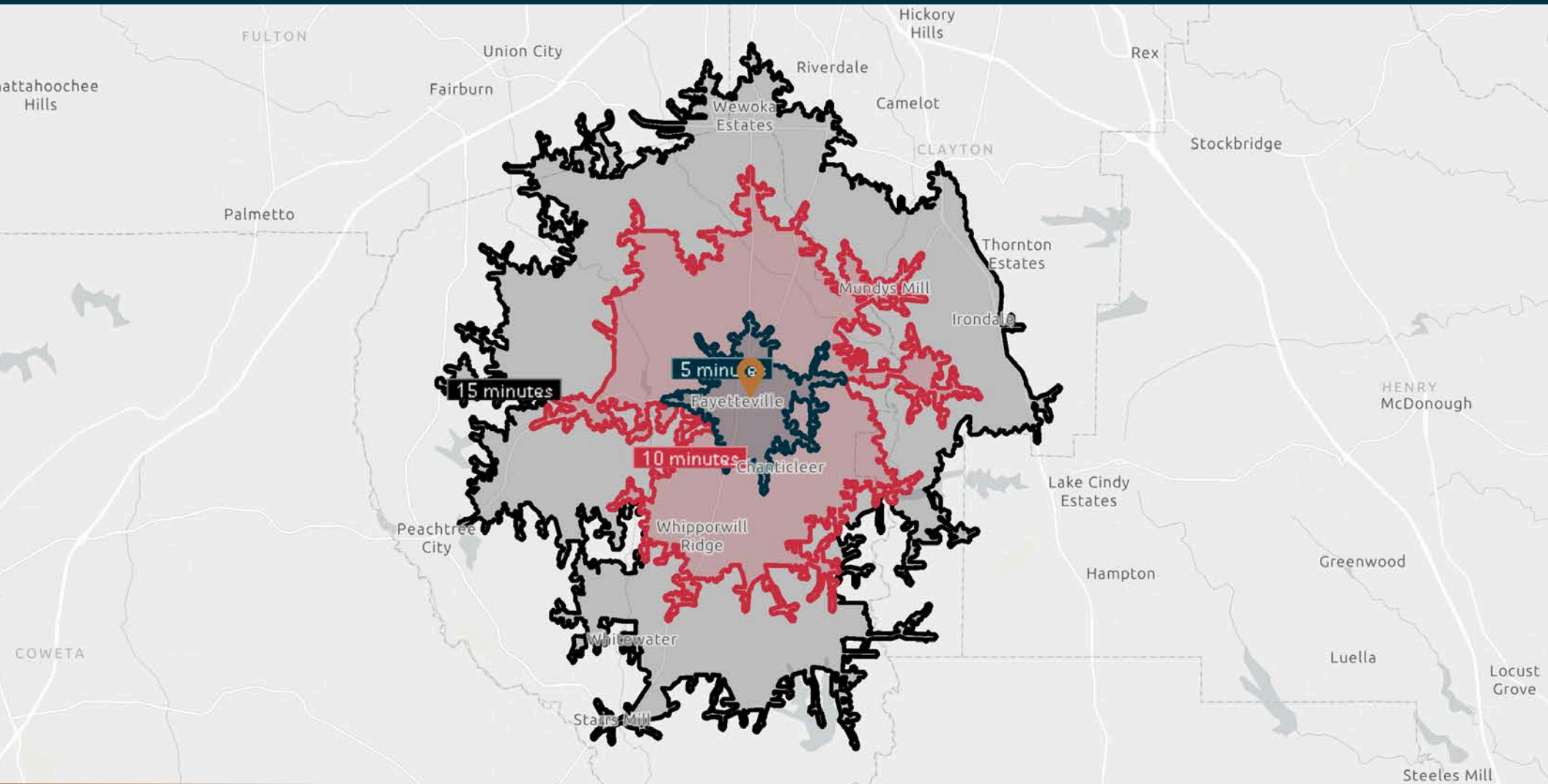
The Property shall not be used for any of the following: (a) as a convenience store, (b) for retail sale of gasoline or motor fuels, (c) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (d) for the retail sale of beer and wine for off-premises consumption. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

### LOI INSTRUCTIONS

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here



# DRIVE TIME DEMOGRAPHICS



## Drive Time Radii

	5 Min	10 Min	15 Min
Population	11,379	45,044	153,331
Median HH Income	\$66,157	\$100,115	\$84,418
Median Age	43.9 Yrs	43.5 Yrs	39.5 Yrs



























# SITE MAPS

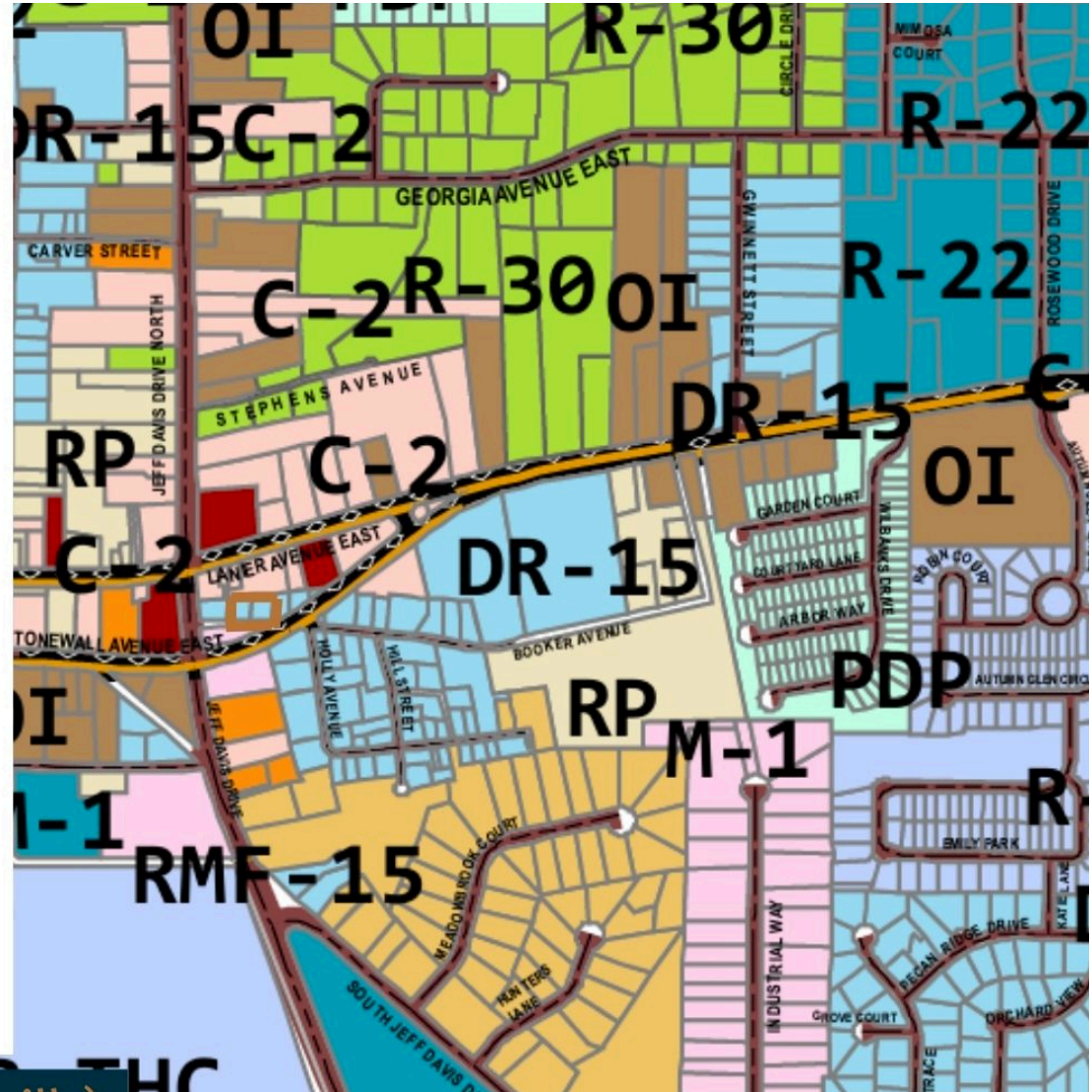




# DEVELOPMENT SITE ZONING MAP

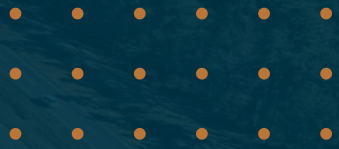
## ZONING

	R-10	SINGLE FAMILY RESIDENTIAL
	R-15	SINGLE FAMILY RESIDENTIAL
	R-22	SINGLE FAMILY RESIDENTIAL
	R-30	SINGLE FAMILY RESIDENTIAL
	R-40	SINGLE FAMILY RESIDENTIAL
	R-70	SINGLE FAMILY RESIDENTIAL
	DR-15	ONE AND TWO FAMILY RESIDENTIAL
	RMF-15	MULTI-FAMILY RESIDENTIAL
	R-THC	RESIDENTIAL TOWNHOUSE CONDOMINIUM
	RP	RESIDENTIAL PROFESSIONAL
	MO	MEDICAL OFFICE
	OI	OFFICE AND INSTITUTIONAL
	C-1	DOWNTOWN COMMERCIAL
	C-2	COMMUNITY COMMERCIAL
	C-3	HIGHWAY COMMERCIAL
	CC-3	CONDITIONAL C-3
	C-4	HIGH INTENSITY COMMERCIAL
	BP	BUSINESS PARK
	M-1	LIGHT MANUFACTURING
	M-2	HEAVY MANUFACTURING





# DEVELOPMENT SITE TOPOGRAPHY MAP





# DEVELOPMENT SITE

## TRAFFIC AND ACCESS MAP







# AREA OVERVIEW





# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

**11M**  
Total State  
Population

**61%**  
Labor Force  
Participation

**268K**  
Jobs Created  
Last 5 Years

**134B**  
Invested in GA  
in Last 5 Years

**13M**  
2050 Projected  
State Pop.

**90%**  
Growth in Trade at  
Port of Savannah  
Over the Last Decade



**For Inquiries,  
contact us.**



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706.305.0054

## HOW WE HELP OUR CLIENTS

### LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data