

PROPOSAL

**3 Parcel Assemblage -
Campbellton Road -
3.26 acres - 2 C-1
buildings**

2164 CAMPBELLTON RD SW

Atlanta, GA 30311

PRESENTED BY:

JACOB BOWER

O: 770.992.5112

jacob.bower@svn.com

GA #414707



ellton Rd SW

Retail Store
Front

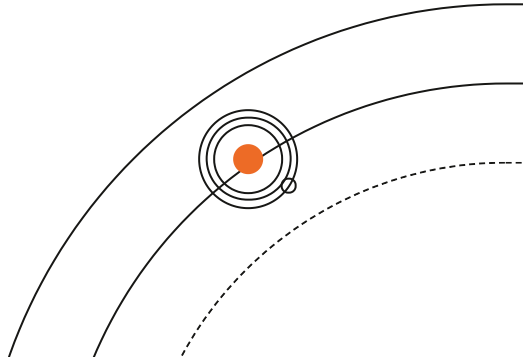
Vacant Lot
1.4 AC

Auto Service
Garage

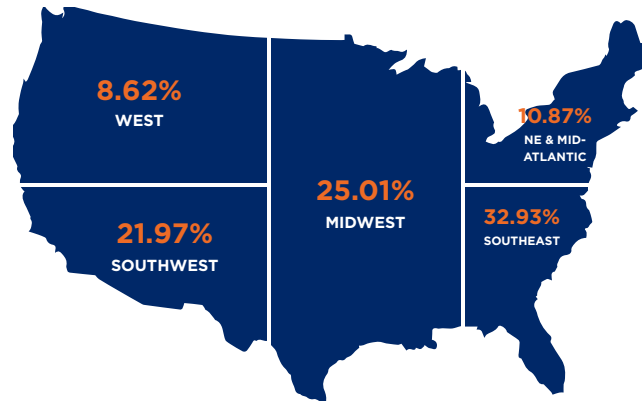
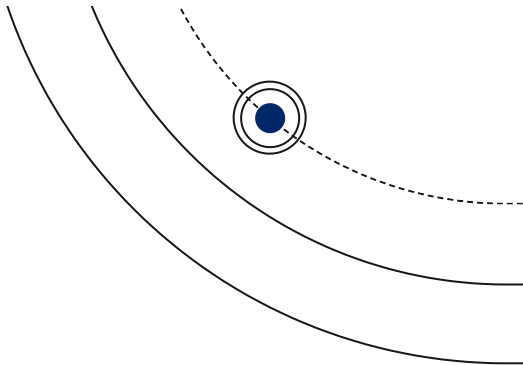
SECTION 1
About Svn

Free Trial

SVN TRANSACTION VOLUME



SVN[®] transaction volume USA | 2023



\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

TRANSACTION VOLUME united states national distribution*

CORE SERVICES

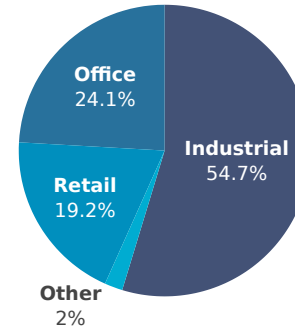
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

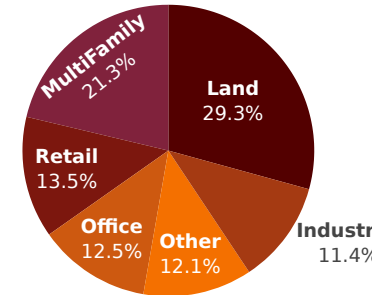
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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SVN BENCHMARKS



THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

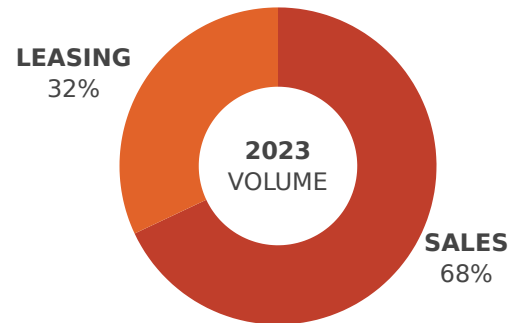
We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

200+
OFFICE OWNERS

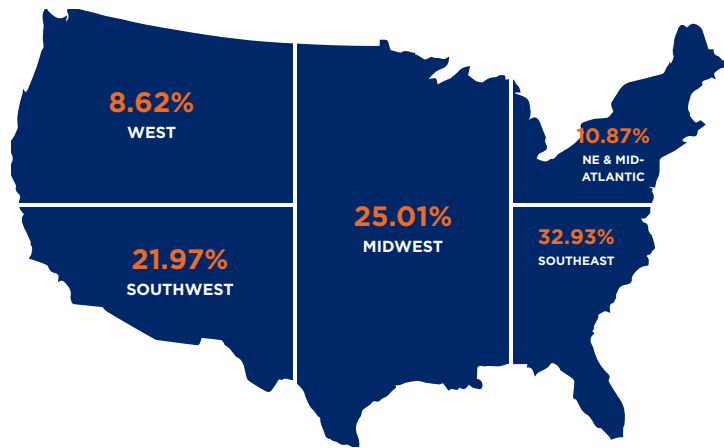
2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS



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TRANSACTION VOLUME
united states national distribution*

CORE SERVICES

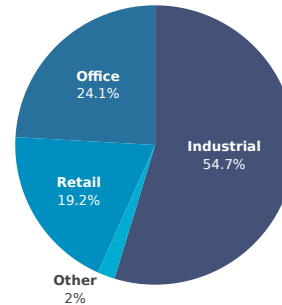
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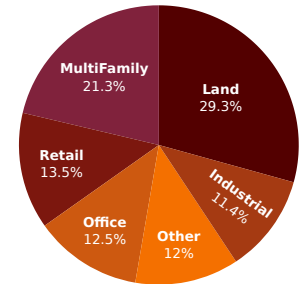
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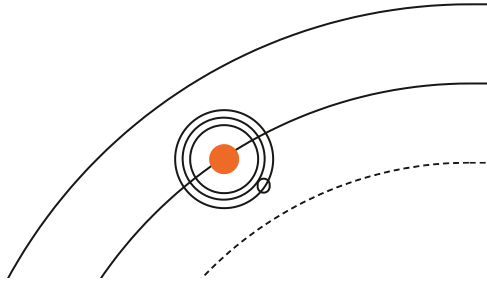
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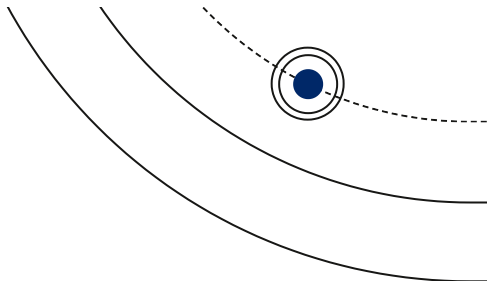
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The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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A.C. SOUTHWEST TIRE.
2170 Campbellton Rd.
678-790-1304 / 678-830-4211



SECTION 2
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
LOT SIZE:	3.26 Acres
RETAIL BUILDING SIZE	2442 SF
AUTO SHOP SIZE	3600 SF
ZONING	C-1 in Fulton County

PROPERTY DESCRIPTION

Introducing 2164 Campbellton Rd SW, an assemblage of 3 properties and a prime opportunity for the savvy Land/Retail-Pad investor. This property features a 2,442 SF retail building, a 3600 SF auto shop, and a total of 3.26 acres of land in a highly sought after area in South Atlanta. The zoning for all 3 properties is C1 in Fulton County. The property has easement access from Delowe Drive as well. This is a great opportunity to buy, invest, or develop land and road frontage right in South Atlanta, please reach out to Jacob at 678-308-8742 or Jacob.bower@svn.com if you have any questions.

PROPERTY HIGHLIGHTS

- 3 Parcels totaling 3.26 acres
- 3600 SF Auto Service Garage
- 2442 SF Retail Store Front
- Cars Per day +/-11,000
- All properties zoned C1 for commercial use
- Adjacent to the Campbellton Road shopping center

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LOCATION DESCRIPTION

This property is located right on Campbellton Road which sees about 11,000 cars per day according to GDOT. The property is only a 14 minutes drive to Atlanta and the airport, and only about 6 minutes from I-285. The property is also next to the Campbellton road shopping center, and is right across the street from Adams Park which features a huge golf course. This property is great for an investor looking for land in a highly sought after area, or it could be great for a developer looking to build apartments or townhomes.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3 Parcels totaling 3.26 acres
- 3600 SF Auto Service Garage
- 2442 SF Retail Store Front
- Cars Per day +/-11,000
- All properties zoned C1 for commercial use
- Adjacent to the Campbellton Road shopping center
- Across from Adams Park
- Great road frontage in up and coming South Atlanta area



ADDITIONAL PHOTOS



bellton Rd SW

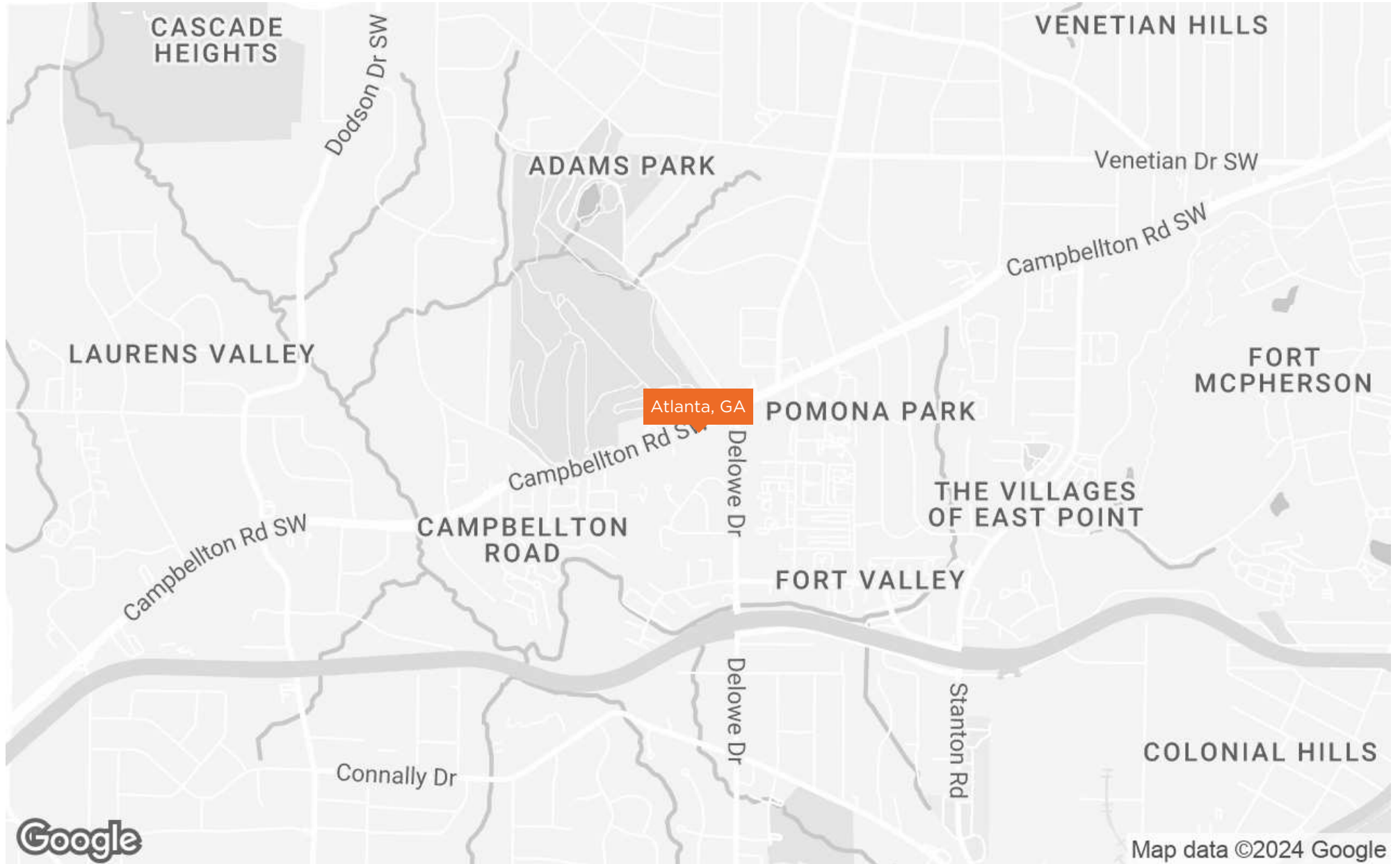
Retail Store
Front

Vacant Lot
1.4 AC

to Service
Garage

SECTION 3
Location
Information

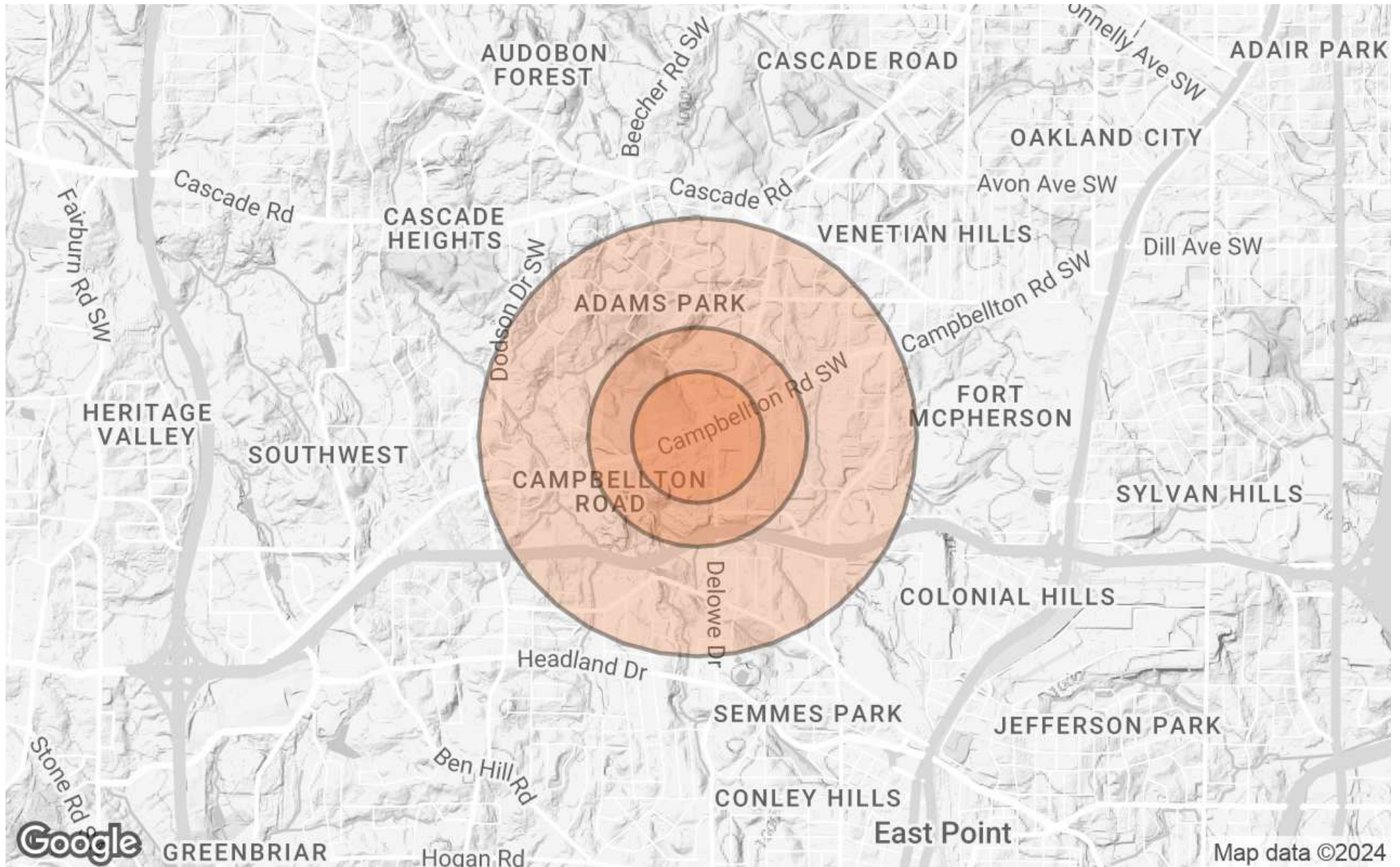
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS MAP & REPORT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	4	44
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	2	16
# OF PERSONS PER HH		2	2.8
AVERAGE HH INCOME	\$67,746	\$61,382	\$60,595
AVERAGE HOUSE VALUE	\$133,222	\$129,696	\$125,347

Demographics data derived from AlphaMap

ADVISOR BIO 1



JACOB BOWER

Associate Advisor

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GA #414707

PROFESSIONAL BACKGROUND

Jacob is a UGA graduate who serves as an associate advisor at Creviston Realty, focusing on the sale and lease of multi-family, industrial, retail, office, and land properties in and around Metro Atlanta. His education, focusing on the complexity of ongoing investment decisions and wealth management, has prepared him to help his clients make the best financial decisions for their future. Jacob is motivated to help his team and his clients in any way he can, and to have a great time doing it. In addition to real estate, he is passionate about tennis and music.

Prior to joining Creviston Realty, Jacob attended Georgia State University and then transferred to the University of Georgia to study business. He took a strong interest in real estate and wealth management while attending, and obtained his real estate license before graduating. He worked at a few residential real estate firms after graduating, but is thrilled to finally be working in Commercial Real Estate with SVN at Creviston Realty.

EDUCATION

Bachelor of Business Administration in Real Estate from UGA's Terry College of Business

Minor in jazz music from UGA's Hugh Hodgson's school of music

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