



Offering Memorandum

Eagles Landing Land

974 Eagles Landing Pkwy, Stockbridge (Atlanta MSA), GA

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Executive Summary



Sale Price	\$600,000
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Offering Summary

Lot Size:	1.93 Acres
Zoning	C-2
Price/Acre	\$310,880

Property Highlights

- 1.93 acres of commercially zone land for sale in a high-end part of south Atlanta called Eagles Landing.
- Excellent opportunity to develop medical office or other commercial property at this location.
- Located nearby to Piedmont Henry Hospital, which has 259 beds and over 1,600 employees. Various medical practices are located in the immediate vicinity, which brings in many visitors from the region to this area.
- Well located off of Eagles Landing Parkway and Country Club Drive, near Eagles Landing Country Club and many residential developments.
- Population in a 5-mile radius is more than 100,000.
- Average Household income in a 5-mile radius of \$92,498 which is expected to grow by 14% over the next 5 years.
- This is also a strong retail corridor with Shops at Eagles Landing being next door, with a mix of restaurants and retailers, along with a Publix anchored center and more across the street.

Property Description

This offering is a 1.93-acre commercial parcel of land allowing for multiple types of buildings. There are a number of medial type practices in the area, which would suggest a single tenant or multi-tenant medical office would be a good option. While the parcel is not directly on Eagles Landing Pkwy, the parcel is well above grade, giving visibility from below and good views of the surrounding area.

This parcel benefits from being adjacent to Shoppes at Eagles Landing, and the Windsong Plantation swim-tennis community on the northern side. Another benefit is this parcel is across Eagles Landing Pkwy from the Eagles Landing Country Club, and less than one quarter mile east of Piedmont Henry Hospital. The DOT completed the widening of Eagles Landing Pkwy which improved access and traffic counts. The property has convenient access to Interstate 75.

Location Description

Stockbridge is an established area, approximately 20 miles south of Downtown Atlanta, which has benefited from its close proximity to Atlanta International Airport, Piedmont Henry Hospital, and one of the nicest country club communities south of Atlanta. Many people living in Eagles Landing work in the medical field or are employed by Delta or other companies affiliated with the world’s busiest airport. Stockbridge is located within the popular Henry County, which has experienced explosive growth through the years. Piedmont Henry Hospital is impressive and has 400 physicians and 500 nurses on staff. The hospital attracts additional doctors and specialists to the many medical office buildings found around the hospital. There is a strong mix of retail, medical, and office properties located on and around Eagles Landing Parkway, which provides for excellent traffic during the day and evenings. Stockbridge has remained very strong economically and is a popular area for many Atlantans to call home.

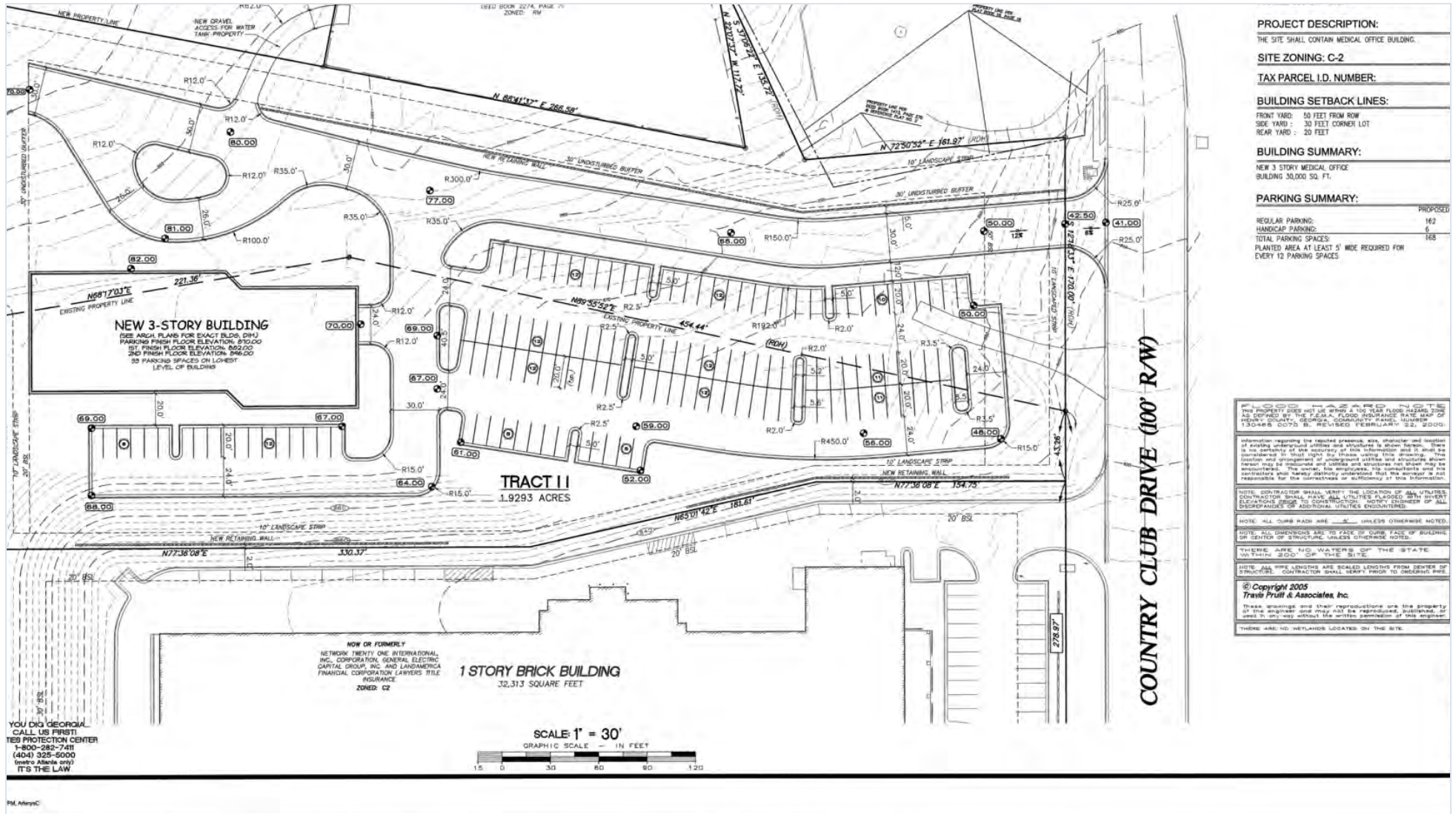
Retailer Map



Retailer Map



Survey With Proposed Office Building



Parcel Map



Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Aerial - Publix Across The Street



Additional Photos



Piedmont Henry Hospital - 259 Beds with over 1,600 employees



Eagles Landing Country Club - other side of Eagles Landing Parkway

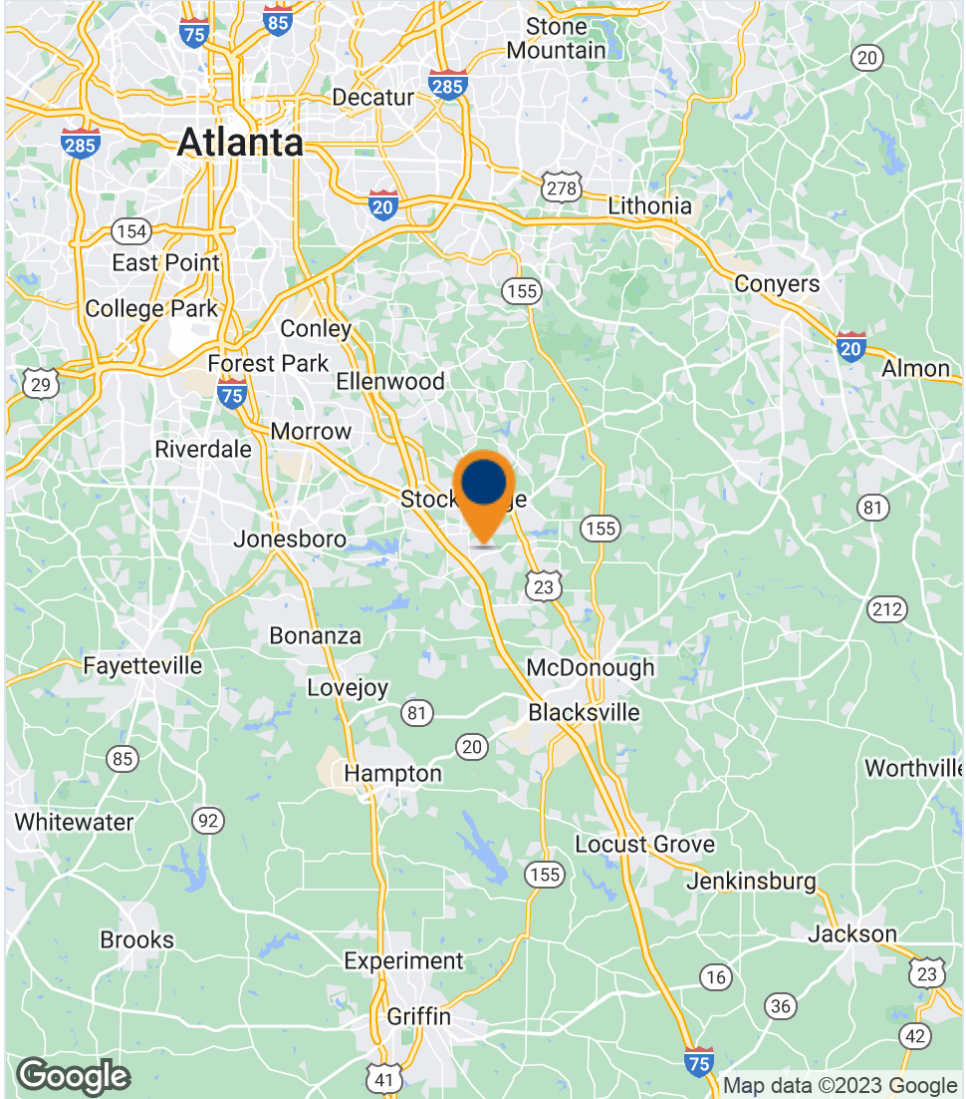
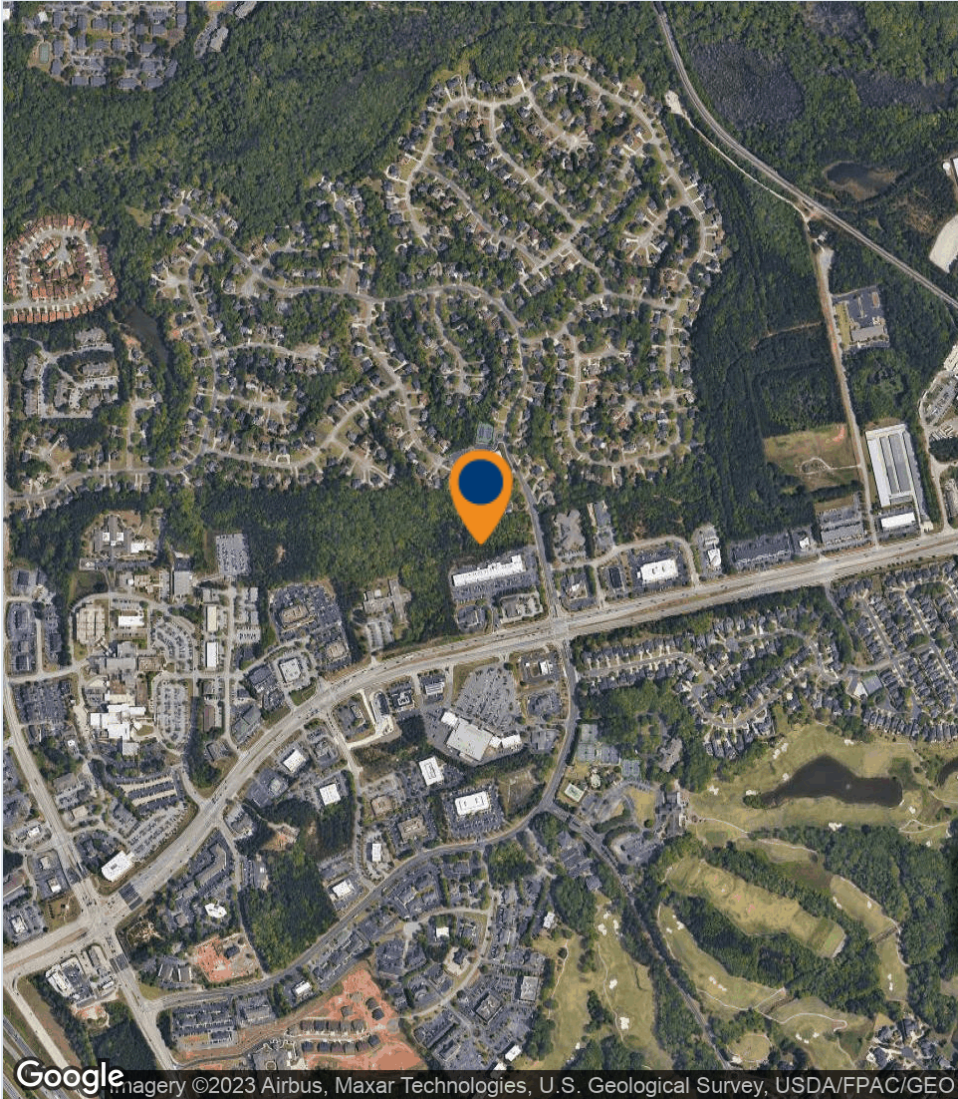


Piedmont Orthopedics - example of medical office in the area



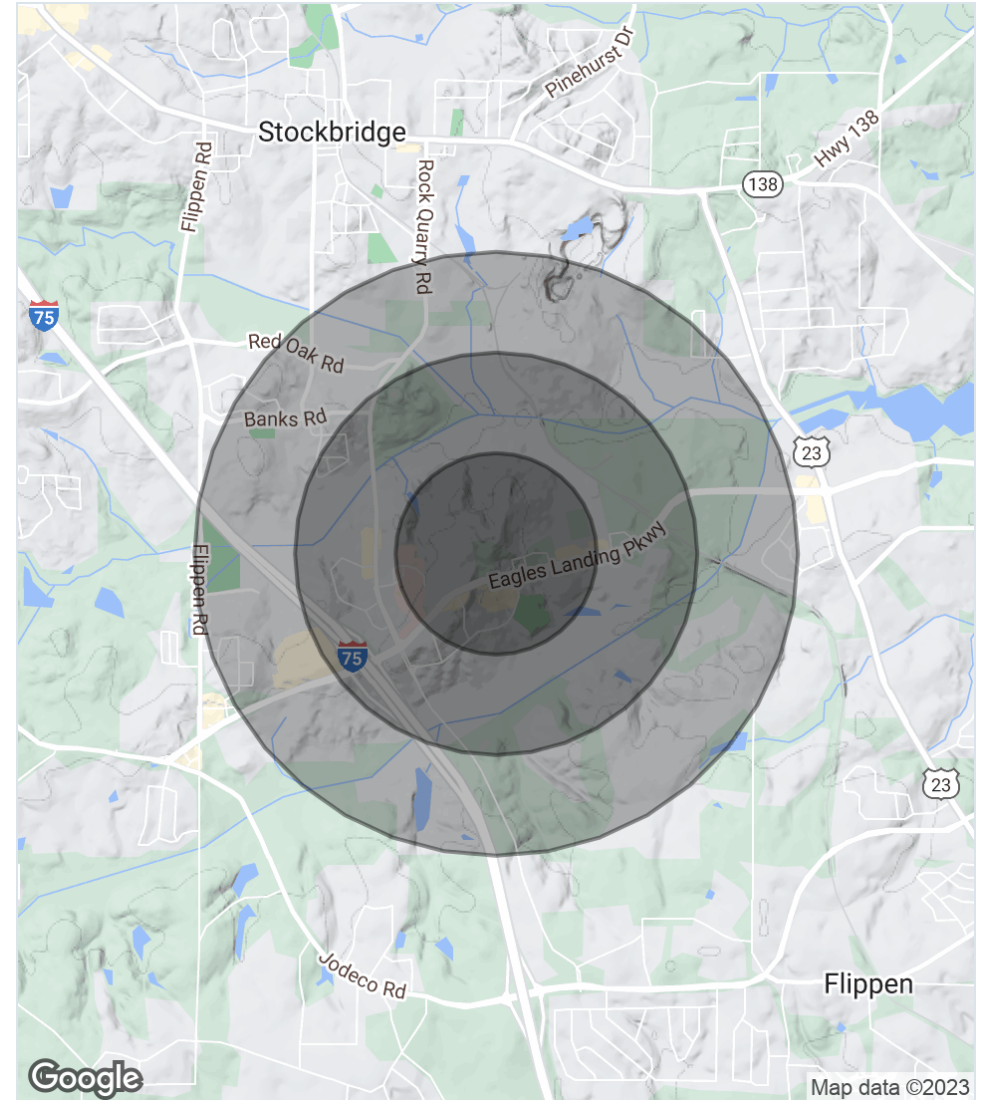
Eagles Landing Christian Academy - showing this is a strong residential area.

Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2023 Population	5,210	44,179	100,913
2010 Population	5,005	40,273	82,581
5 Year Projected	5,159	44,804	106,133
Households			
2023 Population	2,223	15,916	36,356
2010 Population	2,095	14,559	29,825
5 Year Projected	2,227	16,291	38,527
Income			
2023 Average Household Income	\$80,683	\$90,351	\$92,498
5 Year Projected	\$90,780	\$102,523	\$105,111



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Advisor Biographies Page



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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

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Chase is a Vice President of Investment Sales and represents buyers and sellers of commercial real estate. Chase has a vast knowledge of transactional real estate and applies his expertise to single tenant, multi-tenant and office properties. Representing real estate companies, private investors, high net worth families and lenders/ special services, Chase is committed to profitable and seamless closings for his clients. Over the last 8 years alone, Chase has executed over \$675,000,000 of real estate transactions.

Prior to joining Skyline Seven, Chase worked as a real estate asset manager for Altisource and managed a real estate portfolio in excess of \$35,000,000 while removing over \$70,000,000 of distressed real estate assets from his clients' balance sheets. At Altisource, Chase specialized in building relationships with high touch clients and advising as well as executing loss-mitigation strategies for his clients real estate assets. Chase attended Valdosta State University, earning a degree in finance. Chase is a long-time Atlanta resident and currently lives in Dunwoody with his wife, Kris, and son, Patrick. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events. In addition, Chase currently serves on the young professional board for Action Ministries which provides food to nearly 7,000 children across Georgia.

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