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Offering Memorandum

McDonough Outparcel 5 & 6

1005 Shoppes Lane, McDonough (Atlanta MSA), GA



Executive Summary

Total Sales Price

\$1,365,000

Offering Summary

Zoning:	C-3 (Highway Commercial)
Lot 6 Size:	\$750,000 - 1.38 Acres
Lot 5 Size:	\$615,000 - 1.13 Acres

Property Highlights

- Two ready to develop commercial parcels sold individually or combined.
- Many uses allowed due to the C-3 highway commercial zoning.
- Curbs, storm drains, and water / utilities are established for each.
- Adjacent to a Lowe's and Walmart Supercenter development, along with Goodyear, Chick-fil-A, KFC, Burger King, Pizza Hut, McDonald's and more.
- Close proximity from I-75 which has 118,000 cars per day, and 24,500 cars per day passing on Hwy 20.
- High residential growth area with multiple nearby developments in process.
- Population in a 5-mile radius of 87,871 expect to grow by 8% over the next 5 years.
- Average Household income in a 5-mile radius of \$96,386 with strong 14% growth projected in the next 5-years.



Property Description

This offering includes 2 parcels of commercial land located in a very busy area of McDonough, which can be sold individually or combined. Outparcel 6 is 1.38 acres, and 5 has 1.13 acres, with a total area of 2.51 acres. The area has been experiencing explosive residential growth and also benefits from being located close to area retailers where the Lowe's and Walmart are a main draw for shoppers in this region, and easy access to I-75.

McDonough is an established area, approximately 30 miles south of Downtown Atlanta, which has benefited from its close proximity to Atlanta International Airport. Many people living in McDonough are employed by Delta or other companies affiliated with the world's busiest airport. People living in McDonough benefit from having affordable housing, quality schools, low crime, yet easy access to Atlanta with the amenities and opportunities of the larger city without having to live in the heart of it.

Retailer Map



Retailer Map



Aerial View



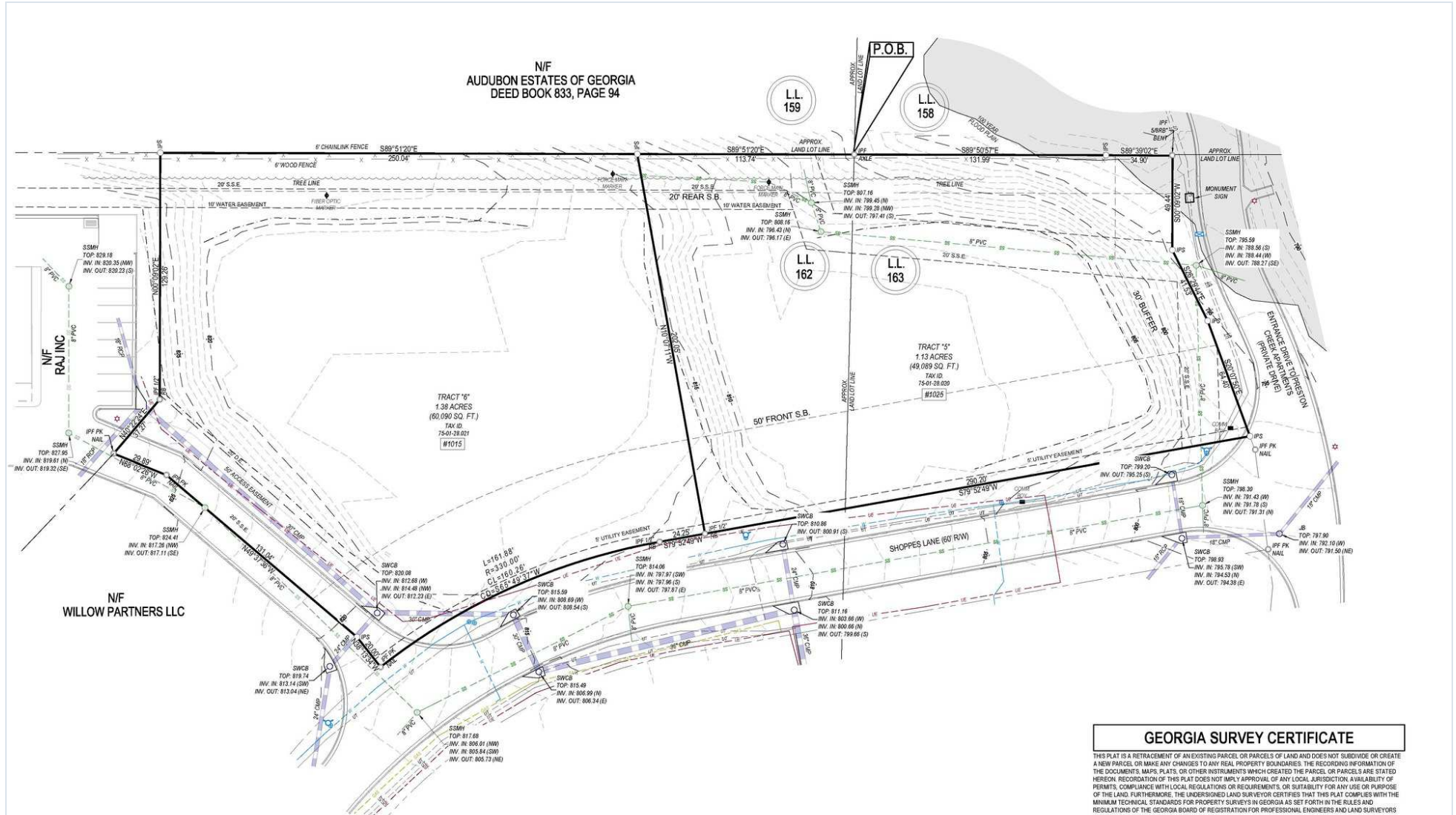
Lot 6 – 1.38 Acres – \$750,000



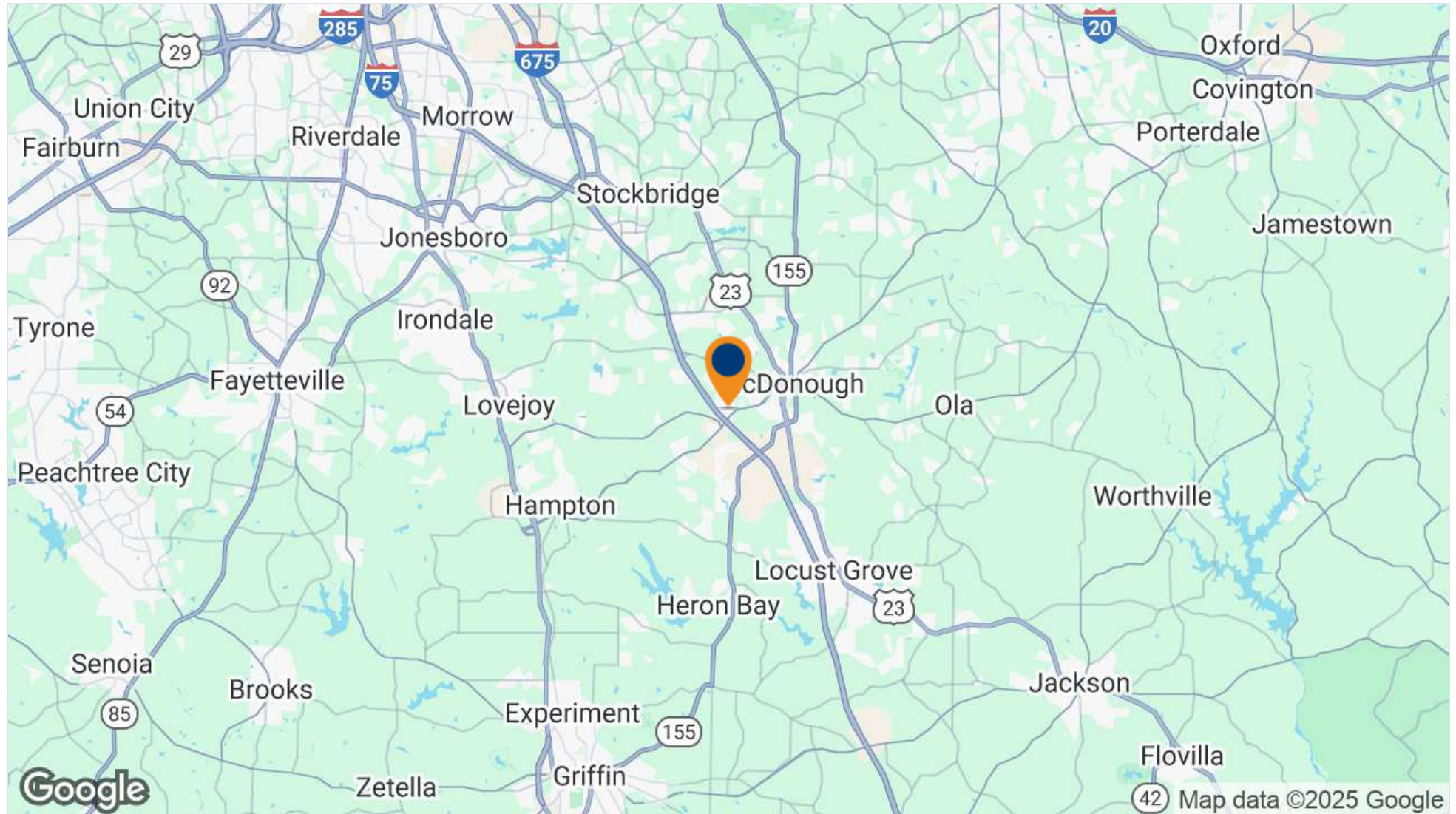
Lot 5 – 1.13 Acres – \$615,000



Recent Survey For Parcels 5 & 6

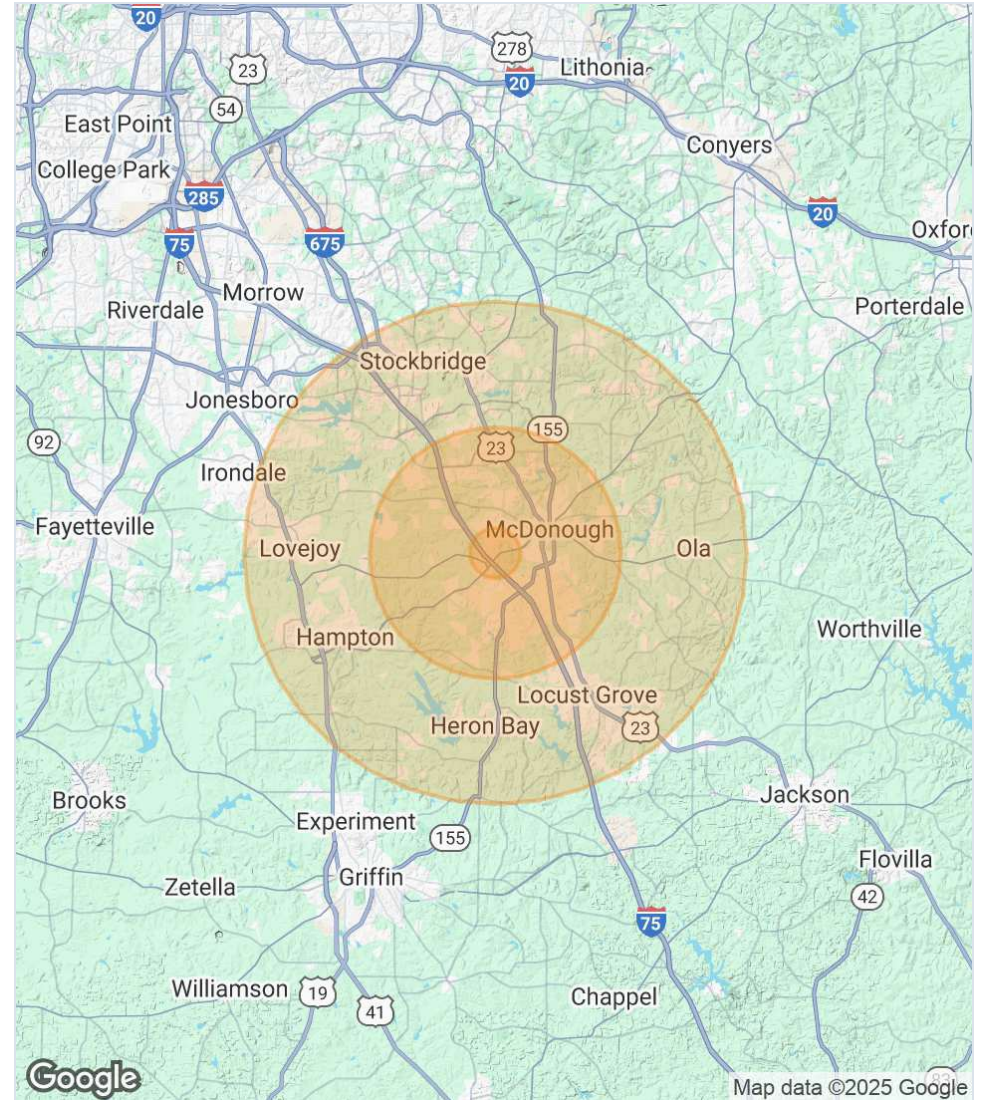


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2023 Population	7,312	45,933	87,871
2010 Population	6,159	31,306	63,225
5 Year Projected	7,303	49,203	94,566
Households			
2023 Population	2,694	16,759	30,843
2010 Population	2,194	11,161	21,956
5 Year Projected	2,708	18,070	33,496
Income			
2023 Average Household Income	\$67,984	\$82,786	\$96,386
5 Year Projected	\$77,769	\$96,311	\$109,981



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Advisor Biographies Page



Elliott Kyle

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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.



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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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