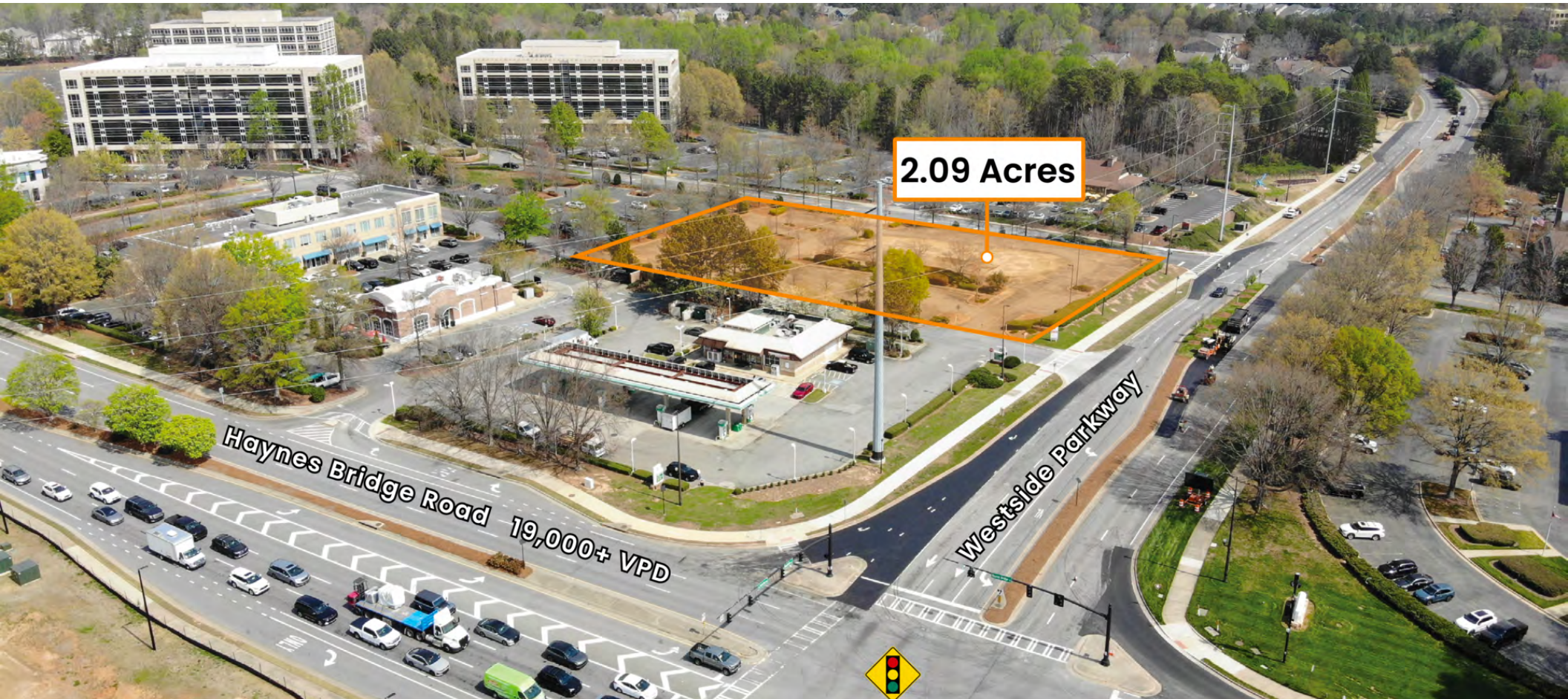


OFFERING MEMORANDUM

ALPHARETTA COMMERCIAL LAND - 2+ ACRES

11556 Rainwater Dr, Alpharetta, GA 30009



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Chase Murphy

404.812.8925
cmurphy@skylineseven.com

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary

Sale Price

\$3,550,000

Offering Summary

Zoning: O-1 (approved for retail, hotel, office)

Lot Size: 2.09 Acres

Property Highlights

- Prime 2.09-acre land parcel located off Haynes Bridge Road in Alpharetta, within one of Metro Atlanta's most desirable submarkets.
- Positioned in a high-growth, affluent market known for strong demographics, corporate presence, and continued residential expansion.
- Zoned and ideally suited for commercial or mixed-use development offering flexibility for a variety of uses. - allowed uses include retail, hotel, office (3 story zoned) subject to Northwinds Master Plan.
- Cost savings - the property is a former restaurant site which is fully paved with all utilities, easements, DOT access points, streetlights, detention, etc.
- Convenient access to major thoroughfares and GA 400, providing strong connectivity throughout the North Atlanta region.
- Surrounded by dense residential communities, retail centers, and employment hubs, driving long-term demand.
- Over 200,000 residents within a 5-mile radius with average household incomes exceeding \$170,000, projected to surpass \$218,000.
- New 25 acre mixed used development current under construction across the street, bringing more residential units to the area.



Property Description

The subject property is a ±2.09-acre land parcel located at 11556 Rainwater Drive in Alpharetta, Georgia, within one of Metro Atlanta's most desirable and rapidly growing submarkets. The site offers an excellent opportunity for ground-up development and is well-positioned within a high-demand area supported by strong population growth and affluent demographics. The site is a former restaurant which provides cost savings as it is fully paved with all utilities, curb cuts, easements, detention and more.

The property benefits from its proximity to established residential communities, retail corridors, and a large daytime population with many offices in the immediate area. The location is a major retail corridor, linking developments like Avalon, North Point Mall and downtown Alpharetta. Westside Parkway is a main connector from Haynes Bridge Road to Old Milton and GA 400. The Alpha Loop trail is also in the immediate area, providing additional pedestrian traffic.

Aerial Photo



Additional Photo



Additional Photo



Site Plan Example



<p>manley LANDSCAPE ARCHITECTS</p> <p>Manley Landscapes Inc. 11705 Peachtree Atlanta, Georgia 30328 770.412.1111</p>	
<p>Client:</p> <p>ROBERTS PROPERTIES, INC.</p> <p>315 NORTHBRIDGE RD SUITE 300 ATLANTA, GA 30328</p>	
<p>Project:</p> <p>ROBERTS PROPERTIES</p> <p>1155 WEST DE WAINWAY ALPHARETTA, GA 30208</p>	
<p>Revision Schedule:</p> <p>NO DATE AT THIS POINT</p>	
<p>DATE PROJECT #</p> <p>202208</p>	<p>DATE</p> <p>2022</p>
<p>DESIGNED BY</p> <p>AKM</p>	<p>CHECKED BY</p> <p>AKM</p>
<p>DATE</p> <p>2022</p>	<p>DATE</p> <p>2022</p>
<p>Landscape Plan</p>	
<p>L-002</p>	

Proposed Office Development



Retailer Map



Retailer Map



Surrounding Area



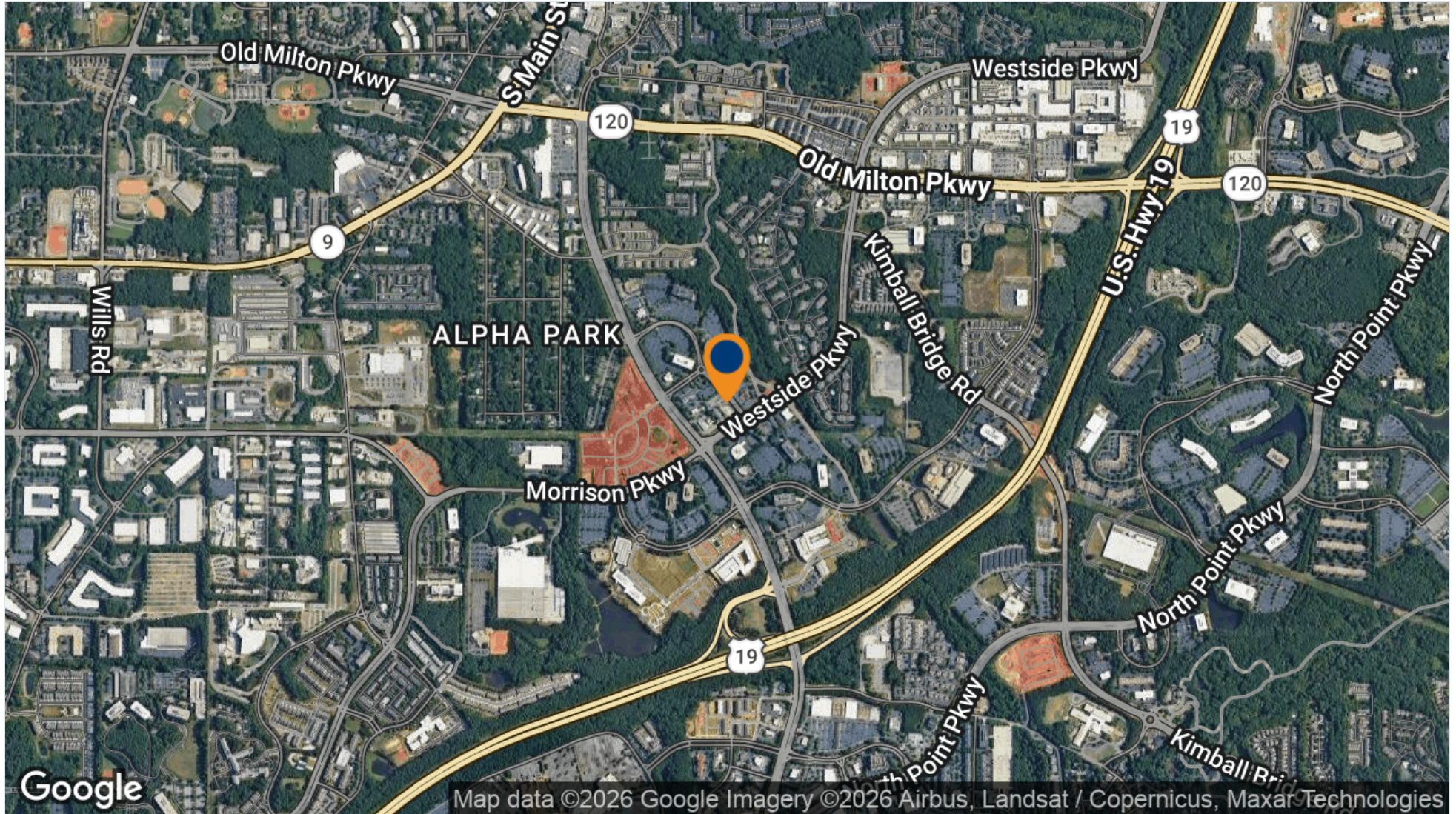
New Residential - Across The Street



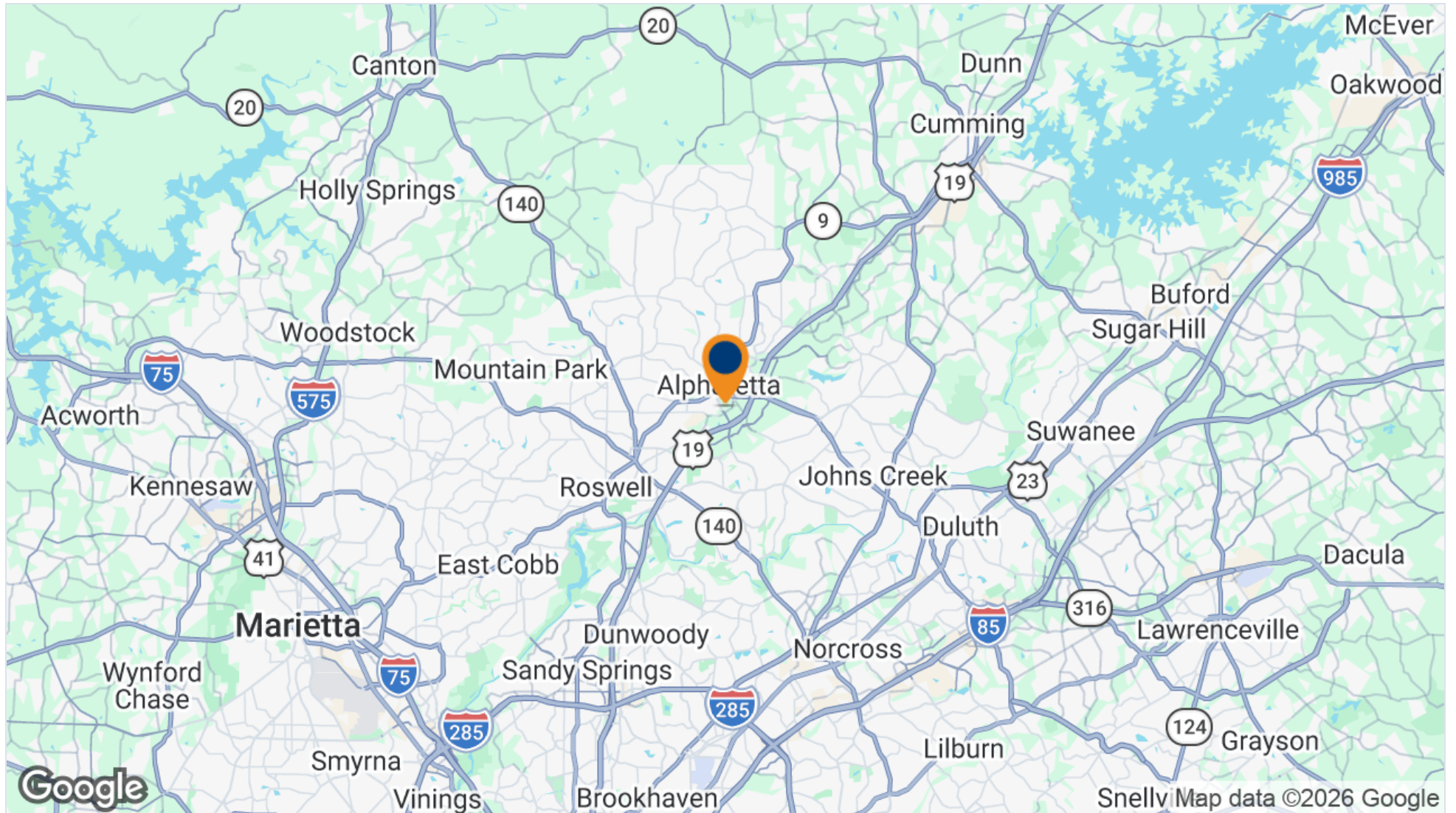
Surrounding Area - Across The Street



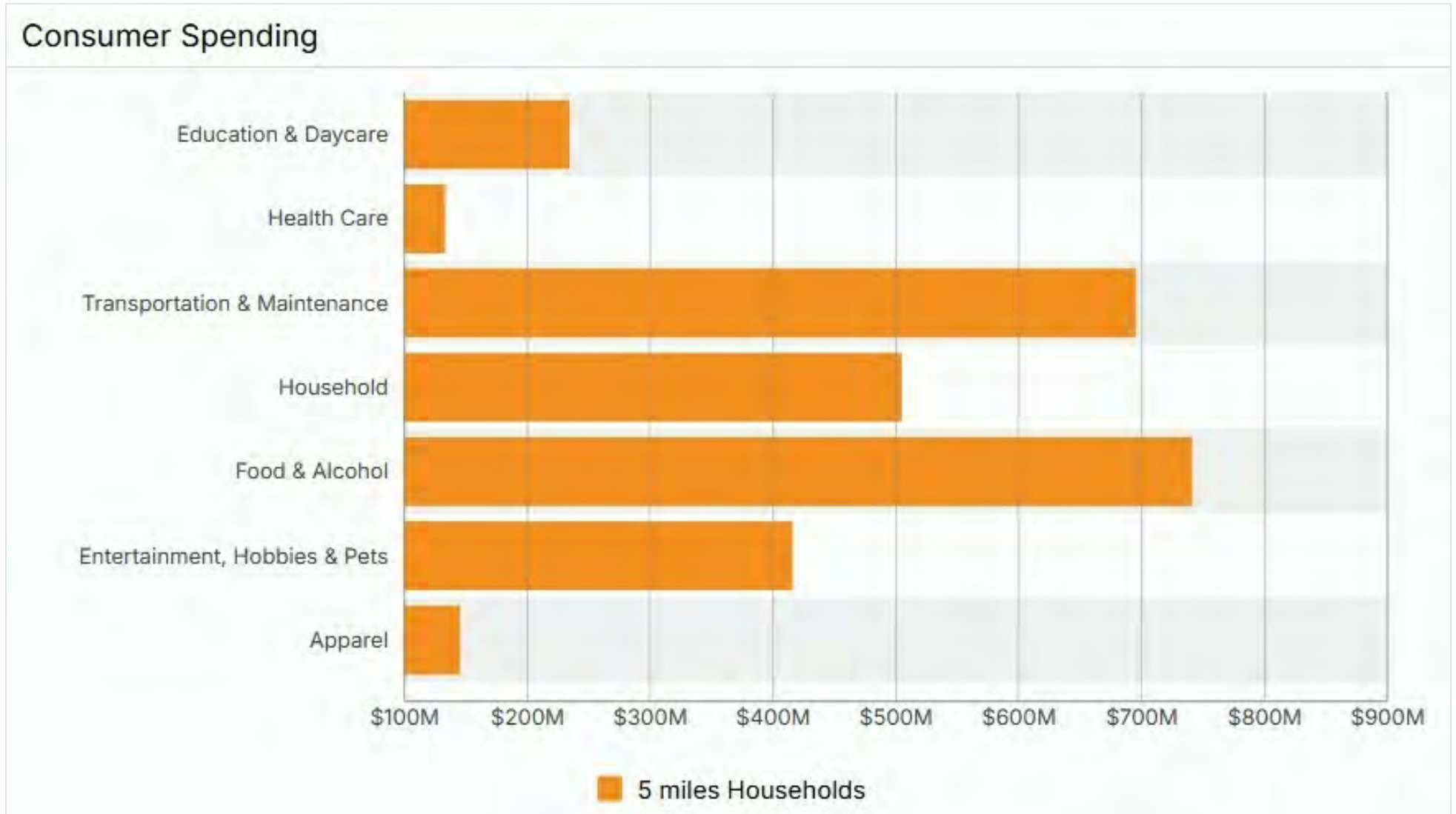
Aerial Map



Location Map



Consumer Spending (From CoStar)



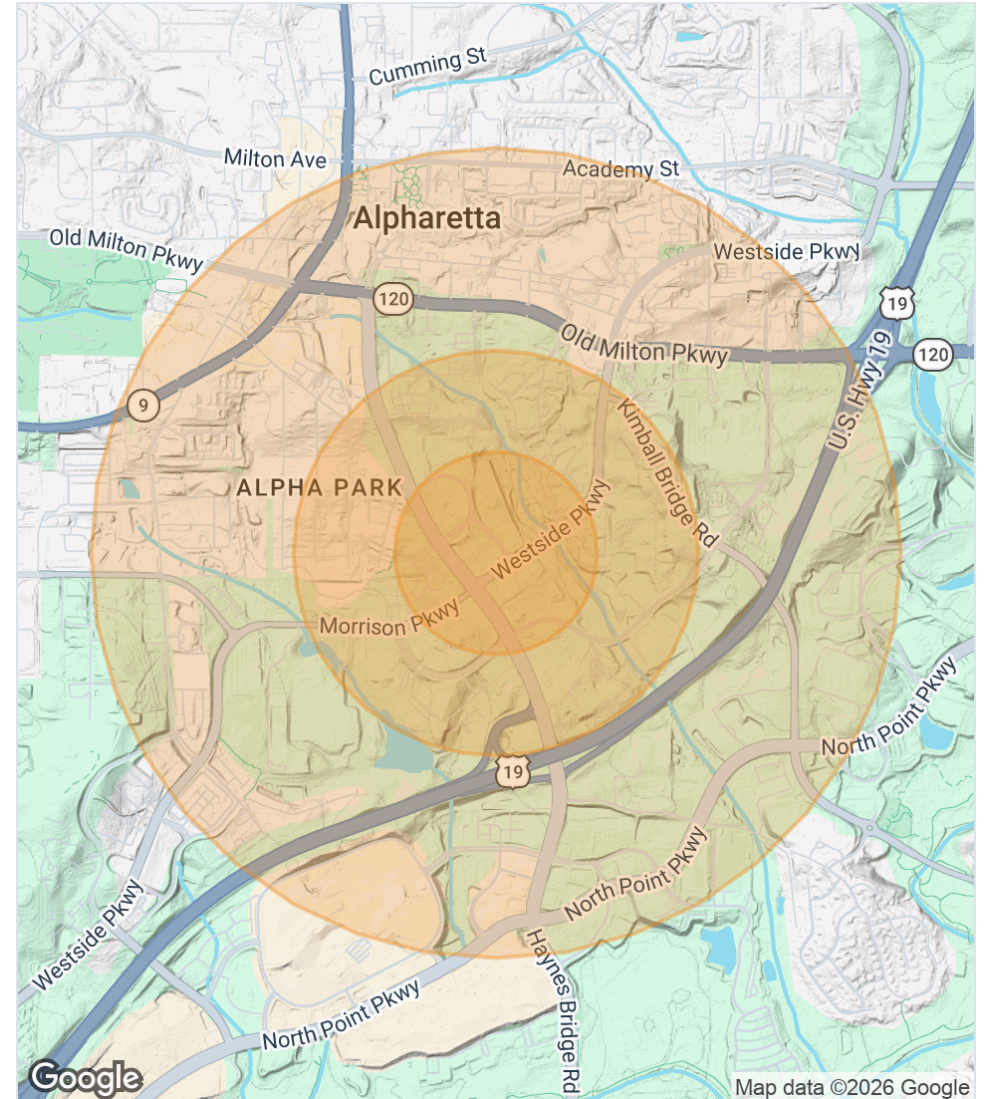
Daytime Employment (From CoStar)- 2 & 5 Mile Radius



Daytime Employment						
Radius	2 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	46,507	5,161	9	126,192	13,377	9
Trade Transportation & Uti...	6,285	533	12	21,093	1,536	14
Information	3,940	171	23	11,148	431	26
Financial Activities	7,342	832	9	16,510	1,945	8
Professional & Business S...	10,453	860	12	28,735	2,599	11
Education & Health Services	11,092	2,101	5	25,807	4,500	6
Leisure & Hospitality	4,380	282	16	13,655	966	14
Other Services	2,005	350	6	7,607	1,325	6
Public Administration	1,010	32	32	1,637	75	22
Goods-Producing Industries	4,274	314	14	12,332	1,014	12
Natural Resources & Mining	6	1	6	54	16	3
Construction	1,840	209	9	5,006	671	7
Manufacturing	2,428	104	23	7,272	327	22
Total Daytime Employment	50,781	5,475	9	138,524	14,391	10

Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	7,446	69,493	201,966
2020 Population	7,543	73,111	202,303
5 Year Projected	7,966	71,102	205,546
Households			
2024 Population	3,729	26,903	76,564
2020 Population	3,107	26,225	74,215
5 Year Projected	3,986	27,584	77,886
Income			
2024 Average Household Income	\$165,196	\$174,831	\$171,439
5 Year Projected	\$210,317	\$222,229	\$218,545



Advisor Biographies Page



Elliott Kyle

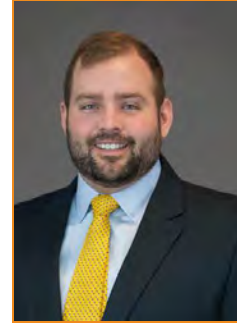
SVP | Partner

ekyle@skylineseven.com

404.812.8927

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

SVP | Partner

cmurphy@skylineseven.com

404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

[facebook.com/skylinesevenre](https://www.facebook.com/skylinesevenre)

[linkedin.com/company/
skyline-seven-real-estate](https://www.linkedin.com/company/skyline-seven-real-estate)

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.