

SALE

2598 HIRAM DOUGLASVILLE HWY

2598 Hiram Douglasville Highway Hiram, GA 30141



SALE PRICE

\$15,000,000



CLICK TO VIEW VIDEO

Ben Clemons

Commercial Broker

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PROPERTY HIGHLIGHTS

- Introducing a prime investment opportunity in Hiram, GA! These 39.4 acres presents an attractive prospect for Commercial Developers and Other Investors. This property's versatile layout and strategic location make it ideal for a range of potential uses. Seize the chance to capitalize on the dynamic Hiram market with this standout property.
- 39.4 Acres in prime Hiram location for Retail Complexes like Strip Malls, Grocery Stores and Gas Stations, Office Parks and Corporate Campuses
- Versatile layout suitable for various potential uses like Entertainment and Recreational Facilities, Lodging and Hospitality, Mixed-Use Commercial Developments
- Strategic location for maximum investment potential for service-oriented businesses like fitness centers and gyms, Daycare Centers, Laundry Facilities
- Geotechnical Evaluation was performed. (available upon request)
- Standard Penetration Tests (SPT) were performed at five-foot intervals in each SPT boring. Split-spoon samples were recovered at the selected intervals, placed in clean, closed containers, and returned to the laboratory for further analysis. All testing was performed in general compliance with pertinent American Society for Testing and Materials (ASTM) procedures. No groundwater was encountered in the borings to the termination depths of 20 to 25 feet below the existing grades.

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PROPERTY DESCRIPTION

2598 Hiram Douglasville Highway, located in Hiram, GA 30141, offers a prime business location with high visibility and easy accessibility. Situated along GA-92, a major thoroughfare connecting Hiram to Douglasville, this property benefits from significant traffic flow, ensuring excellent exposure for any business. The site is near key intersections, including Bill Carruth Parkway S and Hiram Douglasville Highway, making it easily accessible from multiple directions. The surrounding area is a growing commercial hub with a mix of retail, dining, and service businesses, attracting both local residents and commuters. This strategic location provides ample opportunities for businesses looking to capitalize on the area's expanding economy and increasing population.

This property offers excellent visibility along Hiram Douglasville Highway, with a versatile layout that accommodates a wide range of potential uses. Its strategic location maximizes investment potential, providing an ideal opportunity to tap into the thriving Hiram market.

LOCATION DESCRIPTION

2598 Hiram Douglasville Highway, located in Hiram, GA 30141, offers a prime setting for commercial development with its close proximity to Atlanta, making it attractive to businesses seeking access to the metro area's robust market while benefiting from lower operational costs and growing population. The surrounding area is a growing commercial hub with a mix of retail, dining, and service businesses, attracting both local residents and commuters. This strategic location provides ample opportunities for businesses looking to capitalize on the area's expanding economy and increasing population.

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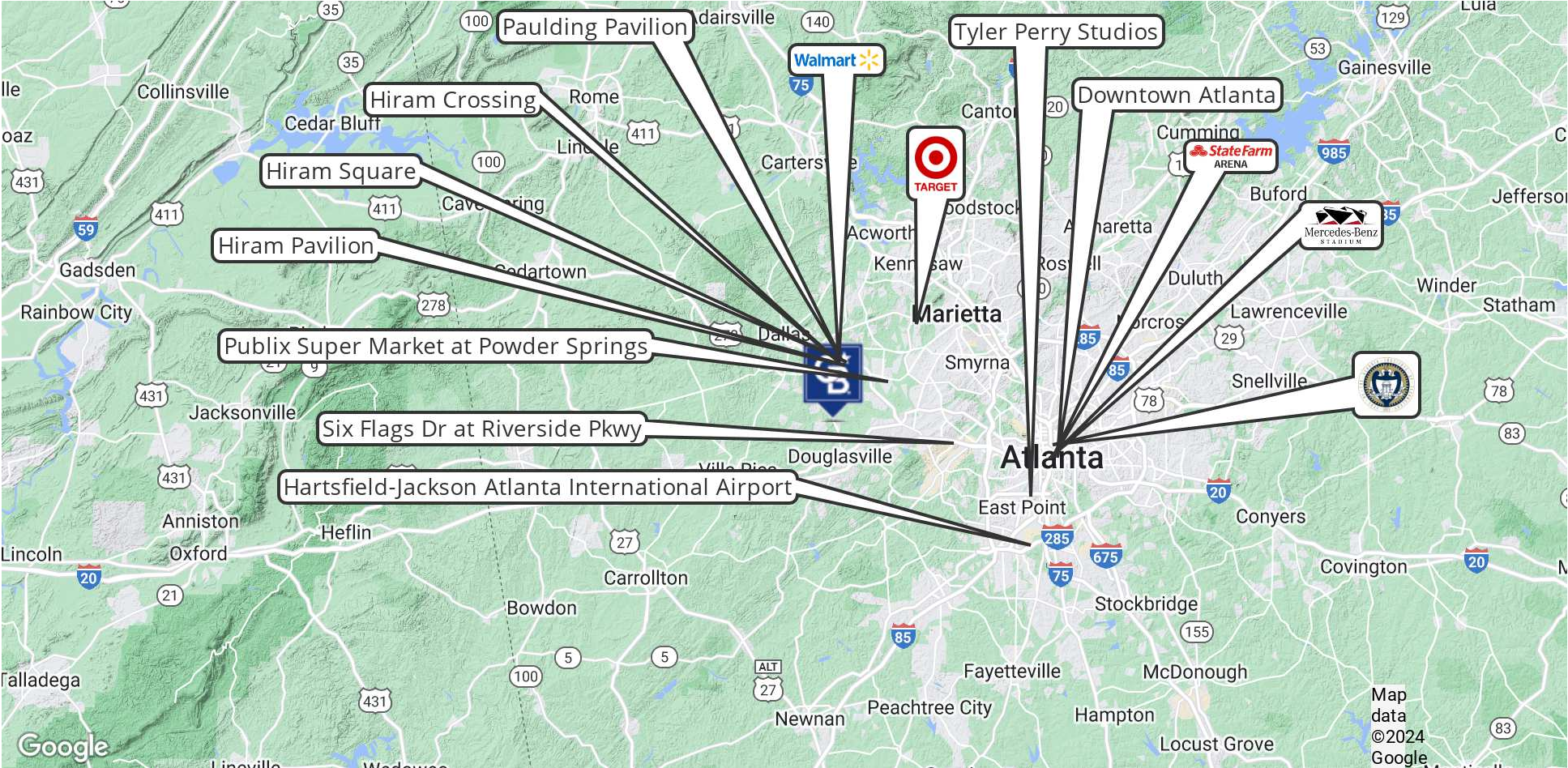


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SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent the owner in the sale of 2598 Hiram Douglasville Hwy

MARKET INFO

An exceptional location both for business and life after-hours, 2598 Hiram Douglasville Hwy is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial Metro Brokers has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$15,000,000.00.

ABOUT COLDWELL BANKER COMMERCIAL METRO BROKERS

Founded in 1979, Metro Brokers is the largest Coldwell Banker Commercial® affiliate in the Southeast. While the corporate office is located in Atlanta, our associates enjoy access to 28 different offices throughout metro Atlanta and north Georgia. Having placed near the top of the pack for years, CBC Metro Brokers reached new heights in 2023 claiming the title of #1 office nationwide for Coldwell Banker Commercial®. We pride ourselves on growing both in volume and transactions each year, while staying focused on the goal of best-in-class service to our clients. A collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	90,438	331,457	772,103
Average Age	39	39	39
Average Age (Male)	38	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	31,405	115,383	276,227
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$115,111	\$108,917	\$115,973
Average House Value	\$310,737	\$320,006	\$359,055

Demographics data derived from AlphaMap



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BEN CLEMONS

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GA #432587

PROFESSIONAL BACKGROUND

Commercial Real Estate Services & Project Management Professional and United States Navy Veteran with over 20 years of Project/ Program Management & Commercial Real Estate Services experience.

Successful past performance includes Commercial Real Estate Brokering to individuals and businesses involved in buying, selling, leasing, and managing commercial properties. These services are designed to help clients navigate the complexities of the commercial real estate market to achieve their investment or occupancy goals.

Project/ Program Management Services including analysis, process engineering, requirements management across multiple organizations, implementation of detailed specifications, and providing continuous team leadership. Excellent communication skills, coordinating cross-functional teams in fast-paced environments, and completing objectives within critical deadlines.

Metro Brokers

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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