



Offering Memorandum

# Land - 5640 Commerce Drive (Grassland)

5640 Commerce Blvd Alpharetta (Atlanta MSA), GA 30004

## Elliott Kyle

---

SVP | Partner

404.812.8927

[ekyle@skylineseven.com](mailto:ekyle@skylineseven.com)

## Chase Murphy

---

SVP | Partner

404.812.8925

[cmurphy@skylineseven.com](mailto:cmurphy@skylineseven.com)

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

[SKYLINESEVEN.COM](http://SKYLINESEVEN.COM)



# Executive Summary

Sale Price

\$1,000,000

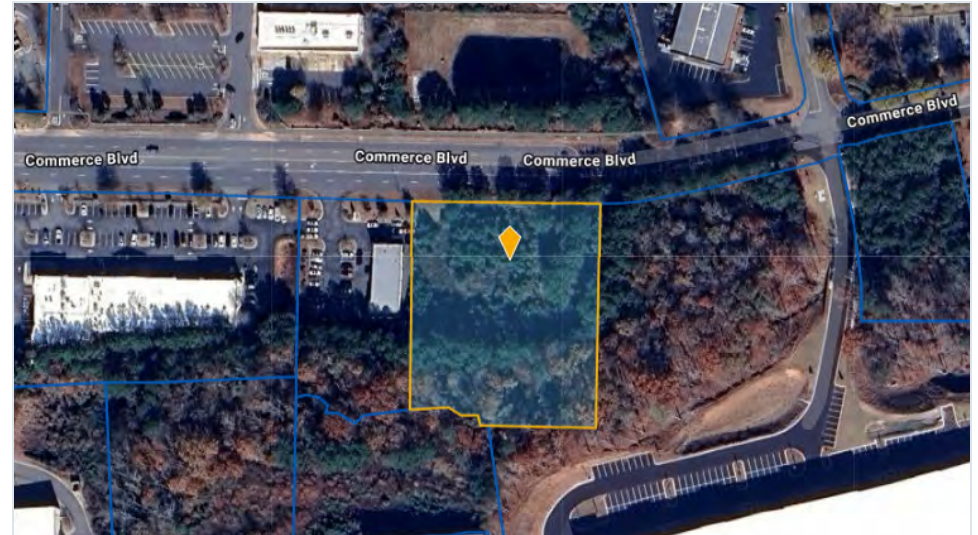
## Offering Summary

Lot Size: 1.97 AC

Zoning: CBD

## Property Highlights

- 1.97± Land parcel located at 5640 Commerce Blvd, Alpharetta, GA, within a highly desirable North Alpharetta market
- Build-to-Suit (BTS) opportunity or for sale at \$1,000,000
- Opportunity for retail, service, or medical use
- Adjacent to Walmart, benefiting from strong retail traffic drivers and established consumer activity
- Positioned just off Hwy 9 or Atlanta Hwy, a major road providing accessibility with over 20,000 cars passing per day
- Surrounded by existing residential and commercial development, supporting long-term demand - Hwy 9 road widening in process now due to the growth in the area.
- Located within the growing Alpharetta market, known for strong demographics and continued development - Cumming is located to the north, which is experiencing explosive growth.
- Average household income within 3 miles exceeds \$215,000, which is expected to grow by 28% over the next 5 years.



## Property Description

The subject property is a land parcel located at 5640 Commerce Boulevard in Alpharetta, Georgia, within one of Metro Atlanta's most desirable and rapidly growing submarkets. The site is positioned adjacent to Walmart, providing strong retail synergy and access to an established consumer base, while its location just off the main corridor offers convenient accessibility with reduced congestion.

The property is offered as a build-to-suit opportunity, providing flexibility for developers, investors, or end users. Surrounded by existing residential and commercial development, the site is well-positioned to support a variety of potential uses, making it an attractive opportunity to capitalize on the continued growth of the Alpharetta and Cumming market.

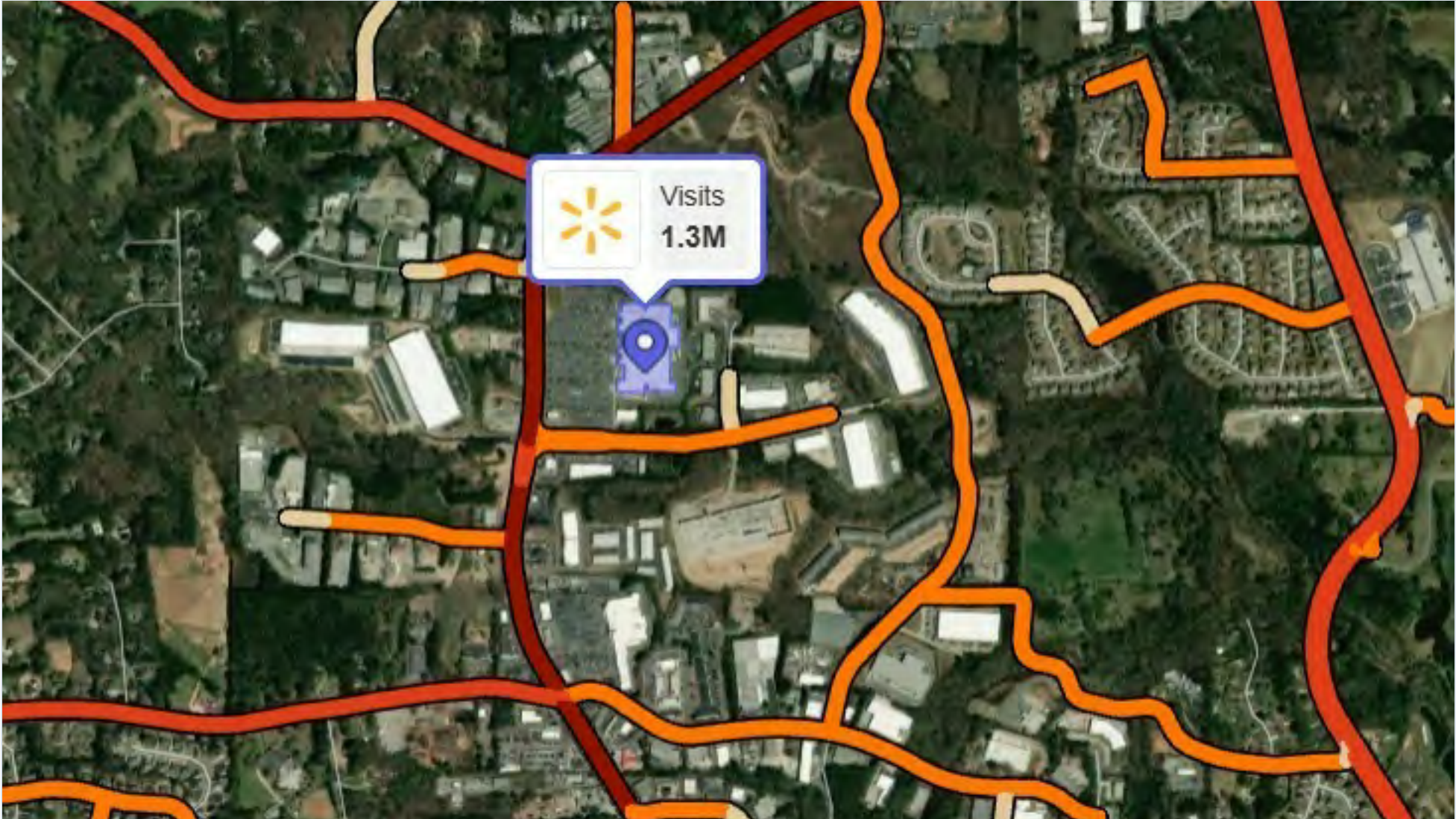
# Retailer Map



# Retailer Map



# Placer.ai Data



# Parcel Map



# Additional Photos



# Aerial Photo



# Aerial Photo



# Aerial Photo



# Across from Walmart



# Surrounding Area



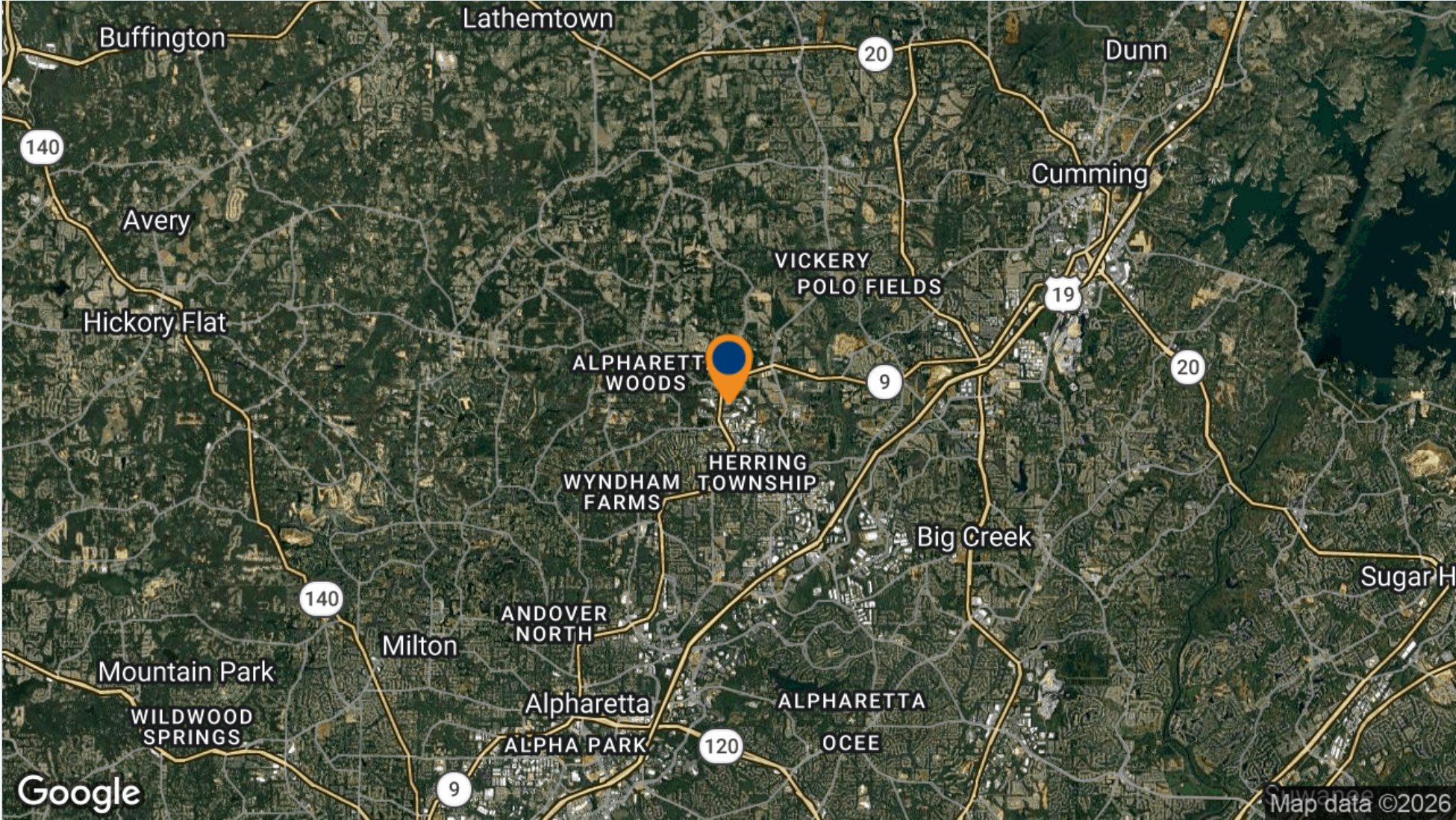
# Surrounding Area



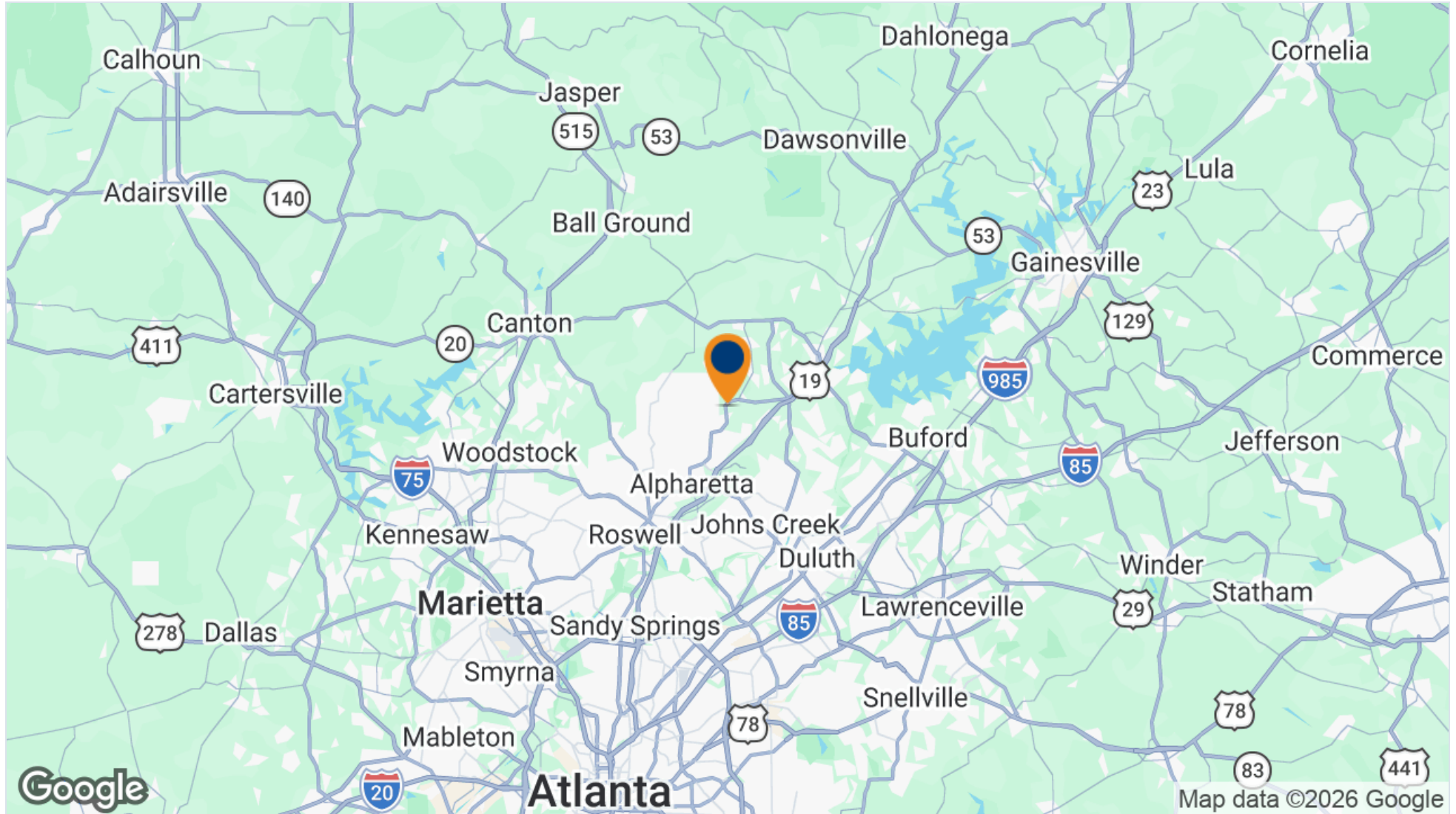
# Aerial Map



# Location Map

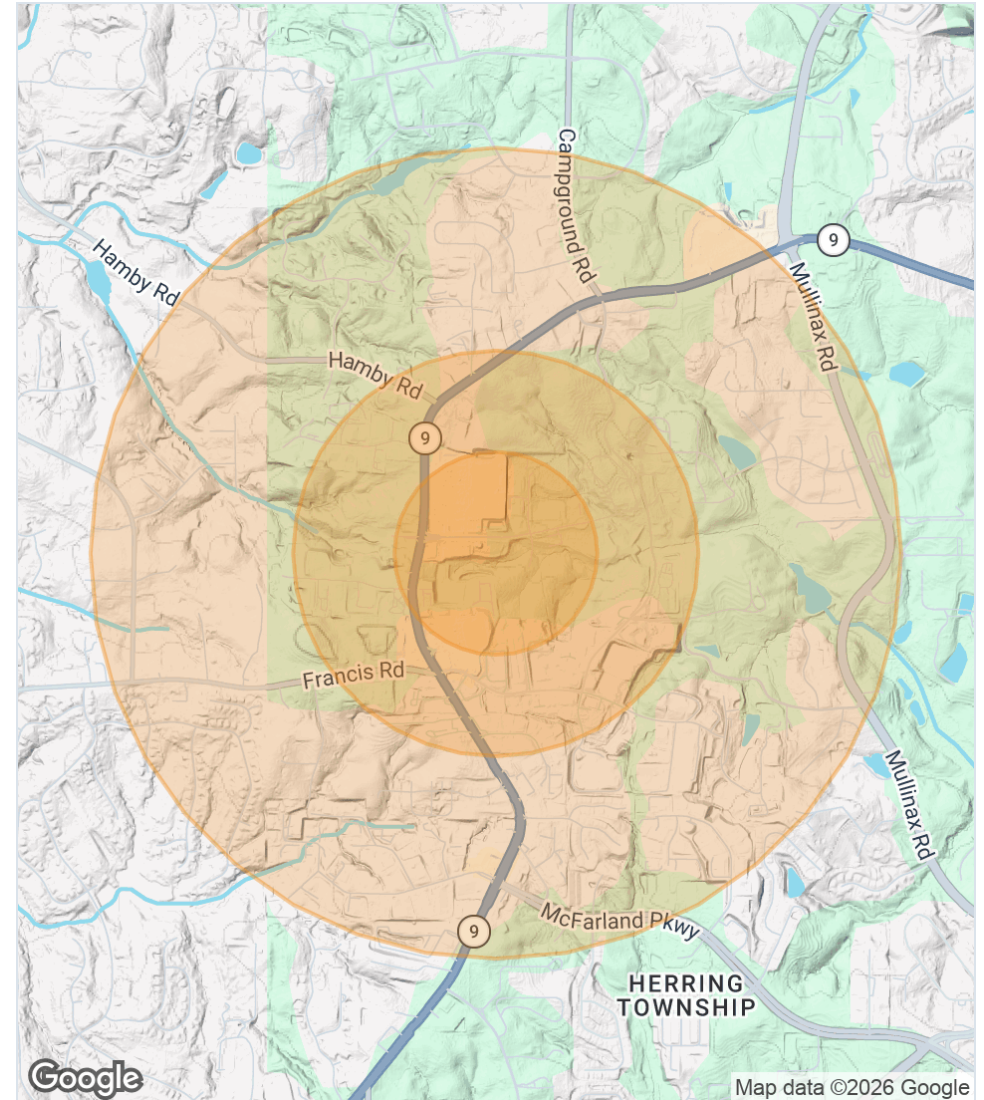


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2025 Population</b>	4,018	38,699	125,537
<b>2030 Population</b>	4,478	42,427	138,847
<b>5 Year Projected</b>	5,204	48,168	157,962
<b>Households</b>			
<b>2025 Population</b>	1,375	12,524	43,082
<b>2030 Population</b>	1,533	13,745	47,596
<b>5 Year Projected</b>	1,781	15,617	54,079
<b>Income</b>			
<b>2025 Average Household Income</b>	\$161,356	\$215,694	\$206,328
<b>5 Year Projected (2030)</b>	\$211,567	\$275,425	\$265,302



# 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](http://skylineseven.com)

404.812.8910

[info@skylineseven.com](mailto: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)

# 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.

## 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.