



T. DALLAS SMITH & COMPANY
COMMERCIAL REAL ESTATE BROKERS

Specialty Property Offering

2626 Hogan Rd
Atlanta 30344

**Rare opportunity to secure a
modern educational campus well
below replacement cost in today's
construction environment.**



Location and Accessibility

Situated on 13.5 acres, offering ample parking, outdoor space, and future expansion potential.

Strategically located near the airport, providing convenient access for staff, families, and regional networks.



**Acquire a 110,000 SF
fully modernized
educational facility with
a newly constructed
gymnasium, eliminating
major capital outlay.**

Turnkey opportunity with immediate occupancy. Avoid construction timelines, cost overruns, and uncertainty.

*New educational construction exceeds \$300-\$350/SF; this campus is offered at \$136/SF



Purpose-Built for Education

Designed to support charter schools and mission-driven educational programs at scale.



Ele. Science/Rec



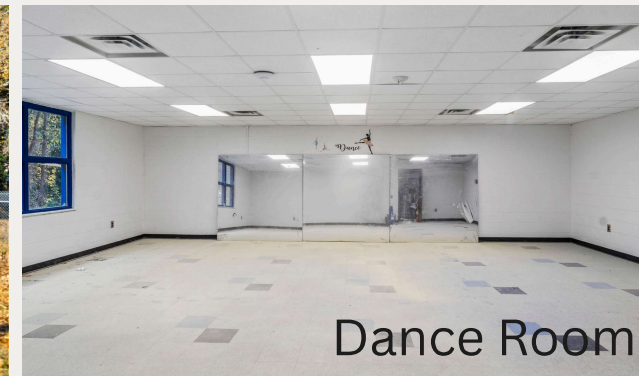
Ele. Cafe/Rec



Music Room



Playground



Dance Room



Move-In Ready Campus

Fully modernized and immediately operational, with purpose-built spaces designed to support diverse learning needs, including sensory-friendly and specialized instruction rooms for students requiring additional learning support.



Long-Term Value

Large footprint and ample acreage allow for future growth, programming expansion, and community investment.



Thank You

For additional information, please contact Jaymi Brooks, 618-974-9982

Contact



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