

# 3.57± Ac Development Opportunity - Smyrna, GA

## Offering Memorandum



McWhirter



3059 S Cobb Drive  
Smyrna, GA 30080

## Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

Neither the Owner or MRP, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### Presented by:

#### Dan Buyers

770.596.2629

tdb@mcwrealty.com

#### Nelson Vinson

678.385.2718

nrv@mcwrealty.com

#### McWhirter Realty Partners, LLC

294 Interstate North Circle, SE

Building 2, Suite 150

Atlanta, GA 30339

770.955.2000

www.mcwrealty.com





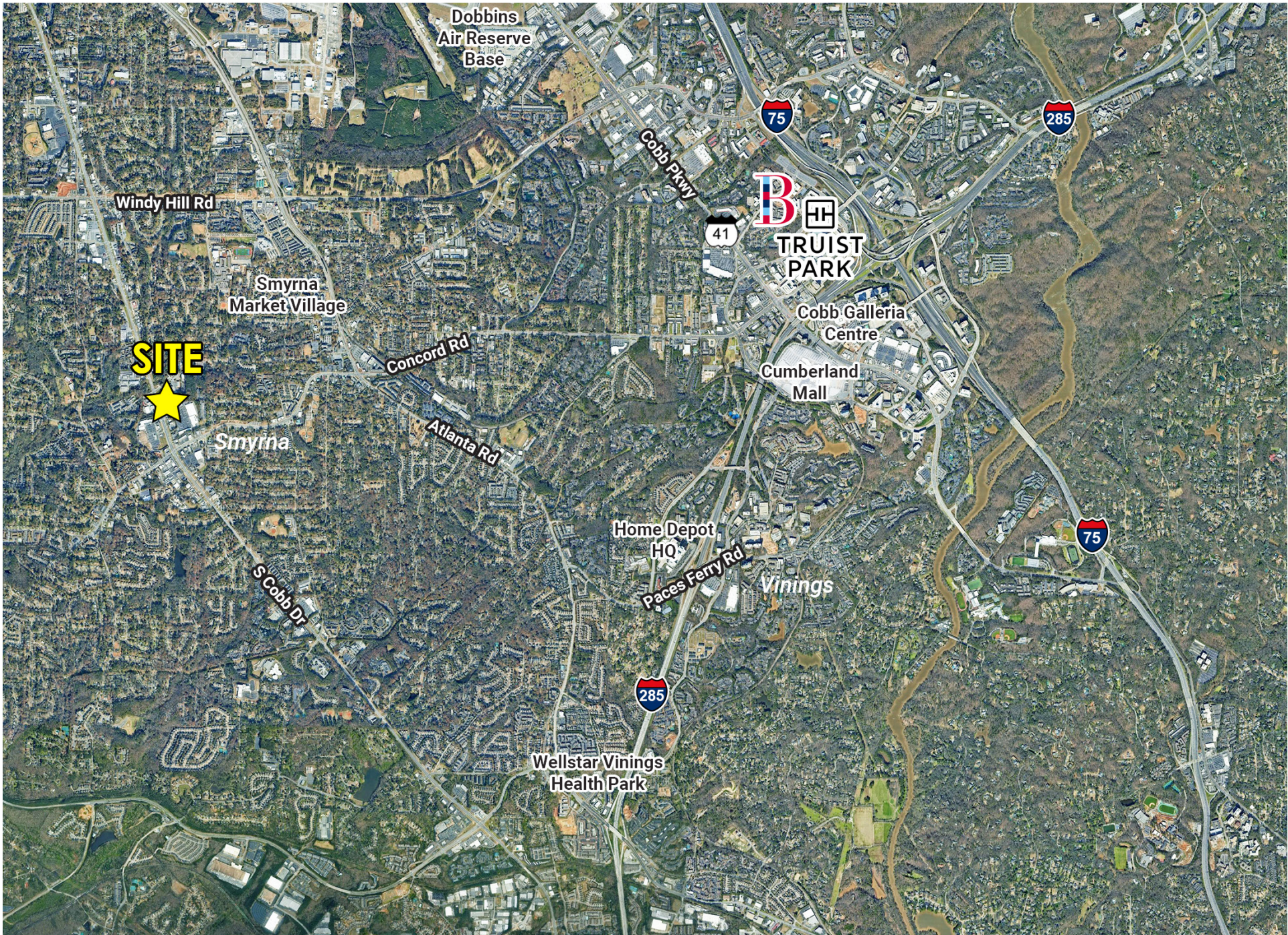
# 3.57± AC Development Opportunity

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Aerial Map



## Property Summary

We are offering this 3.57± acre vacant tract of land for sale. The 3.57± acre parcel is raw, undeveloped land, and is part of a larger 11.6± acre tract owned by Cumberland Community Church. The parcel is surrounded by retail shopping and medical office to the south, the existing Cumberland Community Church Campus and parking lot to the north, and is adjacent to the rear undeveloped portion of Shiloh Seventh-Day Adventist (SDA) church to the east. To the west, the 3.57± acres enjoys access and visibility to between 27,700 and 30,200 cars per day (Source: GA DOT) on busy South Cobb Drive (State Highway 280).

Further west, across South Cobb Drive is located Chick-Fil-A and the very popular Crossings Shopping Center featuring the 80,067 sq. ft., relocated and expanded Kroger Grocery.

### Location

The property is located in a high-traffic, major commercial node inside the City of Smyrna and is situated amongst various retail, commercial, medical and institutional properties.

### Access / Frontage

This 3.57± acre property is located on South Cobb Drive and is adjacent to Concord Village Shopping Center, anchored by Goodwill, Food Depot, Dollar General, as well as multiple medical and dental businesses. Across from the property is the Kroger-anchored center The Crossings at Four Corners. Both centers are visible to over 29,000 cars per day.

### Proximity to Nearby Activity Centers

The subject property is in close proximity to many of Metro Atlanta's largest and most significant employment districts.

- 6.5 ± mi to Cumberland/Galleria/Vinings
- 10.4± mi to Buckhead
- 13± mi to Perimeter
- 14.7± mi to Midtown
- 16.2± mi to Downtown
- 22± mi to Hartsfield-Jackson Airport

### Utilities

Utilities are served by Cobb County.

### Zoning / Future Land Use

The property is currently zoned OI (Office Institutional) by the City of Smyrna allowing buildings up to 5 stories. The property is listed as PI (Public Institutional) on the City's Future Land Use Map. See additional background on Future Land Use designation on page 10.

### Price

The Property is listed without an asking price. Please call agents to discuss.



# Preliminary Survey



## Smyrna / Vinings / Cumberland

The Smyrna/Vinings/Cumberland area is a vibrant part of Metro Atlanta that offers world-class amenities while preserving a village vibe. This area offers a unique blend of small-town values with big-city employment and amenities.

Located just northwest of Buckhead and Midtown in northwest Metro Atlanta, the Smyrna/Vinings/Cumberland area, offers residents and visitors the charm of a small city along with a stimulating urban environment. Located adjacent to the 20MM+ square foot Cumberland-Galleria office market, and in close proximity to other major employment centers including Midtown, Buckhead, Perimeter, Downtown and the Atlanta Hartsfield Jackson International Airport, residents of the Smyrna/Vinings/Cumberland area enjoys reduced commute times compared to most any other part of Metro Atlanta.

This region boasts countless restaurants, shops, nightlife, and cultural offerings including the Cobb Energy Performing Arts Center (Atlanta’s premier performance venue and the performance home of the Atlanta Opera). The Atlanta Braves’ Truist Park and the adjacent The Battery Atlanta mixed-use development, which features numerous world-class restaurants as well as the relocated, iconic The Roxy Theatre, are located only 3 miles from the subject property. A region that already boasts tremendous quality of life, recreation and entertainment is poised to surge to new heights with this \$1 Billion Dollar mixed-use development.

### Area Demographics *(Taken as subject property)*

Population	1-mile	3-mile	5-mile
2027 Projection	10,957	100,695	254,400
2022 Population	10,548	97,455	246,447
2010 Population	8,738	83,735	213,539
Growth 2022-2027	0.8%	0.7%	0.6%
Growth 2010-2022	1.7%	1.4%	1.3%

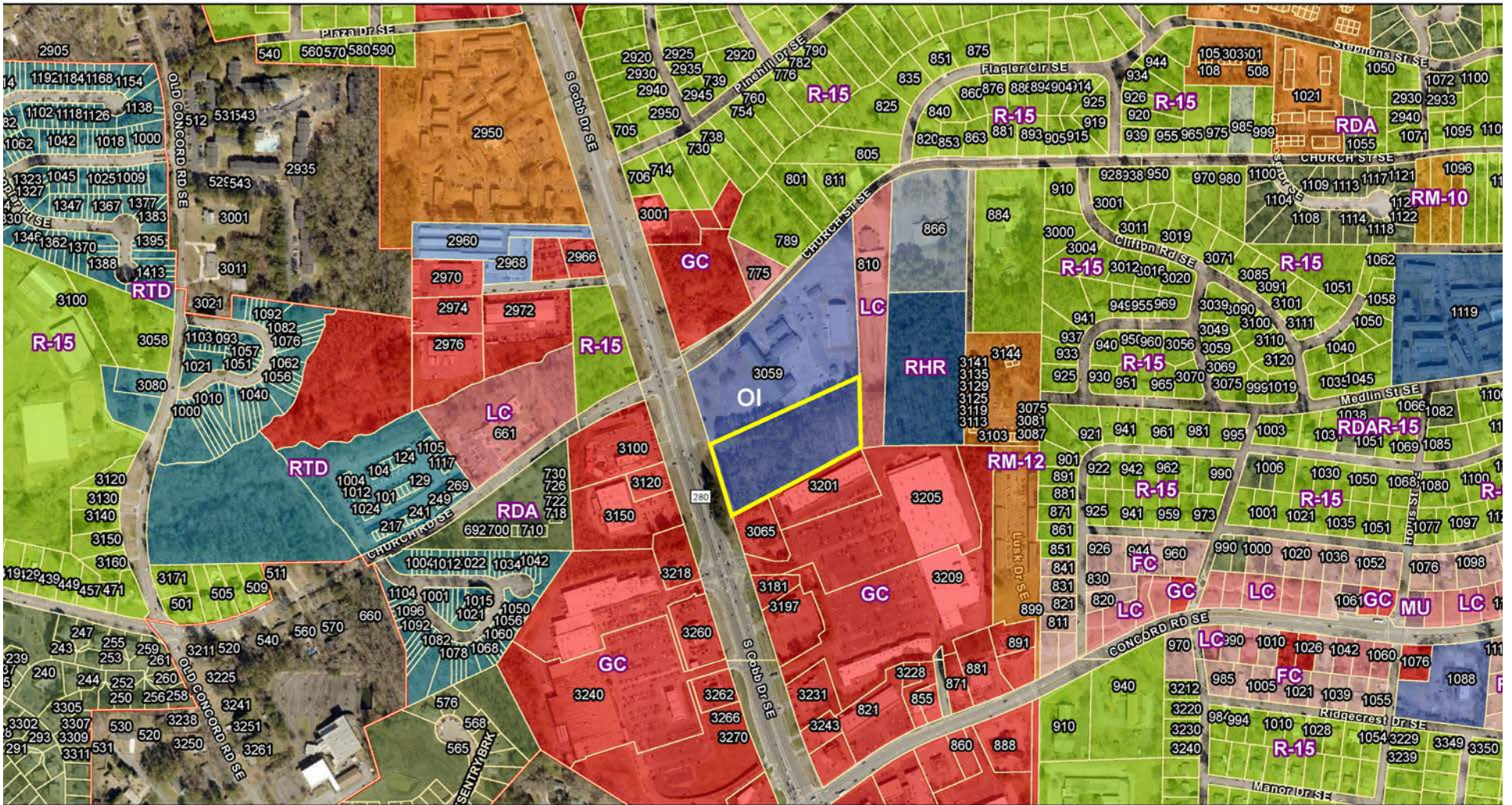
Income	1-mile	3-mile	5-mile
Average Household Income	\$91,204	\$92,640	\$93,913
Median Household Income	\$66,718	\$67,626	\$68,976

Source: CoStar





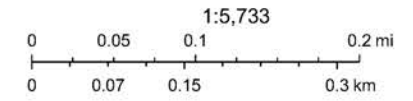
# 3059 S Cobb Drive, SE - Zoning Districts



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- Property Lines
- Smyrna City Limits
- Zoning
- R-15
- RM-10
- RM-12
- LC
- OI
- RDA
- GC
- FC
- RHR
- MU
- LI
- OD
- R-8
- RTD

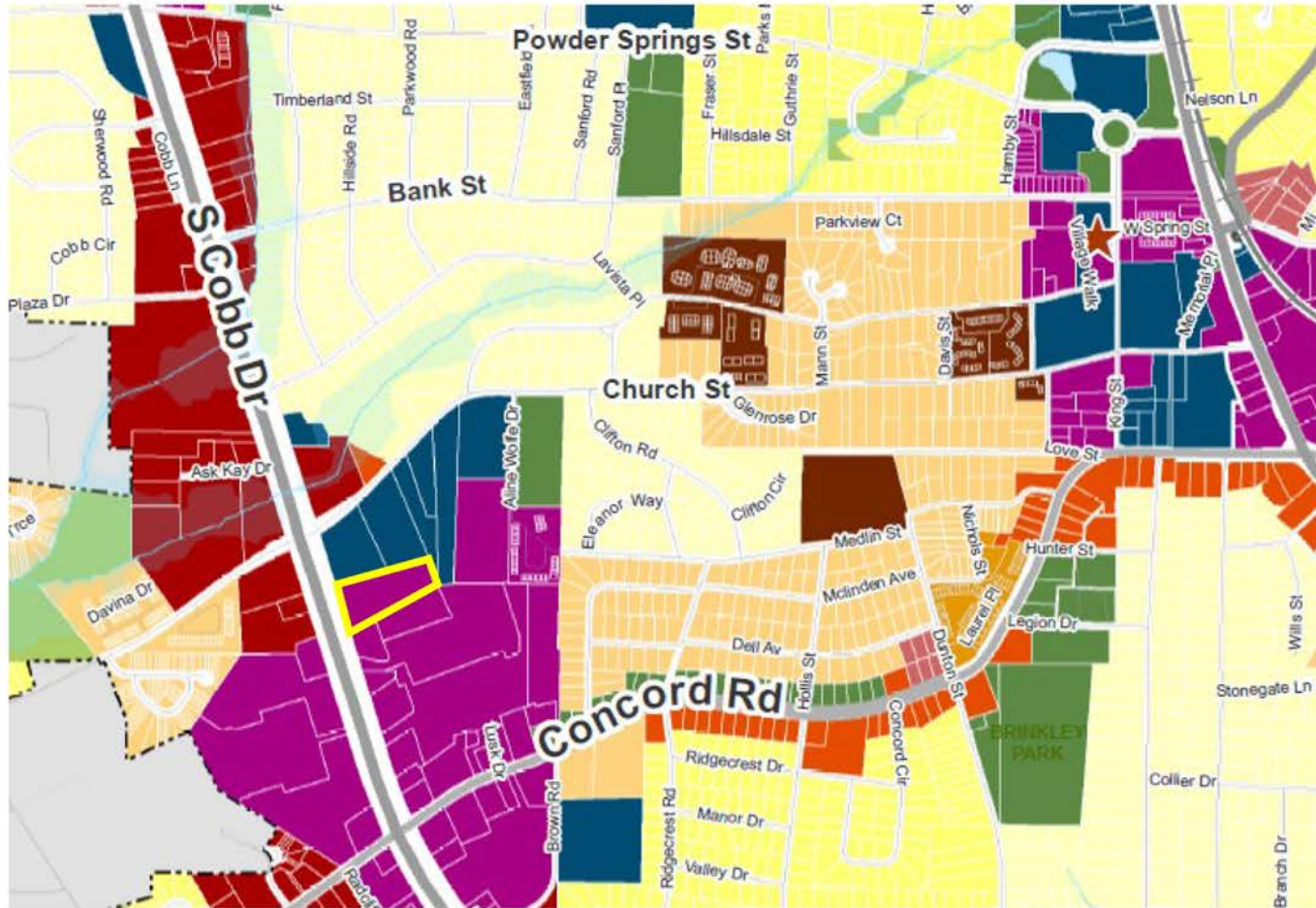
**Key:**  
 OI = Office Institutional  
 GC = General Commercial  
 LC = Limited Commercial  
 RHR = Residential High Rise



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 Earthstar Geographics | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA |

**Future Land Use Map**  
(Source: City of Smyrna Website – February, 2023)



*Note: The 3.57± acre vacant portion of the Cumberland Community Church Campus that is being offered for sale (highlighted above) was shown on the City of Smyrna Future Land Use Map as "Mixed Use (MU)" in February of 2023. Cumberland Community Church filed an Exemption Plat in recent years, combining all of their church parcels into one. Since that time, the version of the City of Smyrna Future Land Use Map that is currently available online shows the vacant 3.57± acres as "Public Institutional (PI)". However, the City is aware that Cumberland Community Church seeks to sell this unutilized portion of their campus and, given the adjacency to properties zoned General Commercial (GC) and Limited Commercial (LC), the City agrees that a variety of uses may be appropriate here. Call agents to discuss.*



## Public Schools Serving the Property

The property is served by Campbell High School, Campbell Middle School, and Smyrna Elementary School.

Campbell High School	Campbell Middle School	Smyrna Elementary School
		
<p>5265 Ward Street, SE Smyrna, GA 30080</p>	<p>3295 Atlanta Road, SE Smyrna, GA 30080</p>	<p>1099 Fleming Street Smyrna, GA 30080</p>
<p>SchoolDigger.com ranks Campbell High School 145 out of 429 Georgia public high schools. Campbell High School ranks better than 66.2% of high schools in Georgia. It also ranks 12th among 17 ranked high schools in the Cobb County School District (<a href="http://www.schooldigger.com">www.schooldigger.com</a>).</p> <p>Greatschools.org ranks Harrison High School 7/10 in test scores, and 7/10 in college and career readiness.</p> <p>Campbell High School is located approximately 1.9 miles from the subject property.</p>	<p>SchoolDigger.com ranks Campbell Middle School 235 out of 567 Georgia public middle schools. Campbell Middle School ranks better than 58.6% of middle schools in Georgia. It also ranks 17th among 24 ranked middle schools in the Cobb County School District (<a href="http://www.schooldigger.com">www.schooldigger.com</a>).</p> <p>Greatschools.org ranks Campbell Middle School 6/10 in student progress compared to similar student throughout the State.</p> <p>Campbell Middle School is located approximately 2.4 miles from the subject property.</p>	<p>SchoolDigger.com ranks Smyrna Elementary School 691 out of 1,244 Georgia public elementary schools. Smyrna Elementary School ranks worse than 55.5% of middle schools in Georgia. It also ranks 45th among 64 ranked elementary schools in the Cobb County School District (<a href="http://www.schooldigger.com">www.schooldigger.com</a>).</p> <p>Greatschools.org ranks Smyrna Elementary 5/10 in test scores.</p> <p>Smyrna Elementary School is located approximately 2.5 miles from the subject property.</p>

## Listing Team



**Nelson Vinson**  
Partner

(678) 385-2718 O  
(404) 925-0995 M  
nrv@mcwrealty.com



**Dan Buyers**  
Partner

(678) 385-2702 O  
(770) 596-2629 M  
tdb@mcwrealty.com



**McWhirter**  
Commercial Real Estate Since 1981

**McWhirter Realty Partners, LLC**

294 Interstate North Circle, SE  
Building 2, Suite 150  
Atlanta, GA 30339  
770.955.2000

[www.mcwrealty.com](http://www.mcwrealty.com)



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