

GUILFORD FOREST

15 SINGLE FAMILY LOTS

CITY OF ATLANTA, FULTON COUNTY | GEORGIA

OFFERING MEMORANDUM



WALKER DUNLOP®

GUILFORD FOREST

15 SINGLE FAMILY LOTS

CITY OF ATLANTA, FULTON COUNTY | GEORGIA

OFFERING MEMORANDUM

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WALKER & DUNLOP | ATLANTA

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WALKER & DUNLOP®

PROPERTY SUMMARY

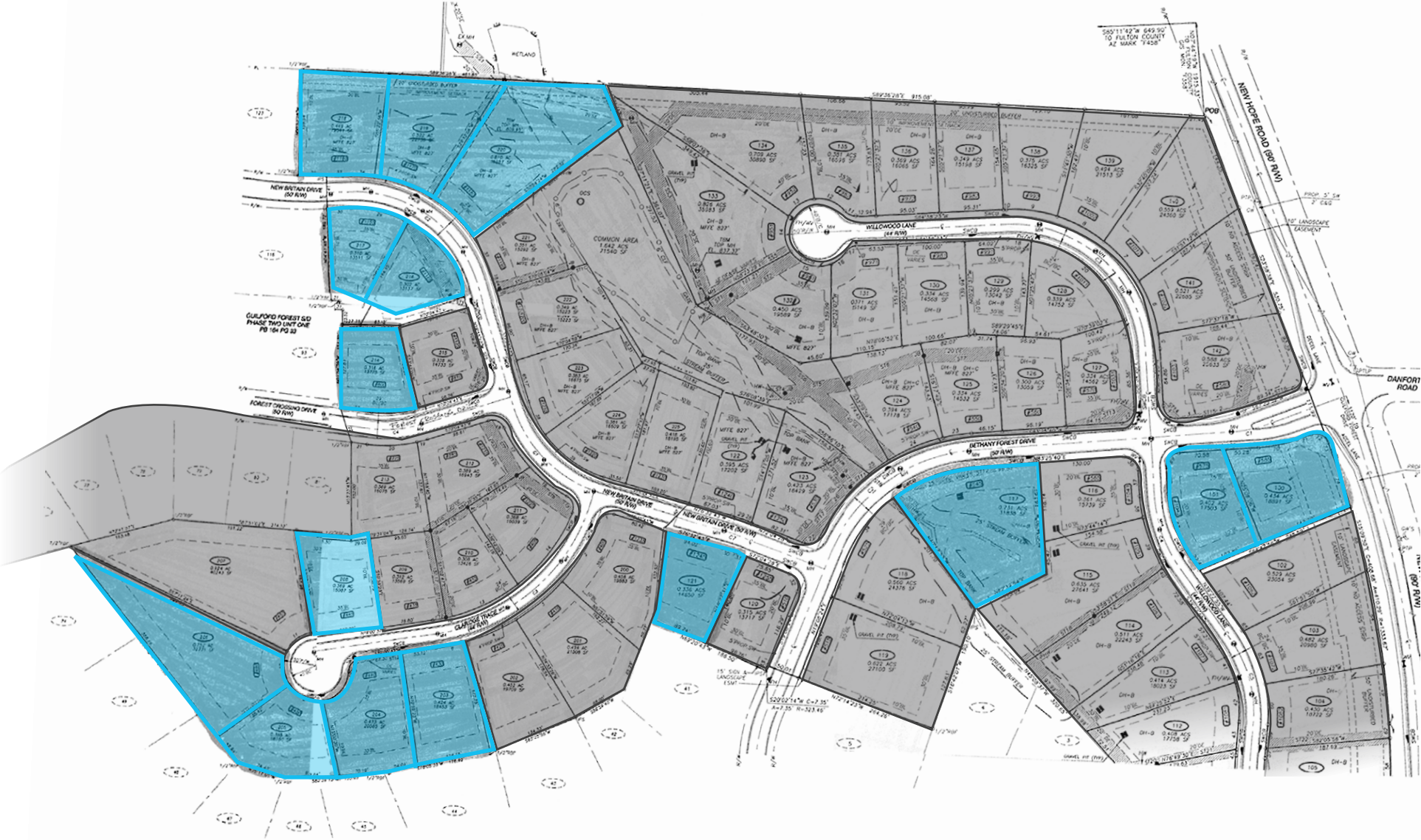
Walker & Dunlop Investment Sales is pleased to present this opportunity to purchase 15 single family lots in Guilford Forest Development in the City of Atlanta, Fulton County, Georgia. This community has access to I-285 via Cascade Road.

The community originally had 122 lots, 107 of which closed between 2003-2011. This left the remaining 15-85' wide lots. The community has a recreation center with tennis courts, multi-purpose courts and a playground.

PROPERTY SNAPSHOT	
	15 lots
Property Details	Minimum Lot Width: 85'
	Minimum Lot Area: 12,000 SF
	Lots 214 & 218: Basement Lots
Current Zoning	R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT City of Atlanta
Utilities	All available to the site. <i>*Subject to Independent Verification</i>
Schools	Fickett Elementary School Ralph J. Bunche Middle School Daniel McLaughlin Therrell High School
Price	Call for Pricing



LOT MAP



LOCATION



SUBJECT
PROPERTY

SALES COMPARABLES

**SUBJECT
PROPERTY**

**CASCADE RIDGE
AT NISKEY LAKE**

12 Closings L12M
ASP: \$447K

**RUBY CREEK
ESTATES**

32 Closings L12M
ASP: \$582K

STONEGATE

11 Closings L12M
ASP: \$447K

**BRIAR
CREEK**

20 Closings L12M
ASP: 479K

**WHISPER
CREEK**

5 Closings L12M
ASP: \$418K

AMENITIES



AERIAL

RIVERSIDE PKWY

GREAT SW PKWY SW

CASCADE RD

BOAT ROCK RD SW

FAIRBURN RD SW

SUBJECT PROPERTY



SCHOOLS

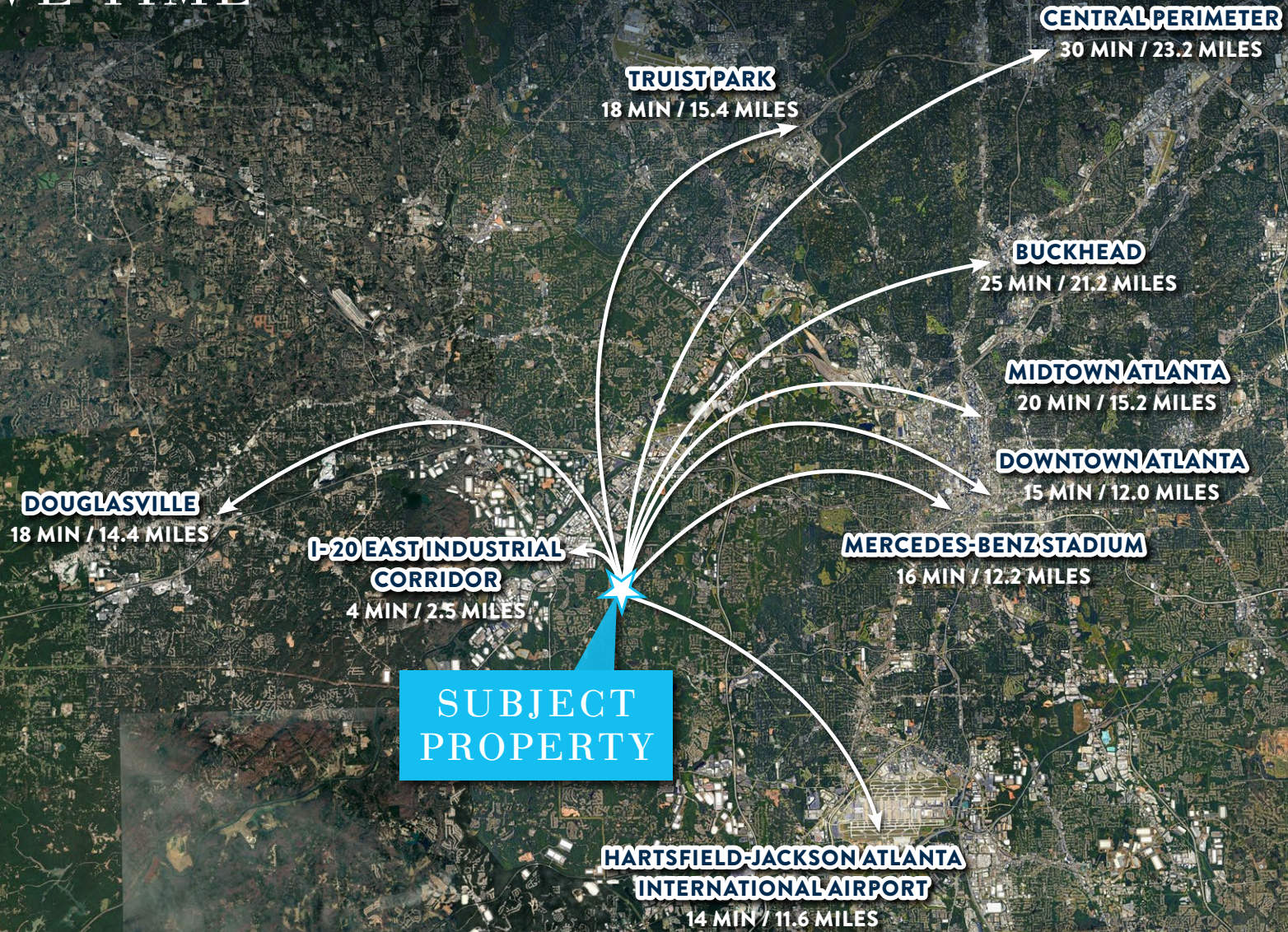
**SUBJECT
PROPERTY**

**FICKETT
ELEMENTARY SCHOOL**

**DANIEL MCLAUGHLIN THERRELL
HIGH SCHOOL**

**RALPH J. BUNCHE
MIDDLE SCHOOL**

DRIVE TIME





ATLANTA MSA

MARKET OVERVIEW

ATLANTA, GEORGIA

Atlanta is the undisputed Capital of the South, and the Atlanta Metropolitan Service Area consistently delivers a strong and diverse economic performance. With a rich and varied industry base, world renown academic and research institution, home to State and Federal Government, Atlanta is the ninth largest MSA in the U.S. and the 6th largest economy in the nation. Home to 6.3 million residents and more than 155,000 businesses, including 19 Fortune 500 corporations, the region boasts one of the most vibrant economies in the country. A diverse collection of national and international corporations led by logistics, high-tech and manufacturing industries are attracted to Atlanta for the region's low cost of doing business, low construction costs, exceptional transportation infrastructure and accessibility to the largest pool of recent college graduates in the nation.

ECONOMY OVERVIEW

Encompassing a \$304 billion, the Atlanta metro area is the 6th-largest economy in the country. Corporate operations comprise a large portion of the Atlanta economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third largest concentration of Fortune 500 companies. 31 percent of Fortune 1,000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; with 57 colleges and universities in the region.

Source: Metro Atlanta Chamber, ARC



TOP AREA EMPLOYERS



MARKET OVERVIEW

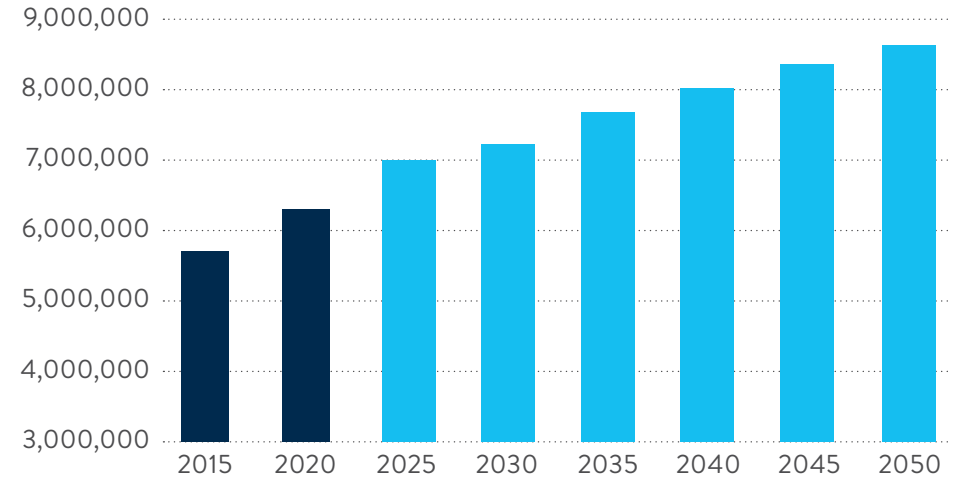
POPULATION GROWTH

The Atlanta region remains a desirable place to live, thanks to the low cost of living and a strong, diversified economy that continues to create jobs. For the past 7 years, more people have moved to Atlanta than to any other metro area in the United States. It is estimated that metro Atlanta will add 2.5 million people in the next 25 years, bringing the region's population to more than 8 million.

While Atlanta ranks as the top place to move, it is #2 in the nation for attracting millennials, the most coveted demographic in the country. Nearly 28% of Atlanta's residents are made up of this 25- to 34-year-old designation. Millennials are drawn to Atlanta because of the low cost of living and strong employment opportunities with top corporations.

Source: Metro Atlanta Chamber, ARC

POPULATION GROWTH ATLANTA, GA



<https://atlantaregional.org/atlanta-region/population-forecasts-estimates/atlanta-region-population-estimates/>



#1 MOST TRAVELED
AIRPORT IN THE WORLD



3RD HIGHEST
OF FORTUNE 500 HQS



#3 CITY MOVING
DESTINATION IN THE COUNTRY



3RD METRO
IN US FOR
POPULATION GROWTH



6TH LARGEST
METRO IN U.S.



#1 LOWEST COST
OF DOING BUSINESS

TRANSPORTATION

Atlanta is one of the most accessible cities in the world and home to the world's most traveled and most efficient airport. The Hartsfield-Jackson Atlanta International Airport (ATL) is located 7 miles south of the Downtown Atlanta district and has over 95 million passengers a year. Atlanta is also the only major metro area that has three major intersections pass through its downtown area. The interstate system includes I-20, I-75, and I-85. For public transportation, The Metropolitan Atlanta Rapid Transit Authority (MARTA) operates a network of over 200 bus routes that are linked to a rapid-transit system that is comprised of 48 miles of railway tracks and 38 train stations. MARTA serves 500,000 passengers daily in Fulton and DeKalb county.

www.discoveratlanta.com

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