

N COMMERCE DR

285

CAMP CREEK PKWY

**35.4 ACRES ON NORTH COMMERCE DRIVE
FULTON COUNTY, GA**

EXCLUSIVE OFFERING

ACKERMAN GABLE
LAND ADVISORY GROUP

Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **35.4 acres on North Commerce Drive in Fulton County, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Gable Land Co. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Gable Land Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:



John Speros
Senior Vice President
Ackerman & Co.

Direct: 770.913.3910
Mobile: 404.578.7033
Email: jsperos@ackermanco.net



Kyle Gable
Broker
Gable Land Co.

Direct: 770.225.0718
Mobile: 404.867.3332
Email: kgable@gableland.com



J.T. Speros
Vice President
Ackerman & Co.

Direct: 770.913.3949
Mobile: 404.775.3919
Email: jtsperos@ackermanco.net





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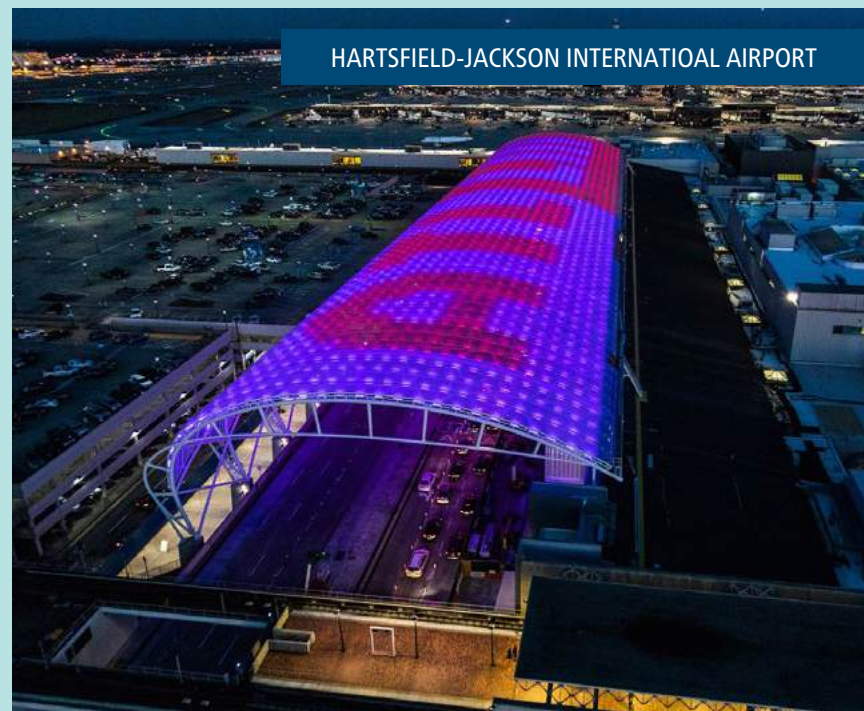
The Opportunity

Ackerman & Co. and **Gable Land Co.** are pleased to present for sale **North Commerce Drive**, which is 35 acres located at the south-west quadrant of I-285 and Camp Creek Parkway in Fulton County, Georgia.

North Commerce Dr offers the following attributes:

- Approximately 5 miles from Hartsfield-Jackson International Airport, the world's busiest airport that employs more than 63,000 people.
- Located just south of Camp Creek Parkway, which has become the "backbone" of growth in the south Metro Atlanta area.
- Adjacent to Camp Creek Business Center, which is a 400-acre mixed-use business park developed by Duke Realty. It contains more than 2.6 million square feet and has the capacity to develop a total of more than 5.5 million square feet.
- Great visibility from I-285 that has 158,000 vehicles per day.
- Over 1,800 feet of frontage on I-285.
- Sewer is on-site.
- Zoned B-P (Business Park) in the City of East Point.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



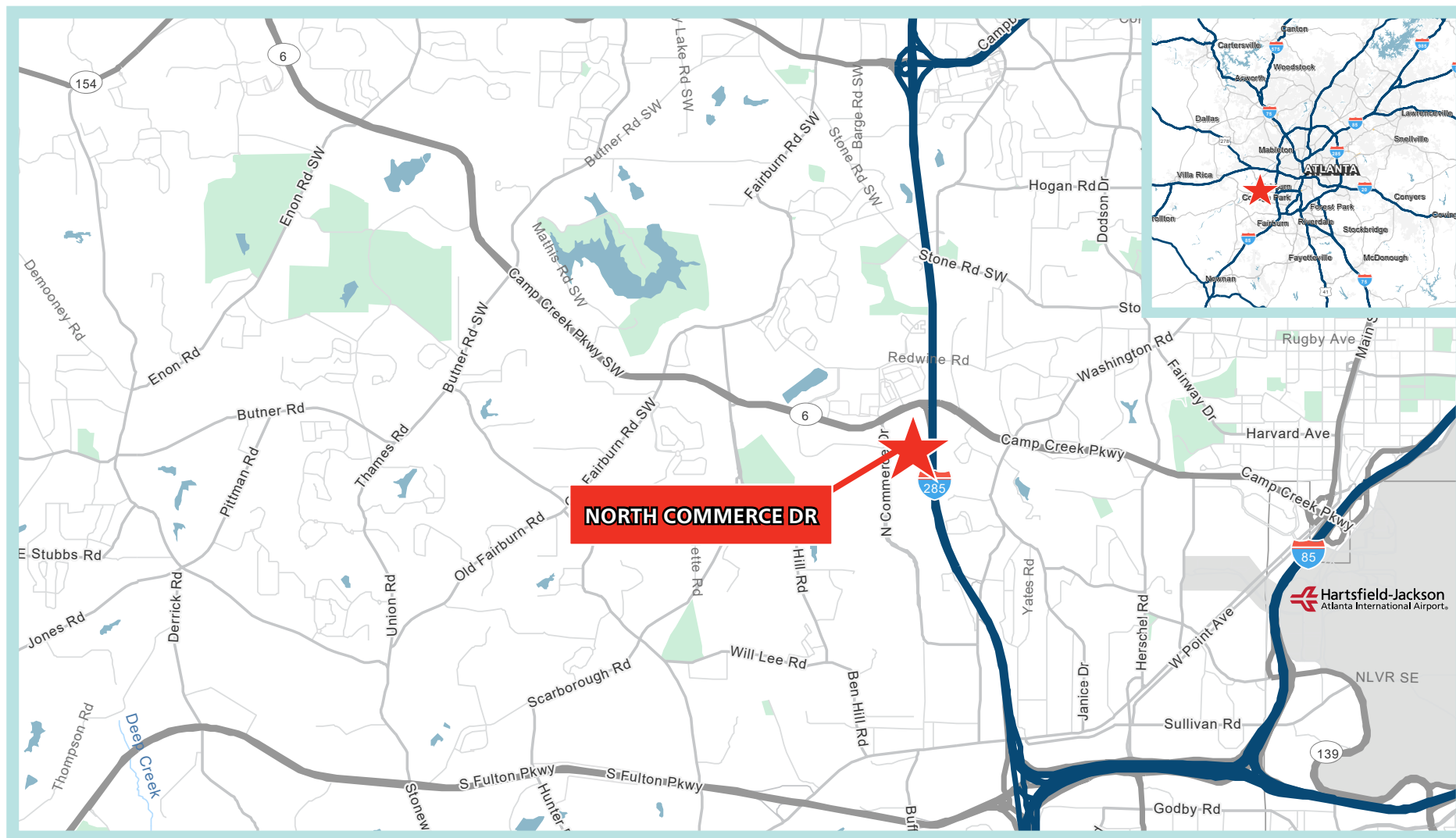
HARTSFIELD-JACKSON INTERNATIONAL AIRPORT



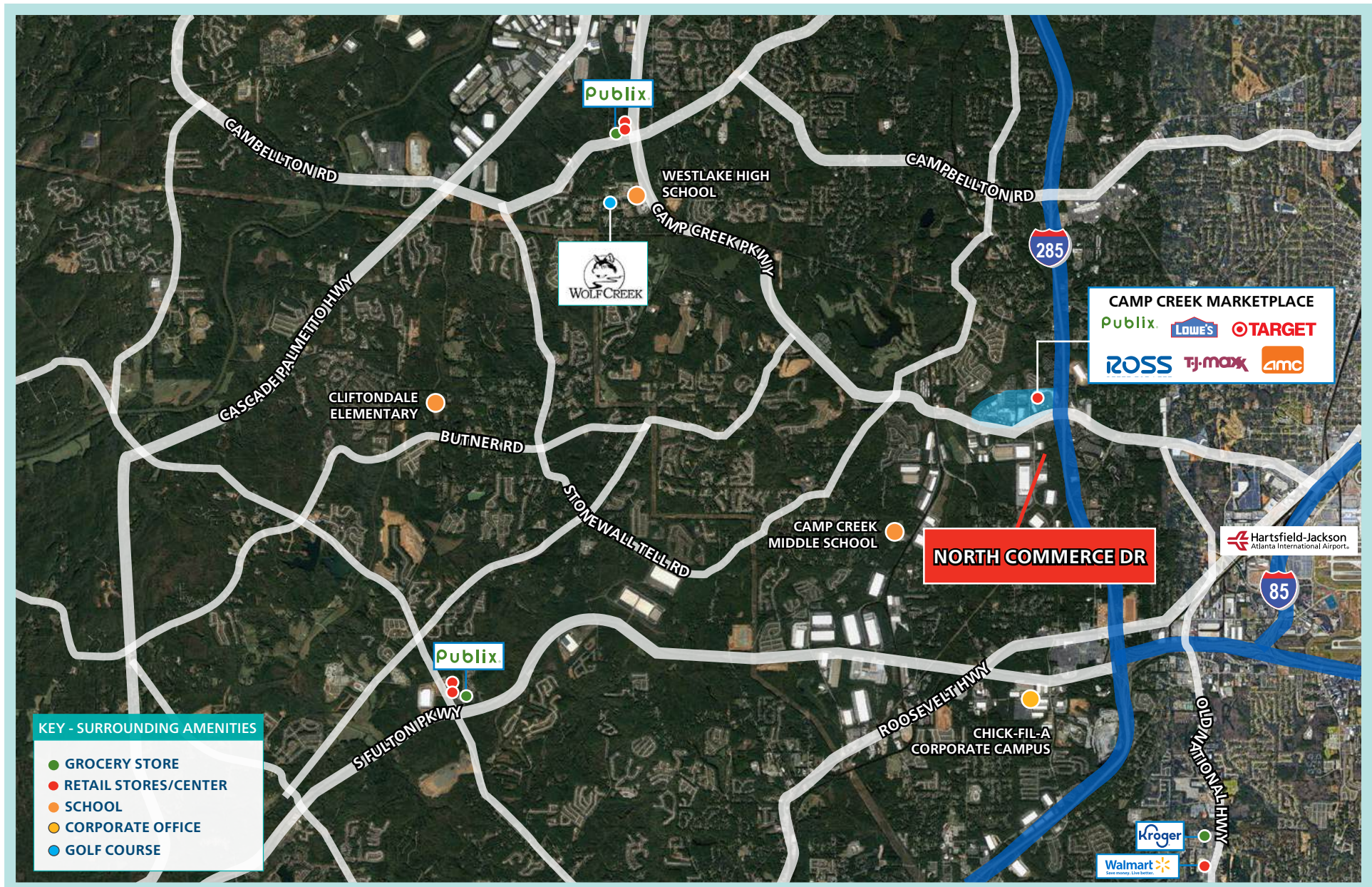
CAMP CREEK MARKETPLACE

The Property

North Commerce Dr is located at the south-west quadrant of I-285 and Camp Creek Parkway in Fulton County, Georgia. The parcel IDs for the properties are 14 0256 LL0102 and 13 0001 LL0045



HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



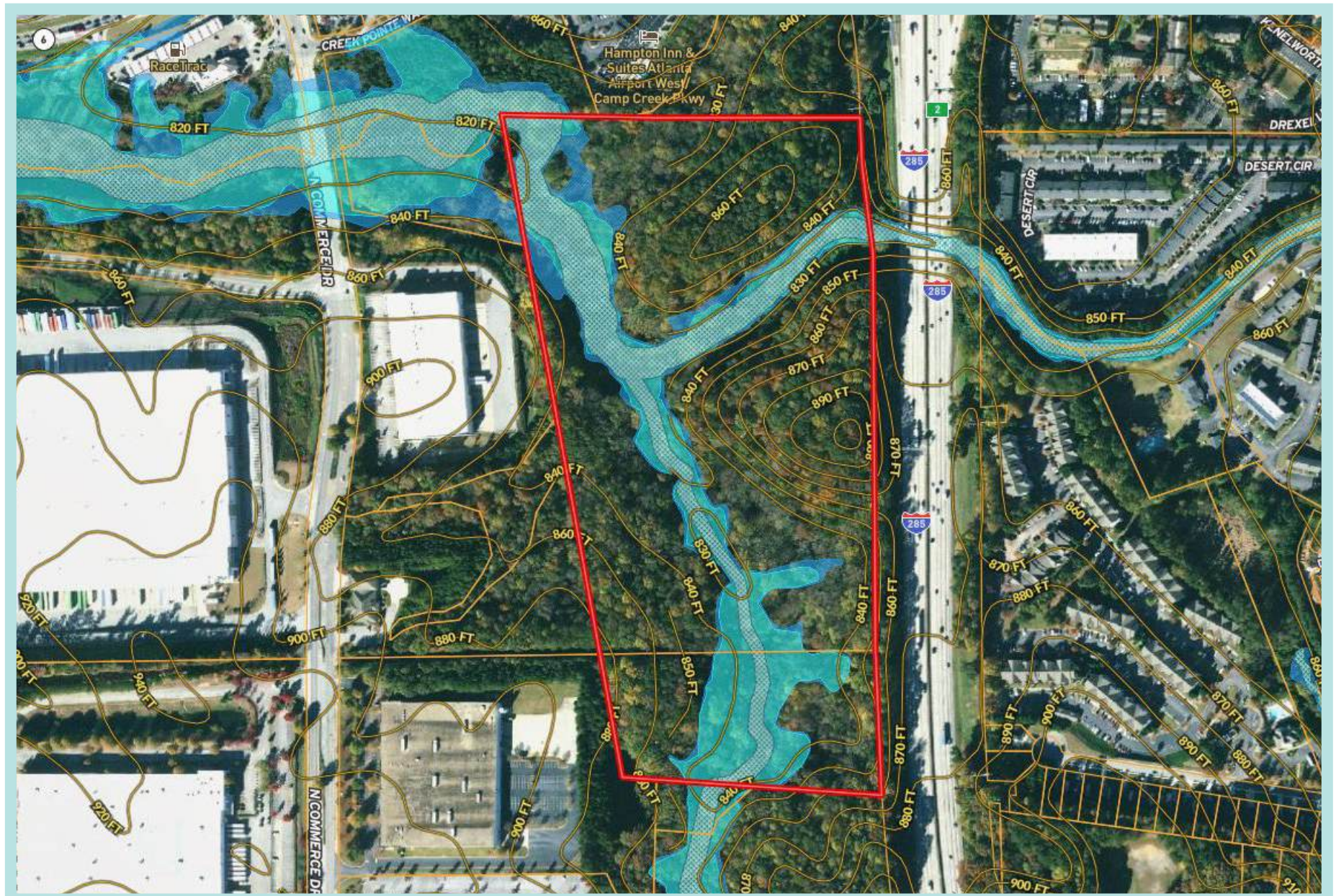
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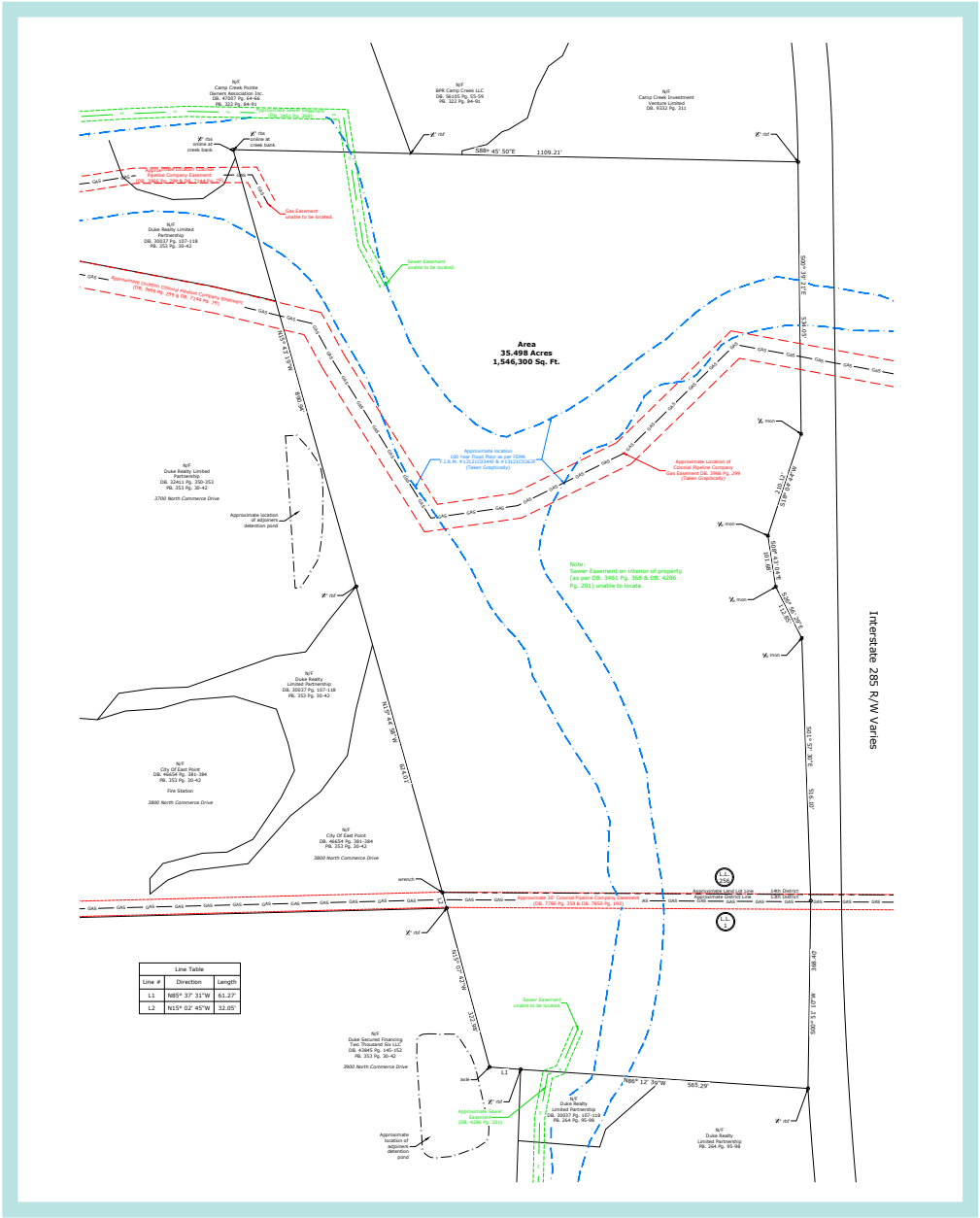
LOW ALTITUDE AERIAL



TOPOGRAPHY MAP WITH HYDROLOGY



SURVEY

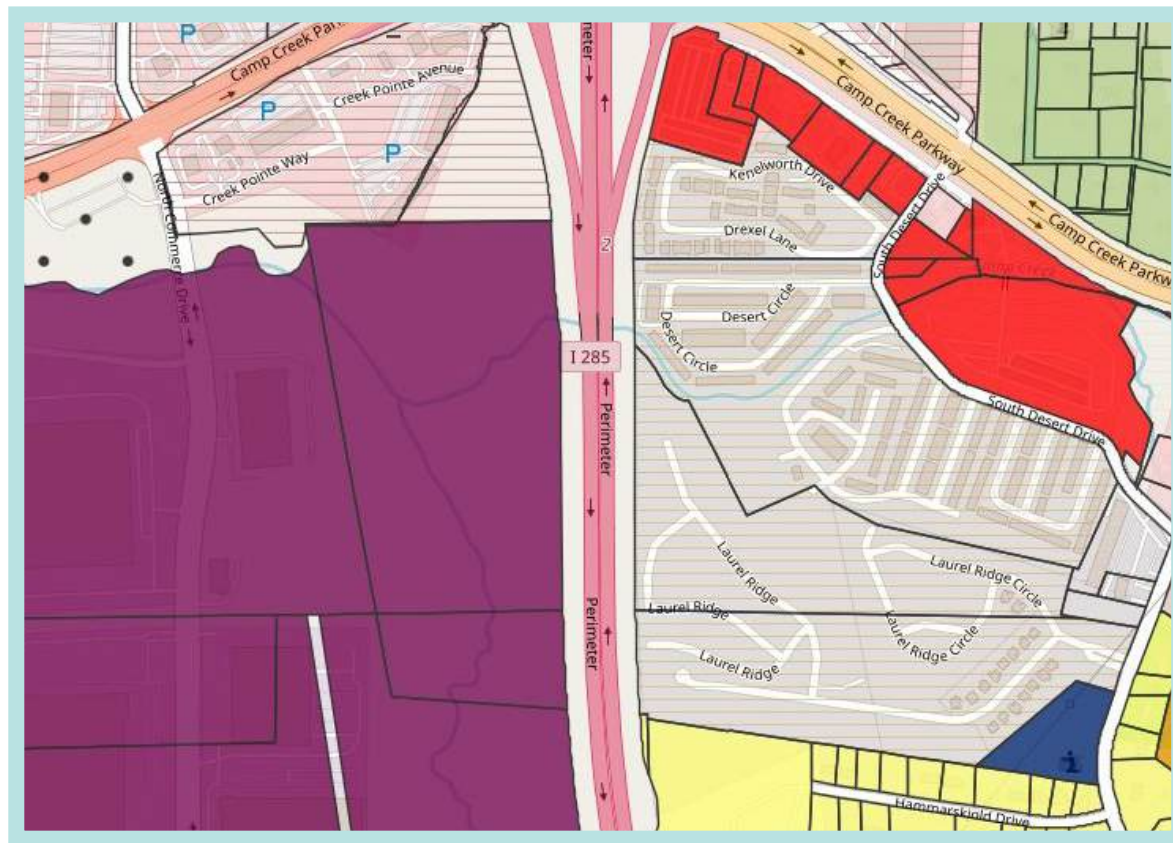


ZONING AND LAND USE

City of East Point- B-P District scope and intent. Regulations set forth in this Section are the B-P District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The B-P District is to encourage the development of a quality multi-use business community where office, research, assembly, warehouse and distribution needs can be met at a single location. Such uses shall be designed for ease of access to truck loading areas. It is intended that such uses exist in a “park-like” setting.

Development standards

- a. Height regulations
 - 40 feet
- b. Minimum front yard setback
 - 45 feet
- c. Minimum side yard setback
 - 8 feet
- d. Minimum rear yard setback
 - 30 feet
- e. Minimum lot area
 - Per conditions specified
- f. Minimum width of lot frontage or width at building line
 - 75 feet
- g. Minimum heated floor area per unit
 - Per conditions specified
- h. Minimum accessory structure requirements
 - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.



The Market

The south Metro Atlanta area has seen tremendous residential and job growth in the last few years. This growth has been driven by the major arteries of Camp Creek Parkway and South Fulton Parkway. Camp Creek Parkway has been the “backbone” for the growth in the south Metro Atlanta area.

Below are some of the major developments that are under way or that have been completed in recent years in the area:

- **Hartsfield-Jackson International Airport** is home to more than 63,000 jobs. This airport is considered the world’s busiest airport in both passengers and number of flights. The 5th runway and the new Maynard Jackson International Terminal are both complete. With the growth of the airport, it will continue to be a large job contributor for this area of Metro Atlanta.
- Located at the south-west corner of **Camp Creek Parkway** and Interstate-285, Camp Creek Business Center is a 400-acre mixed-use business park developed by Duke Realty. It contains more than 2.6 million square feet and has the capacity to develop a total of more than 5.5 million square feet. It is 97.3 percent leased and has high quality corporate users such as:
 - Dick’s Sporting Goods - Clorox Corporation
 - Ford Motor Company - Bank of America
 - Royal Bank of Scotland - Federal Aviation Administration
- In 2015, **Porsche North America** opened their North American headquarters which included a new office building and test track. A 5-star luxury hotel opened in 2017 adjacent to Porsche Headquarters.



CAMP CREEK BUSINESS PARK



PORSCHE NORTH AMERICA

Proposal Requirements

The 35.4-acre site is offered at a price of \$1,450,000 or \$40,961 per acre:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including local history and financial capabilities

We are available to discuss the project and address any questions at your convenience.



Support Information

Below are files that are related to **North Commerce Dr** and may be downloaded.* Click the links to open the files.



[VIEW ALL FILES](#)



[MAPRIGHT LINK](#)



[SURVEY](#)



[SEWER MAP](#)

*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



MEET OUR TEAM

The **Ackerman/Gable Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

FOR MORE INFORMATION, CONTACT:



JOHN SPEROS

Senior Vice President
Ackerman & Co.

Direct: 770.913.3910

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KYLE GABLE

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