



OWNER/USER INDUSTRIAL

2179 BOULDERCREST RD | ATLANTA, GA 30316

INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

05

PROPERTY OVERVIEW

06

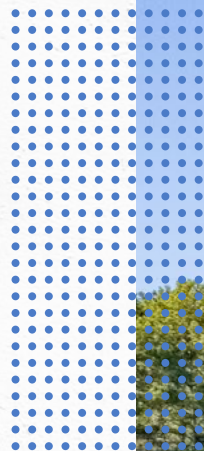
FINANCIAL OVERVIEW

10

TENANT OVERVIEW

11

AREA OVERVIEW



INVESTMENT OVERVIEW

- **OWNER/ USER OPPORTUNITY** – This building will be delivered vacant by close of escrow, offering Owner/Users the rare opportunity to purchase a move-in ready industrial facility in the Atlanta MSA.
- **HIGH QUALITY BUILDING** – With 20’ clear heights, and recently renovated office and warehouse space, this site provides users with a high-quality location for their operations.
- **WELL BELOW REPLACEMENT COST** – The property is being offered **significantly below replacement costs**, providing an investor with the ability to own a flex/industrial asset **far below what current development costs are**.
- **SURROUNDING DEVELOPMENT** – The **Blackhall Studios Phase II** development is currently underway directly next to this location. The city council has approved a **\$90 Million, 265 acre, state-of-the-art first responder training center** two parcels to the east of the facility.
- **RECENTLY RENOVATED BUILDING** – This facility has seen significant renovations over the past few years, including a new roof and power system.
- **MULTI-TENANT CAPABILITY** – The site has four suites that are strategically positioned in a manner that will allow for additional space to be leased. This allows owner/user to have supplemental income in any unused areas.



FINANCIAL OVERVIEW



\$3,890,000
LIST PRICE



±48,000 SF
GLA

Price	\$3,890,000
Price/SF	\$81.04
Price/SF of Land	\$35.72



Main Building SF	±48,000 SF
Acreage	±2.50 AC
Construction	Masonry
Coverage Ratio	44.08%
Clear Heights	~ ±18' - 20'
Sprinklers	Yes
Power	Three Phase
Age of Roof	2018 & 2020
HVAC	Yes
Office SF	Approximately 10%
Zoning	Light Industrial
Drive In Doors	10
Dock Doors	1



Kroger CHASE CITITRENDS
 EUROPEAN WAX CENTER boost mobile
DOLLAR GENERAL Popeye's Little Caesars

Walmart Supercenter Exxon
SUBWAY Chevron
 WOODFOREST NATIONAL BANK

Wendy's EXPRESS OIL CHANGE
 Popeye's 6 ULTA BEAUTY
 LifeStorage Red Lobster
 TEXACO Valero CVS

AMERICAN FREIGHT FURNITURE - MATTRESS Auto Zone
 dd's DISCOUNTS Walgreens Advance Auto Parts McDonald's
 O'Reilly AUTO PARTS CITITRENDS Little Caesars CAPTAIN D'S SEAFOOD KITCHEN

LifeStorage

DOLLAR GENERAL BURGER KING Church's
 BR baskin robbins DUNKIN' FAMILY DOLLAR
SUBWAY

FAMILY DOLLAR Valero
TEXACO MARATHON

INTERSTATE 20 ± 86,000 VPD

Foot Locker CHAMPS SPORTS
 Firestone Piccadilly
 FINISH LINE

RONALD MCNAIR SR. HIGH SCHOOL ± 713 STUDENTS

ALDI O'Reilly AUTO PARTS SONIC
 Chevron DOLLAR TREE Advance Auto Parts
 bp Church's metro by T-Mobile
SUBWAY CVS pharmacy

INTRENCHMENT CREEK WRC

BIG LOTS! DOLLAR TREE
 boost mobile cricket wireless
 CHASE HIBBETT SPORTS Rainbow

EAGLES RUN APARTMENTS 234 UNITS / 3 STORIES

amazon

SUBJECT PROPERTY

FAMILY DOLLAR Domino's PIZZA
metro by T-Mobile bp Hardee's

INTERSTATE 285 ± 92,000 VPD

Public Storage Shell WELLS FARGO DQ
 TACO BELL McDonald's TEXACO

SHADOWBOX™

INTERNATIONAL PAPER

TEXACO Chevron CITGO

FAMILY DOLLAR SONIC BURGER KING
 WAFFLE HOUSE SUBWAY metro by T-Mobile
 Chevron QT boost mobile

FedEx Freight

KFC Wendy's

DOLLAR GENERAL



DOWNTOWN ATLANTA

± 8 MILES AWAY

RONALD MCNAIR SR. HIGH SCHOOL
± 713 STUDENTS

EAGLES RUN APARTMENTS

SUBJECT
PROPERTY

BOULDERCREST RD
± 6,000 VPD



PHASE II DEVELOPMENT

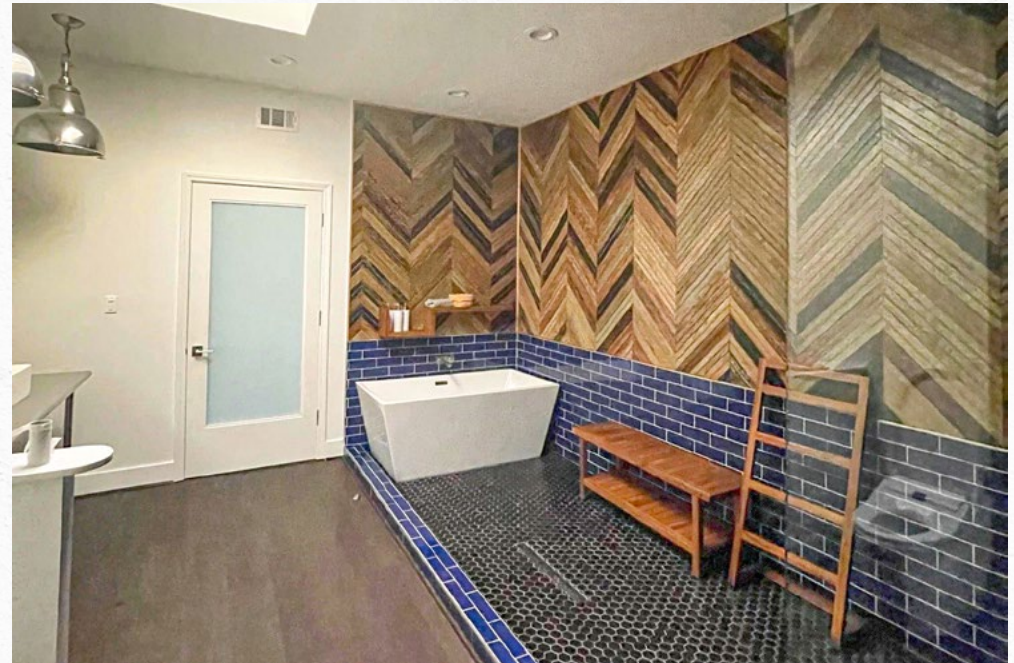
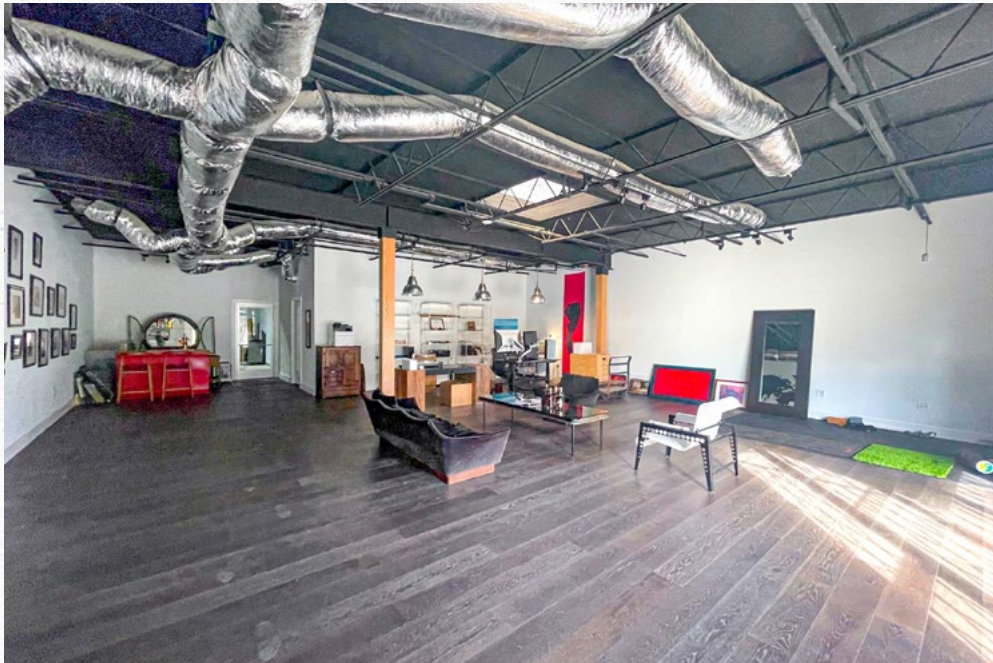


BOULDERCREST RD ± 6,000 VPD

PROPERTY PHOTOS



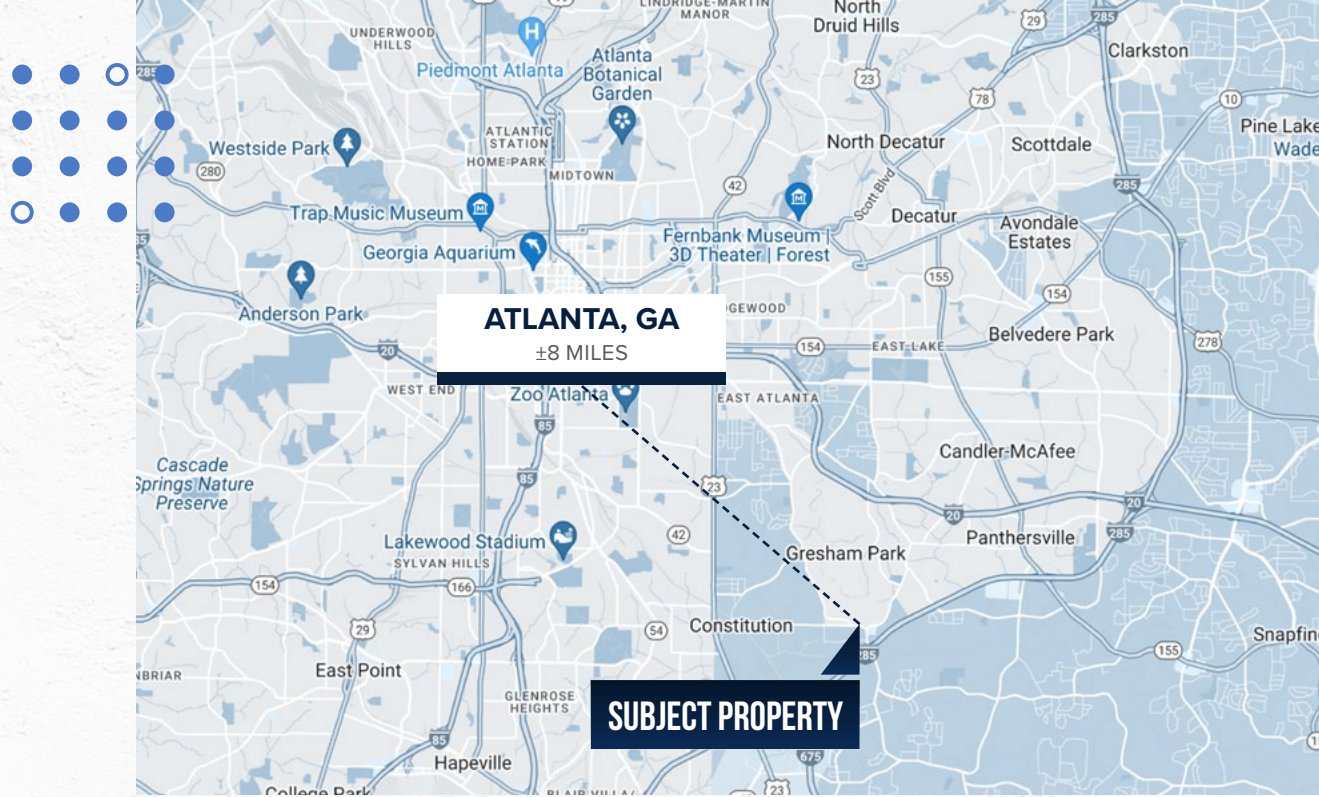
INTERIOR PHOTOS



AREA OVERVIEW

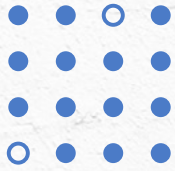
ATLANTA, GA

Being the capital of Georgia, Atlanta is the most populous city in the state with nearly 500,000 residents. It is the principal commercial and transportation center of the southeastern United States. Also serving as a major educational center, Atlanta is home to many prestigious schools including Emory University, Georgia Institute of Technology and Georgia State University. The educated workforce is what attracts corporations to conduct business operations in the city. The city pays homage to its culture and past with the Atlanta History center as well as the Martin Luther King Jr. National Historic Site which is dedicated to the African American leader's life and times.



PROPERTY DEMOGRAPHICS

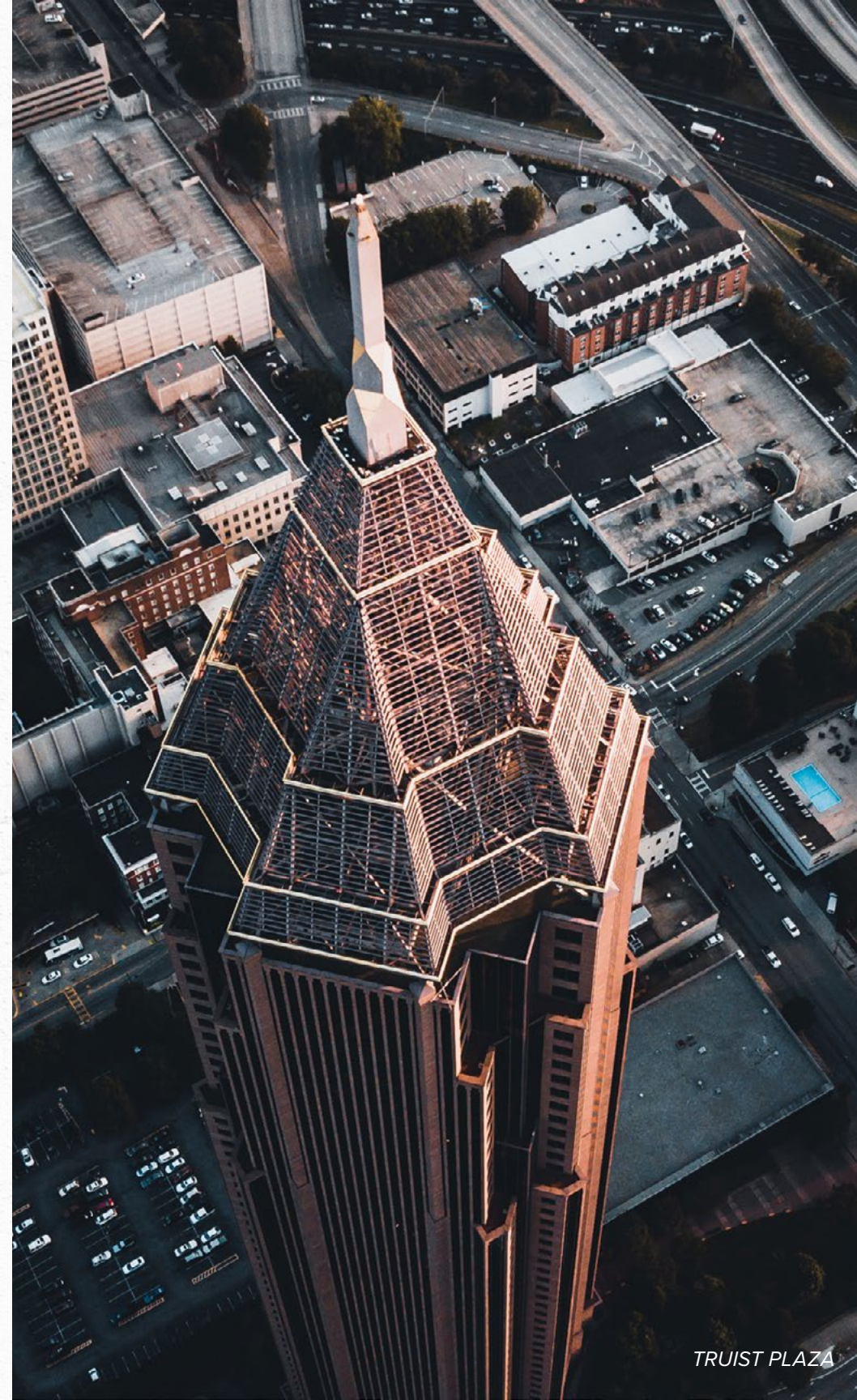
Population	1-Mile	3-Mile	5-Mile
2028 Projection	5,363	59,078	215,002
2023 Estimate	5,241	57,450	206,865
2010 Census	6,076	53,097	185,429
Growth 2023-2028	2.32%	2.83%	3.93%
Household	1-Mile	3-Mile	5-Mile
2028 Projection	1,715	20,592	82,857
2023 Estimate	1,708	20,194	80,728
2010 Census	1,914	18,309	70,843
Growth 2010-2022	0.44%	1.97%	2.64%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,515	\$77,481	\$84,241

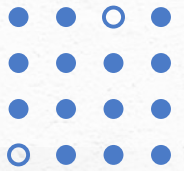


ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. The metro area has the ninth largest population in the country with over 6.14 million residents. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. Being a trade and transportation hub of the southeast, the city's economy is driven by the service, communications, retail trade, manufacturing, finance, and insurance industries. The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$399.13 billion. The area is home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS. Atlanta has a total of 16 Fortune 500 companies. Additionally, the Hartsfield- Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

The economy of Atlanta employs about 257,000 people. The largest industries include Professional, Scientific, & Technical Services, Educational Services, and Health Care & Social Assistance. The highest paying industries are Information (\$88,911), Finance & Insurance (\$81,761), and Professional, Scientific, & Technical Services (\$80,082). The state's top domestic production includes Motorized vehicles (\$68.9B), Mixed Freight (\$63.5B), and Electronics (\$51.2B). Georgia's most common trade partners are Florida, Tennessee, and North Carolina.



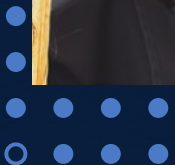


HIGHER EDUCATION

There are 57 colleges and universities in the Atlanta region. They create over 130,000 jobs for the state of Georgia and have high contributions to the state's economy. The University System of Georgia contributed a total of \$19.3 billion to Georgia's economy during the 2021 fiscal year. According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25–34-year-olds to the region. The top-rated college in the area is Emory University and the largest college is the Georgia Institute of Technology Main Campus.

EMORY UNIVERSITY

Founded in 1836, Emory University is a private research university near downtown Atlanta. Currently, over 15,800 students attend the university. The university offers over 70 undergraduate programs and over 40 Ph.D. programs across 11 schools and colleges. Emory University is known for being the home of the largest and most comprehensive healthcare system in the state of Georgia. Emory Healthcare is affiliated with healthcare institutions such as the Carter Center and the Center for Disease Control and Prevention. The Emory University Eagles participate in 8 men's sports and 9 women's sports. All varsity level sports teams play at the NCAA Division III level as a member of the University Athletic Association. The Eagles have won a total of 212 UAA team championships and a total of 31 Division III national championships. Emory directly and indirectly supports more than 92,000 jobs statewide. In the last 6 years, the university has tackled \$1.4 billion in capital projects. Emory University had a \$14.8 billion economic impact in metro Atlanta and a \$9.62 billion economic impact on the state of Georgia in 2019.

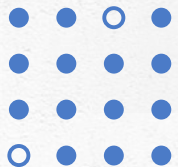


GEORGIA INSTITUTE OF TECHNOLOGY

Founded in 1885, the Georgia Institute of Technology is a public research university located in Atlanta. Just about 40,000 students attend Georgia Tech. The university offers over 36 undergraduate and 77 graduate degrees across its six colleges. Georgia Tech also features over 400 student organizations, over 50 Greek organizations, 20 intramural sports, and 43 sports clubs. The Georgia Tech Yellow Jackets participate in 8 men's sports and 7 women's sports. All varsity level sports teams play at the NCAA Division I level as a member of the Atlantic Coast Conference. The Yellow Jackets have won 4 national football championships. Georgia Tech's economic impact is the highest of any USG institution, with nearly \$4.2 billion — a 4.6% increase from FY 2020. In the fiscal year 2019, research and development attracted over a billion dollars in grants, contracts, and other awards from federal government agencies, companies, and private organizations. During the same year, the university filed for 87 U.S. patent applications and 55 licenses for intellectual property. Over 300 startup companies have been created due to Georgia Tech's inventions. Georgia Tech lives up to its motto of "Progress and Service".

FAST FACTS – GEORGIA TECH WEBSITE

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years. Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



TOURISM

Tourism happens to be a \$68.96 billion industry in Georgia, which is a leading contributor to its economic growth and prosperity. Composed of a large and vibrant city, Atlanta offers Southern charm with a major multi-cultural aspect. Being that it is not a traditional Southern culture, Atlanta possesses one of the most multi-ethnic cities in the country displayed through a unique cultural combination. The art district midtown, quirky neighborhoods on the eastside, and culturally diverse district all portray Atlanta's mix of diversity. Atlanta is best known for its Centennial Olympic Park, World of Coca-Cola, Georgia Aquarium, Stone Mountain Park, and Zoo Atlanta. The number one tourist attraction is Stone Mountain Park, which allows guests to enjoy theme-park thrills while bathing among natural beauty and experiencing local history. Additionally, the city is full of history as it served as the epicenter of the Civil Rights Movement and offers a variety of historical museums such as the National Center for Civil and Human Rights.



EVENTS

Events (discoveratlanta.com) Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oyster fest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2179 Bouldercrest Rd Atlanta, 30316** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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